



MINOR SITE PLAN REVIEW
993 PLEASANT VALLEY WAY, WEST ORANGE
ADDITION OF SECOND FLOOR MIXED USE SPACE B-2 ZONE

APPROVED BY THE
ZONING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

OWNER:
IMMC913 LLC
131 NORTHFIELD AVE
WEST ORANGE NJ 07052
949 219 5287

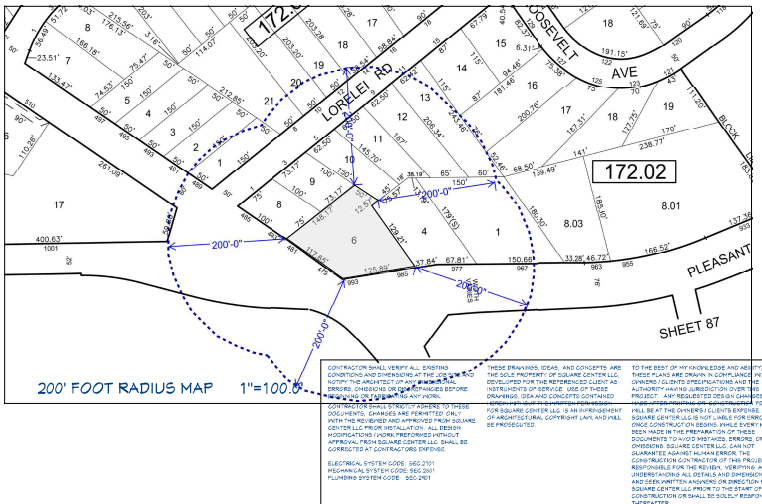
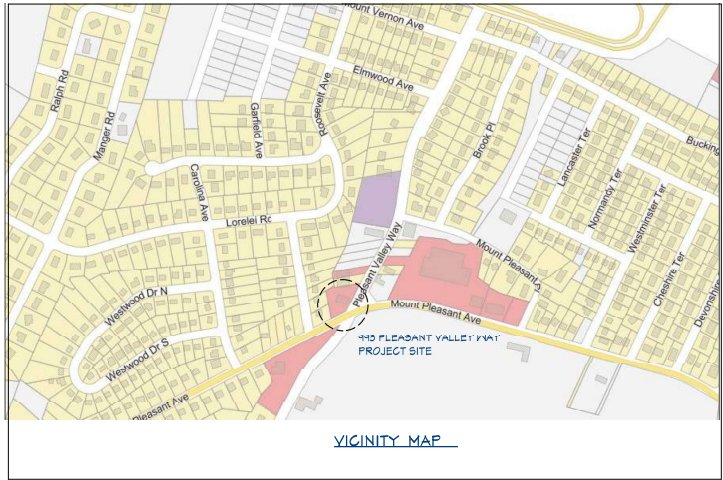
PROPERTY INFO:
993 PLEASANT VALLEY WAY
WEST ORANGE, NJ 07052

LEGAL DESCRIPTION:
BLOCK 172.02 LOT 6

DESCRIPTION OF WORK:
RELOCATE BUILDING ENTRANCE TO MT. PLEASANT AVE (RT 10)
INCREASE LANDSCAPING, REARRANGE PARKING STALLS
AND UPDATE LOCATION OF THE ADA VAN PARKING
INCLUDE ELECTRIC VEHICLE CHARGING STATION

ARCHITECT:
SQUARE CENTER LLC
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1531 LINCOLN HWY STE 104
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973 495 2452
WILLIAM.SQUARECENTER@GMAIL.COM

ATTORNEY:
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REVISION TABLE		
NO.	DATE	DESCRIPTION

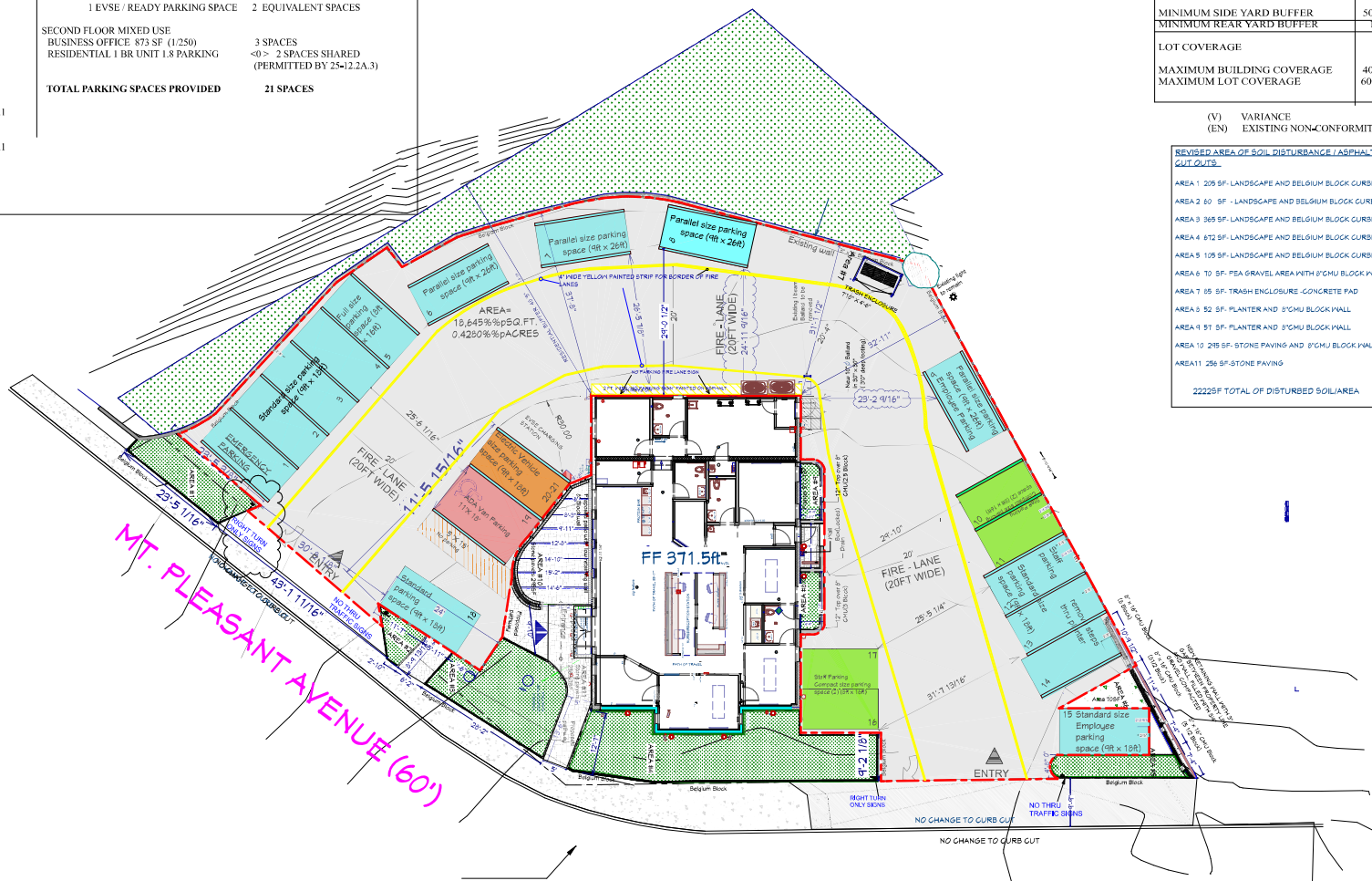
NJ LIC. 13678

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WILLIAM J GENTILE AIA

MINOR SITE PLAN REVIEW COVER
IMMC HEALTH / CACS
MINOR SITE PLAN REVIEW
993 PLEASANT VALLEY WAY, WEST ORANGE NJ 07052

Date: 06/28/2024
Drawn: NJS
Scale: AS NOTED
Job: 20-1203
Sheet: MSP-1
Of

OFF STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-12.1.1	OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY	EXISTING (EN)
§25-12.1.g	MINIMUM PARKING STALL SIZE: STANDARD 9 FT X 15 FT COMPACT 8 FT X 15 FT 21 PARINGS SPACES PROVIDED	9 FT X 19 FT
§25-12.2.b.1	FIRST FLOOR MEDICAL OFFICE 2700 SF @ (1/150SF) = 18 SPACES TYPES OF PARKING: STANDARD PARKING 10 SPACES COMPACT PARKING 5 SPACES ADA VAN PARKING 1 SPACE 1 EVSE / READY PARKING SPACE 2 EQUIVALENT SPACES	
§25-12.2.b.1	SECOND FLOOR MIXED USE BUSINESS OFFICE 873 SF (1/250) RESIDENTIAL 1 BR UNIT 1.8 PARKING	3 SPACES <0> 2 SPACES SHARED (PERMITTED BY 25-12.2A.3)
§25-12.2.b.1	TOTAL PARKING SPACES PROVIDED	21 SPACES



SCALE 1" = 10'0"

CURRENT PARKING & SITE (NO SOIL DISTURBANCE)

LAND USE AND ZONING			
BLOCK 172.02, LOT 6			
GENERAL BUSINESS (B-2)			
PROPOSED USE	MEDICAL OFFICE BLDG.		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAXIMUM HEIGHT	2.5 STORIES / 35 FT	21.5 FT	30.00 FT
MINIMUM LOT AREA	10,000 SF (0.23 AC)	18,645 SF (0.428 AC)	18,645 SF (0.428 AC)
MINIMUM FRONT YARD	10.0 FT	9.64 FT (EN)	9.64 FT (EN)
MINIMUM SIDE YARD CORNER	25.0 FT	14.46 FT (EN)	4.64 FT (EN)
MINIMUM SIDE YARD	10.0 FT	48.5 FT	48.5 FT
MINIMUM REAR YARD	30.0 FT	33.2 FT	33.2 FT
ABUTTING A RESIDENTIAL DISTRICT:			
MINIMUM SIDE YARD BUFFER	50.0 FT	48.5 FT	48.5 FT (EN)
MINIMUM REAR YARD BUFFER	NA	NA	NA
LOT COVERAGE			
MAXIMUM BUILDING COVERAGE	40% (7,458 SF)	14.48% (2,700 SF)	14.48% (2,700 SF)
MAXIMUM LOT COVERAGE	60% (11,187 SF)	82% (15,302 SF) (EN)	76.45% (14,347SF) (?)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

REVISED AREA OF SOIL DISTURBANCE / ASPHALT CUT OUTS

- AREA 1 205 SF LANDSCAPE AND BELGIUM BLOCK CURBING
- AREA 2 60 SF LANDSCAPE AND BELGIUM BLOCK CURBING
- AREA 3 365 SF LANDSCAPE AND BELGIUM BLOCK CURBING
- AREA 4 672 SF LANDSCAPE AND BELGIUM BLOCK CURBING
- AREA 5 105 SF LANDSCAPE AND BELGIUM BLOCK CURBING
- AREA 6 10 SF PEA GRAVEL AREA WITH 8" CHU BLOCK WALL
- AREA 7 85 SF TRASH ENCLOSURE - CONCRETE PAD
- AREA 8 52 SF PLANTER AND 8" CHU BLOCK WALL
- AREA 9 57 SF PLANTER AND 8" CHU BLOCK WALL
- AREA 10 245 SF STONE PAVING AND 8" CHU BLOCK WALL
- AREA 11 256 SF STONE PAVING

22225F TOTAL OF DISTURBED SOIL AREA

OWNER:
IMMC493 LLC
151 NORTHFIELD AVE
WEST ORANGE NJ 07052
949 214 5281

PROPERTY INFO:
993 PLEASANT VALLEY WAY
WEST ORANGE, NJ 07052

LEGAL DESCRIPTION
BLOCK 172.02 LOT 6

DESCRIPTION OF WORK:
ADD SECOND FLOOR BEHIND THE SIDE YARD SET OF 25FT, WITH MIXED USE OCCUPANCY OF BUSINESS OFFICE 873 SF AND SINGLE FAMILY DWELLING. THE REMAINING AREA OF EXISTING ROOF WILL BE USED AS DECK FOR THE INHABITANTS

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ATTORNEY:
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LEGEND

- STANDARD PARKING STALL 9 X 15
- COMPACT PARKING STALL 8 X 15
- ADA VAN PARKING STALL 11 X 15
- ELECTRIC CHARGING STALL 9 X 15
- LANDSCAPE AREA
- PAVING SURFACE
- 4" PAINTED STRIPS
- BELGIUM BLOCK

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING OR FINISHING ANY WORK.
CONTRACTOR SHALL STRICTLY ADHERE TO THESE DIMENSIONS. CHANGES ARE PERMITTED ONLY WITH THE REVIEWED AND APPROVED FROM SQUARE CENTER LLC. FROM SQUARE CENTER LLC SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
ELECTRICAL SYSTEM CODE: NEC 2017
MECHANICAL SYSTEM CODE: SEC 2017
PLUMBING SYSTEM CODE: SEC 2017

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE DRAWN IN COMPLIANCE WITH THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCES OF THE TOWNSHIP OF WEST ORANGE, NEW JERSEY, AND THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. ANY REQUIRED UTILITY CHANGES MADE AFTER PRINTING OR CONSTRUCTION PERMIT SHALL BE AT THE OWNER'S CLIENTS EXPENSE.
SQUARE CENTER LLC IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW, VERIFICATION AND CORRECTION OF ALL DETAILS AND DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS IN THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SQUARE CENTER LLC SHALL NOT GUARANTEE AGAINST ALIEN ERROR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW, VERIFICATION AND CORRECTION OF ALL DETAILS AND DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS IN THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SQUARE CENTER LLC SHALL NOT GUARANTEE AGAINST ALIEN ERROR.

Square Center LLC
ARCHITECTURE AND DESIGN

REVISION TABLE

NUMBER

DATE

REVISION BY

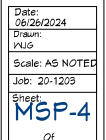
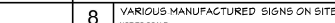
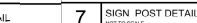
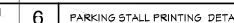
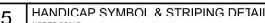
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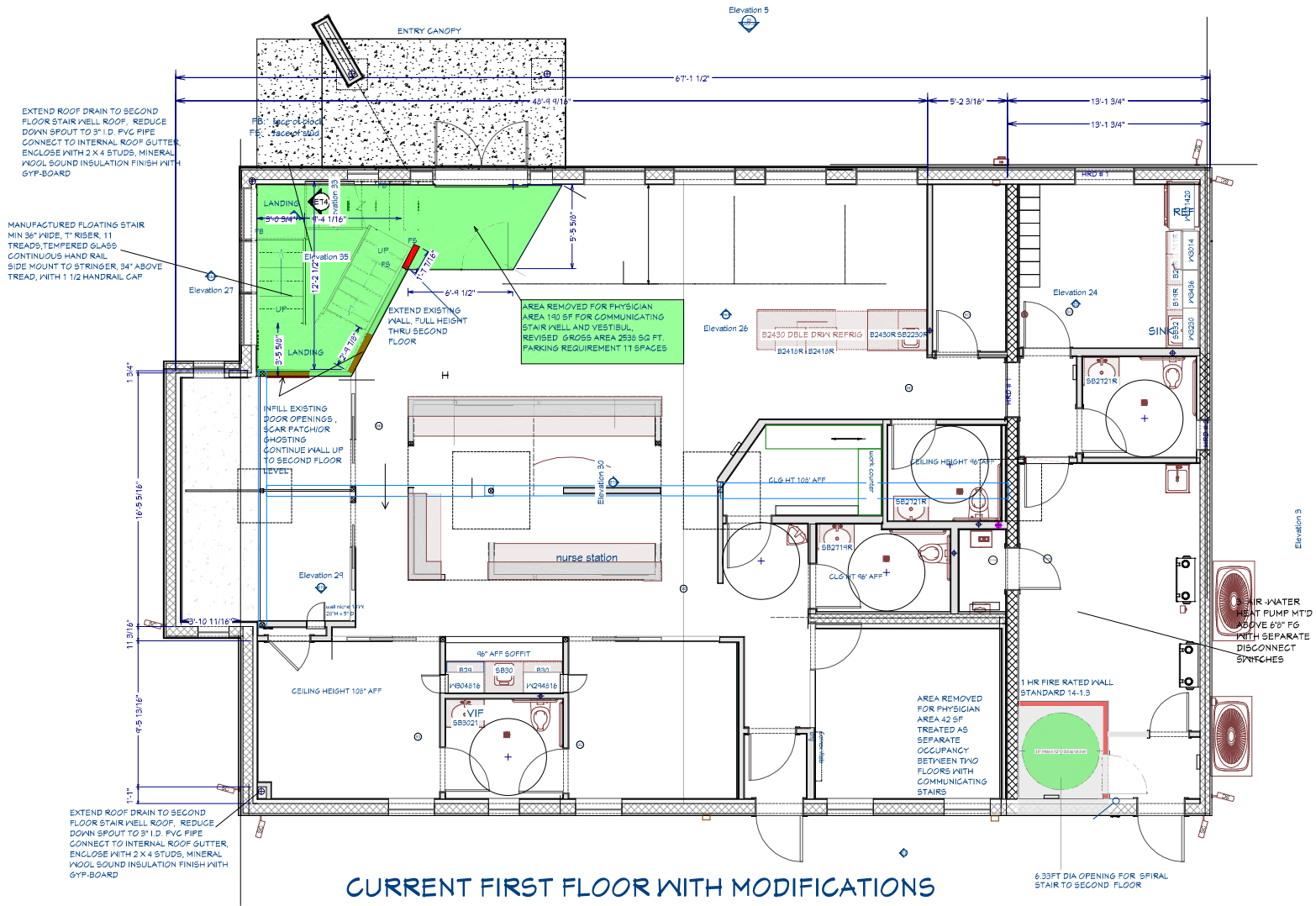
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WILLIAM J GENTILE AIA

CURRENT PARKING & SITE PLAN
IMMC HEALTH / CACS
MINOR SITE PLAN REVIEW
993 PLEASANT VALLEY WAY, WEST ORANGE NJ 07052

Date: 06/28/2024
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CURRENT FIRST FLOOR WITH MODIFICATIONS
SCALE 5/16"-1'-0"

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING OR PROCEEDING WITH ANY WORK. CONTRACTOR SHALL STRICTLY ADHERE TO THESE DOCUMENTS. CHANGES ARE PERMITTED ONLY WITH THE REVIEWED AND APPROVED FROM SQUARE CENTER LLC FOR RETAILATION. ALL DESIGN MODIFICATIONS (ADDS, DELETIONS, ETC.) SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.

THESE DRAWINGS, IDEAS, AND CONCEPTS ARE THE SOLE PROPERTY OF SQUARE CENTER LLC. CONTRACTOR SHALL NOT REPRODUCE, COPIY, OR IN ANY MANNER DISSEMINATE OR USE THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SQUARE CENTER LLC. SQUARE CENTER LLC SHALL BE RESPONSIBLE FOR ANY ARCHITECTURAL, COPYRIGHT, LAMP, AND SHALL BE PROTECTED.

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE DRAWN IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. SQUARE CENTER LLC IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. SQUARE CENTER LLC SHALL BE RESPONSIBLE FOR ANY CHANGES MADE AFTER PRINTING OR CONSTRUCTION PERMIT HAS BEEN OBTAINED. SQUARE CENTER LLC SHALL BE RESPONSIBLE FOR ANY CHANGES MADE AFTER PRINTING OR CONSTRUCTION PERMIT HAS BEEN OBTAINED. SQUARE CENTER LLC SHALL BE RESPONSIBLE FOR ANY CHANGES MADE AFTER PRINTING OR CONSTRUCTION PERMIT HAS BEEN OBTAINED.

ELECTRICAL SYSTEM CODE: NEC 2017
MECHANICAL SYSTEM CODE: IMC 2017
PLUMBING SYSTEM CODE: UPC 2017

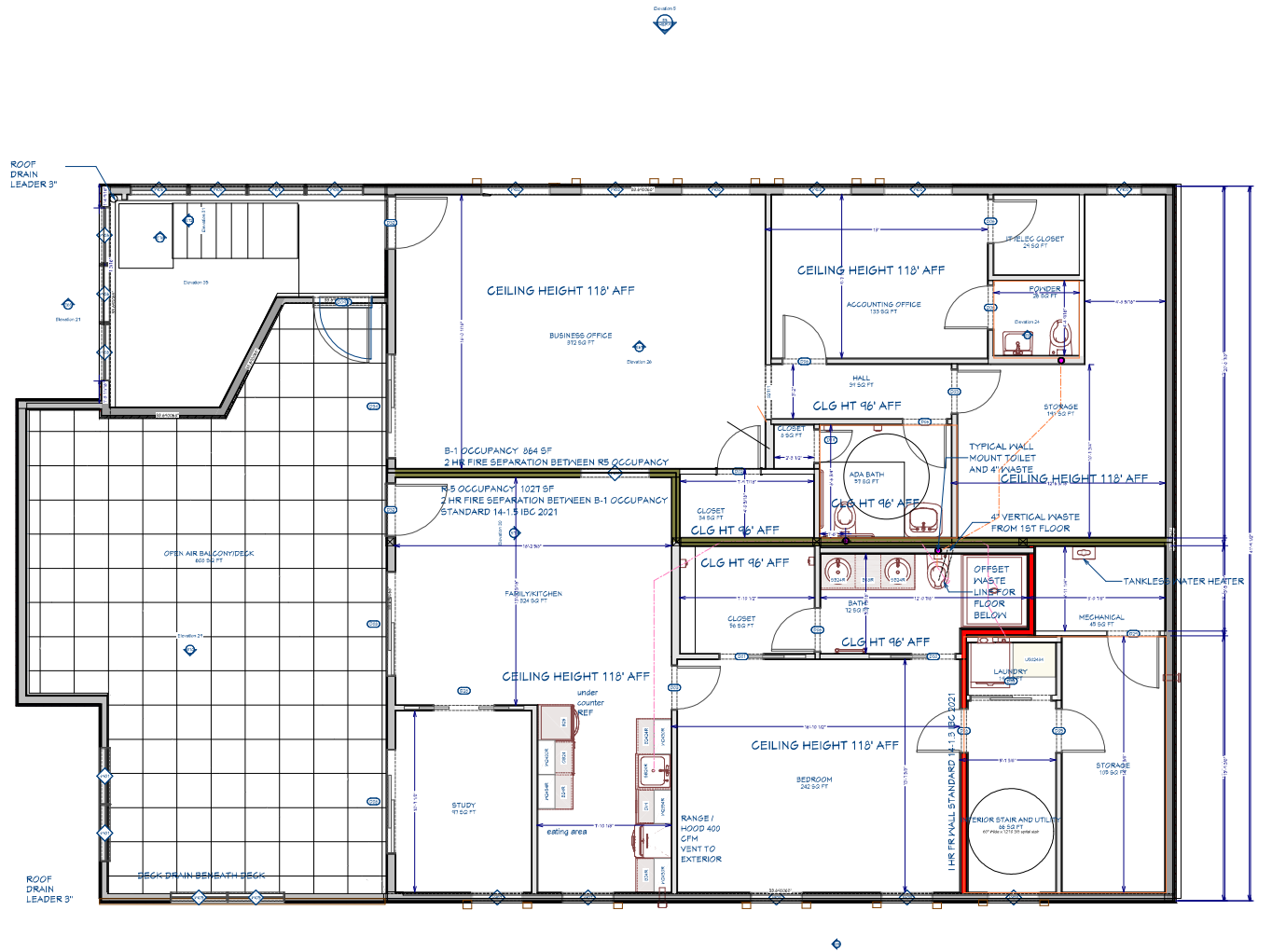
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FIRST FLOOR MODIFICATIONS
IMC HEALTH / CACS
MINOR SITE PLAN REVIEW
949 PLEASANT VALLEY WAY, WEST ORANGE NJ 07052

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Of



PROPOSED SECOND FLOOR PLAN

5/16"=1'-0"

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TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE DRAWN IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. I AM NOT RESPONSIBLE FOR ANY CHANGES TO THESE PLANS. I AM NOT RESPONSIBLE FOR ANY CHANGES TO THESE PLANS.

ELECTRICAL SYSTEM CODE: NEC 2017
MECHANICAL SYSTEM CODE: IMC 2017
PLUMBING SYSTEM CODE: UPC 2017

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PROPOSED SECOND FLOOR PLAN
IMMC HEALTH / CACS
MINOR SITE PLAN REVIEW
949 PLEASANT VALLEY WAY, WEST ORANGE NJ 07052

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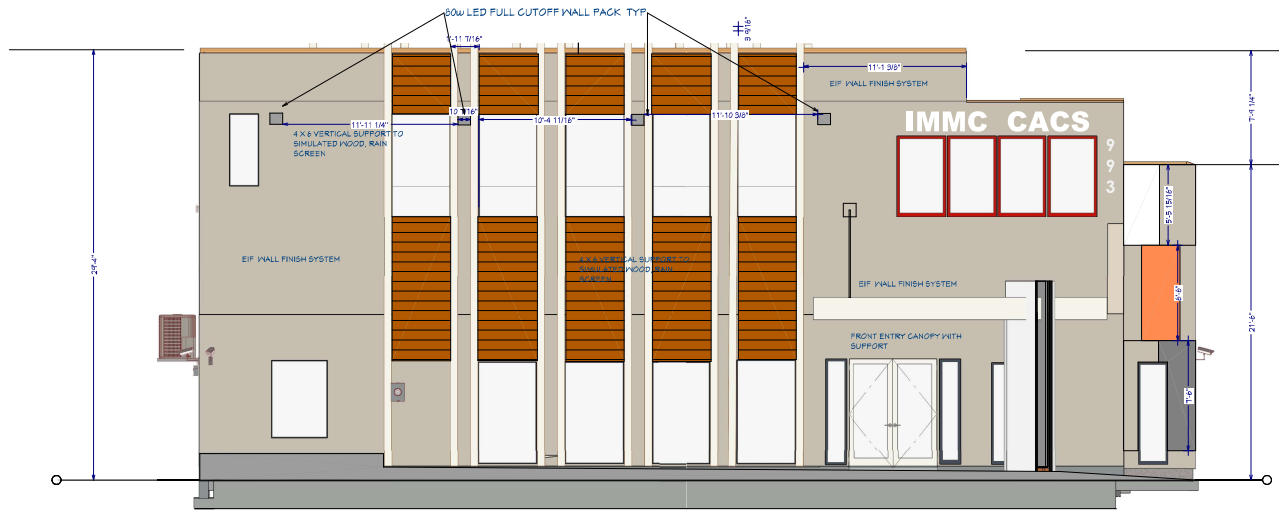
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MINOR SITE PLAN REVIEW
999 PLEASANT VALLEY WAY, WEST ORANGE NJ
07063

Date:	06/26/2024
Drawn:	WJG
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Sheet:	MSP-8
	Of



SOUTH FACING ELEVATION

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING OR FINISHING ANY WORK. CONTRACTOR SHALL STRICTLY ADHERE TO THESE DOCUMENTS. CHANGES ARE PERMITTED ONLY WITH THE REVIEWED AND APPROVED FROM SQUARE CENTER LLC FOR RETAIL/CLINICAL. ALL DESIGN MODIFICATIONS (ADDS, DELETIONS, ETC.) SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.

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MECHANICAL SYSTEM CODE: ASHRAE 90.1
PLUMBING SYSTEM CODE: IPC 2015

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TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE DRAWN IN COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS AND THE AUTHORITY AND JURISDICTION OVER THIS PROJECT. ANY REQUIRED DESIGN CHANGES MADE AFTER PRINTING OR CONSTRUCTION PERMIT SHALL BE AT THE OWNER'S/CLIENT'S EXPENSE. SQUARE CENTER LLC IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THESE PLANS. ANY CHANGES MADE AFTER PRINTING OR CONSTRUCTION SHALL BE AT THE OWNER'S/CLIENT'S EXPENSE. SQUARE CENTER LLC IS NOT GUARANTEE AGAINST ALIEN ERROR. THE CONTRACTOR/CONTRACTOR OF THIS PROJECT IS RESPONSIBLE FOR THE REVIEW, VERIFYING AND CORRECTING ANY ERRORS OR OMISSIONS AND DEVIATIONS AND/OR IN DISCREPANCY FROM SQUARE CENTER LLC PRIOR TO THE START OF CONSTRUCTION OR SHALL BE SOLELY RESPONSIBLE FOR THE SAME.



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Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	2
	5
	10

Luminaire Location Summary	X	Y	Z	Orient	Tilt
MLIG-AL-LED-WFPC-80-50	184.5	149	18	90	0
MLIG-AL-LED-WFPC-80-50	167,425	148,946	18	90	0
MLIG-AL-LED-WFPC-80-50	162.5	145	18	180	0
MLIG-AL-LED-WFPC-80-50	141,843	121,527	18	180	0
MLIG-AL-LED-WFPC-80-50	204.5	143,518	18	0	0
MLIG-AL-LED-WFPC-80-50	204,446	132,271	18	0	0
MLIG-AL-LED-WFPC-80-50	204,554	118,013	18	0	0
MLIG-AL-LED-WFPC-80-50	204,613	102,583	18	0	0
MLIG-AL-LED-WFPC-80-50	141,820	102,724	18	180	0
MLIG-AL-LED-SB-60-50-T3	130,539	175,005	20	307,987	0

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	2
	5
	10

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CONTRACTOR SHALL STRICTLY ADHERE TO THESE DOCUMENTS. CHANGES ARE PERMITTED ONLY WITH THE REVIEWED AND APPROVED PUNCH SQUARE CENTER LLC PRIOR INSTALLATION. ALL DESIGN MODIFICATIONS (WORK) PERFORMED WITHOUT APPROVAL FROM SQUARE CENTER LLC SHALL BE CORRECTED AT CONTRACTORS EXPENSE.

ELECTRICAL SYSTEM CODE: SEC 2101
MECHANICAL SYSTEM CODE: SEC 2201
PLUMBING SYSTEM CODE: SEC 2301

THESE DRAWINGS, IDEAS, AND CONCEPTS ARE THE SOLE PROPERTY OF SQUARE CENTER LLC, DEVELOPED FOR THE REFERENCED CLIENT AS INSTRUMENTS OF SERVICE. USE OF THESE DRAWINGS, IDEA AND CONCEPTS CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION FOR SQUARE CENTER LLC, IS AN INFRINGEMENT OF ARCHITECTURAL COPYRIGHT LAW, AND WILL BE PROSECUTED.

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE DRAWN IN COMPLIANCE WITH CURRENTLY APPLICABLE PERMITS, SPECIFICATIONS AND THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. ANY REGARDED DESIGN CHANGES MADE AFTER THE DATE OF THESE PLANS WILL BEAT THE OWNER'S CLIENTS EXPENSE. SQUARE CENTER LLC IS NOT LIABLE FOR ERRORS OR OMISSIONS. SQUARE CENTER LLC, CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR UNUNDERSTANDINGS. ALL DETAILS AND DIMENSIONS AND DECK PERMITTED ANYWHERE ON DIRECTION FROM SQUARE CENTER LLC PRIOR TO THE START OF CONSTRUCTION OR SHALL BE SOLELY RESPONSIBLE THEREAFTER.



NJ LIC. 13878

WILLIAM J GENTILE AIA

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