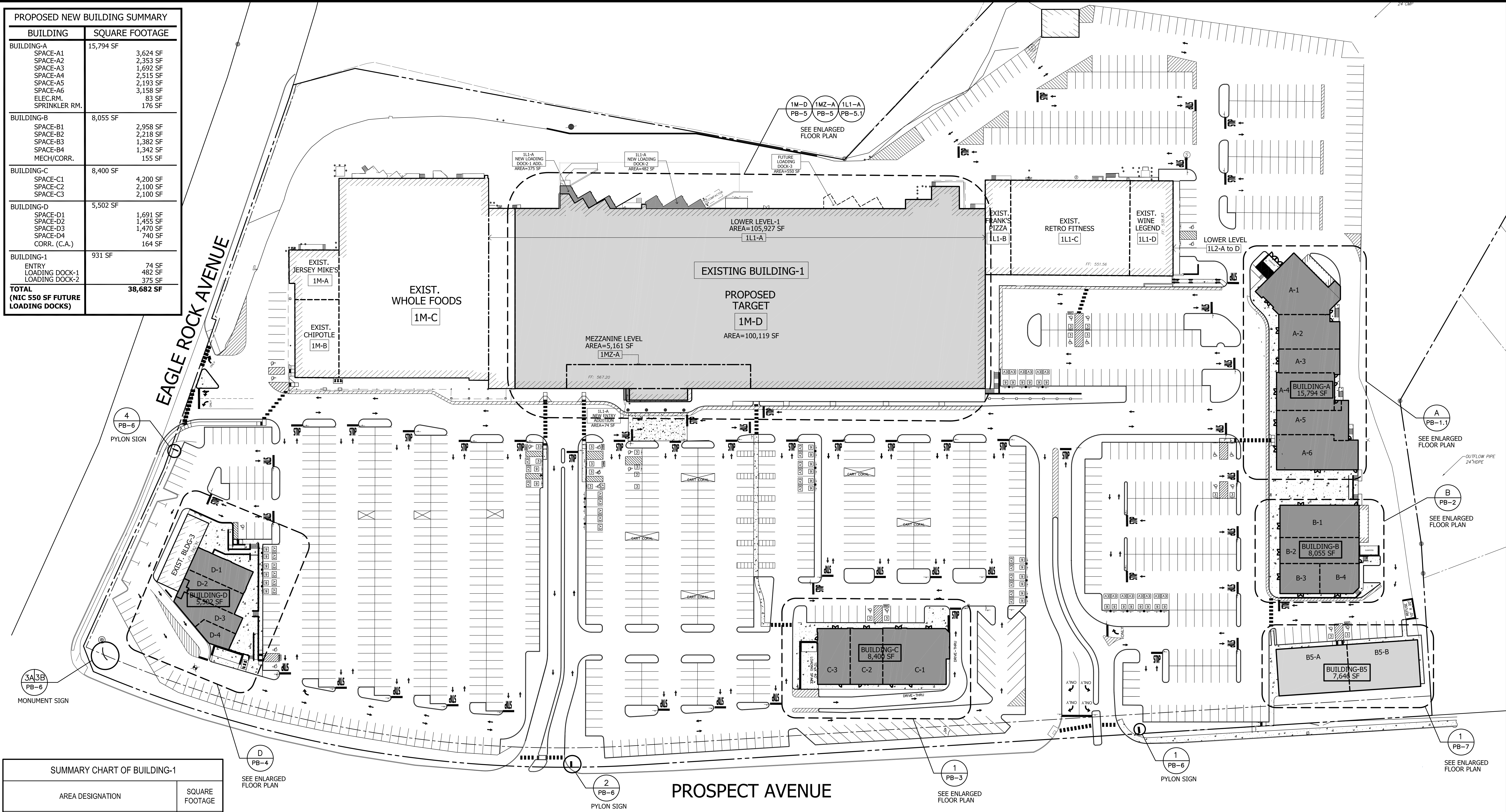


PROPOSED NEW BUILDING SUMMARY		
BUILDING	SQUARE FOOTAGE	
BUILDING-A	15,794 SF	
SPACE-A1	3,624 SF	
SPACE-A2	2,353 SF	
SPACE-A3	1,692 SF	
SPACE-A4	2,515 SF	
SPACE-A5	2,193 SF	
SPACE-A6	3,158 SF	
ELEC.RM.	83 SF	
SPRINKLER RM.	176 SF	
BUILDING-B	8,055 SF	
SPACE-B1	2,958 SF	
SPACE-B2	2,218 SF	
SPACE-B3	1,382 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	1,691 SF	
SPACE-D2	1,455 SF	
SPACE-D3	1,470 SF	
SPACE-D4	740 SF	
CORR. (C.A.)	164 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-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
ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24G28155900
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL: (973) 257-7064 FAX: (973) 257-7074

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
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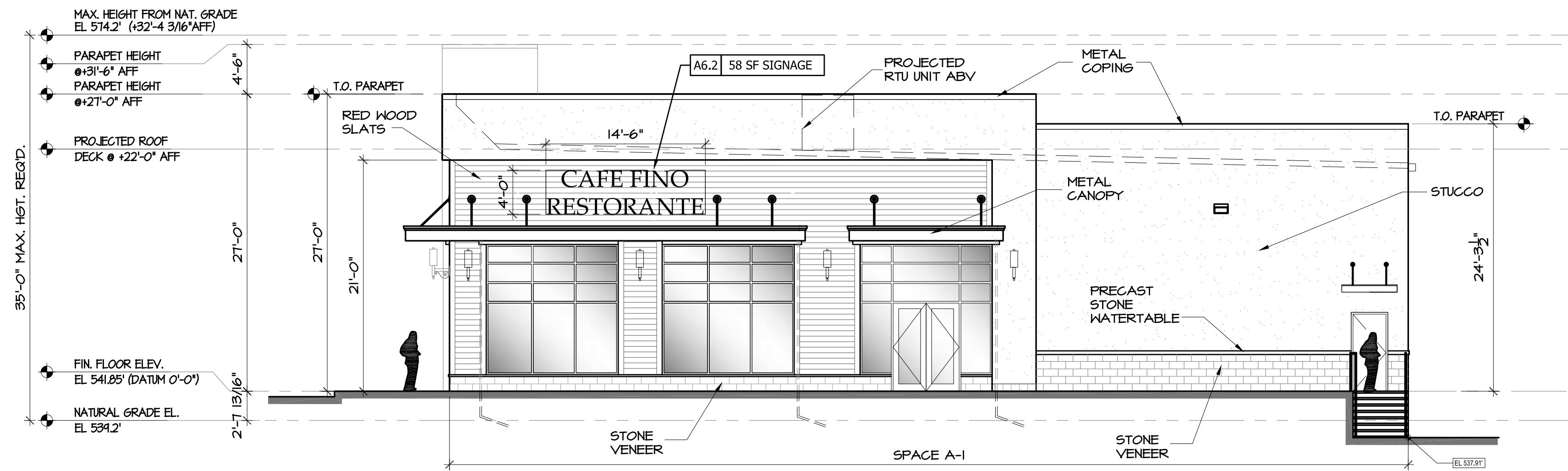
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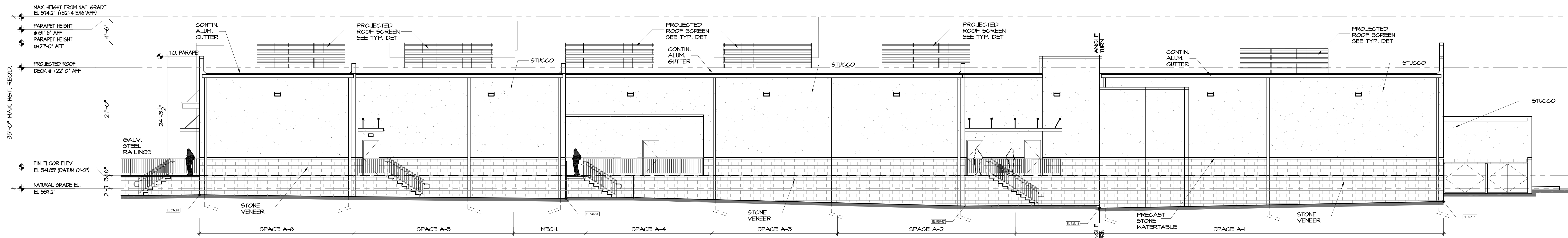
RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-21-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REVISIONS PER TOWN	11-02-18
SCHEME 5 / REVISIONS PER TOWN	04-24-19
PLANNING BOARD SUBMISSION	05-16-19
UPDATED P.A. SET SUBMISSION	12-06-19
UPDATED P.A. SET SUBMISSION	01-08-20
UPDATED P.A. SET SUBMISSION	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
REVISIONS PER TOWN	02-23-22
REVISIONS PER TOWN	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22
FINAL P.A. SET FOR TOWN SUBMISSION	03-02-22

DRAWING TITLE:				
PROPOSED SITE DEVELOPMENT PLAN / KEY PLAN				
REVISIONS				
NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED (02-02-21)
2	03-01-21	MR	JM	PER NEW SITE PLAN REVISED (03-01-21)
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED (06-14-21)
4	06-18-21	MR	JM	PER NEW SITE PLAN REVISED (06-18-21)
5	02-23-22	MR	JM	PER TOWN COMMENTS REVISED (02-23-22)
6	10-07-22	GC	JM	PER TOWN COMMENTS REVISED (10-07-22)
7	10-13-22	MR	JM	PER TOWN COMMENTS REVISED (10-13-22)

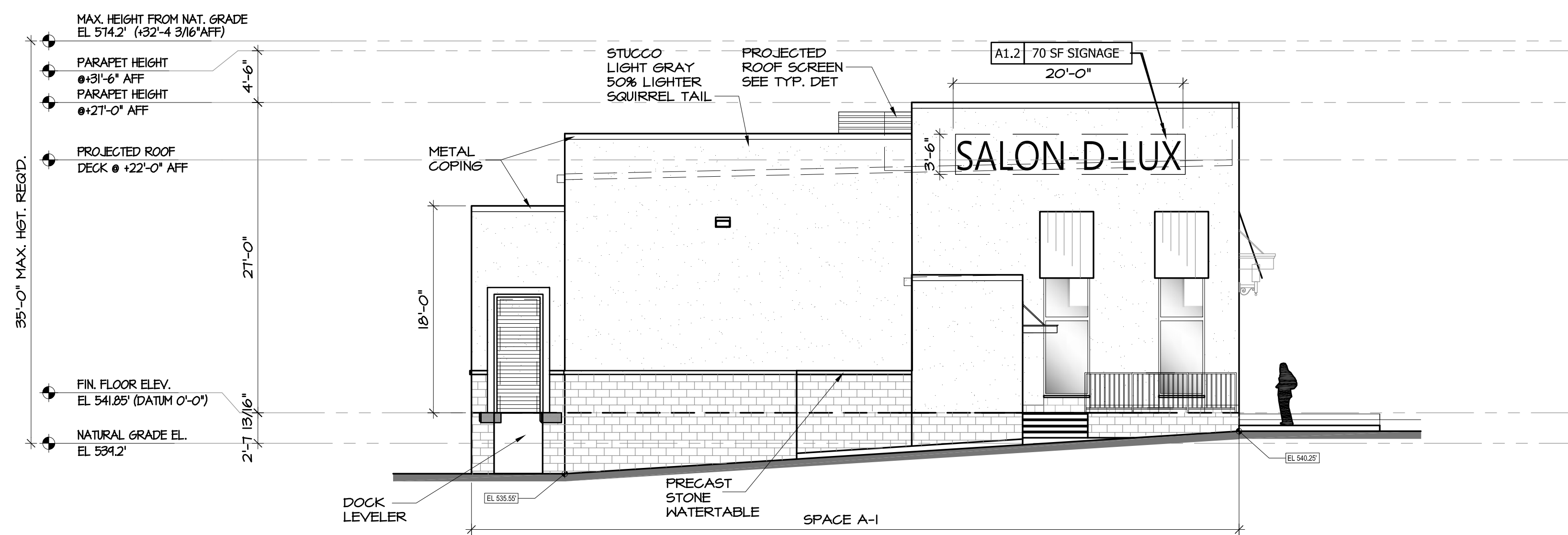
DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-0



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

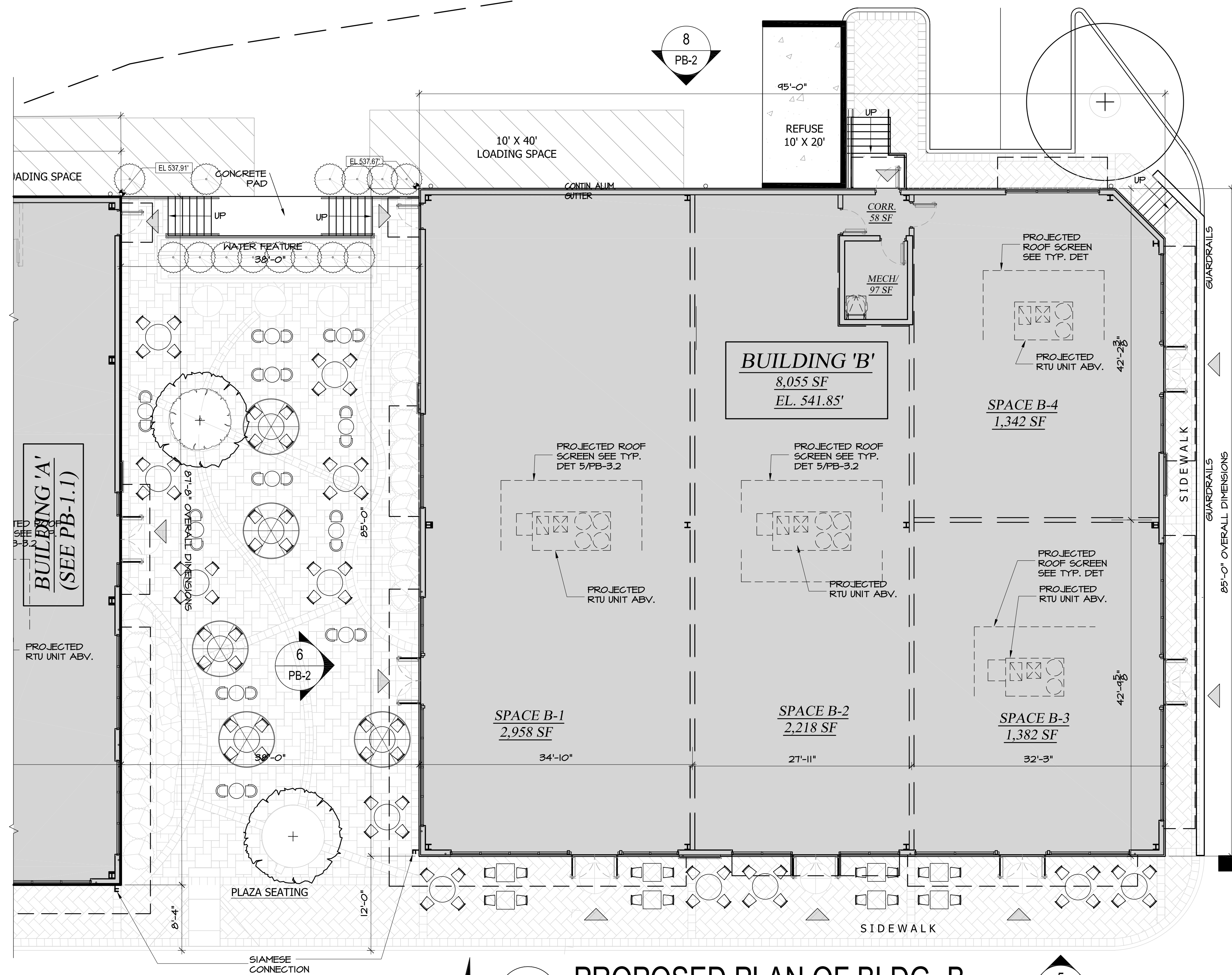
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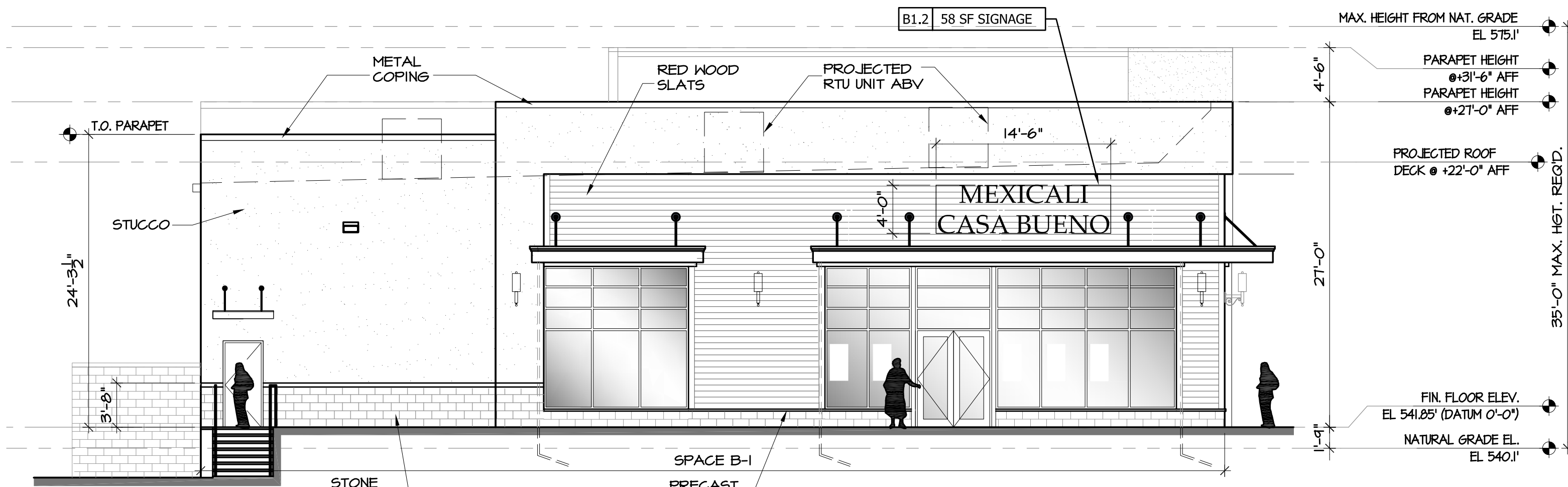
RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-23-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REGISTERED TRAFFIC	11-02-18
PRELIMINARY PR SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
UPDATED P&L SET SUBMISSION	12-08-19
UPDATED P&L SET SUBMISSION	01-08-20
UPDATED P&L SET SUBMISSION	02-25-20
FINAL 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
FINAL P&L SET SUBMISSION	02-23-22
FINAL P&L SET FOR TOWN SUBMISSION	03-02-22
FINAL P&L SET FOR TOWN SUBMISSION	04-02-22

DRAWING TITLE: PROPOSED REAR ELEVATION OF BLDG.-A PROPOSED RIGHT SIDE ELEVATION OF BLDG.-A					REVISIONS				
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PR SET 01-29-21	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-13-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 03-01-21	9	12-20-22	MR	JM	PER NEW TARGET DOCK/PLAN 12-13-22
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 06-14-21	10	01-25-23	DC	JM	PER NEW TARGET DOCK/PLAN
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG-A REV. BLANK	11	02-08-23	MR	JM	REVISED BLDGS PLAN AND ELEV
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-A NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TOWER ELEV
6	10-07-22	GC	JM	NEW DESIGN BLDG-B BLDG-B REV 1	13	03-02-23	MR	JM	FINAL PR SET FOR TOWN SUBMISSION
7	10-13-22	MR	JM	PER NEW CORRECTION DATED 10-10-22	14	04-24-23	MR	JM	REVISED BLDG-B PER SITE ENGINEER
					15	05-05-23	MR	JM	

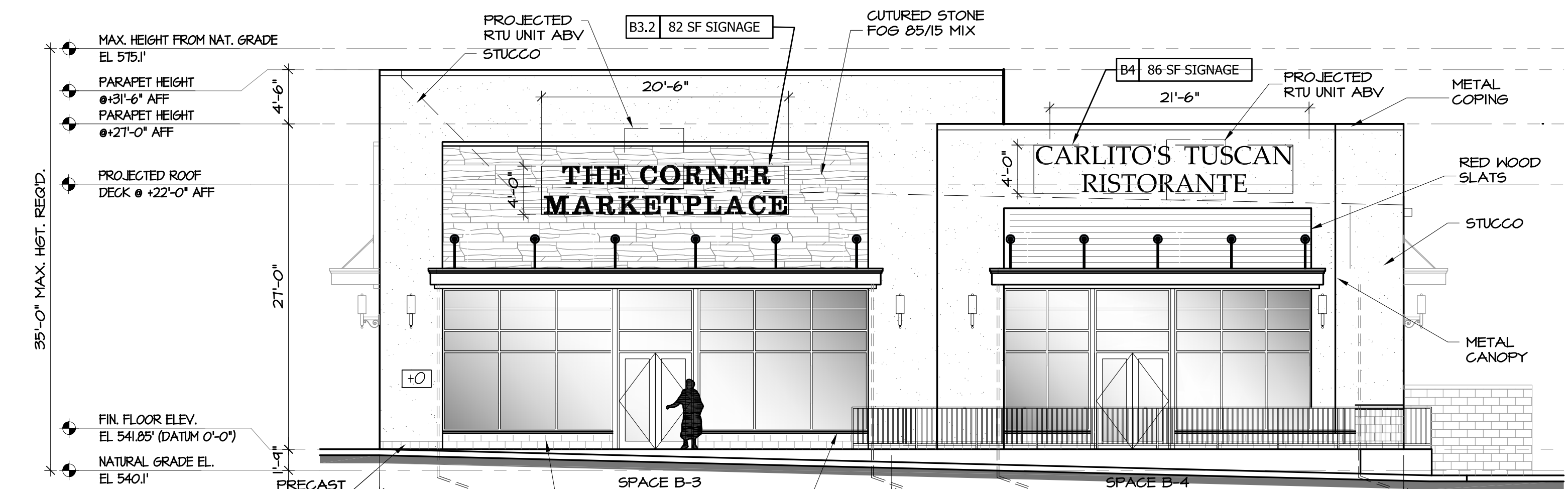
DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-1.2



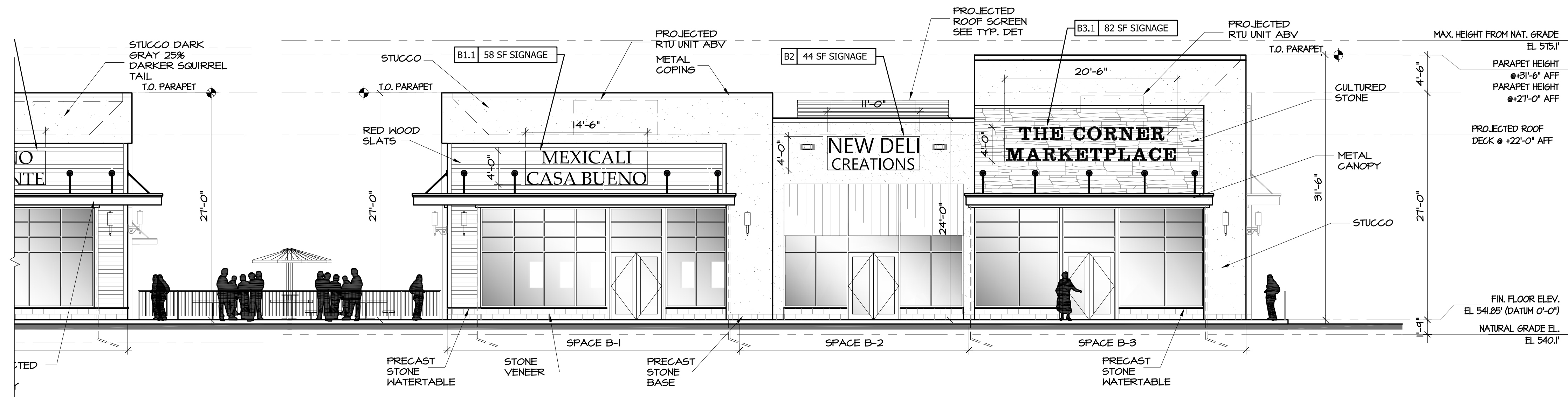
PROPOSED PLAN OF BLDG.-B
SCALE: 1/8" = 1'-0"



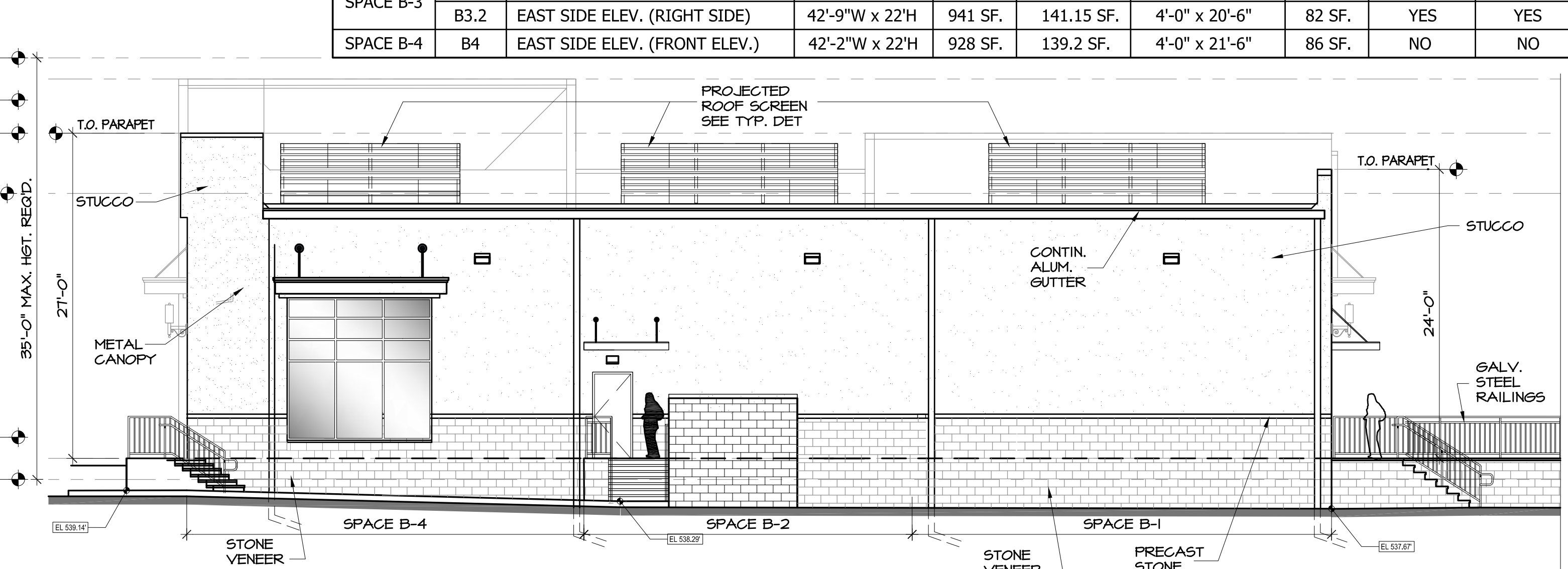
PROPOSED WEST SIDE ELEVATION OF BLDG.-B
SCALE: 1/8" = 1'-0"



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 QUANTITY OF SIGNS
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.	YES
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

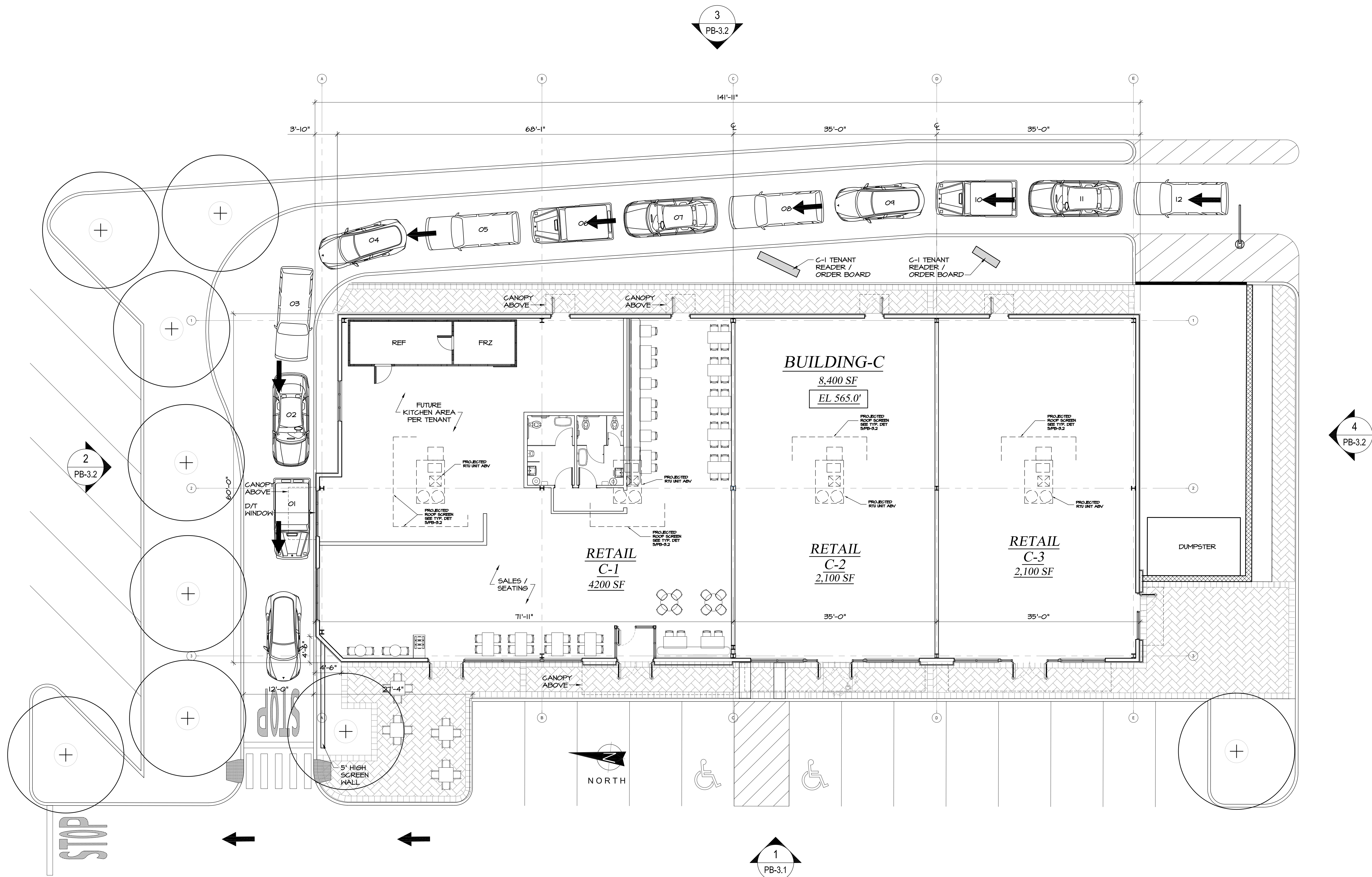
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RELEASE STATUS OF DRAWING		DATE:
START OF PROJECT	08-21-18	
SCHEME 1 / TOWN REVIEW	10-09-18	
SCHEME 2 / REVISIONS	11-02-18	
PRELIMINARY PER SET	04-24-19	
PLANNING BOARD SUBMISSION	05-18-19	
UPDATED PER SET SUBMISSION	10-08-19	
UPDATED PER SET SUBMISSION	02-25-20	
FINAL PER SET SUBMISSION	10-13-20	
FINAL PER SET SUBMISSION	10-23-20	
FINAL PER SET SUBMISSION	12-04-20	
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	04-02-22	
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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 REVISIONS PER SET 04-02-21
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 04-02-21
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 06-14-21
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG.-B NEW BLACK
5	02-23-22	MR	JM	PROPOSED TARGET BLDG.-B NEW ADDITION
6	10-07-22	GC	JM	NEW DESIGN BLACK & BLDG.-B REV 1
7	10-13-22	MR	JM	PER TOWN COMMENTS DATED 08-02-22

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



C PROPOSED PLAN OF BLDG.-C (8,400 SF TOTAL)
SCALE: 1/8" = 1'-0"

SITE LANDSCAPING SHOWN IS FOR
REFERENCE ONLY, SEE LATEST
LANDSCAPE ARCHITECT DRAWINGS

WEST ORANGE
PLAZA

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

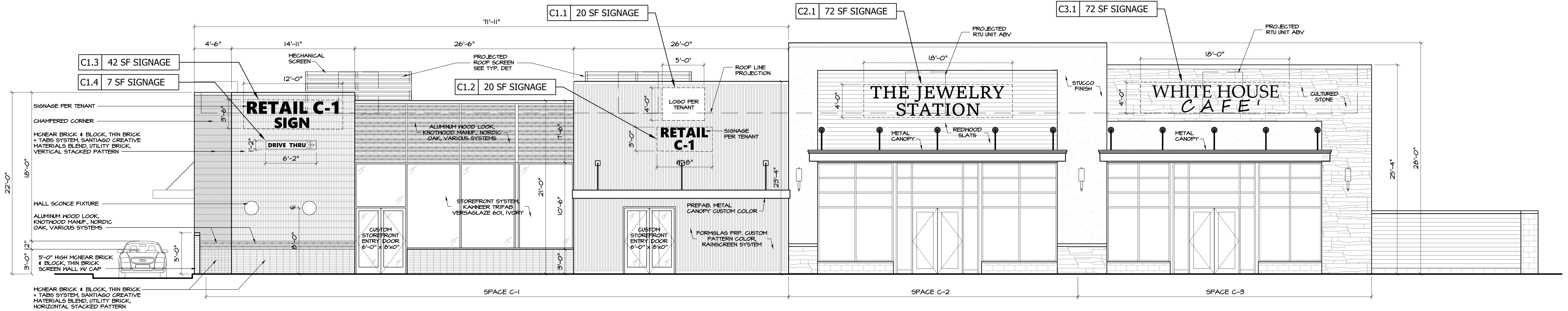
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RELEASE STATUS OF DRAWING				DATE:
START OF PROJECT	08-23-18			
SCHEME 3 / TOWN REVIEW	10-09-18			
SCHEME 4 / REVISIONS / TRAFFIC	11-02-18			
PRELIMINARY PB SET	04-24-19			
PLANNING BOARD SUBMISSION	05-16-19			
UPDATED P.B. SET SUBMISSION	12-06-19			
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	12-04-20			
FINAL P.B. SET SUBMISSION	12-03-20			
FINAL P.B. SET SUBMISSION	12-21-20			
REVISED FINAL P.B. SET SUBMISSION	02-23-22			
REVISED FINAL P.B. SET SUBMISSION	03-02-22			
FINAL PB SET FOR TOWN SUBMISSION	04-02-22			

DRAWING TITLE: PROPOSED PLAN OF BUILDING-C				
REVISIONS				
NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PB SET 04-03-21
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-03-21
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 06-03-21
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG-C REV. BLDG-C
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-C NEW ADDITION
6	10-07-22	GC	JM	NEW DESIGN BLOCK-B BLDG-B REV. E
7	10-13-22	MR	JM	PER NEW CORRECTION DATED 09-08-22

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-3

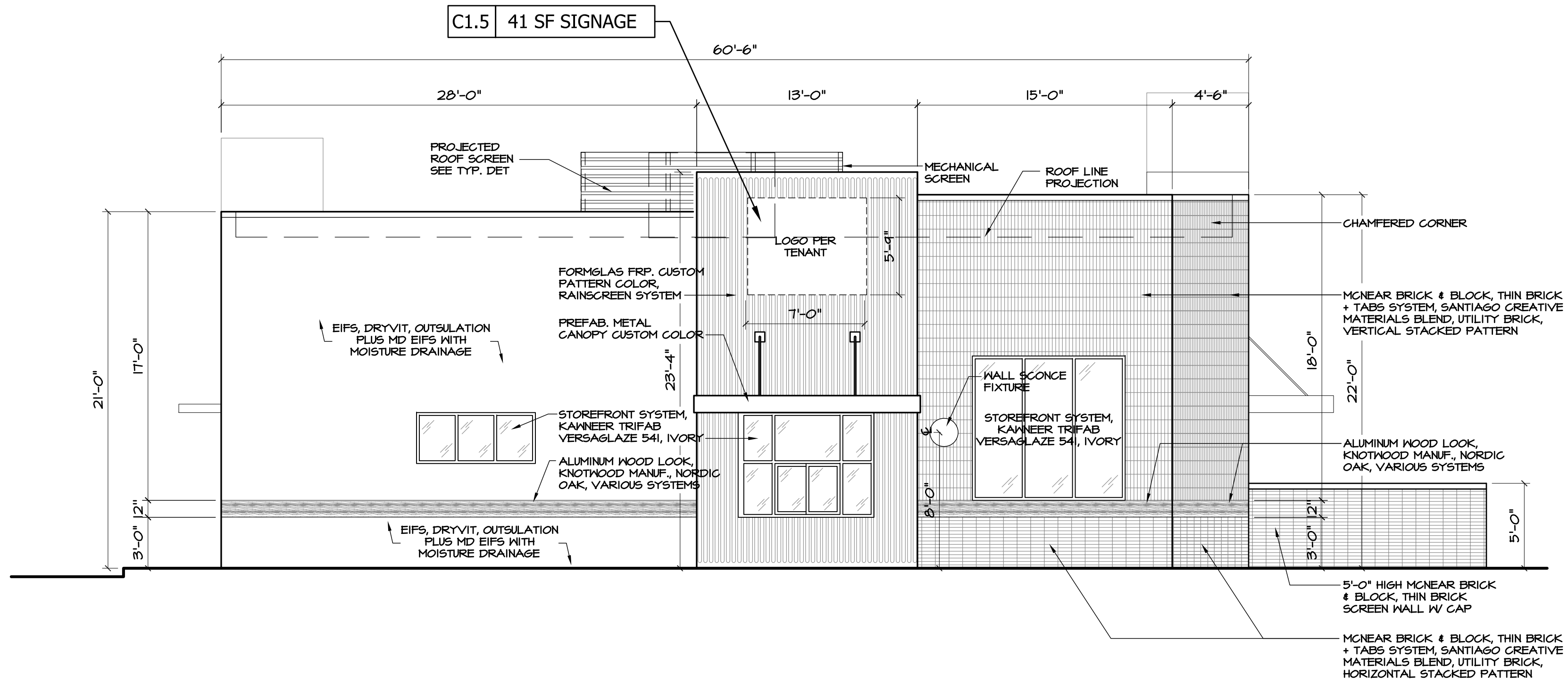


1

PROPOSED FRONT 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 (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.)				1'-2" x 6'-2"	7 SF.	NO	YES
	C1.5	NORTH SIDE ELEV. (LEFT SIDE)	60'-0"W x 21'H	1,260 SF.	189 SF.	5'-9" x 7'-0"	41 SF.	YES	YES
	C1.6	EAST SIDE ELEV. (REAR/STREET)	70'-6"W x 21'H	1,480.5 SF	222 SF	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.	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



2

PROPOSED LEFT SIDE ELEVATION OF BLDG.-C

SCALE: 3/16" = 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



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RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-21-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 1 - REVIEW PER TRAFFIC	11-02-18
SCHEME 2 - REVIEW PER TRAFFIC	11-02-18
PLANNING BOARD SUBMISSION	04-24-19
FINAL P&L SET SUBMISSION	05-18-19
UPDATED P&L SET SUBMISSION	12-04-19
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
FINAL P&L SET SUBMISSION	02-23-22
FINAL P&L SET FOR TOWN SUBMISSION	02-02-22
FINAL P&L SET FOR TOWN SUBMISSION	02-02-22
FINAL P&L SET FOR TOWN SUBMISSION	02-02-22

DRAWING TITLE:

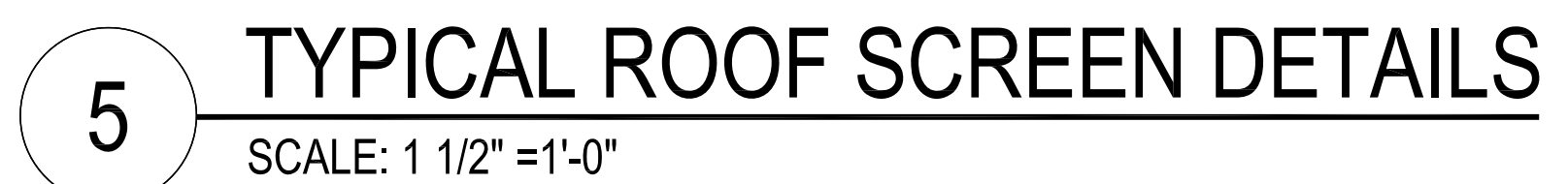
PROPOSED EXTERIOR ELEVATIONS OF BUILDING-C

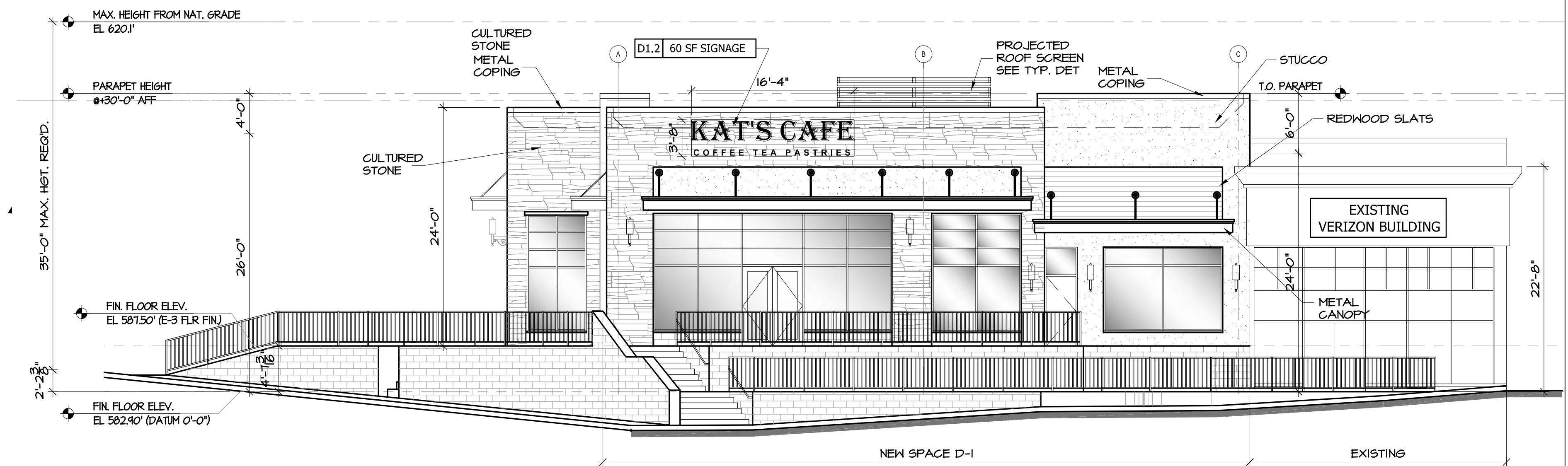
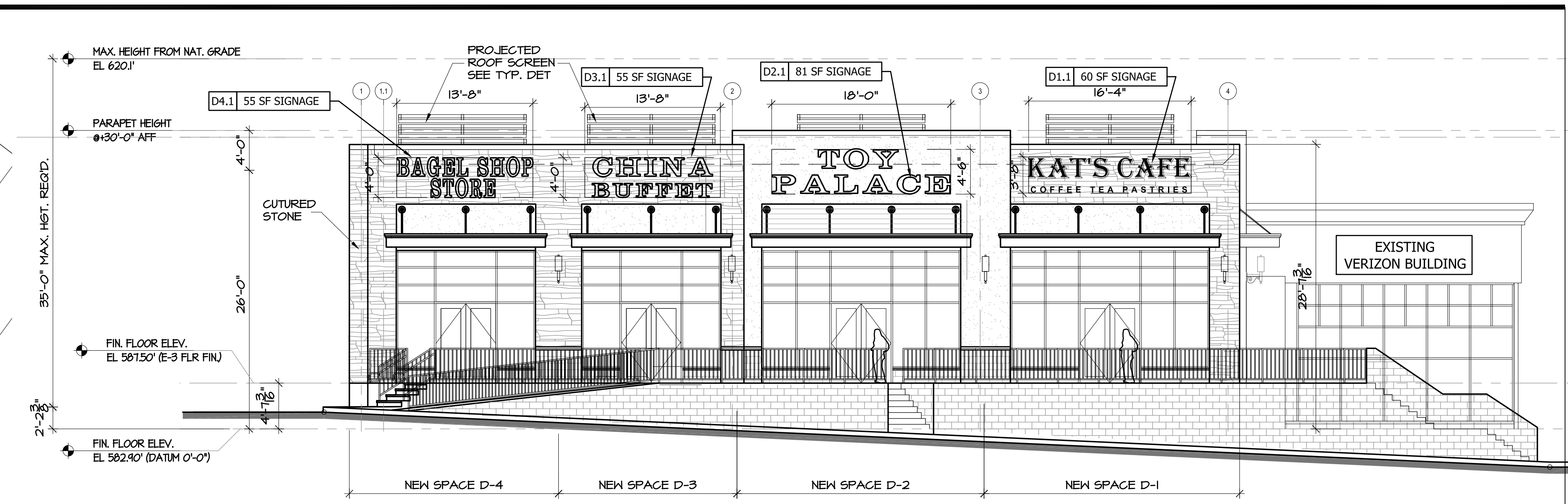
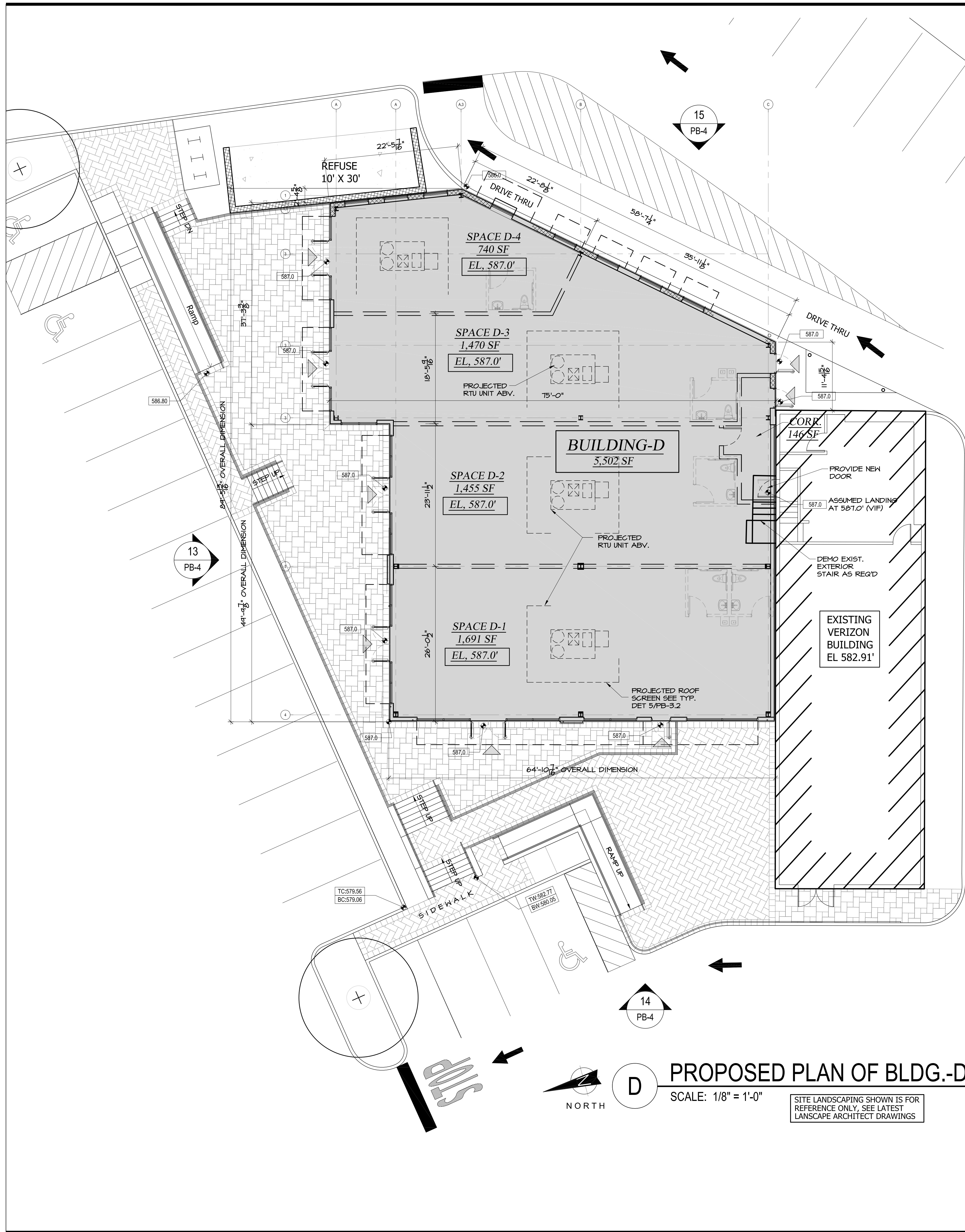
REVISIONS				NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	8	12-13-22	MR	JM	PER TOWN COMMENTS REVISED PER SET 12-13-22
2	03-01-21	MR	JM	9	12-20-22	MR	JM	PER NEW SITE PLAN REVISED PER SET 12-20-22
3	06-14-21	MR	JM	10	01-25-23	DC	JM	PER NEW TARGET ELEVATIONS
4	06-18-21	MR	JM	11	02-08-23	MR	JM	REVISED BLOCKS PLAN AND ELEV.
5	06-18-21	MR	JM	12	02-22-23	MR	JM	REVISED SITE PLAN AND TOWN ELEV.
6	10-07-22	GC	JM	13	03-02-23	MR	JM	FINAL P&L SET FOR TOWN SUBMISSION
7	10-13-22	MR	JM	14	04-24-23	MR	JM	REVISED BLOCK-C SITE PLAN PER TOWN COMMENTS
8	10-13-22	MR	JM	15	05-05-23	MR	JM	REVISED SITE PLAN PER SITE ENGINEER

DATE:	2/4/2019
DRAWN / CHECKED:	MR / JM
SCALE:	AS NOTES
PROJECT NUMBER:	2016-1742
DRAWING NO:	PB-3.1

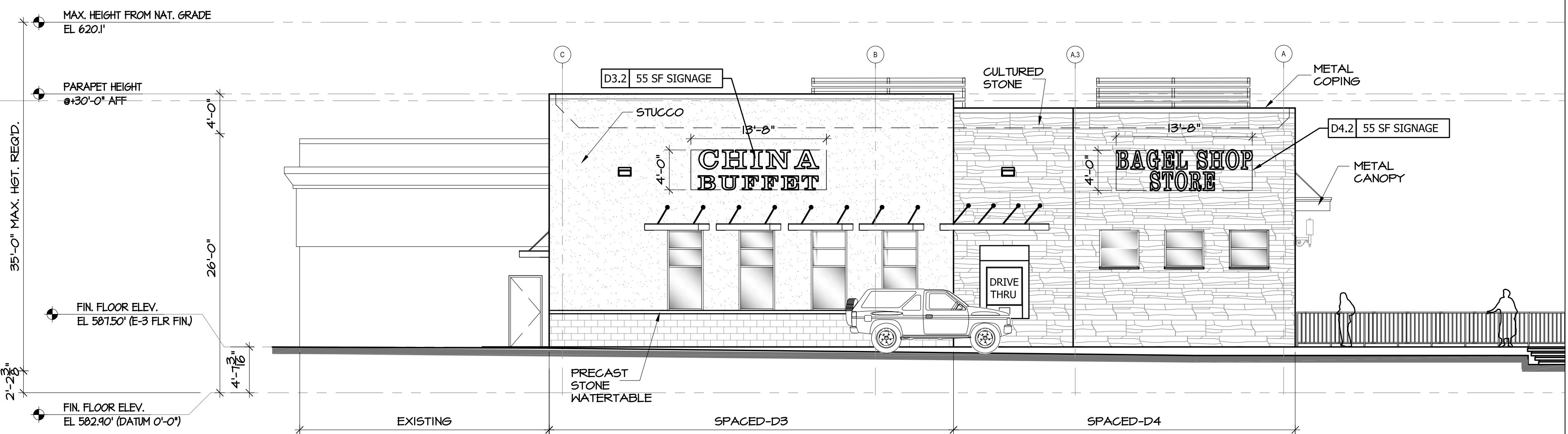


BUILDING-C SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA 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.	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





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)	FAÇADE AREA		PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE D-1	D1.1	WEST SIDE ELEV. (FRONT ELEV.)	26'-0"W x 22'-0"H	572 SF.	85.8 SF.	3'-8" x 16'-4"	60 SF.	NO	NO
	D1.2	WEST SIDE ELEV. (FRONT ELEV.)	64'-10"W x 22'-0"H	1426 SF.	214 SF.	3'-8" x 16'-4"	60 SF.	NO	YES
SPACE D-2	D2.1	NORTH SIDE ELEV. (LEFT SIDE)	24'-0"W x 22'-0"H	528 SF.	79.2 SF.	4'-6" x 18'-0"	81 SF.	NO	NO
	D3.1	NORTH SIDE ELEV. (FRONT ELEV.)	18'-7"W x 22'-0"H	409 SF.	61.35 SF.	4'-0" x 13'-8"	55 SF.	NO	NO
SPACE D-3	D3.1	EAST SIDE ELEV. (LEFT SIDE/STREET)	35'-11"W x 22'-0"H	790 SF.	118.5 SF.	4'-0" x 13'-8"	55 SF.	NO	YES
	D4.1	NORTH SIDE ELEV. (FRONT ELEV.)	18'-7"W x 22'-0"H	409 SF.	61.35 SF.	4'-0" x 13'-8"	55 SF.	NO	NO
SPACE D-4	D4.2	EAST SIDE ELEV. (LEFT SIDE/STREET)	45'-2"W x 22'-0"H	994 SF.	149 SF.	4'-0" x 13'-8"	55 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

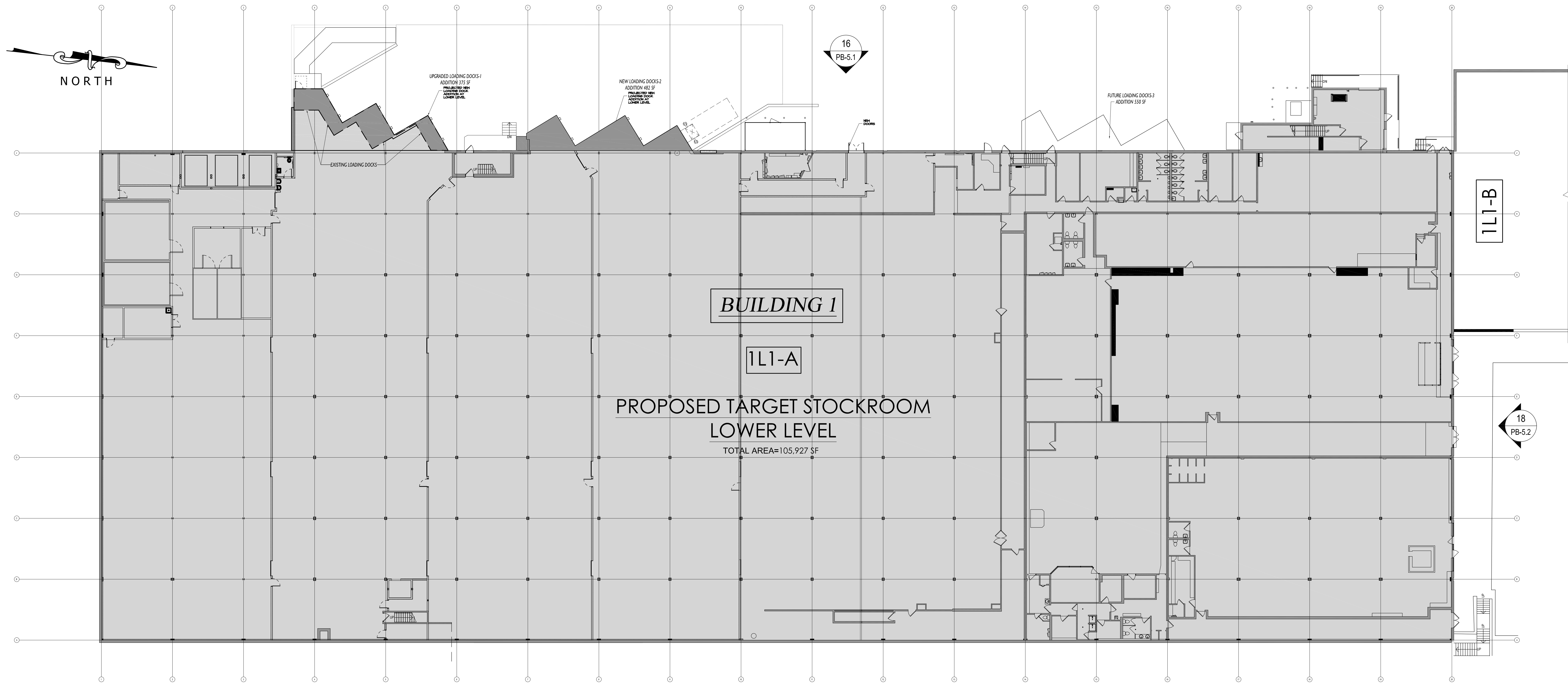
THE MONTORO ARCHITECTURAL GROUP
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201.760.1300
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RELEASE STATUS OF DRAWING
DATE: 08-21-18
START OF PROJECT: 08-21-18
SCHEME 3 / TOWN REVIEW: 10-09-18
SCHEME 4 / REVISIONS: 11-02-18
PRELIMINARY PR SET: 04-24-19
PLANNING BOARD SUBMISSION: 05-18-19
UPDATED P&L SET SUBMISSION: 12-08-19
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
REVISED FINAL P&L SET SUBMISSION: 03-02-22
REVISED FINAL P&L SET SUBMISSION: 03-02-22
FINAL PR SET FOR TOWN SUBMISSION: 03-02-22
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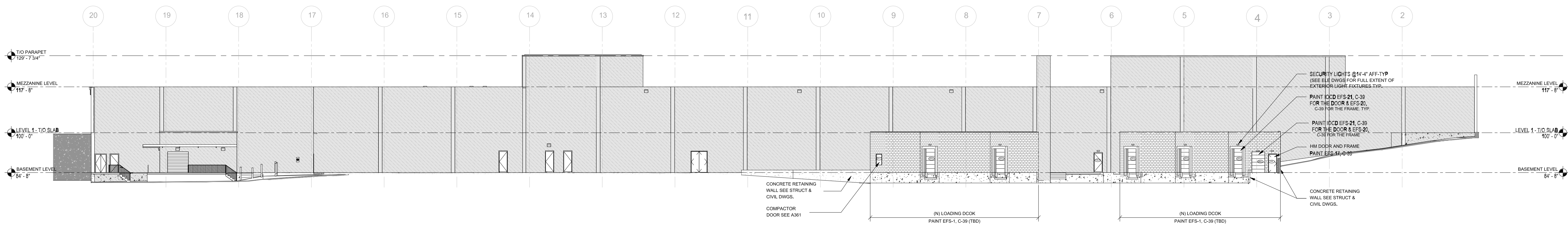
DRAWING TITLE:
PROPOSED FLOOR PLAN - BUILDING-D
PROPOSED EXTERIOR ELEVATIONS OF BLDG.-D
REVISIONS
NO. DATE DWN CHK. REMARKS
1 02-02-21 MR JM PER TOWN COMMENTS DATED 01-28-21
2 03-01-21 MR JM PER NEW SITE PLAN DATED 02-18-21
3 06-14-21 MR JM PER NEW TARGET DOCKPLAN L2-L3-22
4 06-18-21 MR JM REVISED SIGNAGE PLAN AND ELEV.
5 02-23-22 MR JM CORRECTION AREA OF BLDG-D REV. BLACK
6 10-07-22 GC JM PROPOSED TARGET BLDG-D NEW ADDITION
7 10-13-22 MR JM NEW DESIGN BLACK-B BLDG-D REV. L1
NO. DATE DWN CHK. REMARKS
8 12-13-22 MR JM PER NEW SITE PLAN DATED 08-02-22
9 01-25-23 DC JM PER NEW TARGET DOCKPLAN L2-L3-22
10 02-08-23 MR JM REVISED SIGNAGE PLAN AND ELEV.
11 02-22-23 MR JM REVISED SIGNAGE PLAN AND ELEV.
12 03-02-23 MR JM FINAL PR SET FOR TOWN SUBMISSION
13 03-02-23 MR JM REVISED SIGNAGE PLAN AND ELEV.
14 04-24-23 MR JM FINAL PR SET FOR TOWN SUBMISSION
15 05-05-23 MR JM REVISED SIGNAGE PLAN AND ELEV.
PER SITE ENGINEER

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



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

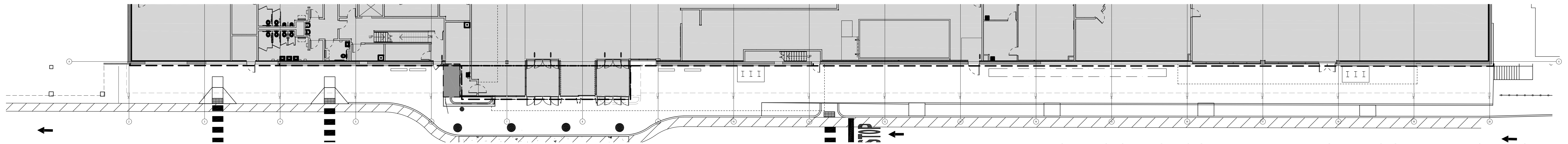
THE MONTORO ARCHITECTURAL GROUP
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RELEASE STATUS OF DRAWING		DATE:
START OF PROJECT	08-23-18	
SCHEME 1 / TOWN REVIEW	10-09-18	
SCHEME 2 / REGISTERED TRAFFIC	11-02-18	
PRELIMINARY PB SET	04-24-19	
PLANNING BOARD SUBMISSION	09-18-19	
UPDATED P.B. SET SUBMISSION	12-08-19	
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	12-04-20	
FINAL P.B. SET SUBMISSION	12-03-20	
FINAL P.B. SET SUBMISSION	12-21-20	
REVISED FINAL P.B. SET SUBMISSION	02-23-22	
REVISED FINAL P.B. SET SUBMISSION	03-02-22	
FINAL PB SET FOR TOWN SUBMISSION	04-02-22	

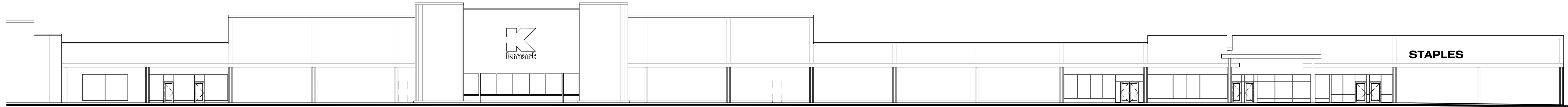
DRAWING TITLE:				EXISTING / PROPOSED MEZZANINE PLAN OF BLDG.-1L1-A			
EXISTING / PROPOSED WEST ELEV. (PART REAR OF BLDG-1)				REVISIONS			
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PB SET 02-02-21	8	12-13-22	MR
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 02-02-21	9	12-20-22	MR
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED 02-02-21	10	01-25-23	DC
4	06-18-21	MR	JM	PER NEW SITE PLAN DATED 02-02-21	11	02-08-23	MR
5	02-23-22	MR	JM	CORRECTION AREA OF BLDG-1 REV. BLNCC	12	02-22-23	MR
6	10-07-22	GC	JM	PROPOSED TARGET BLDG-1 NEW ADDITION	13	03-02-23	MR
7	10-13-22	MR	JM	NEW DESIGN BLDG-1 BLDG-1 REV. 1	14	04-24-23	MR
				NEW DESIGN BLDG-1 BLDG-1 REV. 1	15	05-05-23	MR

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



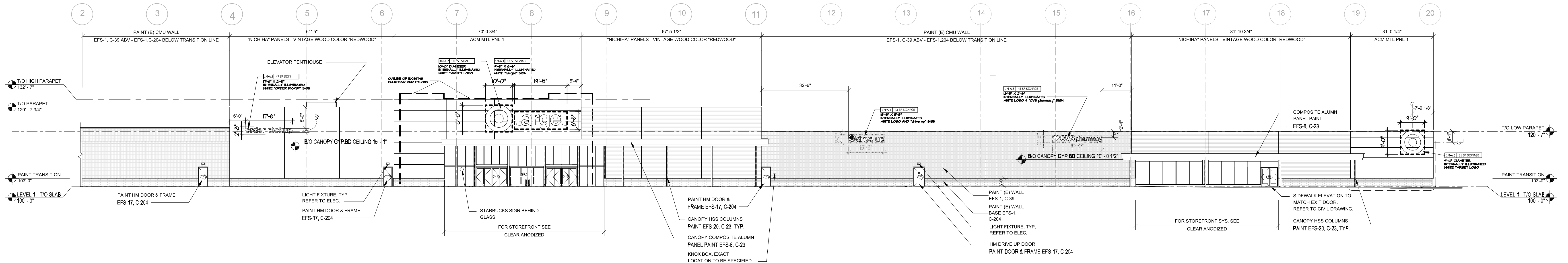
EXISTING / PROPOSED PART FIRST FLOOR PLAN (BLDG.-1M-D)

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



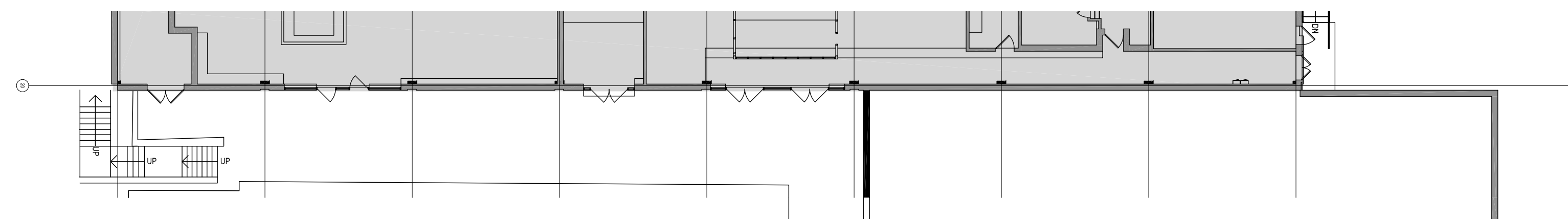
EXISTING EAST ELEVATION (PART FRONT OF BLDG.-1)

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



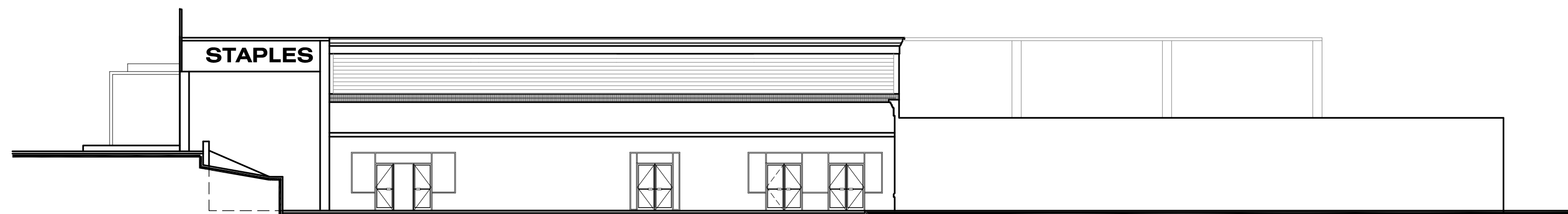
17 PROPOSED EAST ELEVATION (FRONT OF BLDG.-1M-D)

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



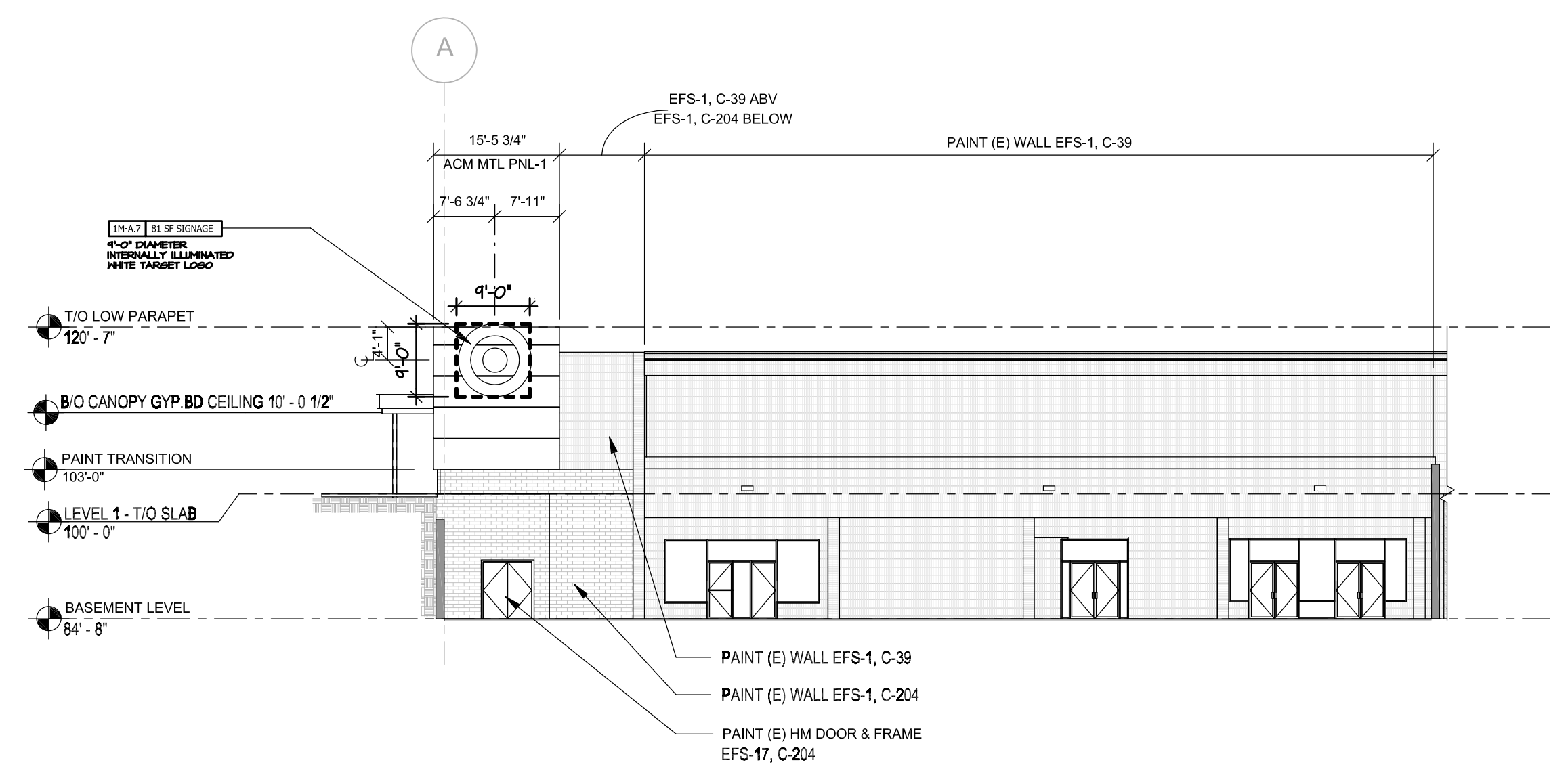
EXISTING / PROPOSED PART LOWER LEVEL PLAN (BLDG.-1L1-A)

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"

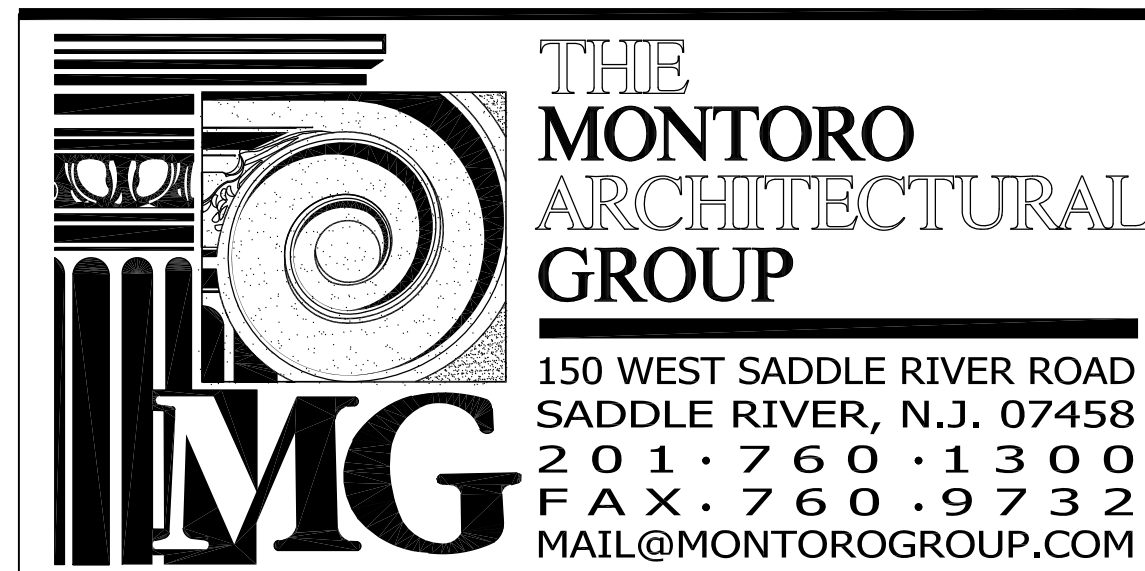
SPACE D-4	D4.1	NORTH SIDE ELEV. (FRONT ELEV.)	18'-7"W x 22'-0"H	409 SF.	61.35 SF.	4'-0" x 13'-8"	55 SF.	NO	NO
	D4.2	EAST SIDE ELEV.(LEFT SIDE/STREET)	45'-2"W x 22'-0"H	994 SF.	149 SF.	4'-0" x 13'-8"	55 SF.	NO	YES
BUILDING 1M-D PROPOSED TARGET SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	ALLOWABLE SIGN		SIGN AREA PROVIDED		VARIANCE REQUIRED?		
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACE AREA	Business P-C Zone (SAC 25-15.3.1.3.2) 15% FACE OR 120 SF. (MAX)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGN
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 = 1,291 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

WEST ORANGE PLAZA

PROJECT TITLE:

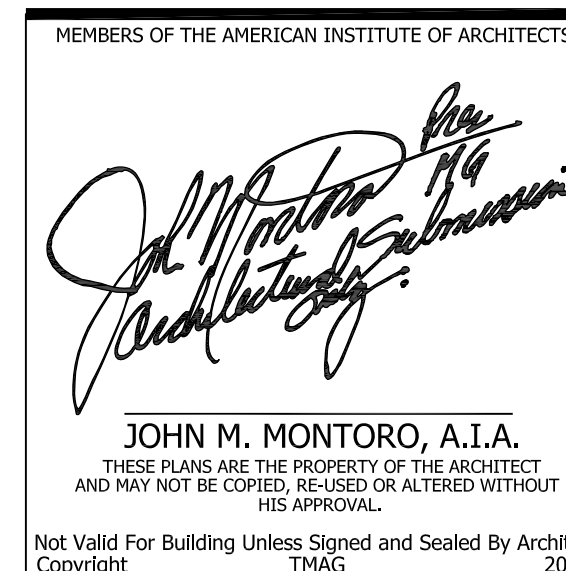
WEST ORANGE PLAZA
NEW BUILDINGS & ADDITIONS

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



THE MONTORO ARCHITECTURAL GROUP

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RELEASE STATUS OF DRAWING		DATE:
START OF PROJECT	08-23-18	
SCHEME 1 / TOWN REVIEW	10-09-18	
SCHEME 2 / TOWN REVIEW	11-02-18	
SCHEME 3 / TOWN REVIEW	04-24-19	
PRELIMINARY PERMIT SET	05-18-19	
PLANNING BOARD SUBMISSION	12-08-19	
UPDATED P&L SET SUBMISSION	01-25-20	
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	12-04-20	
FINAL P&L SET SUBMISSION	12-21-20	
REVISED FINAL P&L SET SUBMISSION	02-23-22	
REVISED FINAL P&L SET SUBMISSION	03-02-22	
FINAL P&L SET FOR TOWN SUBMISSION	04-02-22	

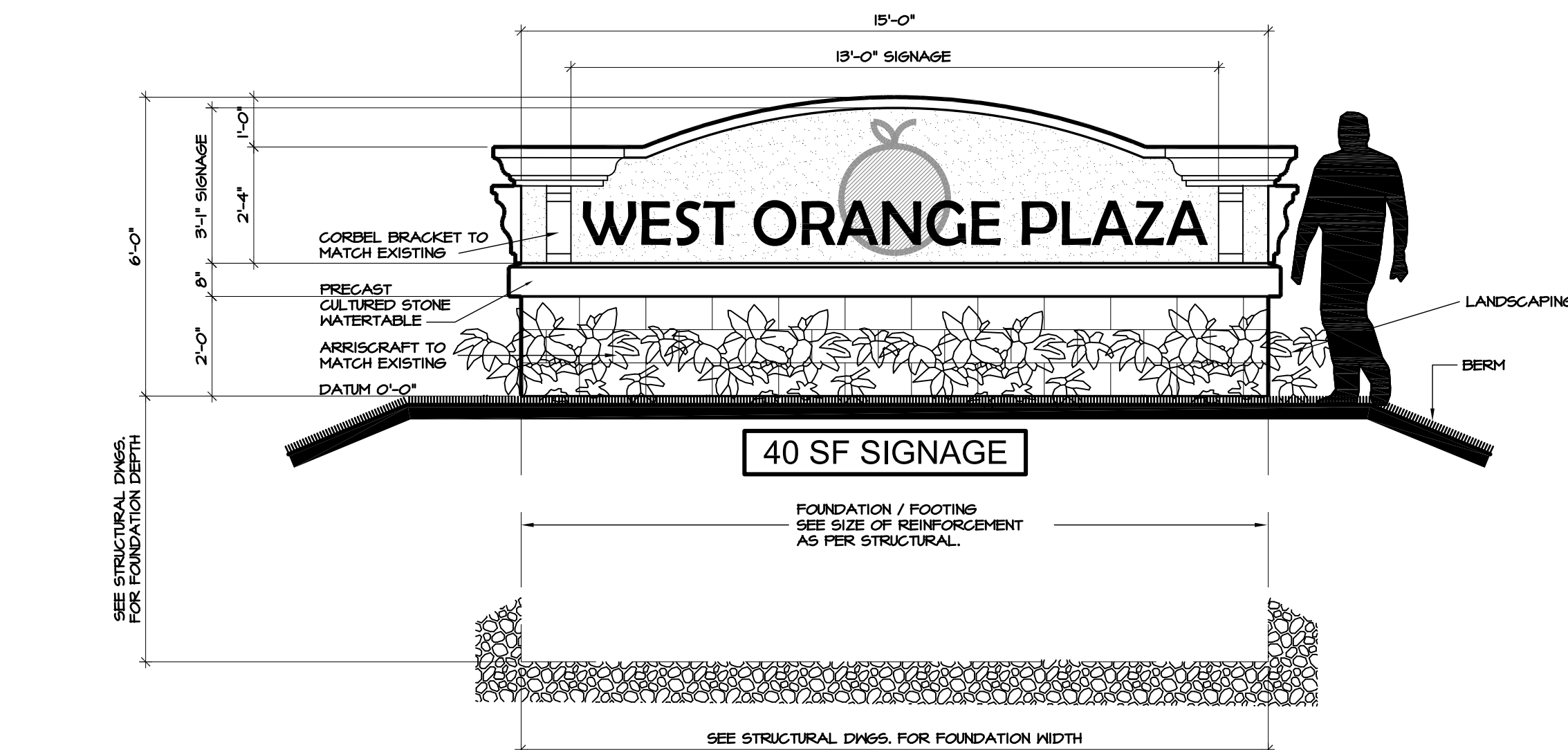
DRAWING TITLE:									
EXISTING / PROPOSED FIRST FLOOR PLAN - BLDG. 111-B & C									
EXISTING / PROPOSED EAST & NORTH ELEVATIONS									
REVISIONS				NO	DATE	DWN	CHK	REMARKS	
NO	DATE	DWN	CHK	REMARKS					
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PER SET 01-25-21	10	12-13-22	MR	JM	PER NEW EASEL PLAN REVISED PER SET 01-25-21
2	03-01-21	MR	JM	PER NEW SITE PLAN REVISED PER SET 01-25-21	9	12-20-22	MR	JM	PER NEW TARGET REVISED PER SET 01-25-21
3	06-14-21	MR	JM	PER NEW SITE PLAN REVISED PER SET 01-25-21	10	01-25-23	DC	JM	PER NEW TARGET REVISED PER SET 01-25-21
4	06-18-21	MR	JM	PER NEW SITE PLAN REVISED PER SET 01-25-21	11	02-09-23	DC	JM	REVISED BEDS AND FLOOR ELEVATIONS
5	02-23-22	MR	JM	CORRECTION AREA OF CONNECTION AREA, REV. BEDS AND FLOOR ELEVATIONS	12	02-22-23	MR	JM	REVISED SITE PLAN AND FLOOR ELEVATIONS
6	10-07-22	GC	JM	PER TOWN COMMENTS REVISED PER SET 01-25-21	13	03-09-23	DC	JM	PER NEW EASEL PLAN REVISED PER SET 01-25-21
7	10-07-22	GC	JM	PER TOWN COMMENTS REVISED PER SET 01-25-21	14	04-24-23	MR	JM	REVISED EASEL, SITE PLAN AND FLOOR ELEVATIONS
8	10-13-22	MR	JM	PER TOWN COMMENTS REVISED PER SET 01-25-21	15	05-04-23	MR	JM	PER TOWN COMMENTS REVISED PER SET 01-25-21

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"



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

3a MONUMENT SIGN at INTERSECTION
SCALE: 1/4" = 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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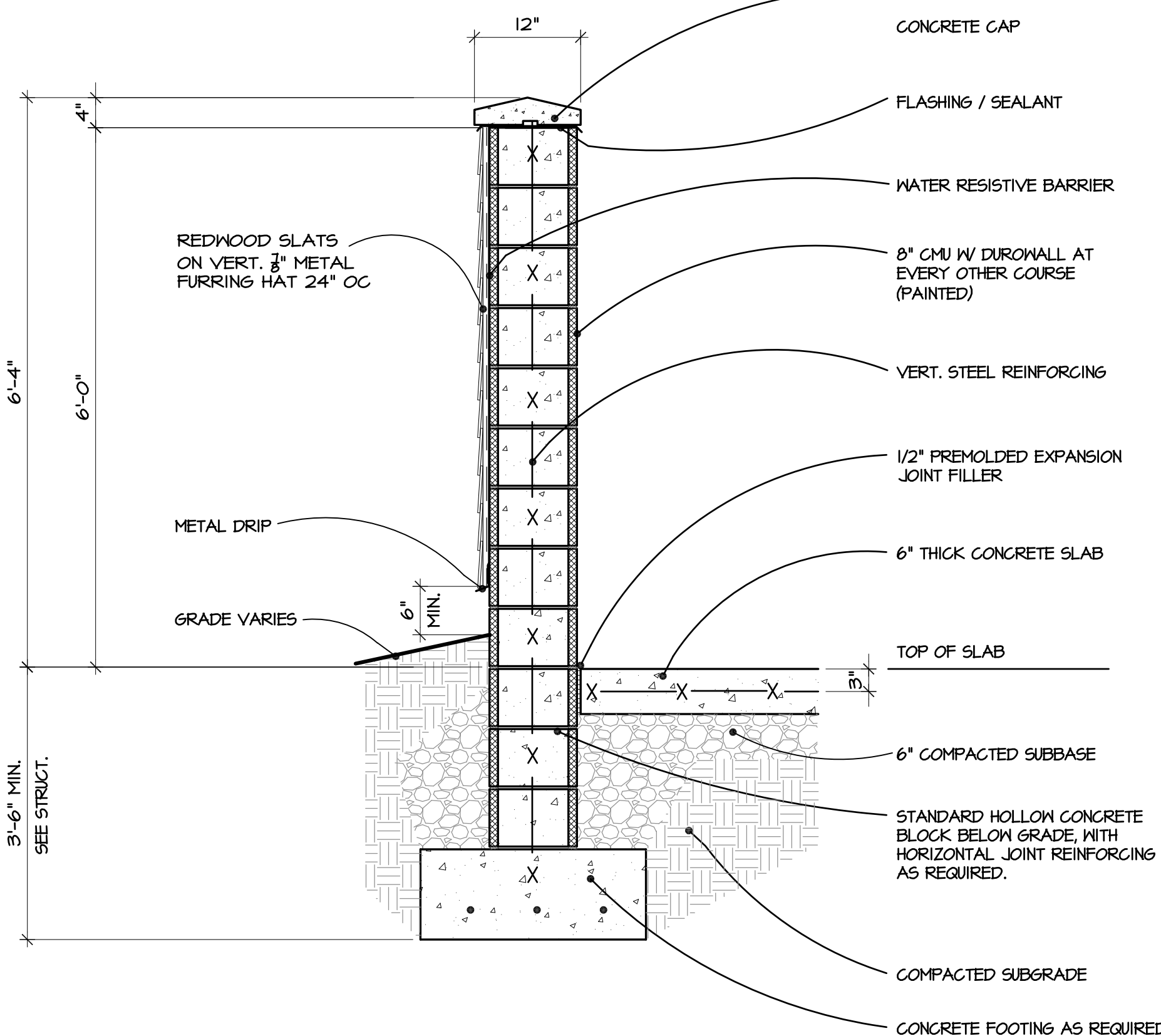
RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-23-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REVISIONS FOR TRAFFIC	11-02-18
PRELIMINARY PER SET	04-24-19
PLANNING BOARD SUBMISSION	09-18-19
UPDATED P&L SET SUBMISSION	12-08-19
UPDATED P&L SET SUBMISSION	01-08-20
FINAL P&L SET SUBMISSION	02-25-20
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
REVISIONS FOR TOWN SUBMISSION	02-23-22
FINAL P&L SET FOR TOWN SUBMISSION	03-02-22
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DRAWING TITLE: PROPOSED PYLON & MONUMENT SIGNS BUILDING SIGNAGE SUMMARY			
REVISIONS			
NO	DATE	DWN	CHK
1	02-02-21	MR	JM
2	03-01-21	MR	JM
3	06-14-21	MR	JM
4	06-18-21	MR	JM
5	02-23-22	MR	JM
6	10-07-22	GC	JM
7	10-13-22	MR	JM

DATE: 2/4/2019
DRAWN / CHECKED: MR / JM
SCALE: AS NOTES
PROJECT NUMBER: 2016-1742
DRAWING NO: **PB-6**

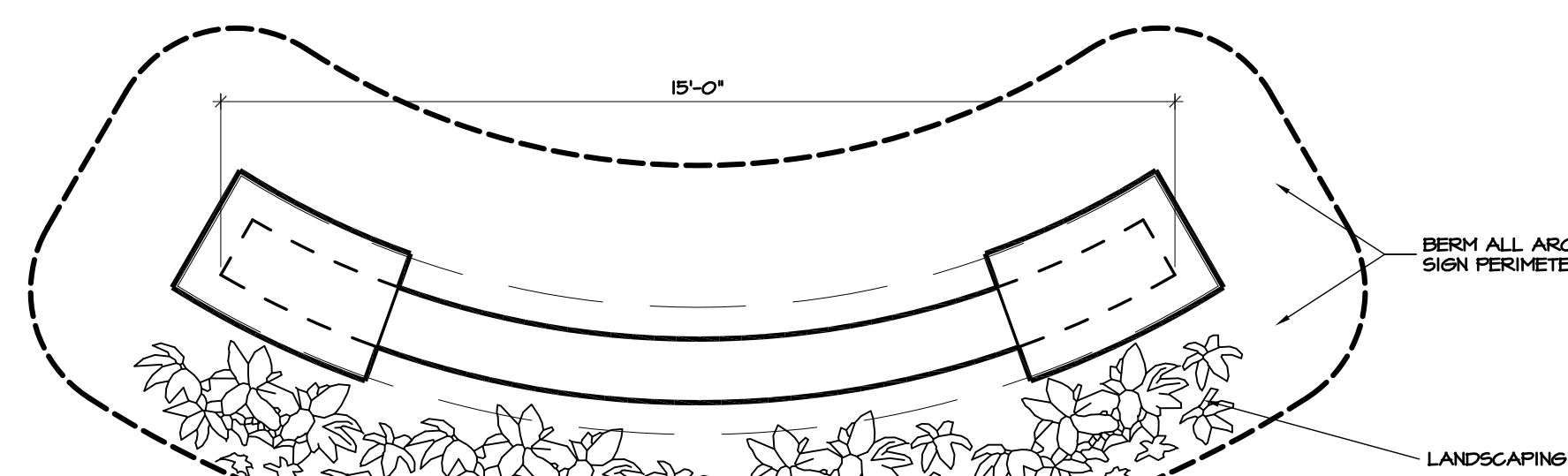
MONUMENT AND PYLON (SHOPPING CENTER) SIGN SUMMARY											
SIGN NO.	SIGN NAME (Sign Type)	ALLOWABLE SIGN				SIGN PROVIDED					
		LOCATION	HEIGHT	AREA	WIDTH	LOCATION	HEIGHT	AREA	WIDTH	VARIANCE REQUIRED	VARIANCE REQUIRED
1	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE
2	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE
3	MONUMENT SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	50 SF	MAX. 8 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	50 SF	MAX. 8 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE
4	PYLON SIGN (Shopping Center)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE	150 SF	MAX. 20 FT (INC. ABOVE THE GROUND)	FRONT YARD ONLY	15 FT FROM FRONT OR SIDE PROP. LINE

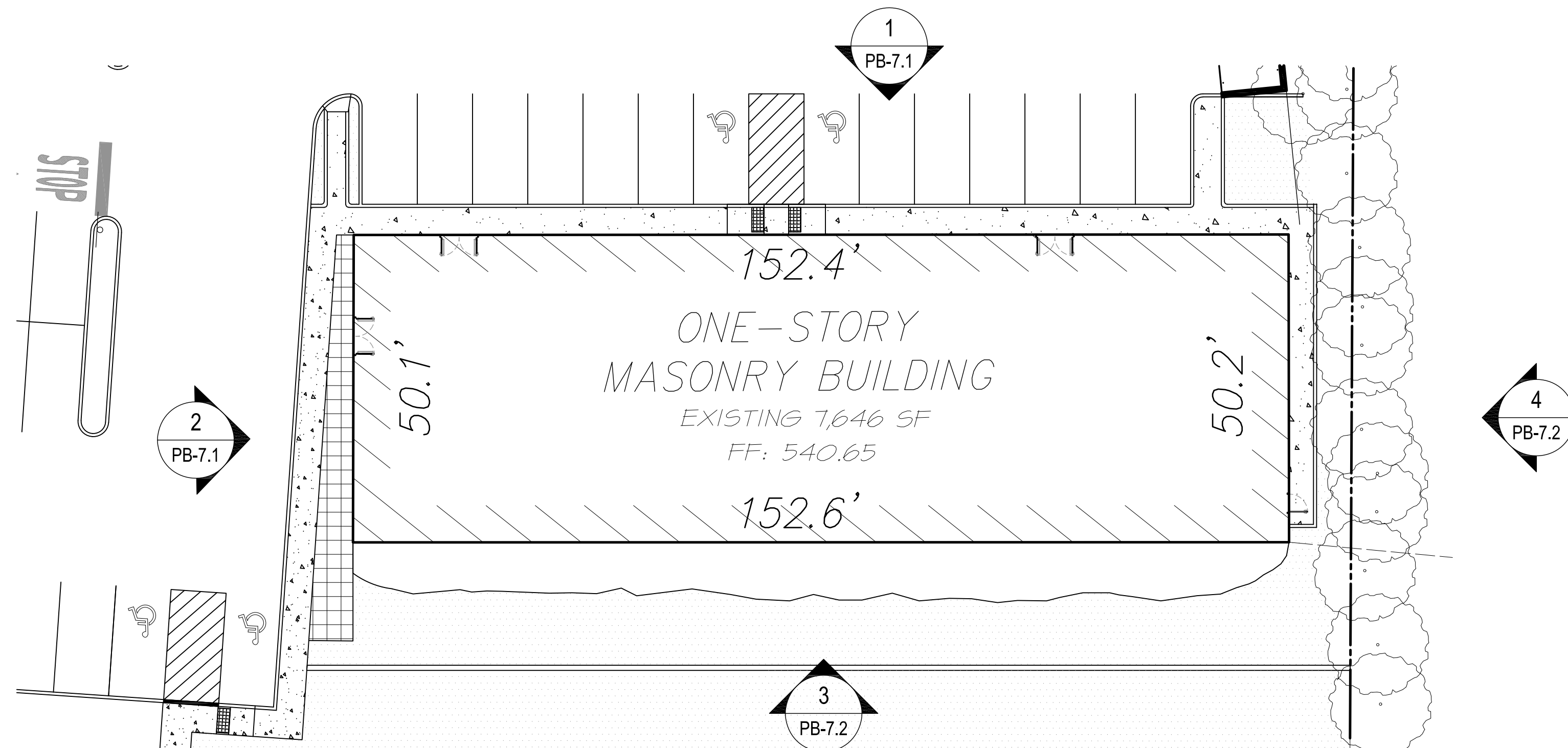
PROPOSED BUILDING SIGNAGE SUMMARY											
BUILDING-A SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE A-1	A1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4" W x 22' H	822 SF	37'-4" W x 22' H	37'-4" W x 22' H	70 SF	NO	37'-4" W x 22' H	37'-4" W x 22' H	70 SF
	A1.2	WEST SIDE ELEV. (LEFT SIDE)	38'-0" W x 22' H	816 SF	38'-0" W x 22' H	38'-0" W x 22' H	70 SF	YES	38'-0" W x 22' H	38'-0" W x 22' H	70 SF
SPACE A-2	A2	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4" W x 22' H	822 SF	37'-4" W x 22' H	37'-4" W x 22' H	70 SF	NO	37'-4" W x 22' H	37'-4" W x 22' H	70 SF
SPACE A-3	A3	SOUTH SIDE ELEV. (FRONT ELEV.)	25'-7" W x 22' H	563 SF	25'-7" W x 22' H	25'-7" W x 22' H	58 SF	NO	25'-7" W x 22' H	25'-7" W x 22' H	58 SF
SPACE A-4	A4	SOUTH SIDE ELEV. (FRONT ELEV.)	40'-5" W x 22' H	891 SF	40'-5" W x 22' H	40'-5" W x 22' H	118 SF	NO	40'-5" W x 22' H	40'-5" W x 22' H	118 SF
SPACE A-5	A5	SOUTH SIDE ELEV. (FRONT ELEV.)	26'-0" W x 22' H	572 SF	26'-0" W x 22' H	26'-0" W x 22' H	64 SF	NO	26'-0" W x 22' H	26'-0" W x 22' H	64 SF
SPACE A-6	A6.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10" W x 22' H	833 SF	37'-10" W x 22' H	37'-10" W x 22' H	58 SF	NO	37'-10" W x 22' H	37'-10" W x 22' H	58 SF
	A6.2	EAST SIDE ELEV. (RIGHT SIDE)	37'-1" W x 22' H	816 SF	37'-1" W x 22' H	37'-1" W x 22' H	58 SF	NO	37'-1" W x 22' H	37'-1" W x 22' H	58 SF
BUILDING-B SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE B-1	B1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10" W x 22' H	833 SF	37'-10" W x 22' H	37'-10" W x 22' H	58 SF	NO	37'-10" W x 22' H	37'-10" W x 22' H	58 SF
	B1.2	WEST SIDE ELEV. (LEFT SIDE)	85'-0" W x 22' H	1870 SF	85'-0" W x 22' H	85'-0" W x 22' H	58 SF	YES	85'-0" W x 22' H	85'-0" W x 22' H	58 SF
SPACE B-2	B2	SOUTH SIDE ELEV. (FRONT ELEV.)	27'-1" W x 22' H	614 SF	27'-1" W x 22' H	27'-1" W x 22' H	44 SF	NO	27'-1" W x 22' H	27'-1" W x 22' H	44 SF
SPACE B-3	B3.1	SOUTH SIDE ELEV. (FRONT ELEV.)	32'-3" W x 22' H	710 SF	32'-3" W x 22' H	32'-3" W x 22' H	82 SF	NO	32'-3" W x 22' H	32'-3" W x 22' H	82 SF
	B3.2	EAST SIDE ELEV. (RIGHT SIDE)	42'-0" W x 22' H	924 SF	42'-0" W x 22' H	42'-0" W x 22' H	82 SF	YES	42'-0" W x 22' H	42'-0" W x 22' H	82 SF
SPACE B-4	B4	EAST SIDE ELEV. (FRONT ELEV.)	42'-2" W x 22' H	928 SF	42'-2" W x 22' H	42'-2" W x 22' H	86 SF	NO	42'-2" W x 22' H	42'-2" W x 22' H	86 SF
BUILDING-B5 SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE B5A	B5A-1	WEST SIDE ELEV. (FRONT ELEV.)	70'-2" W x 22' H	1,676 SF	70'-2" W x 22' H	70'-2" W x 22' H	104 SF	NO	70'-2" W x 22' H	70'-2" W x 22' H	104 SF
	B5A-2	SOUTH SIDE ELEV. (RIGHT ELEV.)	50'-2" W x 22' H	1,104 SF	50'-2" W x 22' H	50'-2" W x 22' H	104 SF	YES	50'-2" W x 22' H	50'-2" W x 22' H	104 SF
	B5A-3	EAST SIDE ELEV. (REAR ELEV.)	70'-2" W x 22' H	1,676 SF	70'-2" W x 22' H	70'-2" W x 22' H	104 SF	YES	70'-2" W x 22' H	70'-2" W x 22' H	104 SF
SPACE B5-B	B5B-1	WEST SIDE ELEV. (FRONT ELEV.)	70'-2" W x 22' H	1,676 SF	70'-2" W x 22' H	70'-2" W x 22' H	72 SF	NO	70'-2" W x 22' H	70'-2" W x 22' H	72 SF
	B5B-2	NORTH SIDE ELEV. (LEFT ELEV.)	50'-2" W x 22' H	1,104 SF	50'-2" W x 22' H	50'-2" W x 22' H	72 SF	NO	50'-2" W x 22' H	50'-2" W x 22' H	72 SF
	B5B-3	EAST SIDE ELEV. (REAR ELEV.)	70'-2" W x 22' H	1,676 SF	70'-2" W x 22' H	70'-2" W x 22' H	72 SF	YES	70'-2" W x 22' H	70'-2" W x 22' H	72 SF
BUILDING-C SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE C-1	C1.1	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	20 SF	NO	70'-6" W x 21' H	70'-6" W x 21' H	20 SF
	C1.2	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	20 SF	YES	70'-6" W x 21' H	70'-6" W x 21' H	20 SF
	C1.3	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	7 SF	NO	70'-6" W x 21' H	70'-6" W x 21' H	7 SF
	C1.4	WEST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	41 SF	YES	70'-6" W x 21' H	70'-6" W x 21' H	41 SF
	C1.5	NORTH SIDE ELEV. (LEFT SIDE)	60'-0" W x 21' H	1,260 SF	60'-0" W x 21' H	60'-0" W x 21' H	22 SF	NO	60'-0" W x 21' H	60'-0" W x 21' H	22 SF
	C1.6	EAST SIDE ELEV. (REAR/STREET)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	42 SF	YES	70'-6" W x 21' H	70'-6" W x 21' H	42 SF
	C1.7	EAST SIDE ELEV. (FRONT ELEV.)	70'-6" W x 21' H	1,480.5 SF	70'-6" W x 21' H	70'-6" W x 21' H	42 SF	YES	70'-6" W x 21' H	70'-6" W x 21' H	42 SF
SPACE C-2	C2.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	35'-0" W x 22' H	35'-0" W x 22' H	72 SF	NO	35'-0" W x 22' H	35'-0" W x 22' H	72 SF
	C2.2	EAST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	35'-0" W x 22' H	35'-0" W x 22' H	72 SF	NO	35'-0" W x 22' H	35'-0" W x 22' H	72 SF
SPACE C-3	C3.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	35'-0" W x 22' H	35'-0" W x 22' H	72 SF	YES	35'-0" W x 22' H	35'-0" W x 22' H	72 SF
	C3.2	EAST SIDE ELEV. (FRONT ELEV.)	35'-0" W x 22' H	770 SF	35'-0" W x 22' H	35'-0" W x 22' H	72 SF	YES	35'-0" W x 22' H	35'-0" W x 22' H	72 SF
BUILDING-D SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE D-1	D1.1	WEST SIDE ELEV. (FRONT ELEV.)	26'-0" W x 22'-0" H	572 SF	26'-0" W x 22'-0" H	26'-0" W x 22'-0" H	60 SF	NO	26'-0" W x 22'-0" H	26'-0" W x 22'-0" H	60 SF
	D1.2	WEST SIDE ELEV. (FRONT ELEV.)	41'-0" W x 22'-0" H	902 SF	41'-0" W x 22'-0" H	41'-0" W x 22'-0" H	60 SF	NO	41'-0" W x 22'-0" H	41'-0" W x 22'-0" H	60 SF
SPACE D-2	D2.1	NORTH SIDE ELEV. (LEFT SIDE)	24'-0" W x 22'-0" H	528 SF	24'-0" W x 22'-0" H	24'-0" W x 22'-0" H	16 SF	NO	24'-0" W x 22'-0" H	24'-0" W x 22'-0" H	16 SF
SPACE D-3	D3.1	NORTH SIDE ELEV. (FRONT ELEV.)	18'-0" W x 22'-0" H	396 SF	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF	NO	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF
	D3.2	EAST SIDE ELEV. (FRONT ELEV.)	18'-0" W x 22'-0" H	396 SF	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF	NO	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF
SPACE D-4	D4.1	NORTH SIDE ELEV. (FRONT ELEV.)	18'-0" W x 22'-0" H	396 SF	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF	NO	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF
	D4.2	EAST SIDE ELEV. (FRONT ELEV.)	18'-0" W x 22'-0" H	396 SF	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF	NO	18'-0" W x 22'-0" H	18'-0" W x 22'-0" H	55 SF
BUILDING 1M-D PROPOSED TARGET SIGNAGE SUMMARY											
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	PROPOSED SIGN DIMENSION (W X H) (FACED AREA) PROPOSED SIGN HEIGHT (H)	FACED AREA	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	SIGN AREA PROVIDED	VARIANCE REQUIRED?	PERMITTED SIGN DIMENSION (W X H) (FACED AREA) PERMITTED SIGN HEIGHT (H)	PROPOSED SIGN DIMENSION	PERMITTED SIGN HEIGHT (H)
SPACE 1M-A	1M-A.1	EAST ELEVATION (FRONT)	506'-4" W x 17'-0" H	8,607 SF	506'-4" W x 17'-0" H	506'-4" W x 17'-0" H	63 SF	NO	506'-4" W x 17'-0" H	506'-4" W x 17'-0" H	63 SF
	1M-A.2	EAST ELEVATION (FRONT)	---	---	---	---	---	YES	---	---	---
SPACE 1M-A	1M-A.3	EAST ELEVATION (FRONT)	---	---	---	---	---	YES	---	---	---
	1M-A.4	EAST ELEVATION (FRONT)	---	---	---	---	---	YES	---	---	---
	1M-A.5	EAST ELEVATION (FRONT)	---	---	---	---	---	YES	---	---	---



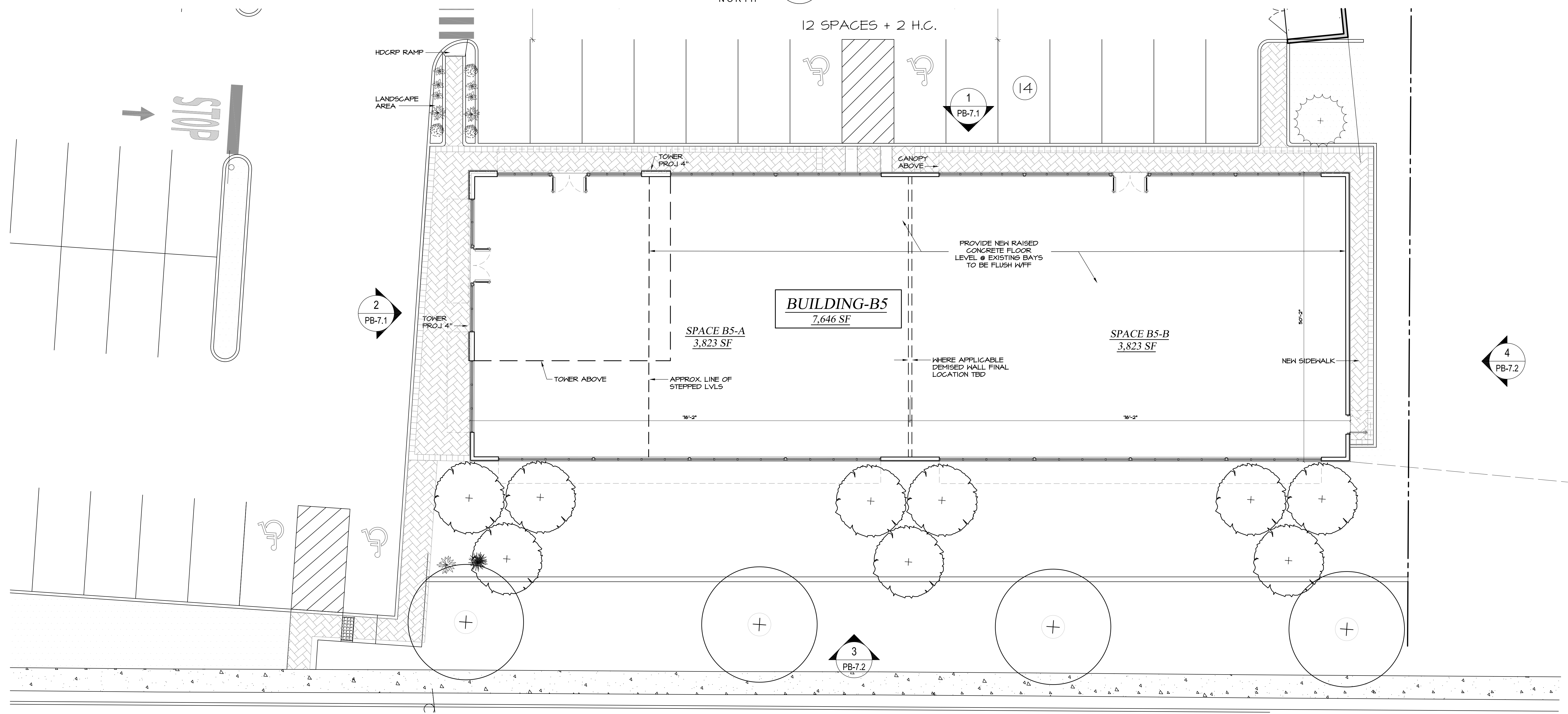
5 SCREEN WALL SECTION DETAILS
SCALE: 3/4" = 1'-0"

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





B5 EXISTING PLAN OF BLDG.-B5
SCALE: 1/16" = 1'-0"



B5 PROPOSED PLAN OF BLDG.-B5
SCALE: 1/8" = 1'-0"

SITE LANDSCAPING SHOWN IS FOR REFERENCE ONLY. SEE LATEST LANDSCAPE ARCHITECT DRAWINGS

WEST ORANGE PLAZA

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

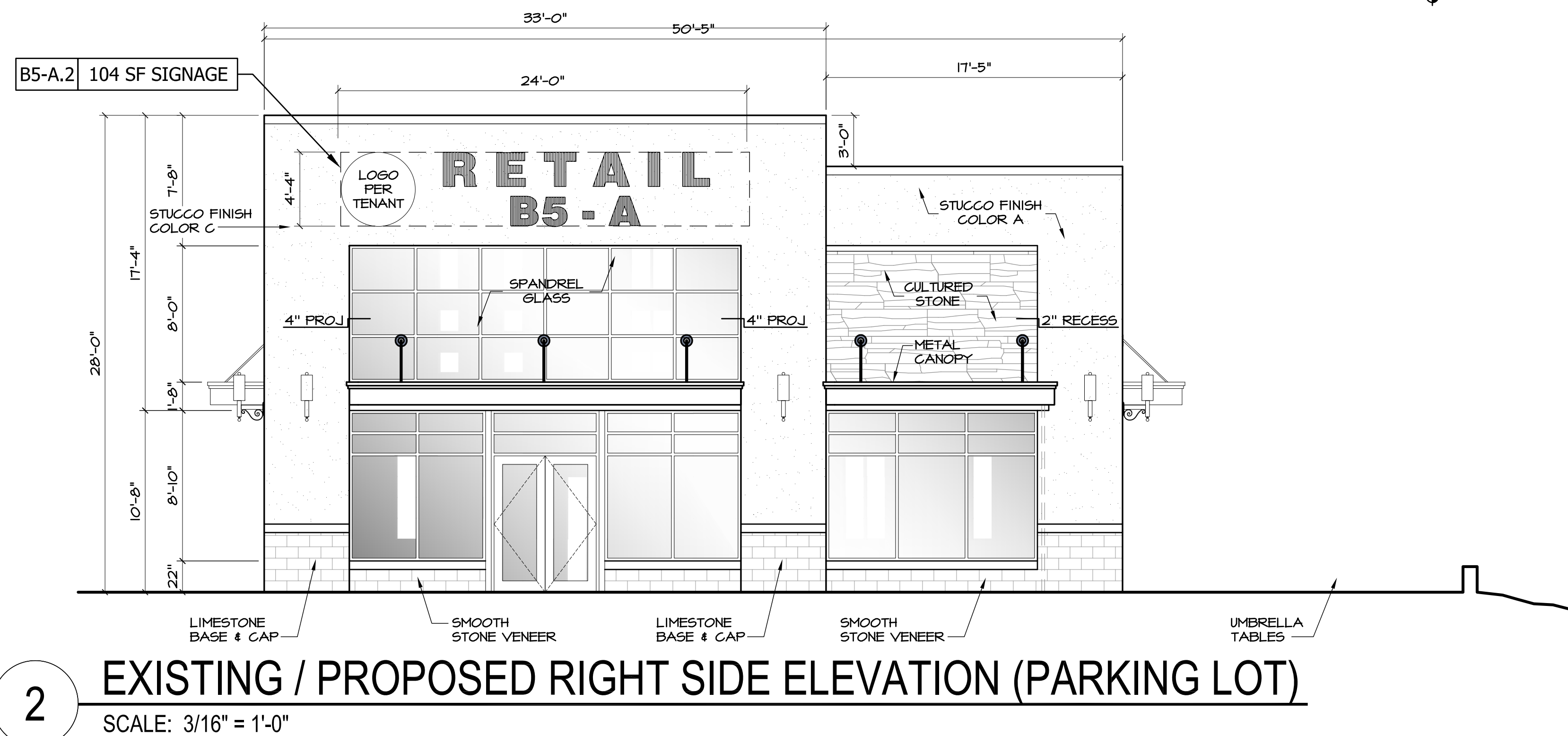
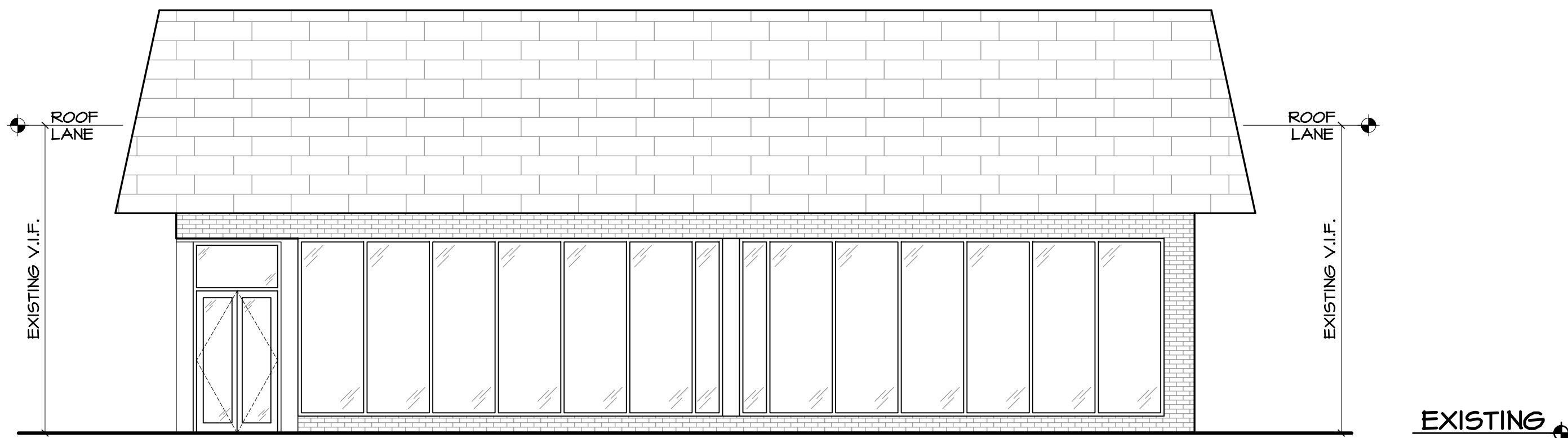
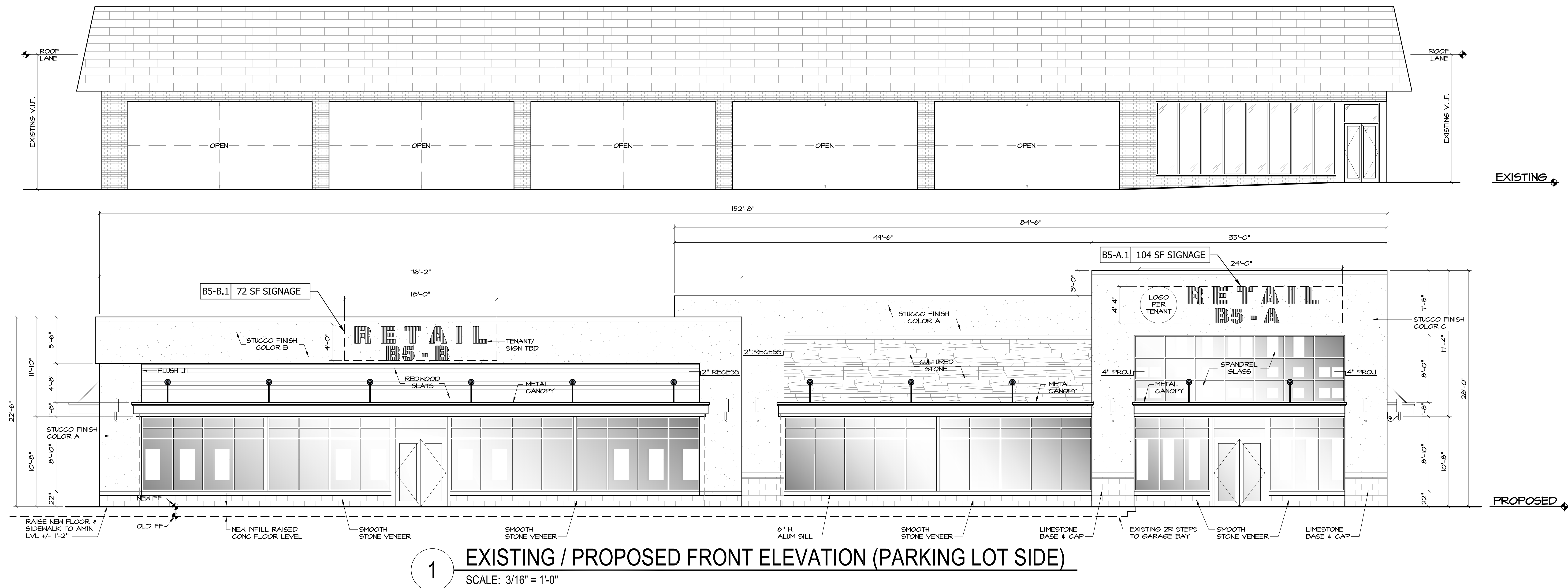
THE MONTORO ARCHITECTURAL GROUP
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TMAG

RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-23-18
SCHEME 3 / TOWN REVIEW	10-09-18
SCHEME 4 / REGISTERED TRAFFIC CONSULTANT CORRECT	11-02-18
PRELIMINARY PB 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
FINAL 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
REVISED FINAL P.A. SET SUBMISSION	02-23-22
REVISED FINAL P.A. SET SUBMISSION	03-02-22
FINAL PB SET FOR TOWN SUBMISSION	10-13-22

REVISIONS					NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PB SET (04-03-21)	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 12-13-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED (04-03-21)	9	12-20-22	MR	JM	PER NEW TARGET DOCK/PLAN 12-13-22
3	06-14-21	MR	JM	PER NEW SITE PLAN DATED (04-03-21)	10	01-25-23	DC	JM	PER NEW TARGET DOCK/PLAN
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG-4 REV. BLACK	11	02-08-23	MR	JM	REVISED BLDG-4 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 TOWER ELEV.
6	10-07-22	GC	JM	NEW DESIGN BLDG-8 BLDG-8 REV. 1	13	03-02-23	MR	JM	FINAL PB SET FOR TOWN SUBMISSION
7	10-13-22	MR	JM	NEW DESIGN BLDG-8 BLDG-8 REV. 1	14	04-24-23	MR	JM	REVISED BLDG-4 SITE PLAN PER SITE ENGINEER

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

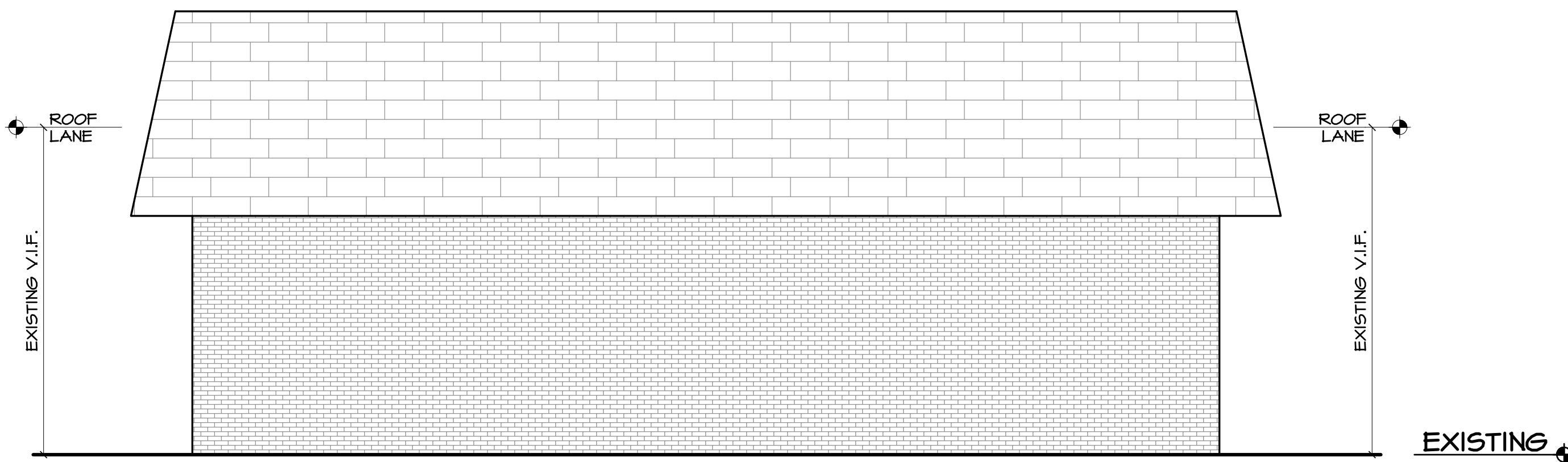
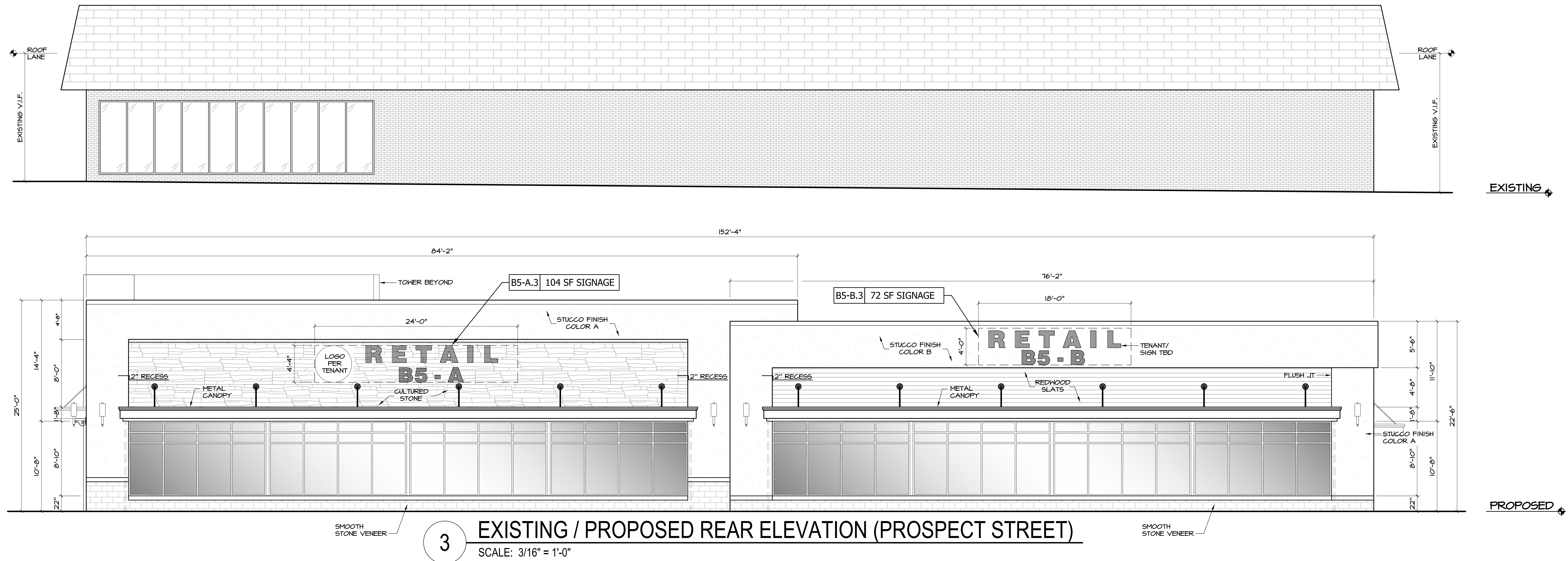
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TMAG 2023

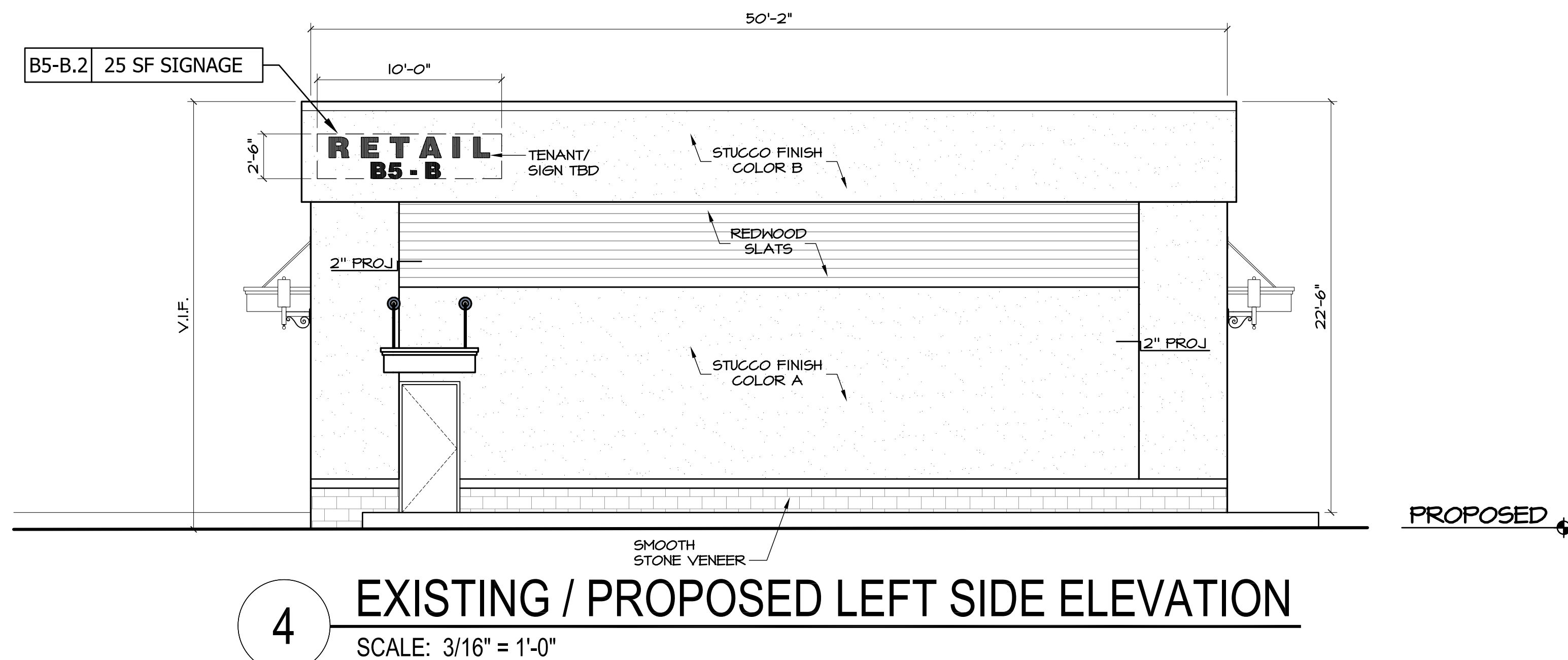
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FINAL PR SET SUBMISSION	02-25-20
FINAL PR SET SUBMISSION	10-13-20
FINAL PR SET SUBMISSION	10-23-20
FINAL PR SET SUBMISSION	12-04-20
FINAL PR SET SUBMISSION	12-03-20
FINAL PR SET SUBMISSION	12-21-20
REVISED FINAL PR SET SUBMISSION	02-23-22
REVISED FINAL PR SET SUBMISSION	03-02-22
FINAL PR SET FOR TOWN SUBMISSION	04-02-22
FINAL PR SET FOR TOWN SUBMISSION	04-02-22

DRAWING TITLE: EXISTING/PROPOSED ELEVATIONS OF BUILDING B5									
REVISIONS					REVISIONS				
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PR SET (04-02-21)	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 05-05-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 04-02-21	9	12-20-22	MR	JM	PER NEW TARGET DOCK/PLAN 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 DOCK/PLAN 01-25-23
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG-4 REV. BLACK	11	02-08-23	MR	JM	REVISED BLDG-4 PLAN AND ELEV.
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-4 NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TARGET ELEV.
6	10-07-22	GC	JM	NEW DESIGN BLDG-8 BLDG-8 REV. L	13	03-02-23	MR	JM	FINAL PR SET FOR TOWN SUBMISSION
7	10-13-22	MR	JM	PER NEW COMMENTS DATED 09-08-22	14	04-24-23	MR	JM	REVISED BLDG-4 SITE PLAN PER SUBMISSION
					15	05-05-23	MR	JM	REVISED SITE PLAN PER SITE ENGINEER

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

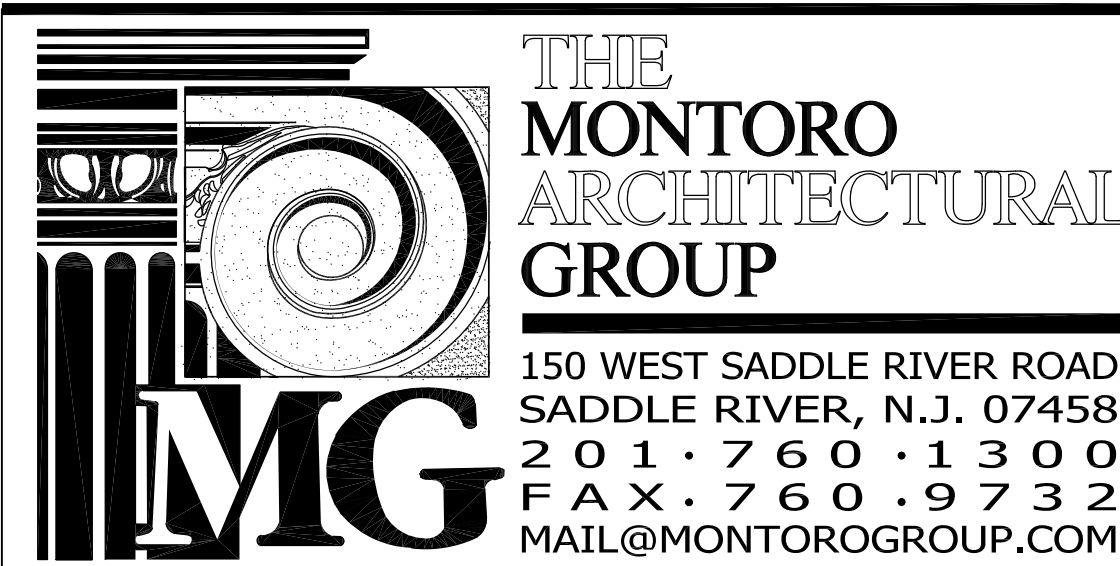


BUILDING-B5 SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO.	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	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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John M. Montoro, A.I.A.
JOHN M. MONTORO, A.I.A.
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TMAG 2023

RELEASE STATUS OF DRAWING	DATE:
START OF PROJECT	08-21-18
SCHEME 1 / TOWN REVIEW	10-09-18
SCHEME 2 / REGISTERED TRAFFIC CONSULTANT CORRECT	11-02-18
PRELIMINARY PR SET	04-24-19
PLANNING BOARD SUBMISSION	05-18-19
UPDATED P&L SET SUBMISSION	12-08-19
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	12-04-20
FINAL P&L SET SUBMISSION	12-03-20
FINAL P&L SET SUBMISSION	12-21-20
REVISED FINAL P&L SET SUBMISSION	02-23-22
REVISED FINAL P&L SET SUBMISSION	03-02-22
FINAL PR SET FOR TOWN SUBMISSION	04-02-22

DRAWING TITLE: EXISTING/PROPOSED ELEVATIONS OF BUILDING B5									
REVISIONS									
NO	DATE	DWN	CHK	REMARKS	NO	DATE	DWN	CHK	REMARKS
1	02-02-21	MR	JM	PER TOWN COMMENTS REVISED PR SET (04-03-21)	8	12-13-22	MR	JM	PER NEW SITE PLAN DATED 05-06-22
2	03-01-21	MR	JM	PER NEW SITE PLAN DATED 03-01-21	9	12-20-22	MR	JM	PER NEW TARGET DOCKING PLAN DATED 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 DOCKING PLAN
4	06-18-21	MR	JM	CORRECTION AREA OF BLDG-4 REV. BLACK	11	02-08-23	MR	JM	REVISED BLDG-4 PLAN AND ELEV.
5	02-23-22	MR	JM	PROPOSED TARGET BLDG-11 NEW ADDITION	12	02-22-23	MR	JM	REVISED SITE PLAN AND TOWER ELEV.
6	10-07-22	GC	JM	NEW DESIGN BLDG-8 BLDG-8 REV. 1	13	03-02-23	MR	JM	FINAL PR SET FOR TOWN SUBMISSION
7	10-13-22	MR	JM	PER NEW COMMENTS DATED 09-08-22	14	04-24-23	MR	JM	REVISED BLDG-4 SITE PLAN PR SUBMISSION
					15	05-05-23	MR	JM	REVISED SITE PLAN PER SITE ENGINEER

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