

OFF STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 25-12.1 i	OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY	EXISTING (EN)
§25-12.1 q	MINIMUM PARKING STALL SIZE: STANDARD 9 FT X 18 FT COMPACT 8 FT X 15FT 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 SECOND FLOOR MIXED USE BUSINESS OFFICE 873 SF (1/250) RESIDENTIAL 1 BR UNIT 1.8 PARKING TOTAL PARKING SPACES PROVIDED	3 SPACES <0> 2 SPACES SHARED (PERMITTED BY . 25.8. per1225-12.2A.3) 21 SPACES

LAND USE AND ZONING			
BLOCK 172.02, LOT 6			
GENERAL BUSINESS (B-2)			
PROPOSED USE MEDICAL OFFICE BLDG.	PERMITTED USE		
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	30.0 FT	9.64 FT (EN)	9.64 FT (EN)
MINIMUM SIDE YARD CORNER	25.0 FT	14.46 FT (EN)	14.64 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% (2700 SF)	14.48% (2700 SF)
MAXIMUM LOT COVERAGE	60% (11,187 SF)	82% (15,302 SF) (EN)	75.73.95% (14,120 SF)

(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 70 SF- FEA GRAVEL AREA WITH 8"CMU BLOCK WALL
AREA 7 85 SF- TRASH ENCLOSURE -CONCRETE PAD
AREA 8 52 SF- PLANTER AND 8"CMU BLOCK WALL
AREA 9 51 SF- PLANTER AND 8"CMU BLOCK WALL
AREA 10 295 SF- STONE PAVING AND 8"CMU BLOCK WALL
AREA11 256 SF-STONE PAVING

22225F TOTAL OF DISTURBED SOIL/AREA

OWNER:
IMMC993 LLC
737 NORTHFIELD AVE
WEST ORANGE NJ 07052
949 279 5287

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

ARCHITECT:
SQUARE CENTER LLC
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ATTORNEY:
DEREK W. ORTH ESQ.
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LEGEND

- STANDARD PARKING STALL 9 X 18
COMPACT PARKING STALL 8 X 15
ADA VAN PARKING STALL 11 X 18
ELECTRIC CHARGING STALL 9 X 18
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 DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. CONTRACTOR SHALL STRICTLY ADHERE TO THESE DOCUMENTS. CHANGES ARE PERMITTED ONLY WITH THE REVIEWED AND APPROVED FROM SQUARE CENTER LLC PRIOR INSTALLATION. ALL DESIGN MODIFICATIONS / WORK PREFORMED WITHOUT APPROVAL FROM SQUARE CENTER LLC SHALL BE CORRECTED AT CONTRACTORS EXPENSE.

ELECTRICAL SYSTEM CODE: SEC 2301
MECHANICAL SYSTEM CODE: SEC 2301
PLUMBING SYSTEM CODE: SEC 2401

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	24.11.20	WG	UPDATE INFO

NJ LIC. 13878

SQUARE CENTER LLC, ARCHITECTURAL DESIGN SERVICES
1581 LINCOLN HWY STE 104, EDISON , NEW JERSEY 08817
973 645 5454
WILLIAM@SQUARECENTERARCH.COM
WILLIAM J GENTILE AIA

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

Date: 06/26/2024
Drawn: WJG
Scale: AS NOTED
Job: 20-1203
Sheet: MSP-3
Of

CURRENT PARKING & SITE (NO SOIL DISTURBANCE)

SCALE 1" = 10'0"



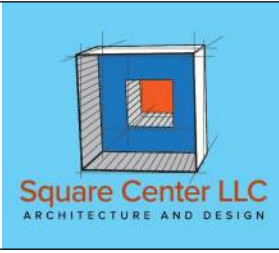
SIGHT LINE PHOTO ESSAY AT DRIVE WAY EXITS FROM 993 PLEASANT VALLEY WAY

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ELECTRICAL SYSTEM CODE: SEC 2101
MECHANICAL SYSTEM CODE: SEC 2201
PLUMBING SYSTEM CODE: SEC 2401

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Square Center LLC
ARCHITECTS AND DESIGN

REVISION TABLE	
NUMBER	DATE
1	24.11.20
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4	
5	
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10	

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WILLIAM J GENTILE AIA

SIGHT LINE PHOTO ESSAY

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