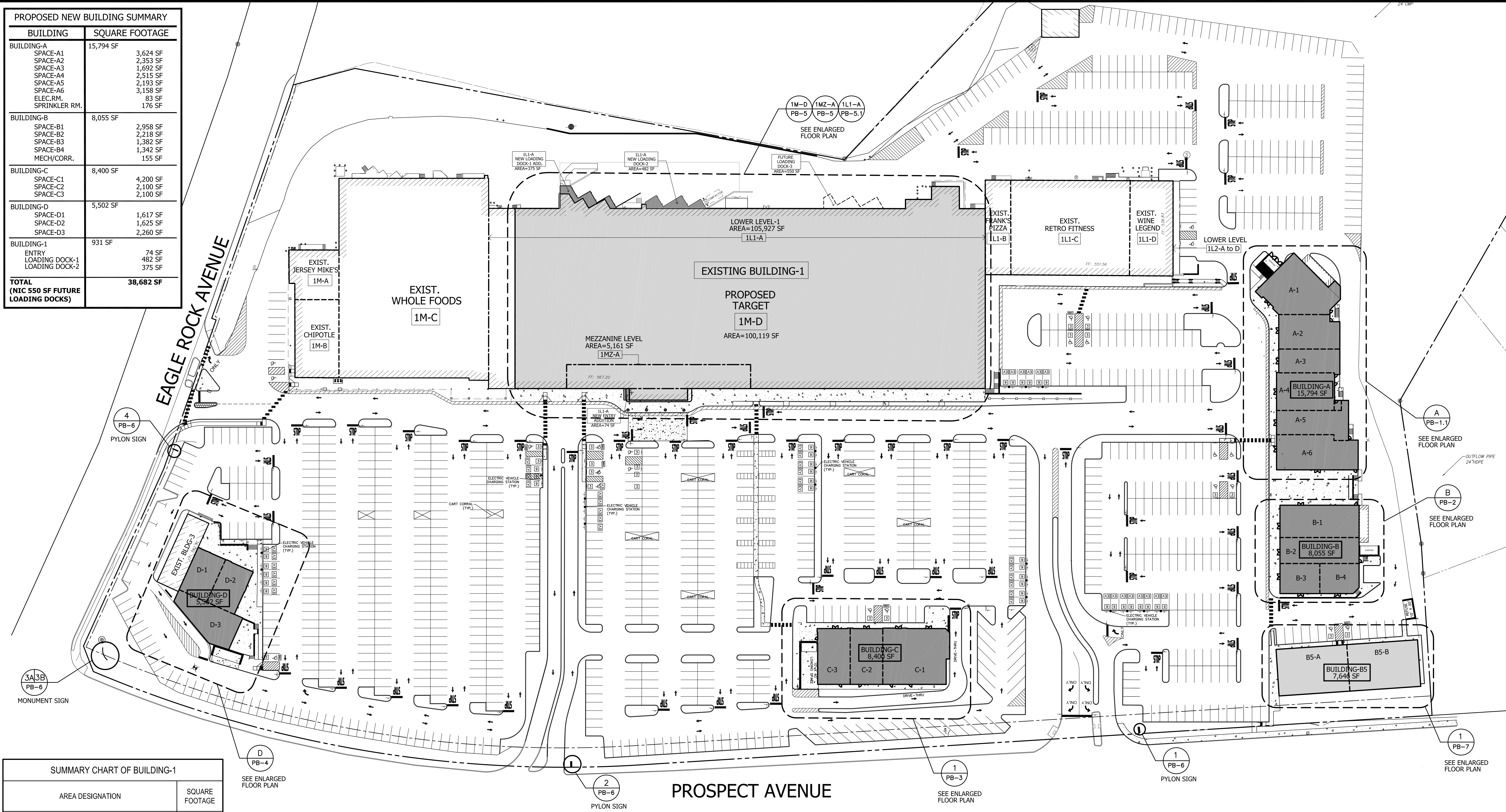


PROPOSED NEW BUILDING SUMMARY		
BUILDING	SQUARE FOOTAGE	
BUILDING-A	15,794 SF	
SPACE-A1	3,624 SF	
SPACE-A2	2,353 SF	
SPACE-A3	1,692 SF	
SPACE-A4	2,515 SF	
SPACE-A5	2,193 SF	
SPACE-A6	3,158 SF	
ELEC.RM.	83 SF	
SPRINKLER RM.	176 SF	
BUILDING-B	8,055 SF	
SPACE-B1	2,958 SF	
SPACE-B2	2,218 SF	
SPACE-B3	1,382 SF	
SPACE-B4	1,342 SF	
MECH/CORR.	155 SF	
BUILDING-C	8,400 SF	
SPACE-C1	4,200 SF	
SPACE-C2	2,100 SF	
SPACE-C3	2,100 SF	
BUILDING-D	5,502 SF	
SPACE-D1	1,617 SF	
SPACE-D2	1,625 SF	
SPACE-D3	2,260 SF	
BUILDING-1	931 SF	
ENTRY	74 SF	
LOADING DOCK-1	482 SF	
LOADING DOCK-2	375 SF	
TOTAL (NIC 550 SF FUTURE LOADING DOCKS)	38,682 SF	



SUMMARY CHART OF BUILDING-1	
AREA DESIGNATION	SQUARE FOOTAGE
EXISTING MAIN LEVEL (INCLUDING 100,119 SF TARGET)	167,605 S.F.
EXISTING LOWER LEVEL-1 (ALL TARGET STOCKROOM)	105,927 S.F.
EXISTING / NORTH END LOWER LEVEL-2	8,167 S.F.
EXISTING MEZZANINE (ALL TARGET)	5,161 S.F.
EXISTING BUILDING-1 TOTAL	286,860 S.F.
NEW ADDITION LOWER LEVEL-1 (NEW TARGET LOADING DOCKS @ TARGET REAR)	857 S.F.
NEW ADDITION AT TARGET ENTRY MAIN LEVEL	74 S.F.
GRAND TOTAL BUILDING-1 (INCLUDES THE NEW TARGET LOADING DOCKS ADDITIONS, 857 SF AND NEW 74 SF ADDITION AT TARGET ENTRY MAIN LEVEL) (NOTE: DOES NOT INCLUDE PROPOSED FUTURE LOADING DOCK AREA OF 550 SF)	287,791 S.F.

BLDG.	OVERALL BUILDING SUMMARY	EXISTING	NEW ADDITION	INCLUDES	SQUARE FOOTAGE
1	EXISTING BUILDING-1 (MAIN)	286,860 S.F.	931 S.F.	PROPOSED TARGET 211,500 S.F. (SPACE 1M-D, 1M-Z-A, 1L1-A)	287,791 S.F.
2	EXISTING BUILDING B-5 (MAVIS) RENOVATION ONLY	7,646 S.F.	N/A		7,646 S.F.
3	EXISTING BUILDING-3 (VERIZON)	2,011 S.F.			2,011 S.F.
A	PROPOSED NEW BUILDING-A		15,794 S.F.	NEW BUILDING	15,794 S.F.
B	PROPOSED NEW BUILDING-B		8,055 S.F.	NEW BUILDING	8,055 S.F.
C	PROPOSED NEW BUILDING-C		8,400 S.F.	NEW PAD SITE	8,400 S.F.
D	PROPOSED NEW BUILDING-D (ADDITION TO VERIZON -BLDG-3)		5,502 S.F.	ADDITION ONLY	5,502 S.F.
TOTAL OVERALL BUILDING SUMMARY		296,517 S.F.	38,682 S.F.		335,199 S.F.



CIVIL ENGINEER:

PETRY
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WEST ORANGE PLAZA

NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05

TOWNSHIP OF WEST ORANGE, NEW JERSEY

THE MONTORO ARCHITECTURAL GROUP

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RELEASE STATUS OF DRAWING

DATE	DATE
START OF PROJECT	08-21-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REVISIONS PER TOWN	11-02-18
SCHEME 5 / REVISIONS PER TOWN	04-24-19
PLANNING BOARD SUBMISSION	05-16-19
UPDATED P.A. SET SUBMISSION	12-04-19
UPDATED P.A. SET SUBMISSION	01-08-20
UPDATED P.A. SET SUBMISSION	02-25-20
FINAL P.A. SET SUBMISSION	10-13-20
FINAL P.A. SET SUBMISSION	10-23-20
FINAL P.A. SET SUBMISSION	12-03-20
FINAL P.A. SET SUBMISSION	12-04-20
FINAL P.A. SET SUBMISSION	12-21-20
PROPOSED FINAL P.A. SET SUBMISSION	02-23-22
PROPOSED FINAL P.A. SET SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22

DRAWING TITLE:

PROPOSED SITE DEVELOPMENT PLAN / KEY PLAN

NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS	8	12-13-22	MR	JM	PER NEW COMMENT DATED 12-09-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DODOSPLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 06-14-21	10	01-25-23	DC	JM	PER NEW TARGET REVISIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK 152.01	11	02-08-23	MR	JM	REVISED BLDG-B PLAN AND ELEVATIONS
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-A NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
6	10-07-22	GC	JM	NEW DESIGN BLDG-A (BLDG-6) / REV 4	13	03-02-23	MR	JM	FINAL P.A. SET FOR TOWN SUBMISSION

DATE:

2/4/2019

DRAWN / CHECKED:

MR / JM

SCALE:

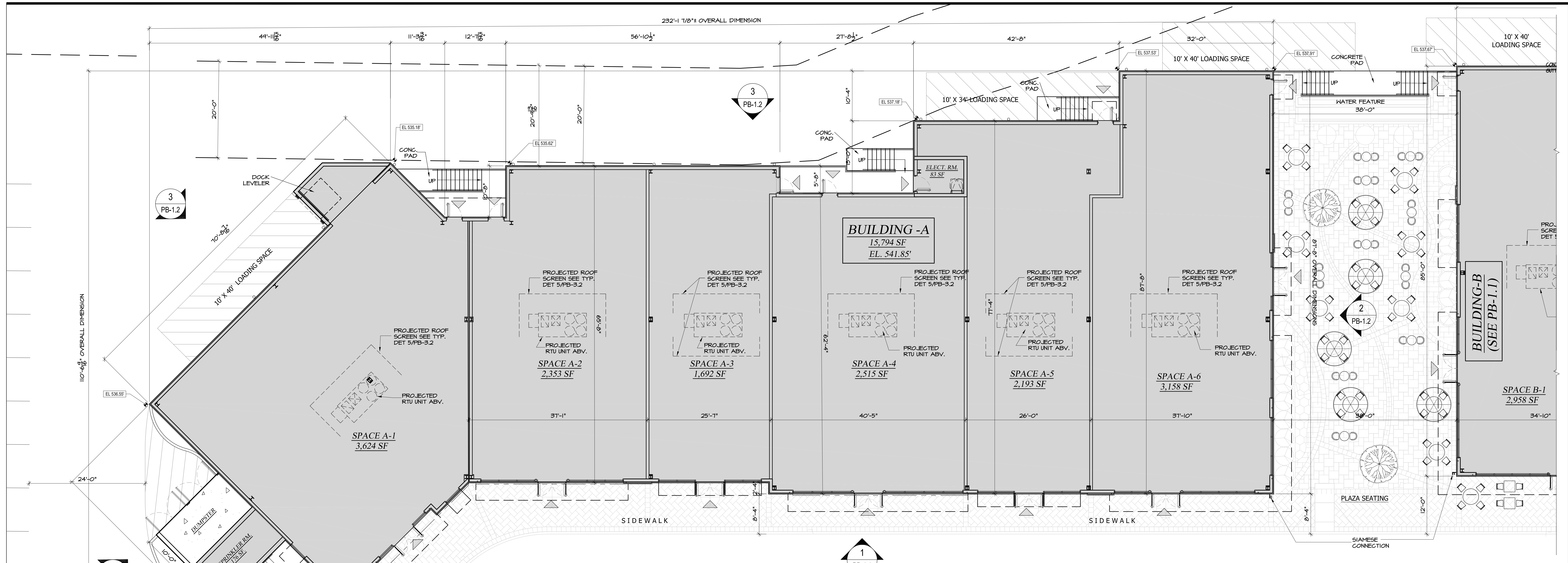
AS NOTES

PROJECT NUMBER:

2016-1742

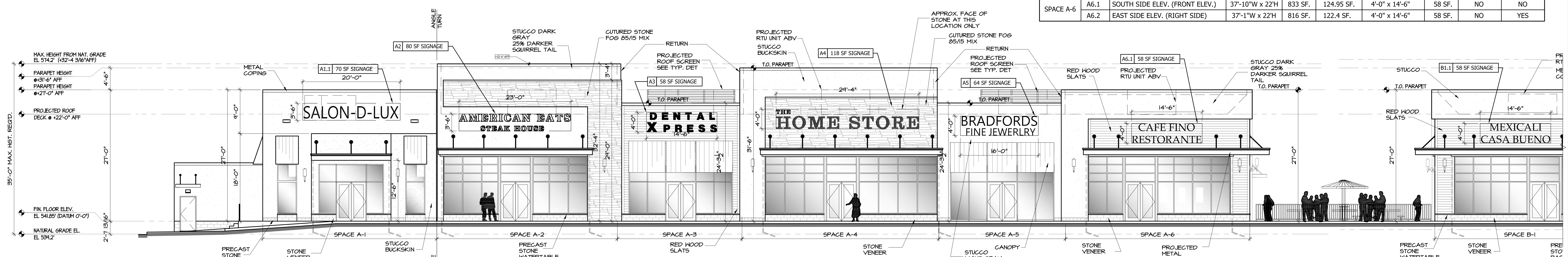
DRAWING NO:

PB-0



PROPOSED PLAN OF BLDG.-A
SCALE: 1/8" = 1'-0"

TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE		SIGN AREA PROVIDED	VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA		FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE A-1	A1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4"W x 22'H	822 SF.	123.3 SF.	NO	NO
	A1.2	WEST SIDE ELEV. (LEFT SIDE)	58'-8"W x 22'H	1291 SF.	193.65 SF.	YES	YES
SPACE A-2	A2	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-1"W x 22'H	816 SF.	122.4 SF.	NO	NO
SPACE A-3	A3	SOUTH SIDE ELEV. (FRONT ELEV.)	25'-7"W x 22'H	563 SF.	84.45 SF.	NO	NO
SPACE A-4	A4	SOUTH SIDE ELEV. (FRONT ELEV.)	40'-5"W x 22'H	889 SF.	133.35 SF.	NO	NO
SPACE A-5	A5	SOUTH SIDE ELEV. (FRONT ELEV.)	26'-0"W x 22'H	572 SF.	85.5 SF.	NO	NO
SPACE A-6	A6.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10"W x 22'H	833 SF.	124.95 SF.	NO	NO
	A6.2	EAST SIDE ELEV. (RIGHT SIDE)	37'-1"W x 22'H	816 SF.	122.4 SF.	NO	YES



PROPOSED SOUTH SIDE ELEV. OF BLDG.-A
SCALE: 1/8" = 1'-0"

WEST ORANGE PLAZA

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

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FINAL P.A. SET SUBMISSION	12-03-20	
FINAL P.A. SET SUBMISSION	12-21-20	
REVISED FINAL P.A. SET SUBMISSION	02-23-22	
REVISED FINAL P.A. SET SUBMISSION	03-02-22	
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22	

DRAWING TITLE:
PROPOSED FLOOR PLAN - BUILDING-A
PROPOSED FRONT ELEVATION OF BUILDING-A

REVISIONS		NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS	8	12-13-22
2	03-01-21	MR	JM	REVISED PER SET 02-03-21	9	12-20-22
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	10	01-25-23
4	06-18-21	MR	JM	PER NEW TARGET ELEVATION	11	02-08-23
5	02-23-22	MR	JM	CORRECTION AREA OF BLOCK-152-01	12	02-22-23
6	10-07-22	GC	JM	PROPOSED TARGET BLOCK-152-01 NEW ADDITION	13	03-02-23

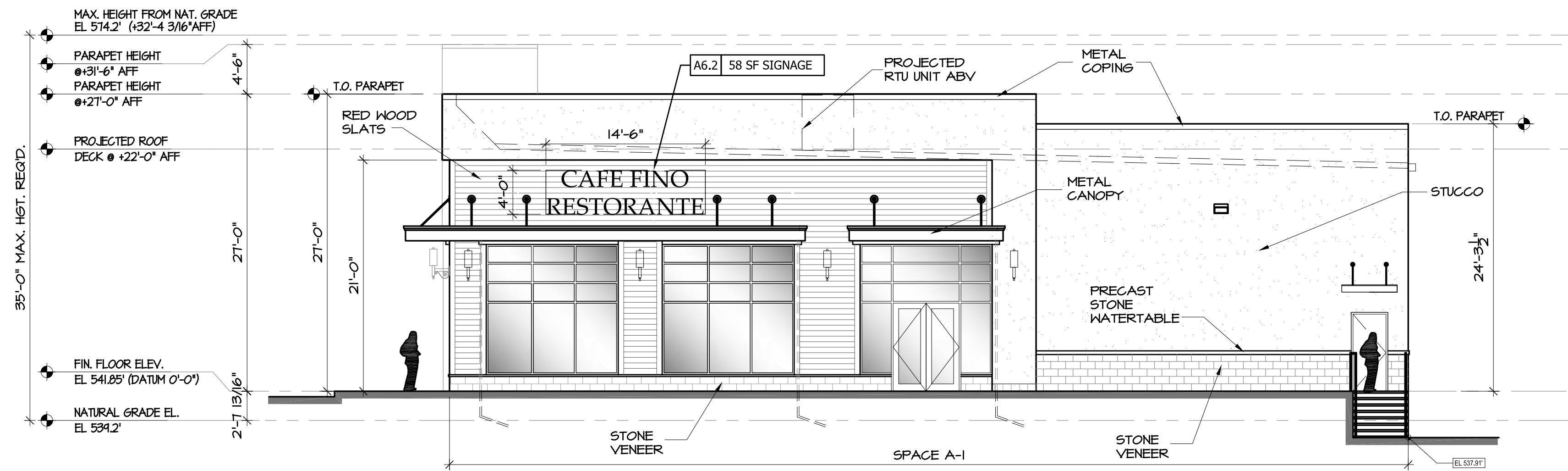
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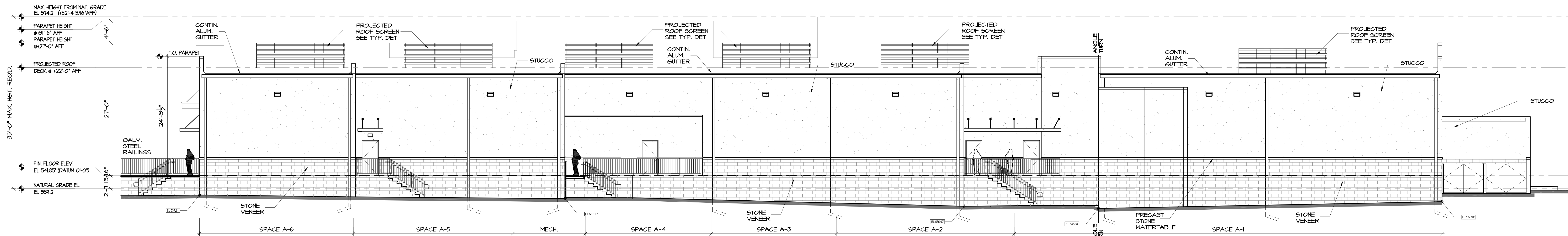
SCALE: AS NOTES

PROJECT NUMBER: 2016-1742

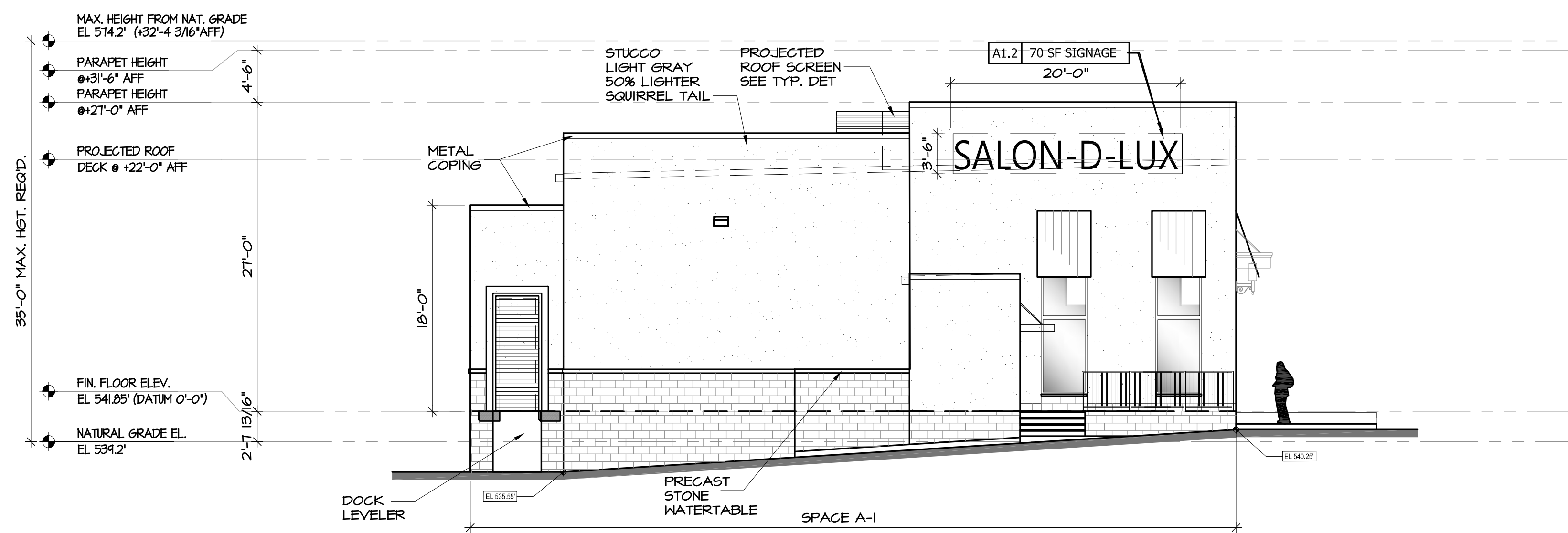
DRAWING NO: **PB-1.1**



2 PROPOSED EAST SIDE ELEV. OF BLDG.-A
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH SIDE ELEV. OF BLDG.-A
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST SIDE ELEV. OF BLDG.-A
SCALE: 1/8" = 1'-0"

WEST ORANGE
PLAZA

PROJECT TITLE:

WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY



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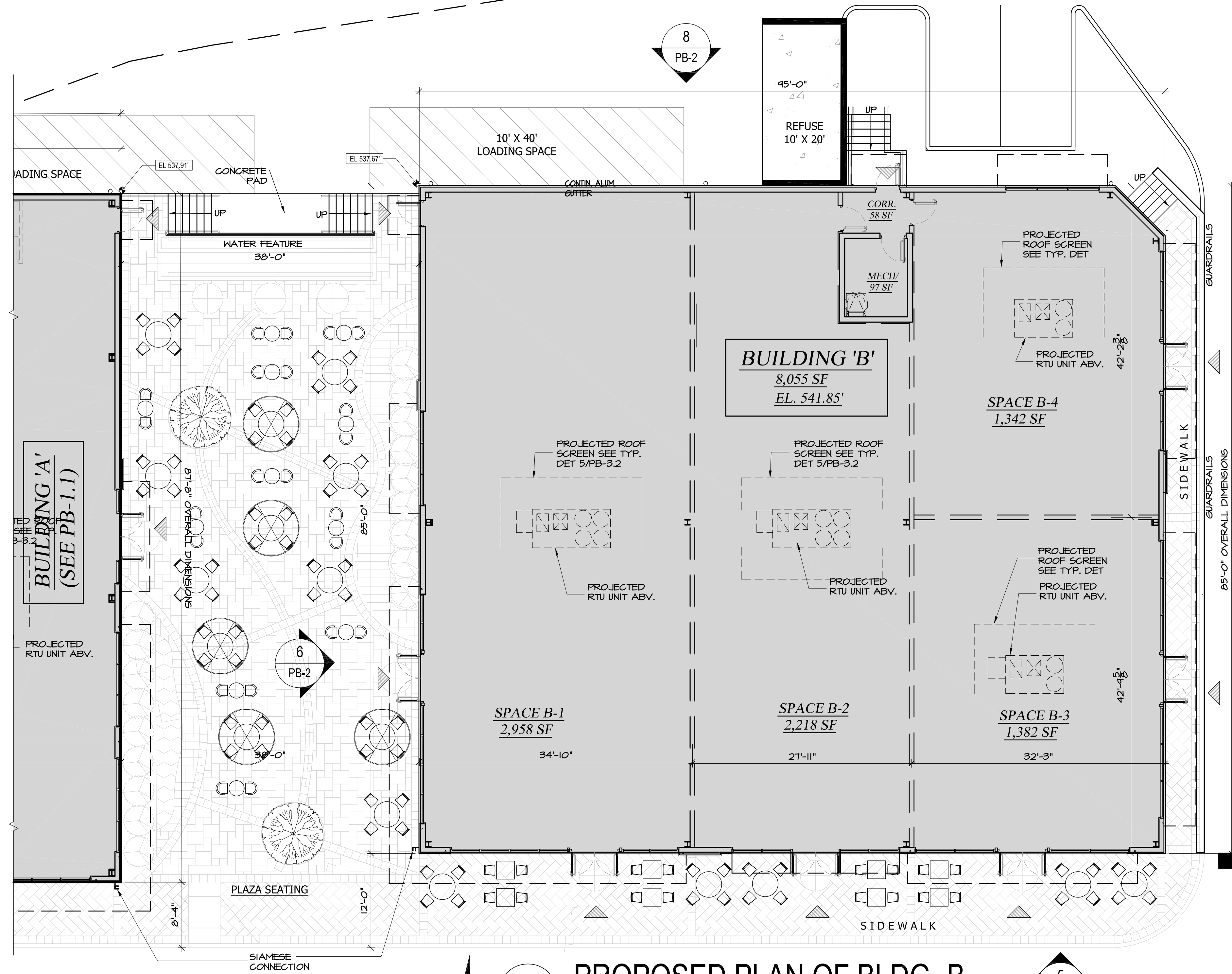
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SCHEME 3 / TOWN REVIEW	10-09-18	
SCHEME 4 / REVISIONS / TYPICAL	11-02-18	
PRELIMINARY PB SET	04-24-19	
PLANNING BOARD SUBMISSION	09-18-19	
UPDATED P.B. SET SUBMISSION	12-04-19	
UPDATED P.B. SET SUBMISSION	01-08-20	
UPDATED P.B. SET SUBMISSION	02-25-20	
FINAL P.B. SET SUBMISSION	10-13-20	
FINAL P.B. SET SUBMISSION	10-23-20	
FINAL P.B. SET SUBMISSION	12-03-20	
FINAL P.B. SET SUBMISSION	12-21-20	
PROPOSED FINAL P.B. SET SUBMISSION	02-23-22	
PROPOSED FINAL P.B. SET SUBMISSION	03-02-22	
FINAL P.B. SET FOR TOWN SUBMISSION	03-02-22	

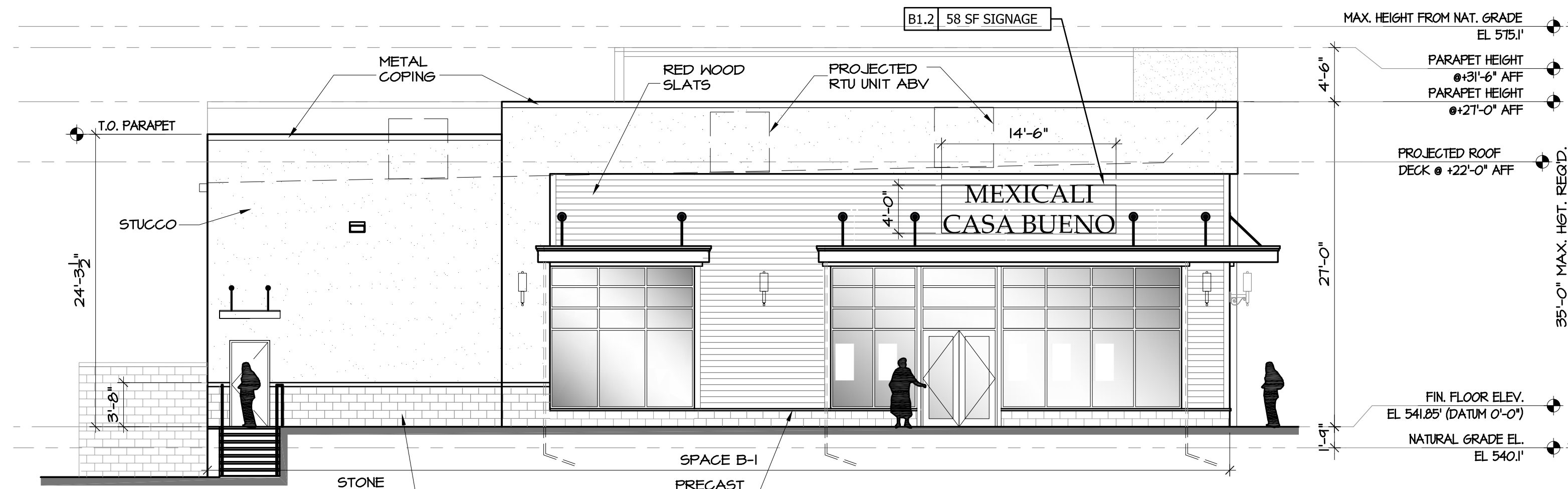
DRAWING TITLE:
PROPOSED REAR ELEVATION OF BLDG.-A
PROPOSED RIGHT SIDE ELEVATION OF BLDG.-A

REVISIONS				NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	7	10-13-22	MR	JM	PER NEW COMMENT DATED 10-10-22
2	03-01-21	MR	JM	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-09-22
3	06-14-21	MR	JM	9	12-20-22	MR	JM	PER NEW TARGET DOCS/PLAN 12-15-22
4	06-18-21	MR	JM	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
5	02-23-22	MR	JM	11	02-08-23	MR	JM	REVISED BLDG-B PLAN AND ELEVATIONS
6	10-07-22	GC	JM	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
				13	03-02-23	MR	JM	FINAL P.B. SET FOR TOWN SUBMISSION

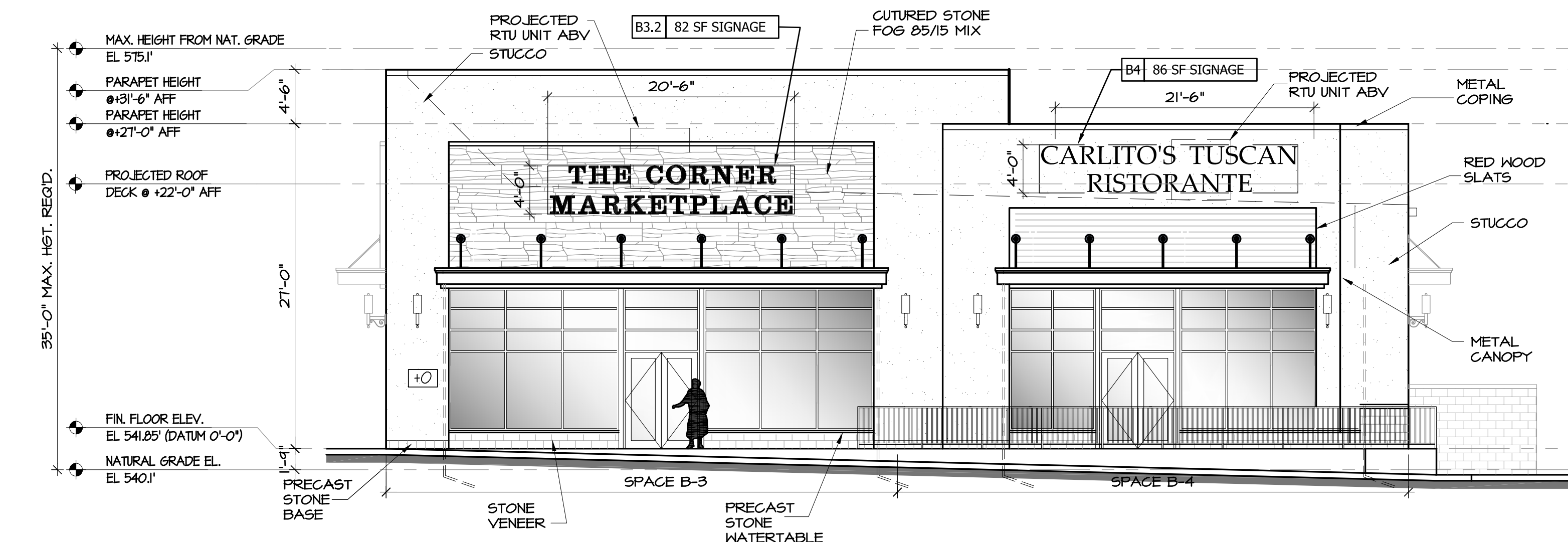
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DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-1.2



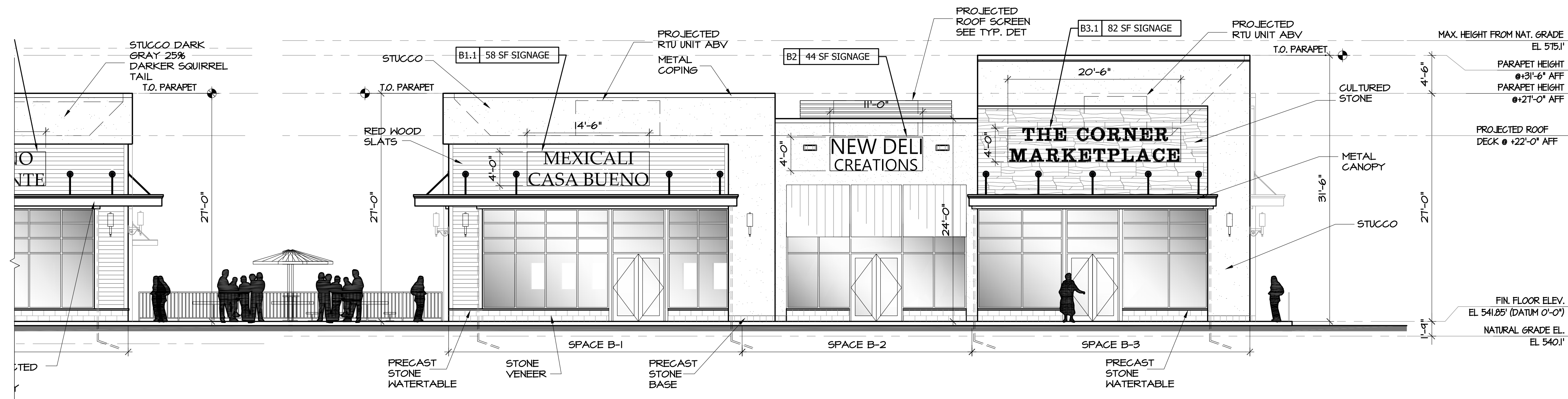
PROPOSED PLAN OF BLDG.-B
SCALE: 1/8" = 1'-0"



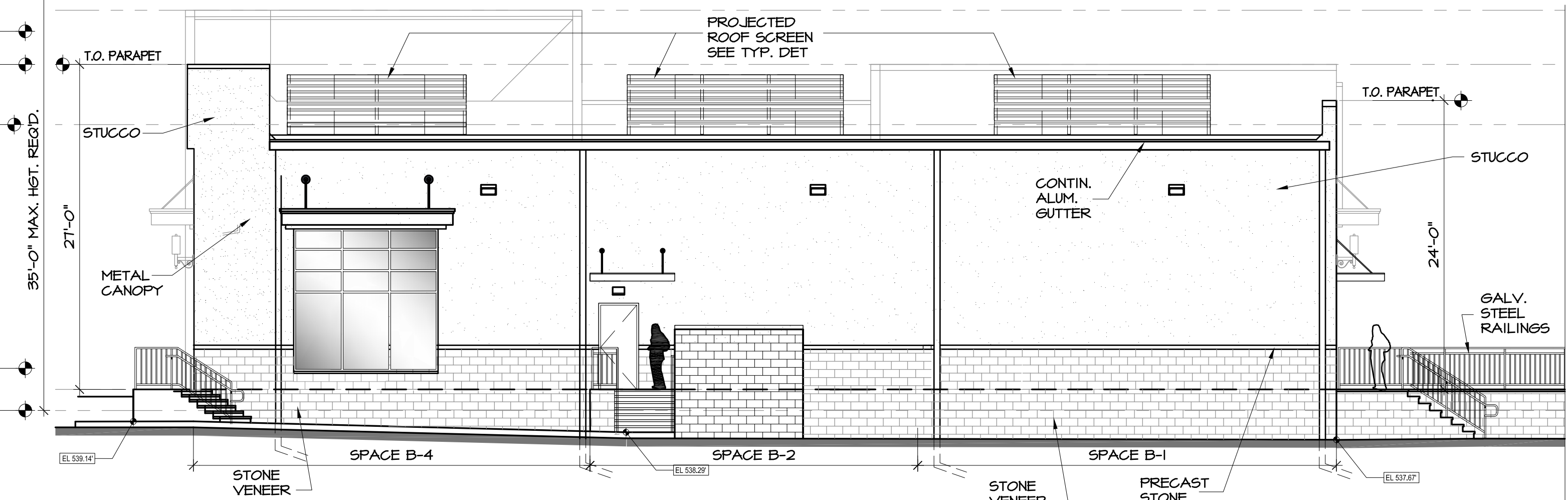
PROPOSED WEST SIDE ELEVATION OF BLDG.-B
SCALE: 1/8" = 1'-0"



PROPOSED EAST SIDE ELEV. OF BLDG.-B
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH SIDE ELEV. OF BLDG.-B
SCALE: 1/8" = 1'-0"



PROPOSED NORTH SIDE ELEV. OF BLDG.-B
SCALE: 1/8" = 1'-0"

BUILDING-B SIGNAGE SUMMARY								
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE		SIGN AREA PROVIDED	VARIANCE REQUIRED?		
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FAÇADE AREA (Sec 25-15.3.C.2) 15% FAÇADE or 120 SF (Max)		PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA
SPACE B-1	B1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10"W x 22'H	833 SF.	124.95 SF.	4'-0" x 14'-6"	58 SF.	NO
	B1.2	WEST SIDE ELEV. (LEFT SIDE)	85'-0"W x 22'H	1870 SF.	280.5 SF.	4'-0" x 14'-6"	58 SF.	NO
SPACE B-2	B2	SOUTH SIDE ELEV. (FRONT ELEV.)	27'-11"W x 22'H	614 SF.	92.1 SF.	4'-0" x 11'-0"	44 SF.	NO
	B3.1	SOUTH SIDE ELEV. (FRONT ELEV.)	32'-3"W x 22'H	710 SF.	106.5 SF.	4'-0" x 20'-6"	82 SF.	NO
SPACE B-3	B3.2	EAST SIDE ELEV. (RIGHT SIDE)	42'-9"W x 22'H	941 SF.	141.15 SF.	4'-0" x 20'-6"	82 SF.	YES
	B4	EAST SIDE ELEV. (FRONT ELEV.)	42'-2"W x 22'H	928 SF.	139.2 SF.	4'-0" x 21'-6"	86 SF.	NO

WEST ORANGE PLAZA

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS
Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

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UPDATED P&L SET SUBMISSION	01-08-20	
UPDATED P&L SET SUBMISSION	02-25-20	
FINAL P&L SET SUBMISSION	10-13-20	
FINAL P&L SET SUBMISSION	10-23-20	
FINAL P&L SET SUBMISSION	12-03-20	
FINAL P&L SET SUBMISSION	12-21-20	
PROPOSED FINAL P&L SET SUBMISSION	02-23-22	
PROPOSED FINAL P&L SET SUBMISSION	03-02-22	
FINAL P&L SET FOR TOWN SUBMISSION	03-02-22	

DRAWING TITLE: PROPOSED FLOOR PLAN - BUILDING-B PROPOSED EXTERIOR ELEVATIONS OF BLDG.-B									
REVISIONS					NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS	7	10-13-22	MR	JM	PER NEW COMMENT DATED 10-10-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DOCKPLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN RECEIVED DATED 06-10-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK-FIELD ELEVATIONS	11	02-08-23	MR	JM	REVISED BLOCK-FIELD PLAN AND ELEVATIONS
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-FIELD NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
6	10-07-22	GC	JM	NEW DESIGN BLDG-FIELD BLDG-FIELD / REV 1	13	03-02-23	MR	JM	FINAL P&L SET FOR TOWN SUBMISSION

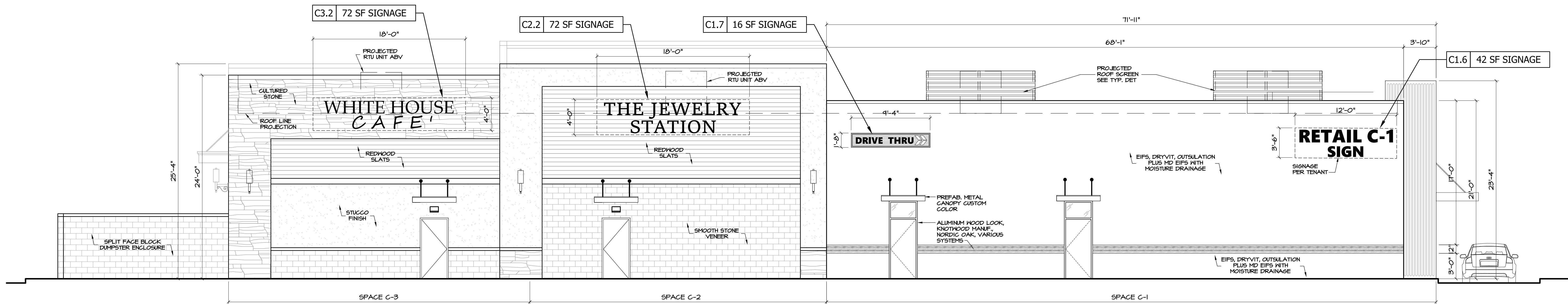
DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-2





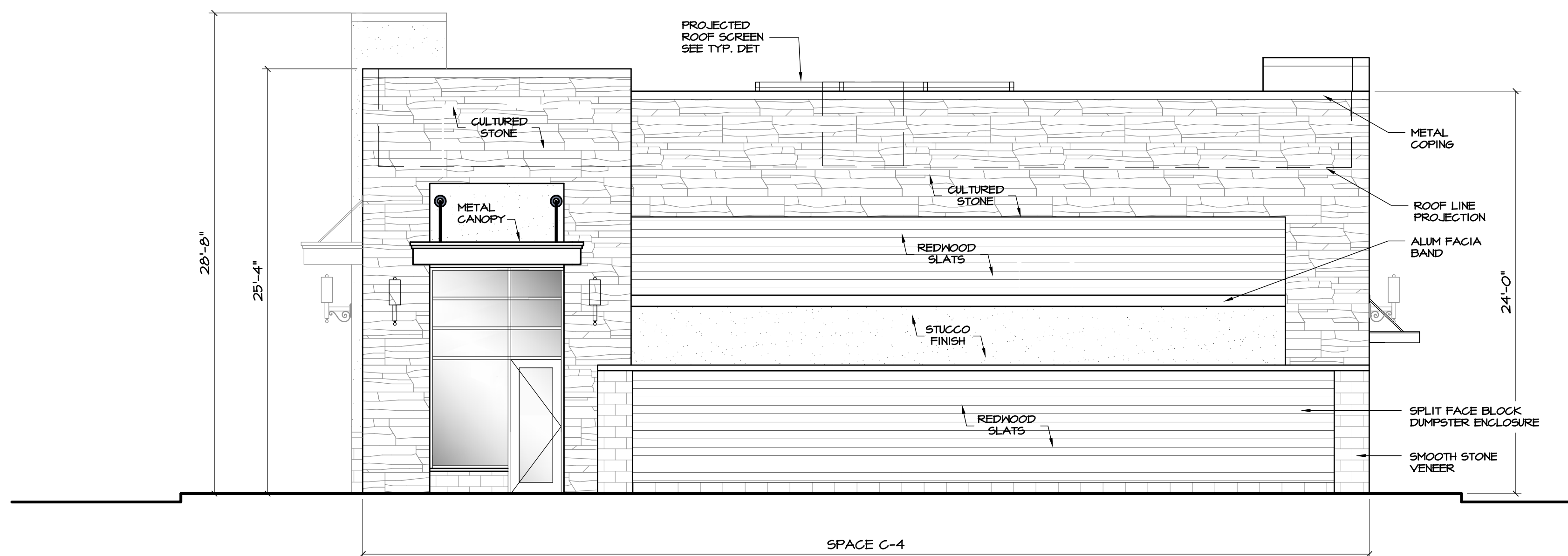
BUILDING-C SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.C.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE C-1	C1.1	WEST SIDE ELEV. (FRONT ELEV.)	70'-6"W x 21'H	1,480.5 SF.	222 SF.	4'-0" x 5'-0"	20 SF.	NO	NO
	C1.2	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 6'-8"	20 SF.	NO	YES
	C1.3	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 12'-0"	42 SF.	NO	YES
	C1.4	WEST SIDE ELEV. (FRONT ELEV.)	60'-0"W x 21'H	1,260 SF.	189 SF.	1'-2" x 6'-2"	7 SF.	NO	YES
	C1.5	NORTH SIDE ELEV. (LEFT SIDE)				5'-9" x 7'-0"	41 SF.	YES	YES
	C1.6	EAST SIDE ELEV. (REAR/STREET)				3'-6" x 12'-0"	42 SF.	YES	YES
	C1.7	EAST SIDE ELEV. (REAR/STREET)				1'-8" x 9'-4"	16 SF.	YES	YES
SPACE C-2	C2.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	NO
	C2.2	EAST SIDE ELEV. (REAR/STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES
SPACE C-3	C3.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	C3.2	EAST SIDE ELEV. (REAR /STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES



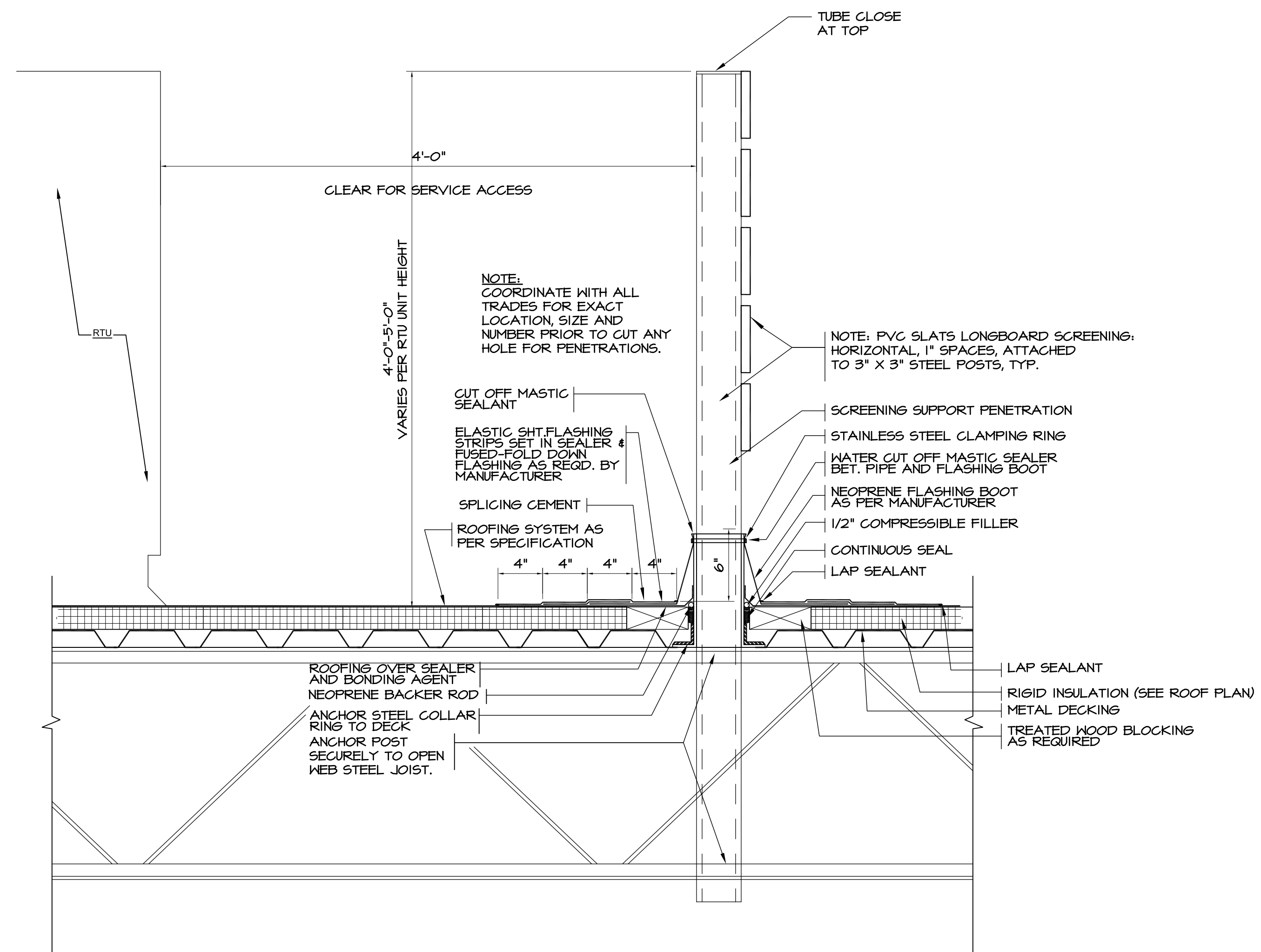


3 PROPOSED REAR ELEVATION OF BLDG.-C
SCALE: 3/16" = 1'-0"

BUILDING-C SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (F) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.C.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE C-1	C1.1	WEST SIDE ELEV. (FRONT ELEV.)	70'-6"W x 21'H	1,480.5 SF	222 SF.	4'-0" x 5'-0"	20 SF.	NO	NO
	C1.2	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 6'-8"	20 SF.	NO	YES
	C1.3	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 12'-0"	42 SF.	NO	YES
	C1.4	WEST SIDE ELEV. (FRONT ELEV.)	60'-0"W x 21'H	1,260 SF.	189 SF.	1'-2" x 6'-2"	7 SF.	NO	YES
	C1.5	NORTH SIDE ELEV. (LEFT SIDE)				5'-9" x 7'-0"	41 SF.	YES	YES
	C1.6	EAST SIDE ELEV. (REAR/STREET)				3'-6" x 12'-0"	42 SF.	YES	YES
	C1.7	EAST SIDE ELEV. (REAR/STREET)	70'-6"W x 21'H	1,480.5 SF	222 SF.	1'-8" x 9'-4"	16 SF.	YES	YES
SPACE C-2	C2.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	C2.2	EAST SIDE ELEV. (REAR/STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES
SPACE C-3	C3.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	C3.2	EAST SIDE ELEV. (REAR /STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES



4 PROPOSED RIGHT SIDE ELEVATION OF BLDG.-C
SCALE: 3/16" = 1'-0"



5 TYPICAL ROOF SCREEN DETAILS
SCALE: 1 1/2" = 1'-0"

WEST ORANGE
PLAZA

PROJECT TITLE:

WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY



THE
MONTORO
ARCHITECTURAL
GROUP

150 WEST SADDLE RIVER ROAD
SADDLE RIVER, N.J. 07458
201.760.1300
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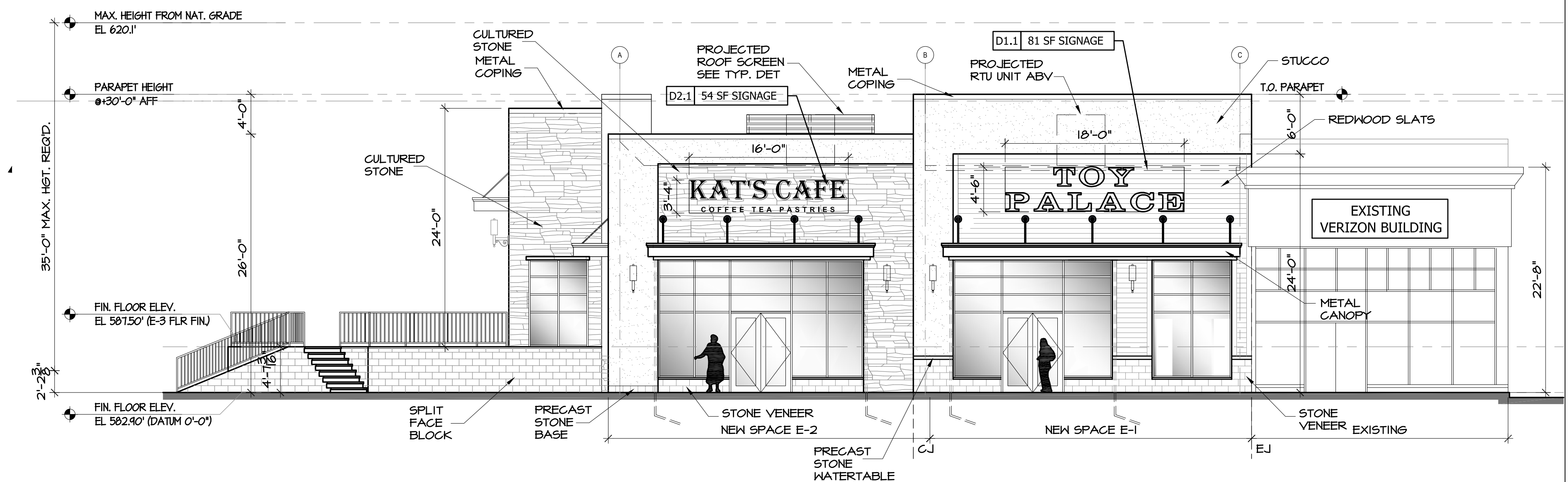
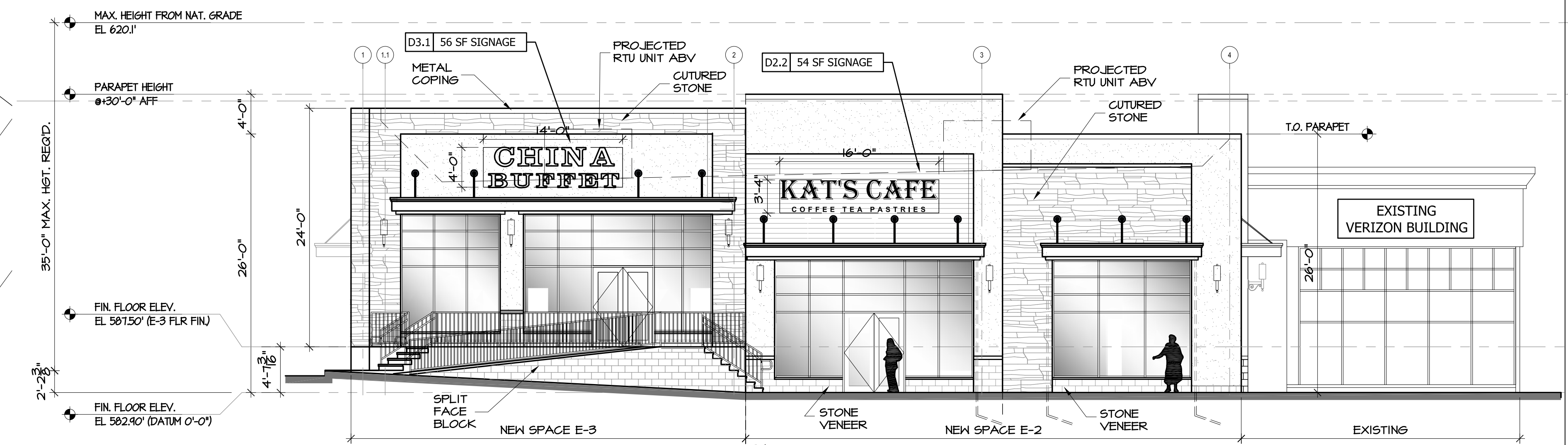
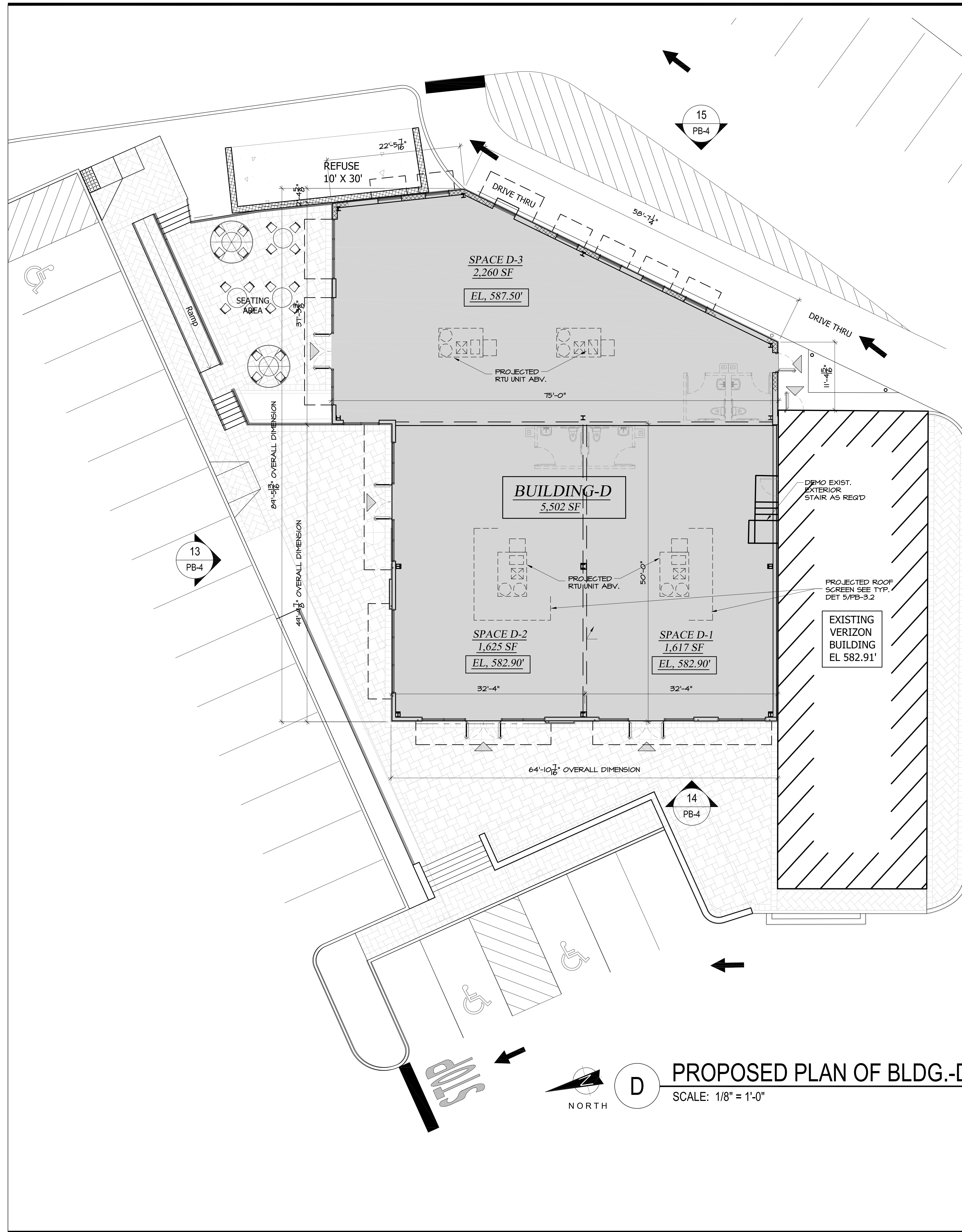
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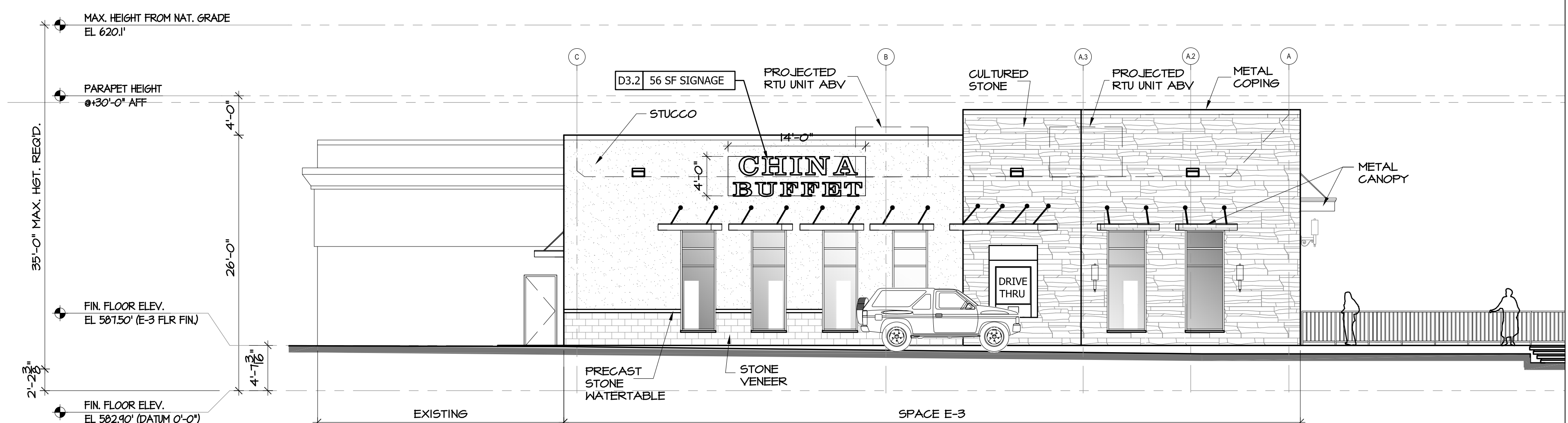
RELEASE STATUS OF DRAWING		DATE:
START OF PROJECT	08-21-18	
SCHEME 3 / TOWN REVIEW	10-09-18	
SCHEME 4 / REVISIONS / TYPICAL	11-02-18	
PRELIMINARY PB SET	04-24-19	
PLANNING BOARD SUBMISSION	09-18-19	
UPDATED P.B. SET SUBMISSION	12-04-19	
UPDATED P.B. SET SUBMISSION	01-08-20	
UPDATED P.B. SET SUBMISSION	02-25-20	
FINAL P.B. SET SUBMISSION	10-13-20	
FINAL P.B. SET SUBMISSION	10-23-20	
FINAL P.B. SET SUBMISSION	12-03-20	
FINAL P.B. SET SUBMISSION	02-23-22	
PROPOSED FINAL P.B. SET SUBMISSION	03-02-22	
FINAL P.B. SET FOR TOWN SUBMISSION	03-02-22	

DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS OF BUILDING-C									
REVISIONS				NO	DATE	DWN	CHK	REMARKS	
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PB SET 02-03-21	8	12-13-22	MR	JM	PER NEW COMMENT DATED 12-09-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DOCS/PLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED DATED 06-15-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK-4 NEW ADDITION	11	02-08-23	MR	JM	REVISED BLOCK-4 PLAN AND ELEVATIONS
5	02-23-22	MR	JM	PROPOSED TARGET BLOCK-4 NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
6	10-07-22	GC	JM	NEW DESIGN BLOCK-4 BLOCK-46 / REV 1	13	03-02-23	MR	JM	FINAL PB SET FOR TOWN SUBMISSION

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-3.2



BUILDING-D SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	BUSINESS P-C ZONE (SAC 25-15.3.3.2) 15% FACADE OR 120 SF (MAX)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE D-1	D1.1	WEST SIDE ELEV. (FRONT ELEV.)	32'-4"W x 25'-4"H	810 SF.	121.5 SF.	4'-6" x 18'-0"	81 SF.	NO	NO
SPACE D-2	D2.1	WEST SIDE ELEV. (FRONT ELEV.)	32'-4"W x 25'-4"H	810 SF.	121.5 SF.	3'-4" x 16'-0"	54 SF.	NO	NO
SPACE D-2	D2.2	NORTH SIDE ELEV. (LEFT SIDE)	50'W x 24'-10"H	1242 SF.	186.3 SF.	3'-4" x 16'-0"	54 SF.	NO	YES
SPACE D-3	D3.1	NORTH SIDE ELEV. (FRONT ELEV.)	37'-3"W x 20'-4"H	758 SF.	113.7 SF.	4'-0" x 14'-0"	56 SF.	NO	NO
SPACE D-3	D3.2	EAST SIDE ELEV. (LEFT SIDE/STREET)	75'W x 19'-10"H	1488 SF.	223.2 SF.	4'-0" x 14'-0"	56 SF.	NO	YES



WEST ORANGE PLAZA

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS
Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

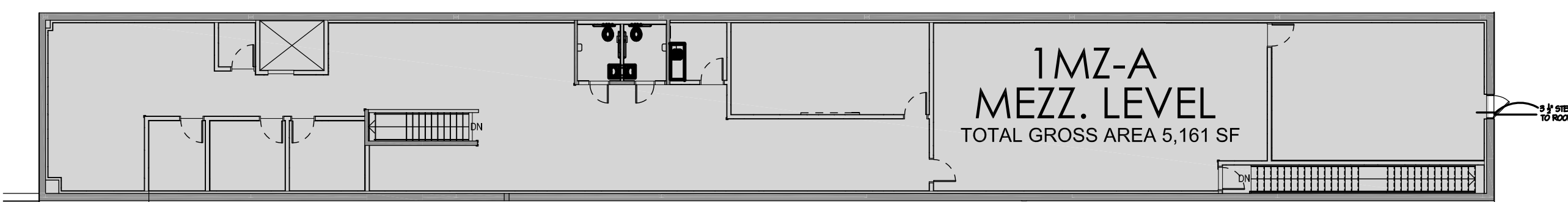
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TMAG 2023

RELEASE STATUS OF DRAWING
DATE: 08-21-18
START OF PROJECT: 08-21-18
SCHEME 3 / TOWN REVIEW: 10-09-18
SCHEME 4 / REVISIONS: 11-02-18
PRELIMINARY PER SET: 04-24-19
PLANNING BOARD SUBMISSION: 06-18-19
UPDATED P.A. SET SUBMISSION: 12-04-19
UPDATED P.A. SET SUBMISSION: 01-08-20
UPDATED P.A. SET SUBMISSION: 02-25-20
FINAL P.A. SET SUBMISSION: 10-13-20
FINAL P.A. SET SUBMISSION: 10-23-20
FINAL P.A. SET SUBMISSION: 12-03-20
FINAL P.A. SET SUBMISSION: 12-21-20
PROPOSED FINAL P.A. SET SUBMISSION: 02-23-22
PROPOSED FINAL P.A. SET SUBMISSION: 03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION: 03-02-22
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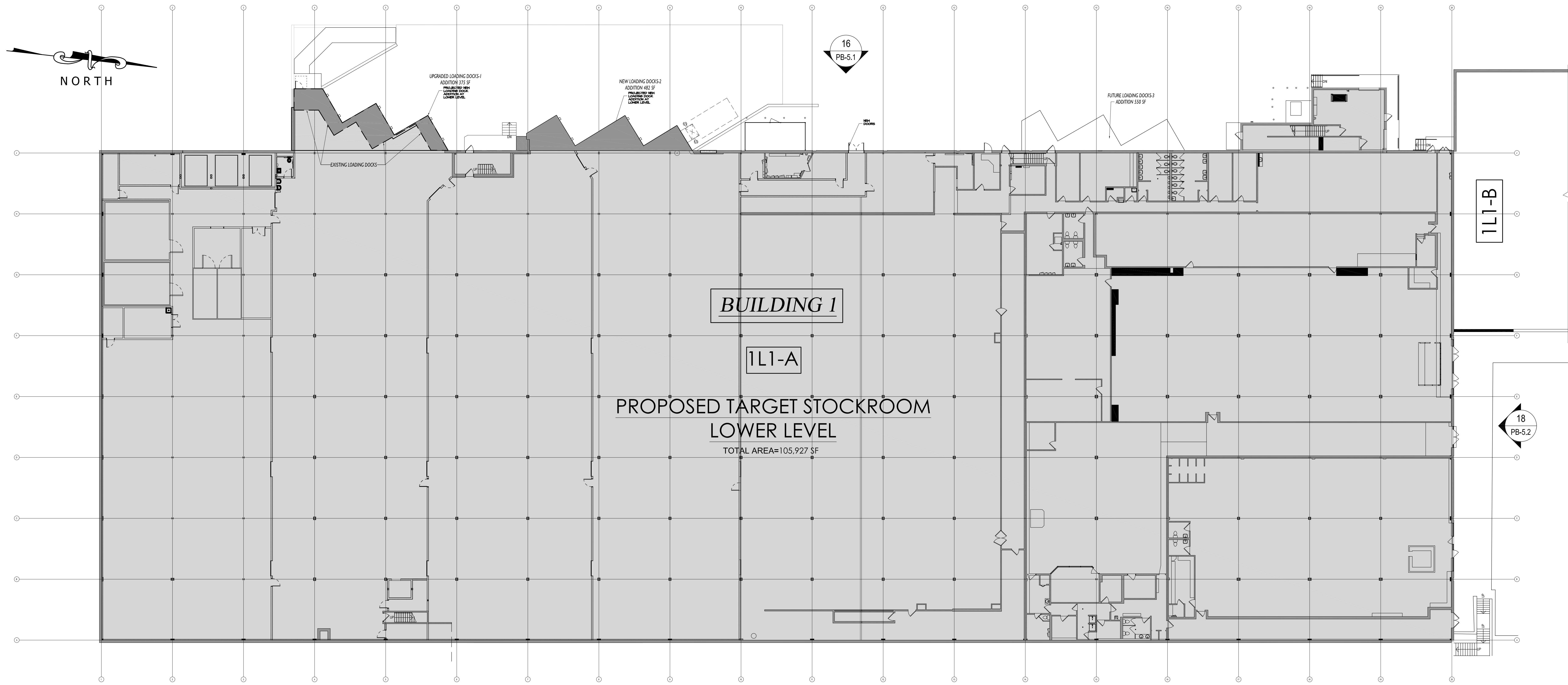
DRAWING TITLE:
PROPOSED FLOOR PLAN - BUILDING-D
PROPOSED EXTERIOR ELEVATIONS OF BLDG.-D
REVISIONS
NO. DATE DWN CHK. REMARKS
1 02-02-21 MR JM PER TOWN COMMENTS 8 12-13-22 MR JM PER NEW COMMENT DATED 12-09-21
2 03-01-21 MR JM PER TOWN COMMENTS DATED 02-12-21 9 12-20-22 MR JM PER NEW TARGET DOCS/PLAN 12-15-22
3 06-14-21 MR JM PER NEW SITE PLAN RECEIVED DATED 06-10-21 10 01-25-23 DC JM PER NEW TARGET ELEVATIONS
4 06-18-21 MR JM CORRECTION AREA OF BLOCK/FIN ELEVATIONS 11 02-08-23 MR JM REVISED BLOCK/FIN ELEVATIONS
5 02-23-22 MR JM PROPOSED TARGET BLDG-F NEW ADDITION 12 02-22-23 MR JM REVISED SITE PLAN AND TARGET ELEVATIONS
6 10-07-22 GC JM NEW DESIGN BLOCK-A 13 03-02-23 MR JM FINAL P.A. SET FOR TOWN SUBMISSION

DATE: 2/4/2019
DRAWN / CHECKED: MR / JM
SCALE: AS NOTES
PROJECT NUMBER: 2016-1742
DRAWING NO: **PB-4**



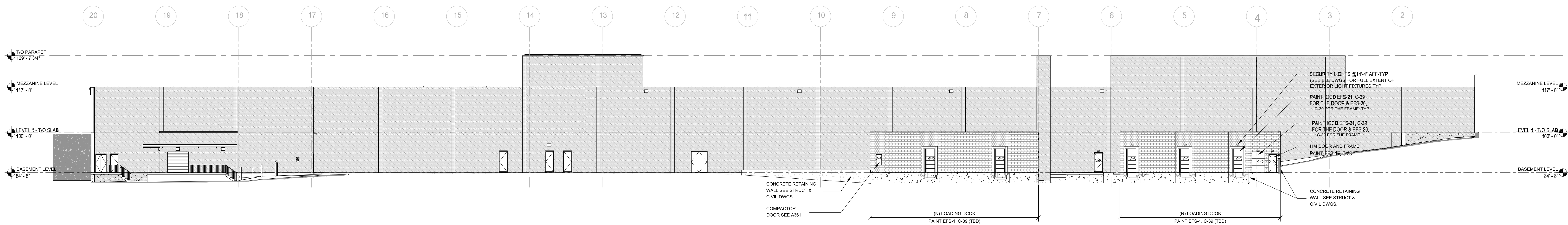
WEST ORANGE PLAZA

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	
PB-5	



1L1-A

EXISTING/ PROPOSED BASEMENT PLAN OF BLDG.-1L1-A
SCALE: 1/16" = 1'-0"



16

EXISTING / PROPOSED WEST ELEVATION (PART REAR OF BLDG.-1)
SCALE: 1/16" = 1'-0"

**WEST ORANGE
PLAZA**

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS
Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

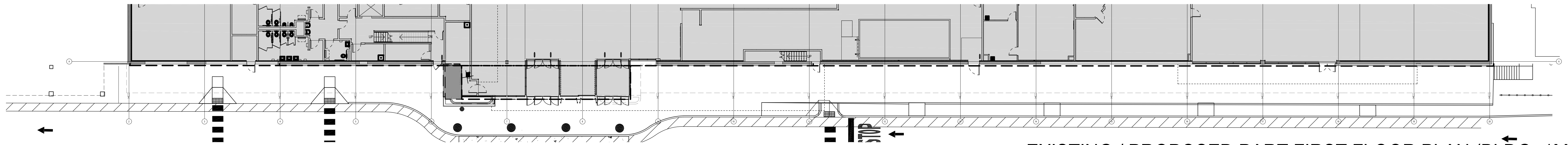
THE MONTORO ARCHITECTURAL GROUP
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TMAG 2023

RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-23-18
SCHEME 1 / TOWN REVIEW	10-09-18
SCHEME 1 / REGISTERED PERMIT	11-02-18
PRELIMINARY PER SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
FINAL P.A. SET SUBMISSION	12-04-19
UPDATED P.A. SET SUBMISSION	02-25-20
UPDATED P.A. SET SUBMISSION	10-13-20
FINAL P.A. SET SUBMISSION	10-23-20
FINAL P.A. SET SUBMISSION	12-03-20
FINAL P.A. SET SUBMISSION	12-21-20
REVISED FINAL P.A. SET SUBMISSION	02-23-22
REVISED FINAL P.A. SET SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22

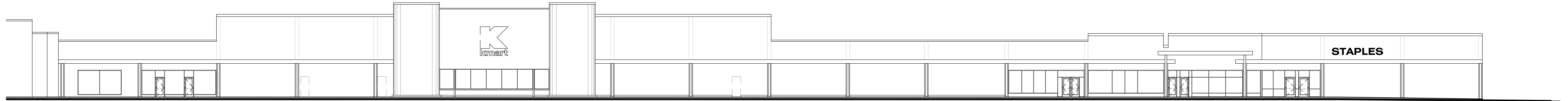
DRAWING TITLE: EXISTING / PROPOSED MEZZANINE PLAN OF BLDG.-1L1-A EXISTING / PROPOSED WEST ELEV. (PART REAR OF BLDG.-1)									
REVISIONS									
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PER SET 02-03-21	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-09-22
2	03-01-21	MR	JM	PER NEW TARGET DOCKS/PLAN 12-15-22	9	12-20-22	MR	JM	PER NEW TARGET DOCKS/PLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED DATED 06-15-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK 152.01	11	02-08-23	MR	JM	REVISED BLDG.-1 PLAN AND ELEV.
5	02-23-22	MR	JM	PROPOSED TARGET BLDG.-1 NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEV.
6	10-07-22	GC	JM	NEW DESIGN BLDG.-1 BLDG.-1 / REV 1	13	03-02-23	MR	JM	FINAL P.A. SET FOR TOWN SUBMISSION

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-5.1



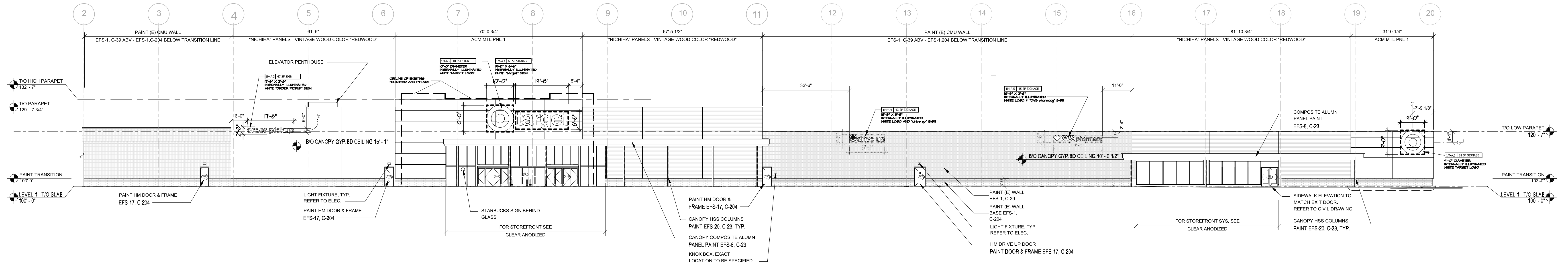
EXISTING / PROPOSED PART FIRST FLOOR PLAN (BLDG.-1M-D)

SCALE: 1/16" = 1'-0"



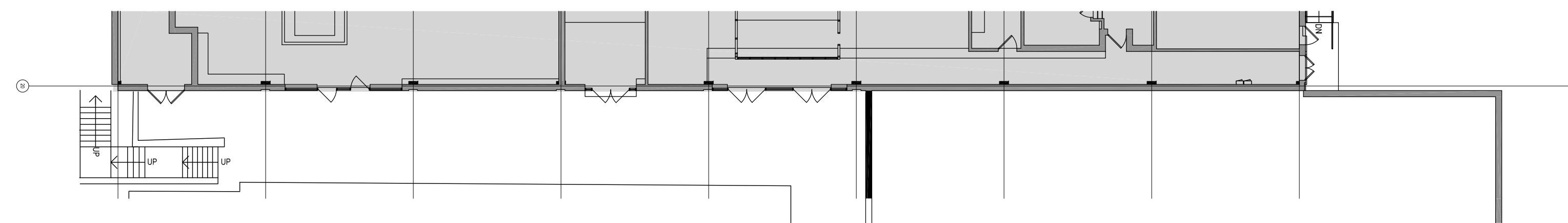
EXISTING EAST ELEVATION (PART FRONT OF BLDG.-1)

SCALE: 1/16" = 1'-0"



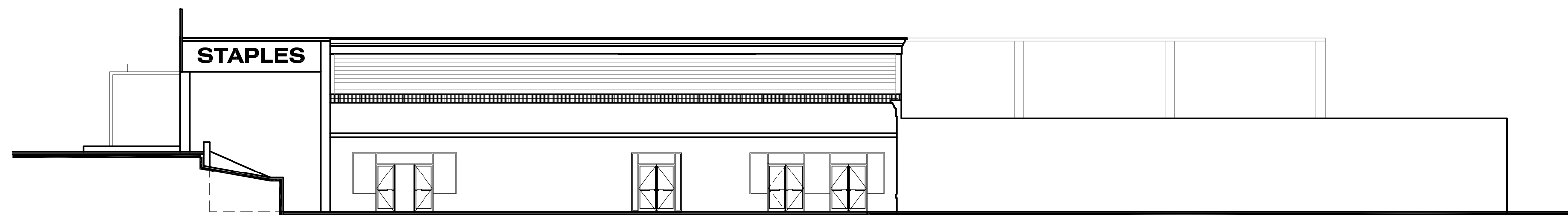
17 PROPOSED EAST ELEVATION (FRONT OF BLDG.-1M-D)

SCALE: 1/16" = 1'-0"



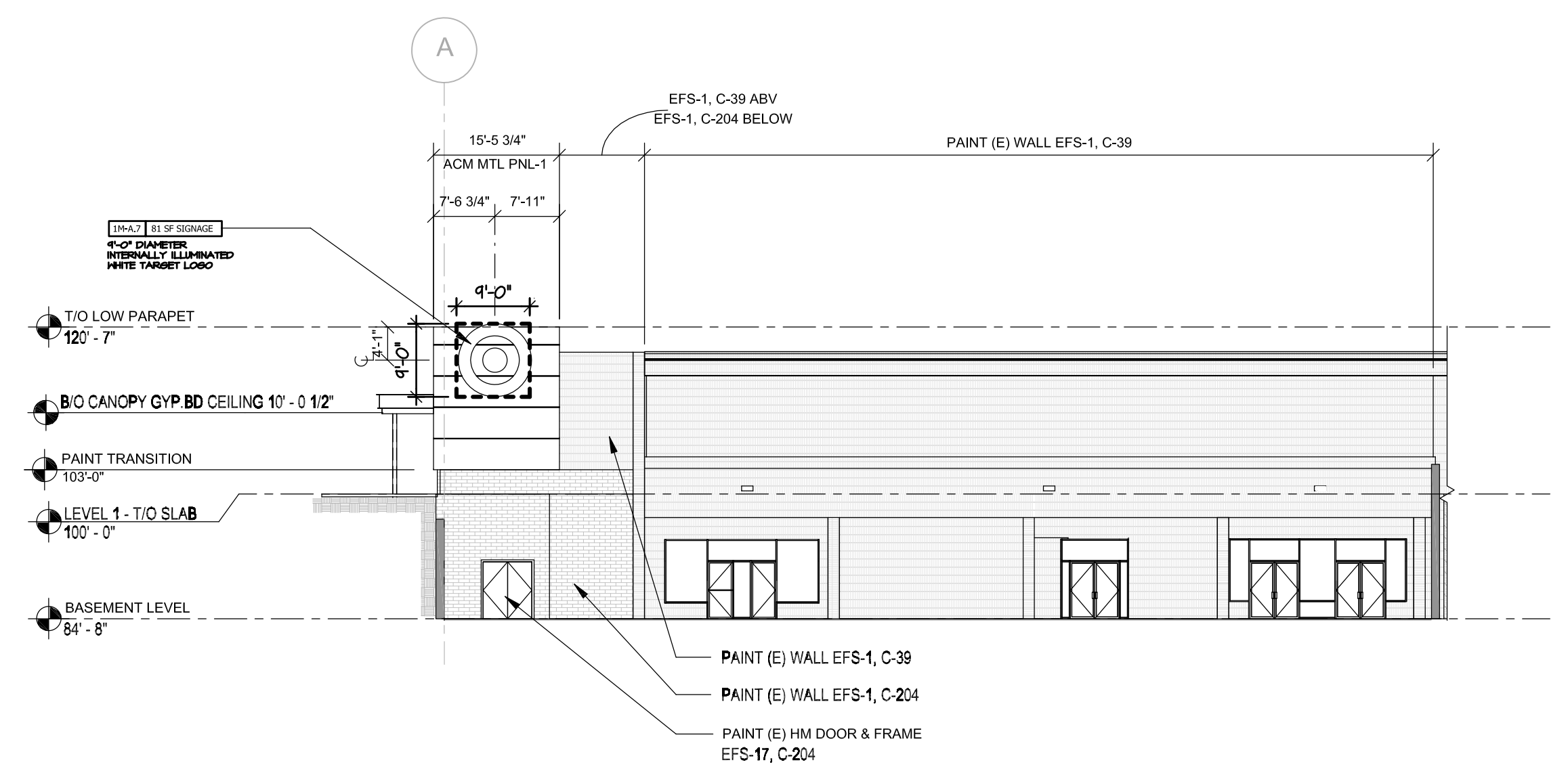
EXISTING / PROPOSED PART LOWER LEVEL PLAN (BLDG.-1L1-A)

SCALE: 1/16" = 1'-0"



EXISTING NORTH ELEVATION (PART RIGHT OF BLDG.-1)

SCALE: 1/16" = 1'-0"



18 PROPOSED NORTH ELEVATION (PART RIGHT OF BLDG.-1)

SCALE: 1/16" = 1'-0"

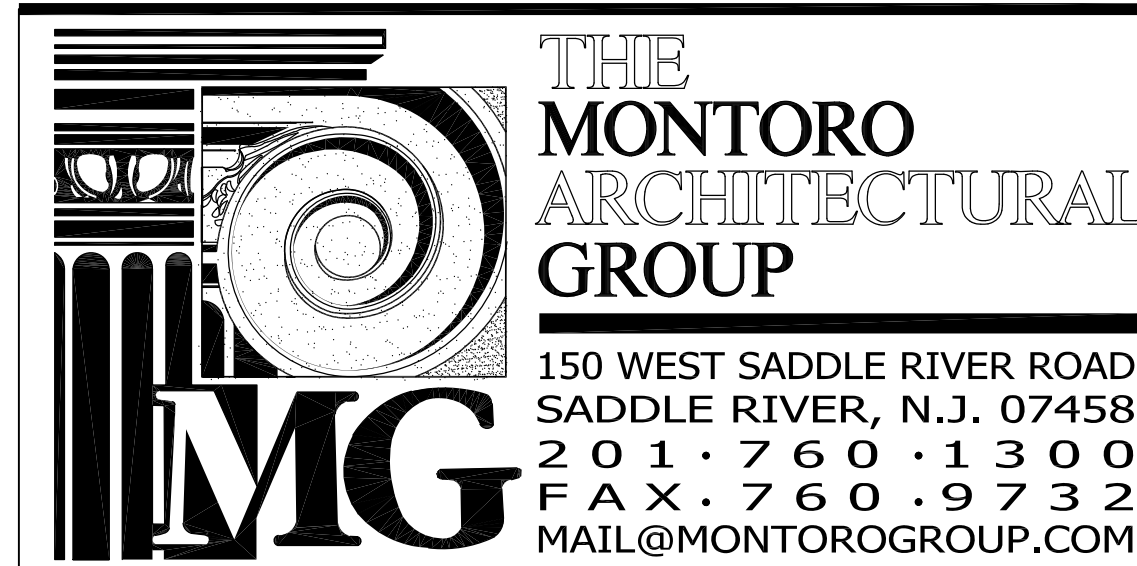
BUILDING 1M-D PROPOSED TARGET SIGNAGE SUMMARY								
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	ALLOWABLE SIGN		PROPOSED SIGN DIMENSION	AREA PROVIDED	VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	PAVEMENT AREA (Business P.C. Zone (Sec. 25-15.3-c-2) 15% PAVEMENT of 120 SF (Max))			FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE 1M-A 1M-Z-A 1L1-A	1M-A-1	EAST ELEVATION (FRONT)	506'-4"W x 17'-0"H	8,607 SF, 8,607 x 15 = 129,105 SF, 120 SF, MAX	19'-8" X 6'-6"	63 SF.	NO	NO
	1M-A-2	EAST ELEVATION (FRONT)	---	---	10'-0" DIAMETER	100 SF.	YES	YES
	1M-A-3	EAST ELEVATION (FRONT)	---	---	17'-6" X 2'-8"	47 SF.	YES	YES
	1M-A-4	EAST ELEVATION (FRONT)	---	---	13'-3" X 3'-3"	43 SF.	YES	YES
	1M-A-5	EAST ELEVATION (FRONT)	---	---	18'-5" X 2'-6"	45 SF.	YES	YES
	1M-A-6	EAST ELEVATION (FRONT)	---	---	9'-0" DIAMETER	81 SF.	YES	YES
	1M-A-7	NORTH ELEVATION (RIGHT SIDE)	---	---	9'-0" DIAMETER	81 SF.	YES	YES

WEST ORANGE PLAZA

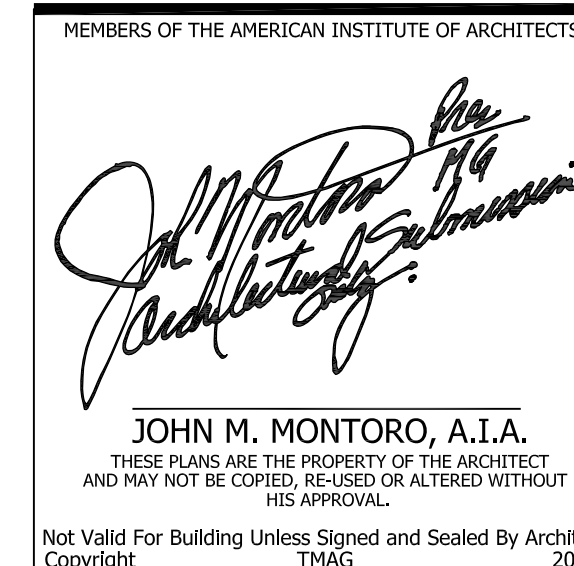
PROJECT TITLE:

WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY



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RELEASE STATUS OF DRAWING		DATE:
START OF PROJECT	08-23-18	
SCHEME 3 / TOWN REVIEW	10-09-18	
SCHEME 4 / REVISIONS REVIEW	11-02-18	
PRELIMINARY PB SET	04-24-19	
PLANNING BOARD SUBMISSION	09-18-19	
UPDATED P.A. SET SUBMISSION	12-04-19	
UPDATED P.A. SET SUBMISSION	01-08-20	
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FINAL P.A. SET SUBMISSION	12-03-20	
FINAL P.A. SET SUBMISSION	12-04-20	
FINAL P.A. SET SUBMISSION	12-21-20	
REVISED FINAL P.A. SET SUBMISSION	02-23-22	
REVISED FINAL P.A. SET SUBMISSION	03-02-22	
FINAL PB SET FOR TOWN SUBMISSION	03-02-22	

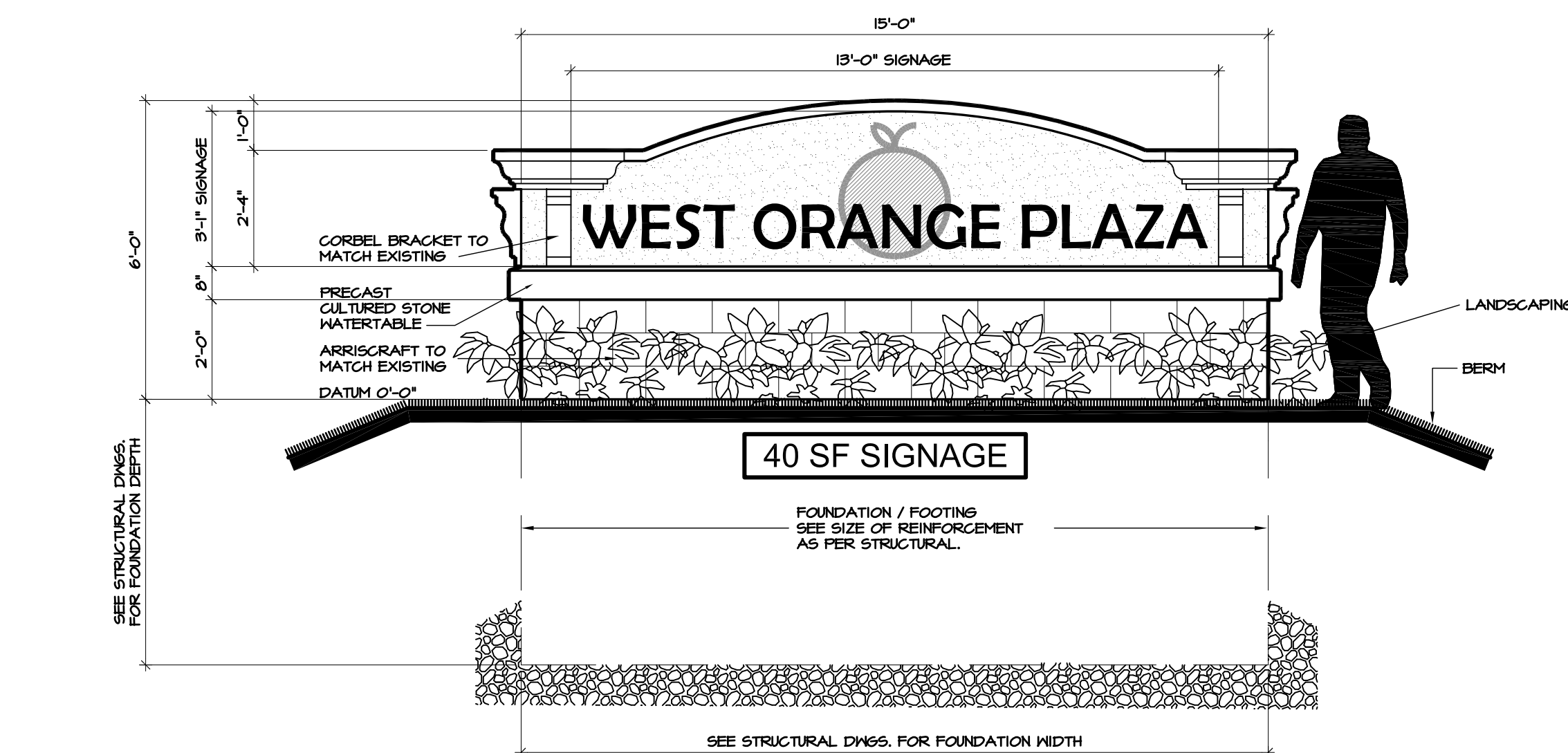
DRAWING TITLE: EXISTING / PROPOSED FIRST FLOOR PLAN - BLDG. 1L1-B & C EXISTING / PROPOSED EAST & NORTH ELEVATIONS									
REVISIONS					REVISIONS				
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PB SET 02-03-21	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-09-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DOCS/PLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED DATED 06-10-21	10	01-25-23	DC	JM	PER NEW TARGET PLAN AND ELEVATIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK-H REV. BLOCK-C	11	02-08-23	MR	JM	REVISED BLDG-B PLAN AND ELEVATIONS
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-C NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
6	10-07-22	GC	JM	NEW DESIGN BLDG-C-A BLDG-46 / REV 1	13	03-02-23	MR	JM	FINAL PB SET FOR TOWN SUBMISSION

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-5.2

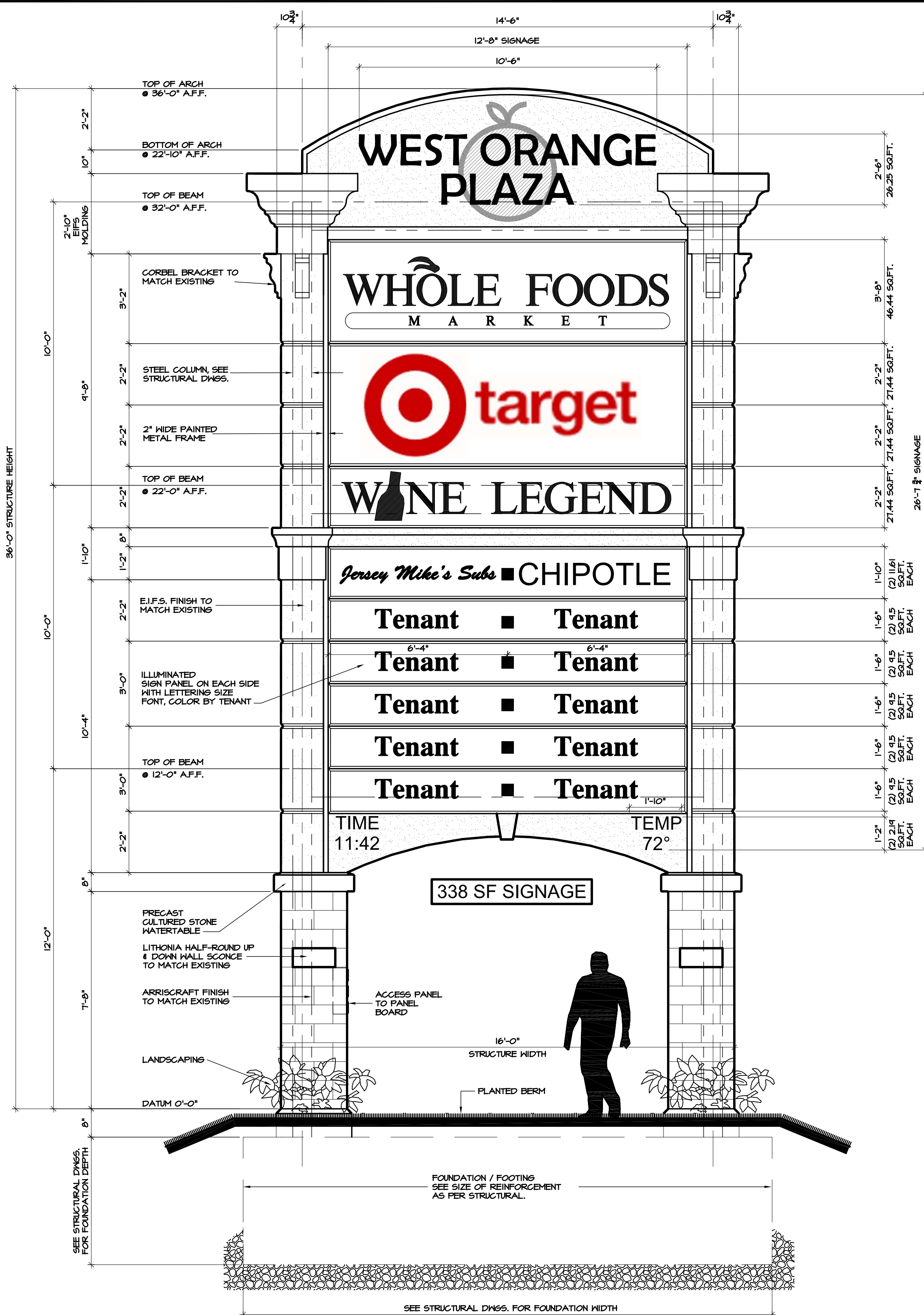


1 PYLON SIGN at SOUTHERN PROSPECT AVENUE ENTRY
SCALE: 1/4" = 1'-0"

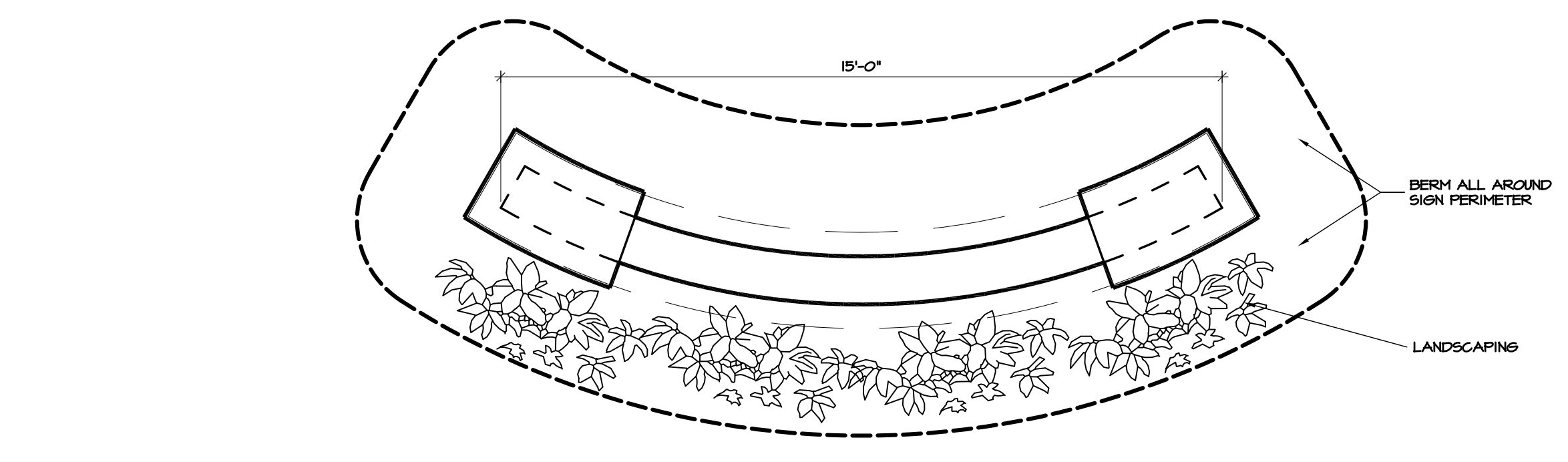
4 PYLON SIGN at EAGLE ROCK AVENUE ENTRY
SCALE: 1/4" = 1'-0"



3a MONUMENT SIGN at INTERSECTION
SCALE: 1/4" = 1'-0"



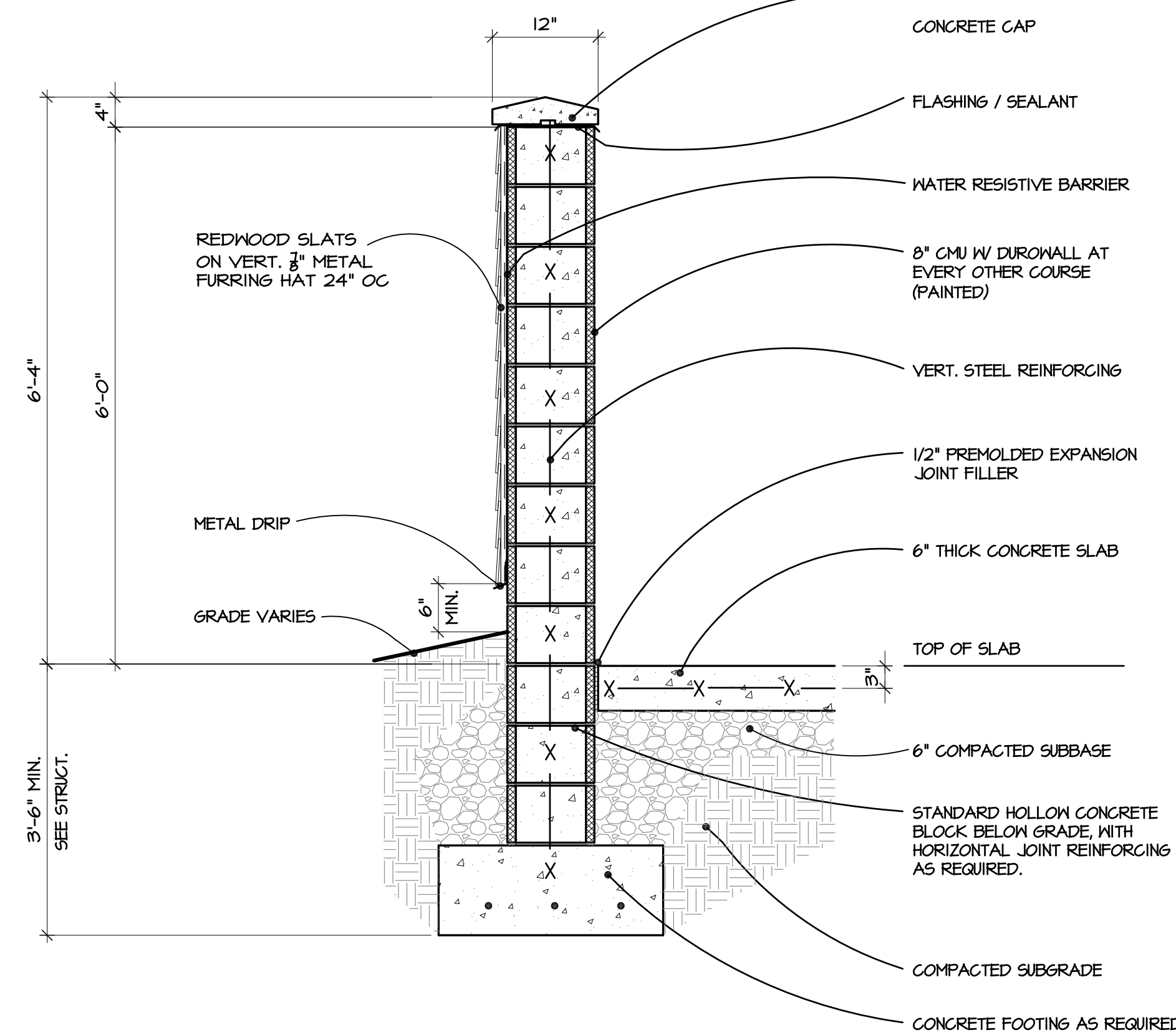
2 PYLON SIGN at NORTHERN PROSPECT AVENUE ENTRY
SCALE: 1/4" = 1'-0"



3b PLAN of MONUMENT SIGN at INTERSECTION
SCALE: 1/4" = 1'-0"

MONUMENT AND PYLON (SHOPPING CENTER) SIGN SUMMARY										
SIGN NO.	SIGN NAME (Sign Type)	ALLOWABLE SIGN			SIGN PROVIDED					
		LOCATION	HIGHWAY SIDEWALK	HEIGHT	LOCATION	SETBACKS	AREA	HEIGHT	WIDTH	
1	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	15 FT (INC. ABOVE THE GROUND)	10'0" x 12'0" x 24'0" (MAX)	24'0" H	10'0" W	
2	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	15 FT (INC. ABOVE THE GROUND)	10'0" x 12'0" x 24'0" (MAX)	24'0" H	10'0" W	
3	MONUMENT SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP.	50 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	15 FT (INC. ABOVE THE GROUND)	10'0" x 12'0" x 24'0" (MAX)	24'0" H	10'0" W	
4	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	15 FT (INC. ABOVE THE GROUND)	10'0" x 12'0" x 24'0" (MAX)	24'0" H	10'0" W	

PROPOSED BUILDING SIGNAGE SUMMARY										
BUILDING-A SIGNAGE SUMMARY										
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA
SPACE A-1	A1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4" W x 22' H	822 SF	NO	37'-4" x 22'-0"	822 SF	NO	37'-4" x 22'-0"	822 SF
SPACE A-1	A1.2	WEST SIDE ELEV. (LEFT SIDE)	48'-0" W x 22' H	1,056 SF	YES	48'-0" x 22'-0"	1,056 SF	YES	48'-0" x 22'-0"	1,056 SF
SPACE A-2	A2	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4" W x 22' H	816 SF	NO	37'-4" x 22'-0"	816 SF	NO	37'-4" x 22'-0"	816 SF
SPACE A-3	A3	SOUTH SIDE ELEV. (FRONT ELEV.)	25'-7" W x 22' H	563 SF	NO	25'-7" x 22'-0"	563 SF	NO	25'-7" x 22'-0"	563 SF
SPACE A-4	A4	SOUTH SIDE ELEV. (FRONT ELEV.)	40'-5" W x 22' H	891 SF	NO	40'-5" x 22'-0"	891 SF	NO	40'-5" x 22'-0"	891 SF
SPACE A-5	A5	SOUTH SIDE ELEV. (FRONT ELEV.)	26'-0" W x 22' H	572 SF	NO	26'-0" x 22'-0"	572 SF	NO	26'-0" x 22'-0"	572 SF
SPACE A-6	A6.1	SOUTH SIDE ELEV. (RIGHT SIDE)	37'-10" W x 22' H	833 SF	NO	37'-10" x 22'-0"	833 SF	NO	37'-10" x 22'-0"	833 SF
SPACE A-6	A6.2	EAST SIDE ELEV. (RIGHT SIDE)	37'-1" W x 22' H	816 SF	NO	37'-1" x 22'-0"	816 SF	NO	37'-1" x 22'-0"	816 SF
BUILDING-B SIGNAGE SUMMARY										
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA
SPACE B-1	B1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10" W x 22' H	833 SF	NO	37'-10" x 22'-0"	833 SF	NO	37'-10" x 22'-0"	833 SF
SPACE B-1	B1.2	WEST SIDE ELEV. (LEFT SIDE)	48'-0" W x 22' H	1,056 SF	YES	48'-0" x 22'-0"	1,056 SF	YES	48'-0" x 22'-0"	1,056 SF
SPACE B-2	B2	SOUTH SIDE ELEV. (FRONT ELEV.)	27'-11" W x 22' H	614 SF	NO	27'-11" x 22'-0"	614 SF	NO	27'-11" x 22'-0"	614 SF
SPACE B-3	B3.1	SOUTH SIDE ELEV. (FRONT ELEV.)	32'-3" W x 22' H	710 SF	NO	32'-3" x 22'-0"	710 SF	NO	32'-3" x 22'-0"	710 SF
SPACE B-3	B3.2	EAST SIDE ELEV. (RIGHT SIDE)	42'-0" W x 22' H	941 SF	YES	42'-0" x 22'-0"	941 SF	YES	42'-0" x 22'-0"	941 SF
SPACE B-4	B4	EAST SIDE ELEV. (FRONT ELEV.)	42'-2" W x 22' H	928 SF	NO	42'-2" x 22'-0"	928 SF	NO	42'-2" x 22'-0"	928 SF
BUILDING-C SIGNAGE SUMMARY										
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA
SPACE C-1	C1.1	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF
SPACE C-1	C1.2	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF
SPACE C-1	C1.3	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF
SPACE C-1	C1.4	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF	NO	70'-6" x 21'-0"	1,480.5 SF
SPACE C-1	C1.5	NORTH SIDE ELEV. (LEFT SIDE)	60'-0" W x 21' H	1,260 SF	NO	60'-0" x 21'-0"	1,260 SF	NO	60'-0" x 21'-0"	1,260 SF
SPACE C-1	C1.6	EAST SIDE ELEV. (FRONT ELEV.)	85'-0" W x 21' H	1,785 SF	NO	85'-0" x 21'-0"	1,785 SF	NO	85'-0" x 21'-0"	1,785 SF
SPACE C-1	C1.7	EAST SIDE ELEV. (FRONT ELEV.)	85'-0" W x 21' H	1,785 SF	NO	85'-0" x 21'-0"	1,785 SF	NO	85'-0" x 21'-0"	1,785 SF
SPACE C-2	C2.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	NO	35'-0" x 22'-0"	770 SF	NO	35'-0" x 22'-0"	770 SF
SPACE C-2	C2.2	EAST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	NO	35'-0" x 22'-0"	770 SF	NO	35'-0" x 22'-0"	770 SF
SPACE C-3	C3.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	NO	35'-0" x 22'-0"	770 SF	NO	35'-0" x 22'-0"	770 SF
SPACE C-3	C3.2	EAST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	NO	35'-0" x 22'-0"	770 SF	NO	35'-0" x 22'-0"	770 SF
BUILDING-D SIGNAGE SUMMARY										
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA
SPACE D-1	D1.1	WEST SIDE ELEV. (FRONT ELEV.)	32'-4" W x 25'-4" H	810 SF	NO	32'-4" x 25'-4"	810 SF	NO	32'-4" x 25'-4"	810 SF
SPACE D-2	D2.1	WEST SIDE ELEV. (FRONT ELEV.)	32'-4" W x 25'-4" H	810 SF	NO	32'-4" x 25'-4"	810 SF	NO	32'-4" x 25'-4"	810 SF
SPACE D-2	D2.2	NORTH SIDE ELEV. (LEFT SIDE)	50' W x 24'-10" H	1,242 SF	NO	50' x 24'-10"	1,242 SF	NO	50' x 24'-10"	1,242 SF
SPACE D-3	D3.1	NORTH SIDE ELEV. (FRONT ELEV.)	37'-3" W x 20'-4" H	758 SF	NO	37'-3" x 20'-4"	758 SF	NO	37'-3" x 20'-4"	758 SF
SPACE D-3	D3.2	EAST SIDE ELEV. (FRONT ELEV.)	37'-3" W x 20'-4" H	758 SF	NO	37'-3" x 20'-4"	758 SF	NO	37'-3" x 20'-4"	758 SF
BUILDING 1M-D PROPOSED TARGET SIGNAGE SUMMARY										
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA	VARIANCE REQUIRED?	PROPOSED SIGN DIMENSION	PROPOSED SIGN AREA
SPACE 1M-A	1M-A.1	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.2	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.3	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.4	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.5	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.6	EAST ELEVATION (FRONT)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF
SPACE 1M-A	1M-A.7	NORTH ELEVATION (RIGHT SIDE)	50'-4" W x 17'-0" H	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF	NO	50'-4" x 17'-0"	8,607 SF



5 SCREEN WALL SECTION DETAILS
SCALE: 3/4" = 1'-0"

WEST ORANGE PLAZA

NEW BUILDINGS & ADDITIONS

Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

THE MONTORO ARCHITECTURAL GROUP

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RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-23-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REVISIONS PER TOWN	11-02-18
PRELIMINARY PER SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
UPDATED PER SET SUBMISSION	12-04-19
UPDATED PER SET SUBMISSION	01-08-20
UPDATED PER SET SUBMISSION	02-25-20
FINAL PER SET SUBMISSION	10-13-20
FINAL PER SET SUBMISSION	10-23-20
FINAL PER SET SUBMISSION	12-03-20
FINAL PER SET SUBMISSION	12-21-20
REVISED FINAL PER SET SUBMISSION	02-23-22
REVISED FINAL PER SET SUBMISSION	03-02-22
FINAL PER SET FOR TOWN SUBMISSION	03-02-22

DRAWING TITLE: PROPOSED PYLON & MONUMENT SIGNS BUILDING SIGNAGE SUMMARY										
REVISIONS										
NO	DATE	DWN	CHK	REMARKS	7	10-13-22	MR	JM	PER NEW COMMENT DATED 10-13-22	
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PER SET 02-03-21	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-09-22	
2	03-01-21	MR	JM	PER NEW TARGET DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DODGERSPLAN 12-15-22	
3	06-14-21	MR	JM	PER NEW SITE PLAN RECEIVED DATED 06-15-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS	
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK-FIX REVISED	11	02-08-23	MR	JM	REVISED BLOCK-FIX PLAN AND ELEVATIONS	
5	02-23-22	MR	JM	PROPOSED TARGET 1M-D-1 NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGT ELEVATIONS	
6	10-07-22	GC	JM	NEW DESIGN BLOCK-FIX 1M-D-1 BLOCK-FIX REV 1	13	03-02-23	MR	JM	FINAL PER SET FOR TOWN SUBMISSION	

DATE: 2/4/2019

DRAWN / CHECKED: MR / JM

SCALE: AS NOTES

PROJECT NUMBER: 2016-1742

DRAWING NO: **PB-6**



Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY



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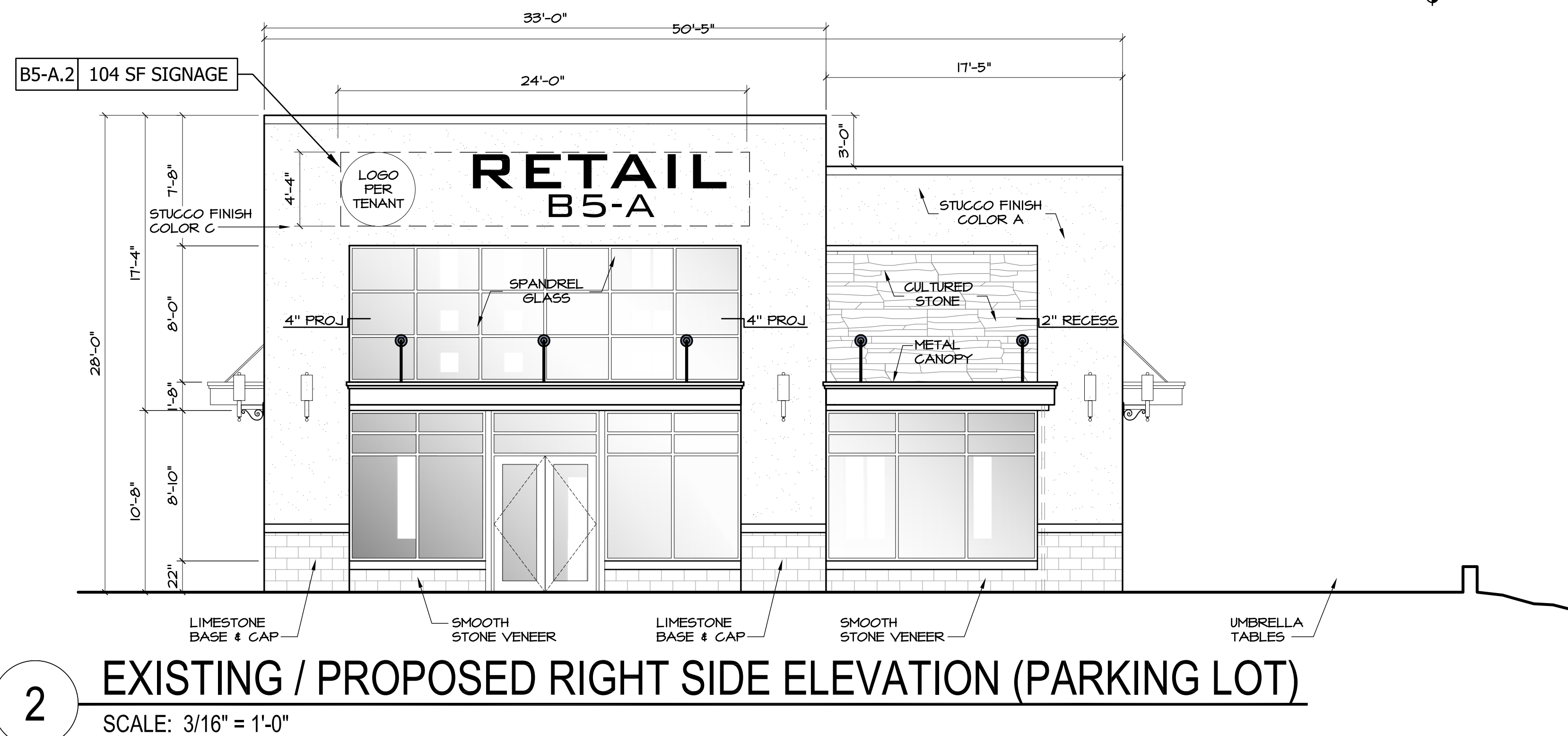
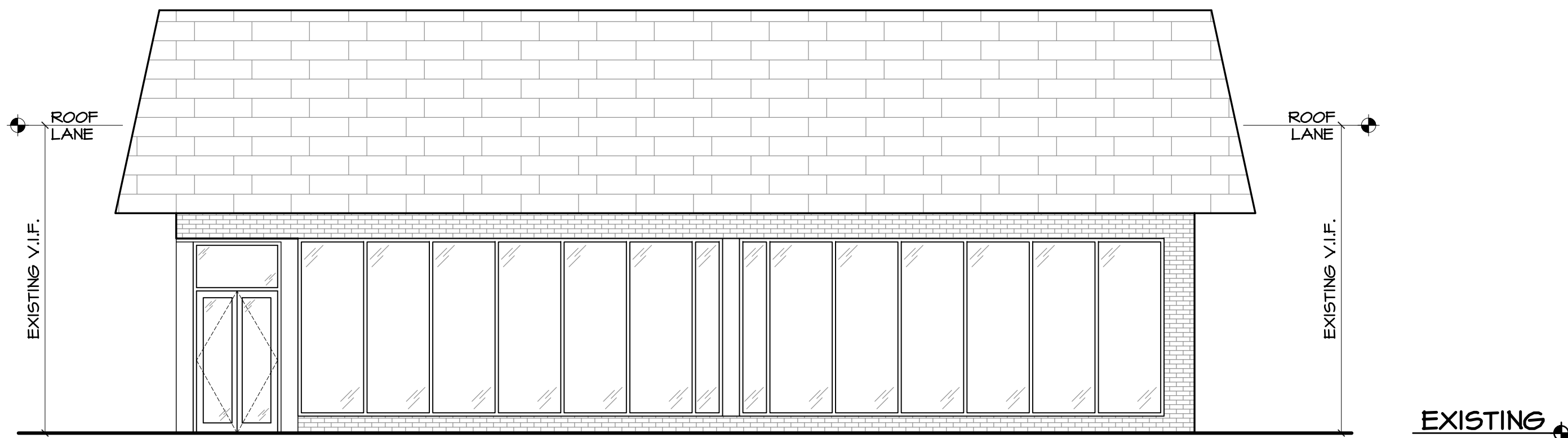
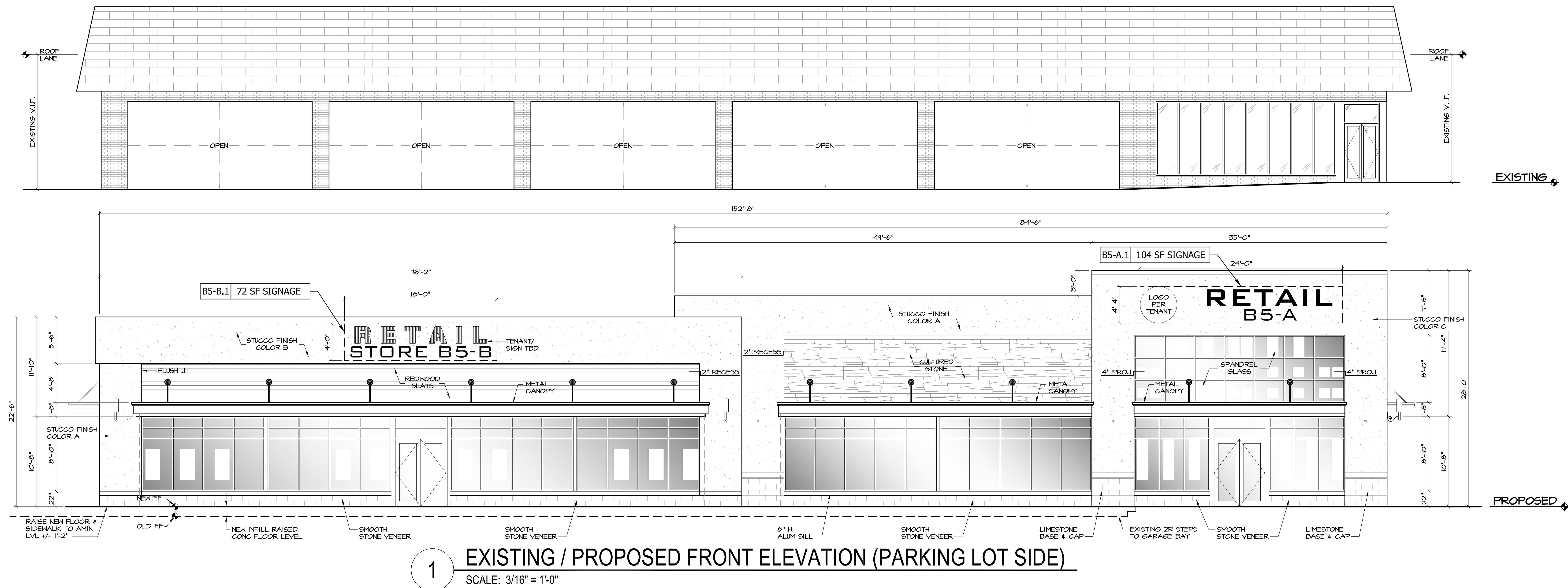
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RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	02-18-08
SCHEME 1 / TOWN REVIEW	09-09-08
SCHEME 4 - REVISED PER TRAFFIC CONSULTANTS COMMENTS	11-02-08
PRELIMINARY P&I SET	04-24-09
PLANNING BOARD SUBMISSION	09-18-09
UPDATED P&I SET SUBMISSION	12-04-09
UPDATED P&I SET SUBMISSION	01-08-10
UPDATED P&I SET SUBMISSION	02-25-10
FINAL P&I SET SUBMISSION	10-13-10
FINAL P&I SET SUBMISSION	10-20-10
FINAL P&I SET SUBMISSION PER NEW STATE MAP DATE 10-04-2010	12-03-10
FINAL P&I SET SUBMISSION PER NEW STATE MAP DATE 10-04-2010 (NO ORDINANCE)	12-21-10
REVISED FINAL P&I SET SUBMISSION (PER ORDER OF THE BOARD)	02-23-12
FINAL P&I SET FOR TOWN SUBMISSION	03-22-12
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DRAWING TITLE:									
EXISTING AND PROPOSED PLAN OF BUILDING-B5									
R E V I S I O N S					NO	DATE	DWN	CHK	REMARKS
NO	DATE	DWN	CHK	REMARKS	7	10-13-22	MR	JM	PER NEW COMMENTS DATE 10-13-22
1	02-02-21	MR	JM	PER NEW COMMENTS REVISED PER SET 02-03-21	8	12-13-22	MR	JM	PER NEW COMMENTS DATE 12-13-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATE 03-01-21	9	12-20-22	MR	JM	PER NEW COMMENTS DATE 12-20-22
3	06-14-21	MR	JM	PER NEW SITE PLAN DATE 06-14-21	10	01-25-23	DC	JM	PER NEW TARGET DATE 01-25-23
4	06-18-21	MR	JM	PER NEW SITE PLAN DATE 06-18-21	11	02-08-23	MR	JM	PER NEW TARGET DATE 02-08-23
5	02-23-22	MR	JM	PER NEW SITE PLAN DATE 02-23-22	12	02-22-23	MR	JM	PER NEW TARGET DATE 02-22-23
6	10-07-23	GC	JM	PER NEW TARGET DATE 10-07-23	13	02-02-23	MR	JM	PER NEW TARGET DATE 02-02-23

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO: PB-7	

PB-7



BUILDING-B5 SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE OR 120 SF (MAX)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE B5-A	B5-A.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	NO	NO
	B5-A.2	SOUTH SIDE ELEV. (RIGHT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
	B5-A.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
SPACE B5-B	B5-B.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	B5-B.2	NORTH SIDE ELEV. (LEFT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	2'-6" x 10'-0"	25 SF.	NO	YES
	B5-B.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	YES	YES

WEST ORANGE PLAZA

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS
Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY

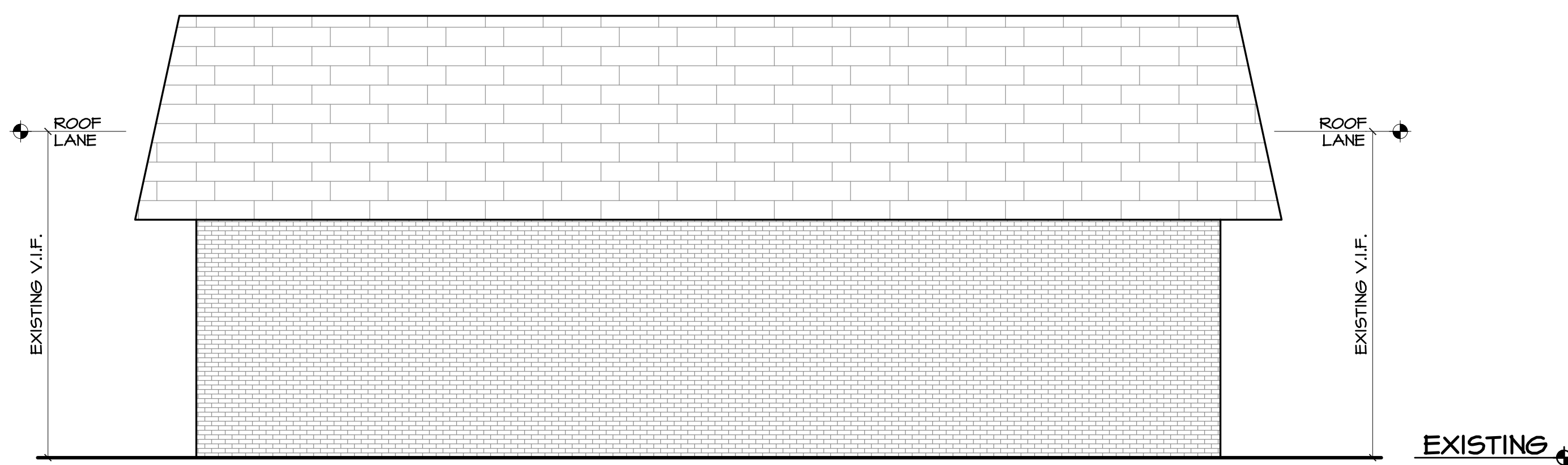
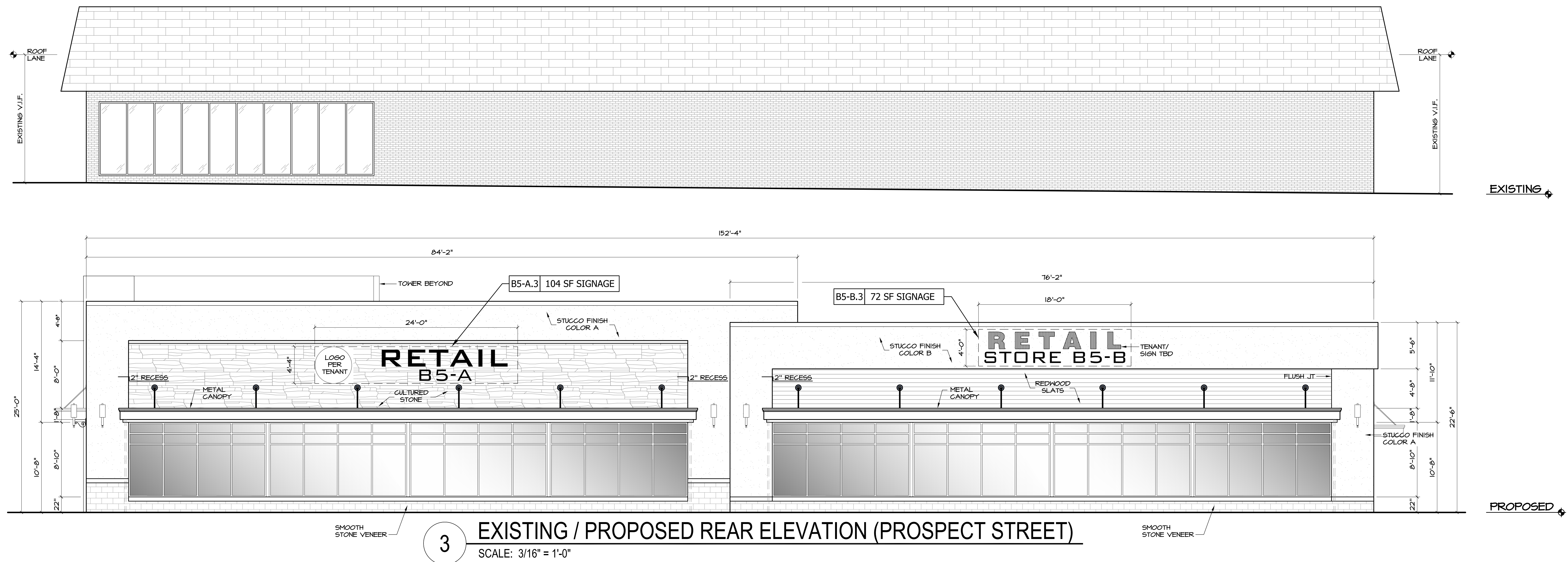


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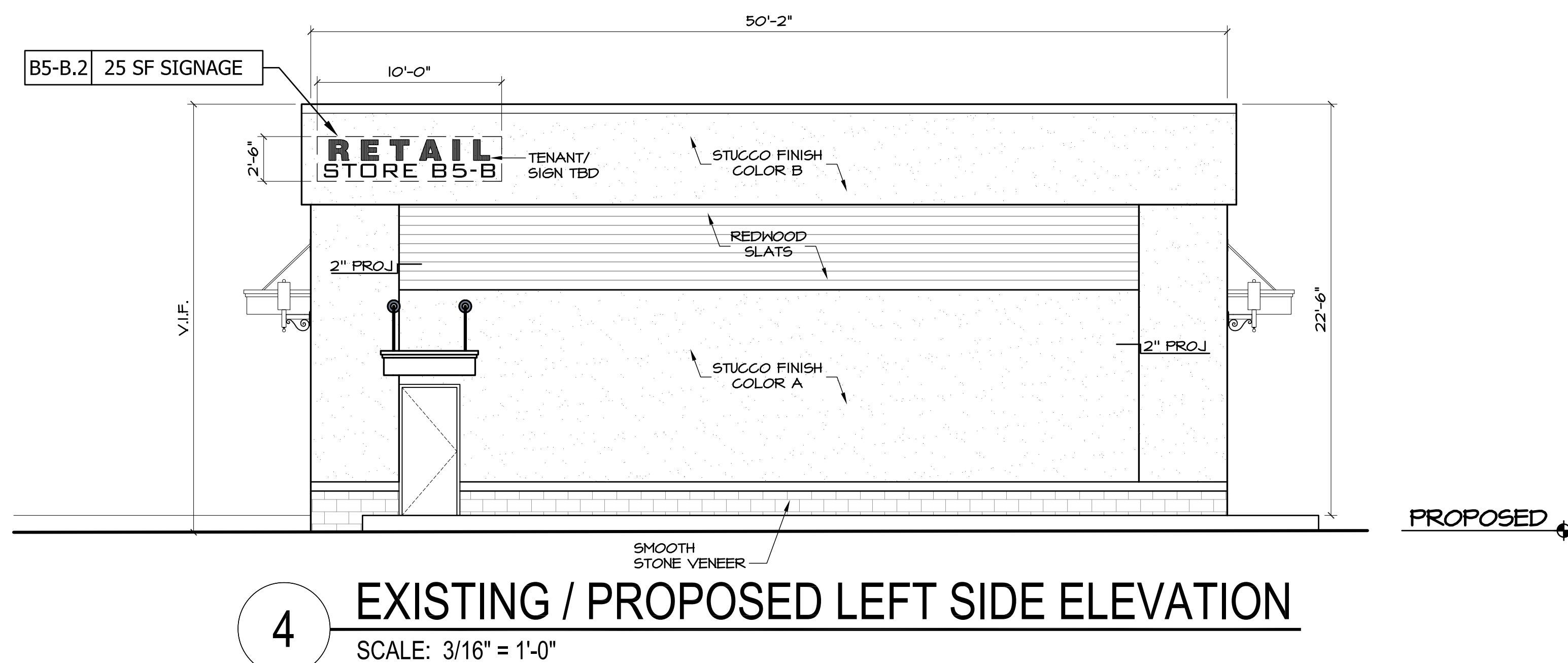
RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-21-18
SCHEME 1 / TOWN REVIEW	10-09-18
SCHEME 2 / TOWN REVIEW	11-02-18
PRELIMINARY PER SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
UPDATED P.A. SET SUBMISSION	12-08-19
UPDATED P.A. SET SUBMISSION	01-08-20
UPDATED P.A. SET SUBMISSION	02-25-20
FINAL P.A. SET SUBMISSION	10-13-20
FINAL P.A. SET SUBMISSION	10-23-20
FINAL P.A. SET SUBMISSION	12-03-20
FINAL P.A. SET SUBMISSION	12-21-20
PROPOSED FINAL P.A. SET SUBMISSION	02-23-22
PROPOSED FINAL P.A. SET SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22

DRAWING TITLE: EXISTING/PROPOSED ELEVATIONS OF BUILDING B5									
REVISIONS					NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS	7	10-13-22	MR	JM	PER NEW COMMENT DATED 10-10-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DOCS/PLAN 12-15-22
3	06-14-21	MR	JM	PER NEW SITE PLAN RECEIVED DATED 06-10-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK/FIELD/RELOC.	11	02-08-23	MR	JM	REVISED BLOCK/FIELD/RELOC.
5	02-23-22	MR	JM	PROPOSED TARGET BLOCK/FIELD/RELOC.	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS
6	10-07-22	GC	JM	NEW DESIGN BLOCK/FIELD/RELOC.	13	03-02-23	MR	JM	FINAL P.A. SET FOR TOWN SUBMISSION

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-7.1



BUILDING-B5 SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE B5-A	B5-A.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	NO	NO
	B5-A.2	SOUTH SIDE ELEV. (RIGHT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
	B5-A.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
SPACE B5-B	B5-B.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	B5-B.2	NORTH SIDE ELEV. (LEFT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	2'-6" x 10'-0"	25 SF.	NO	YES
	B5-B.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	YES	YES



WEST ORANGE
PLAZA

PROJECT TITLE:
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS
Block 152.01, Lot 1445 & 1445.05
TOWNSHIP OF WEST ORANGE, NEW JERSEY



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RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-21-18
SCHEME 1 / TOWN REVIEW	10-09-18
SCHEME 2 / REVISIONS PER TOWN	11-02-18
PRELIMINARY PER SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
UPDATED P.A. SET SUBMISSION	12-08-19
UPDATED P.A. SET SUBMISSION	01-08-20
UPDATED P.A. SET SUBMISSION	02-25-20
FINAL P.A. SET SUBMISSION	10-13-20
FINAL P.A. SET SUBMISSION	10-23-20
FINAL P.A. SET SUBMISSION	12-03-20
FINAL P.A. SET SUBMISSION	12-21-20
PROPOSED FINAL P.A. SET SUBMISSION	02-23-22
PROPOSED FINAL P.A. SET SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22

DRAWING TITLE: EXISTING/PROPOSED ELEVATIONS OF BUILDING B5										
R E V I S I O N S					NO	DATE	DWN	CHK	REMARKS	
NO	DATE	DWN	CHK	REMARKS	7	10-13-22	MR	JM	PER NEW COMMENT DATED 10-10-22	
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PER SET 02-03-21	8	12-13-22	MR	JM	PER NEW COMMENT DATED 12-09-22	
2	03-01-21	MR	JM	PER NEW SITE PLAN REVISED DATED 02-12-21	9	12-20-22	MR	JM	PER NEW TARGET DOCS/PLAN 12-15-22	
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED DATED 06-15-21	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS	
4	06-18-21	MR	JM	CORRECTION AREA OF BLOCK-B PER BLOCK-C	11	02-08-23	MR	JM	REVISED BLOCK-B PLAN AND ELEVATIONS	
5	02-23-22	MR	JM	PROPOSED TARGET BLOCK-C NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEVATIONS	
6	10-07-22	GC	JM	NEW DESIGN BLOCK-A BLOCK-B / REV 1	13	03-02-23	MR	JM	FINAL P.A. SET FOR TOWN SUBMISSION	

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-7.2