

EXECUTIVE DRIVE

100-200 EXECUTIVE DRIVE
BLOCK 155, LOTS 40.02,42.01,4202



CONCEPT ARCHITECTURAL

PRELIMINARY / FINAL MAJOR SITE PLAN

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SUSTAINABILITY FEATURES:

- GREEN INFRASTRUCTURE (SEE CIVIL PLANS FOR DETAILS)
- (6) ELECTRIC CHARGING STATIONS
- ENERGY STAR APPLIANCES AND FIXTURES
- WATER USE EFFICIENT APPLIANCES AND FIXTURES
- LED LIGHT FIXTURES
- WHITE LOW ALBEDO ROOFING MATERIALS

PREPARED FOR:
GREEN ESSEX PARTNERS URBAN RENEWAL ENTITY , LLC
C/O BNE REAL ESTATE GROUP
16 MICROLAB ROAD, SUITE A
LIVINGSTON, NEW JERSEY

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
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02-0217-105

TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

SITE PLAN SUBMISSION: MARCH 19, 2020
REVISED : MAY 5, 2020

DEVELOPMENT SUMMARY

BUILDING UNIT CALCULATIONS - BUILDING A

	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

(A) = AFFORDABLE UNIT

BUILDING UNIT CALCULATIONS - BUILDING B

	RESIDENTIAL FLOORS					UNIT MIX TOTAL	UNIT MIX %
	BA	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	02	04	04	02	15	25%
1BR(A) - MIN. 650 SF	00	00	01	01	01	03	05%
2BR - MIN. 900 SF	03	02	04	04	03	16	27%
2BR(A) - MIN. 900 SF	00	00	04	04	03	11	19%
2BR+D - MIN. 900 SF	02	04	04	04	00	14	24%
3BR(A) - MIN. 1,000 SF	00	00	00	00	00	00	00%
TOTAL	08	08	17	17	09	59 D.U.	100%

(A) = AFFORDABLE UNIT

BUILDING UNIT CALCULATIONS - BUILDING C

	RESIDENTIAL FLOORS				UNIT MIX TOTAL	UNIT MIX %
	GR	2ND	3RD	4TH		
1BR - MIN. 650 SF	02	07	07	07	23	37%
1BR(A) - MIN. 650 SF	00	01	01	01	03	05%
2BR - MIN. 900 SF	04	05	05	05	19	31%
2BR(A) - MIN. 900 SF	00	03	03	03	09	15%
2BR+D - MIN. 900 SF	00	00	00	00	00	00%
3BR(A) - MIN. 1,000 SF	02	02	02	02	08	12%
TOTAL	08	18	18	18	62 D.U.	100%

(A) = AFFORDABLE UNIT

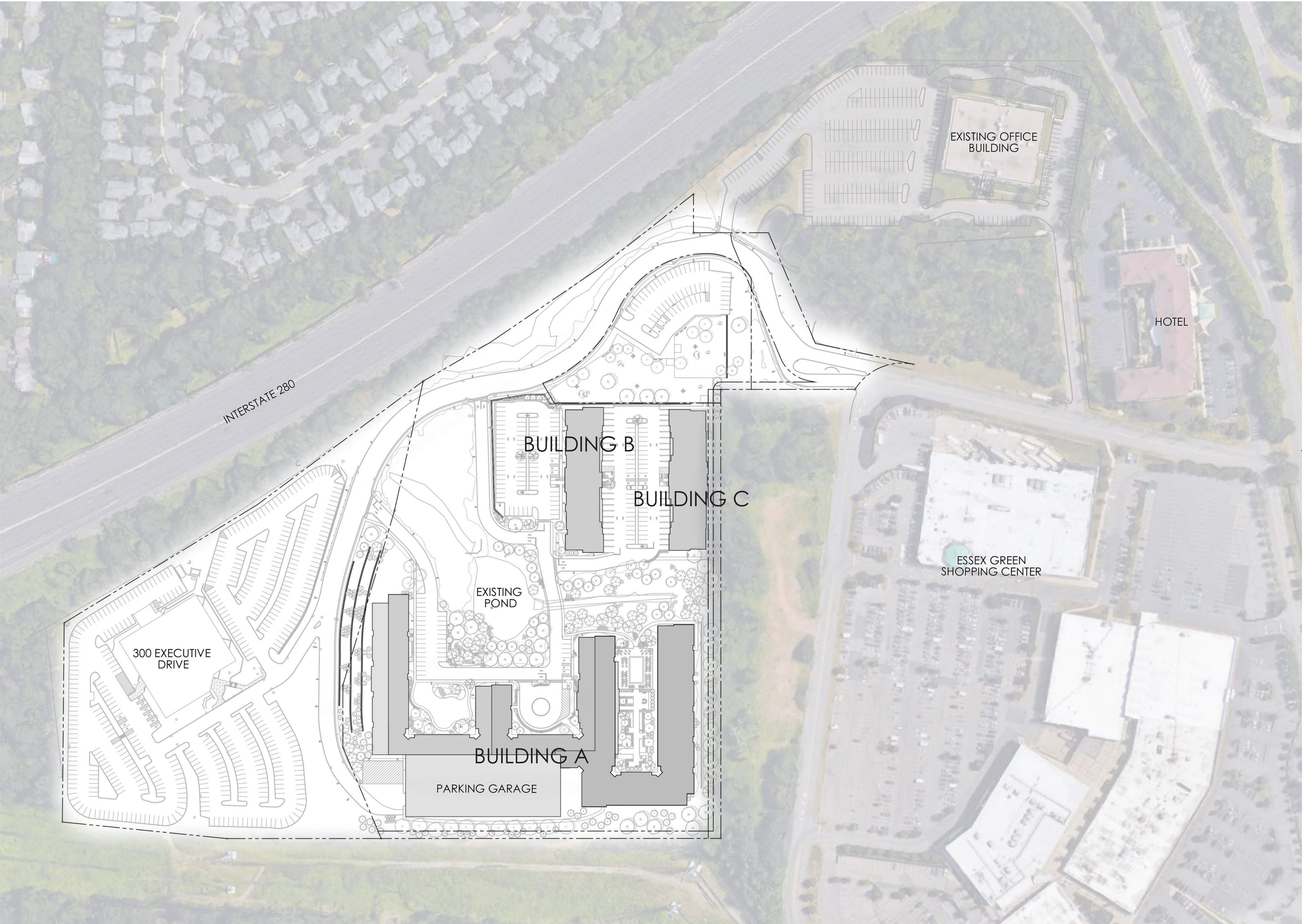
BUILDING UNIT CALCULATIONS - DEVELOPMENT TOTAL

	BUILDING			UNIT MIX TOTAL	UNIT MIX %	AFFORDABLE %
	A	B	C			
1BR - MIN. 650 SF	111	15	23	149	35%	
1BR(A) - MIN. 650 SF	07	03	03	13	03%	20%
2BR - MIN. 900 SF	138	16	19	173	41%	
2BR(A) - MIN. 900 SF	18	11	09	38	09%	60%
2BR+D - MIN. 900 SF	25	14	00	39	09%	
3BR(A) - MIN. 1,000 SF	05	00	08	13	03%	20%
TOTAL	304	59	62	425 D.U.	100%	10%

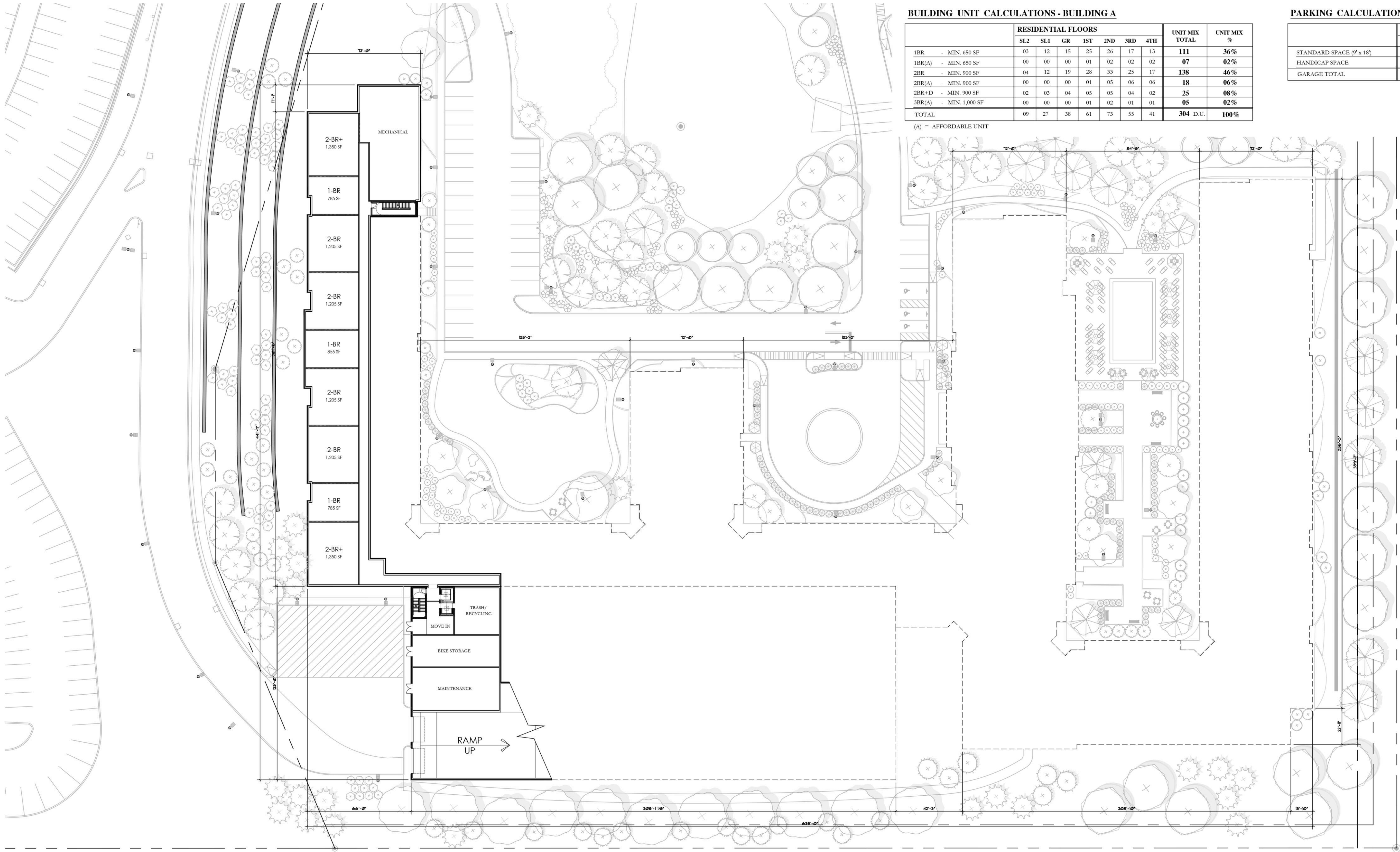
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES



SITE PLAN
SCALE: 1"=100'-0"



BUILDING UNIT CALCULATIONS - BUILDING A

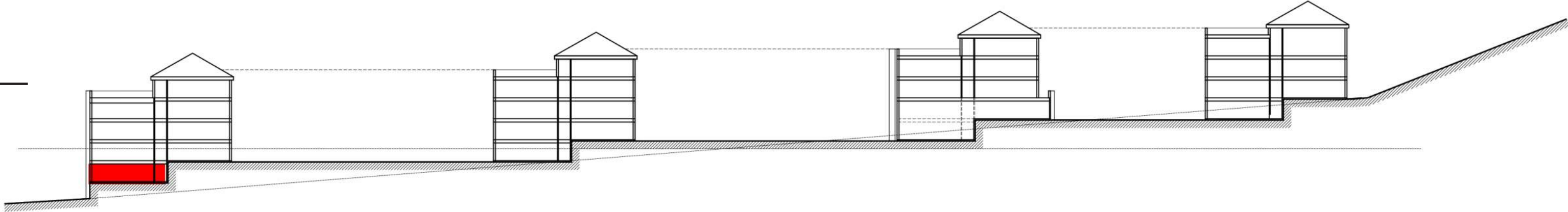
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

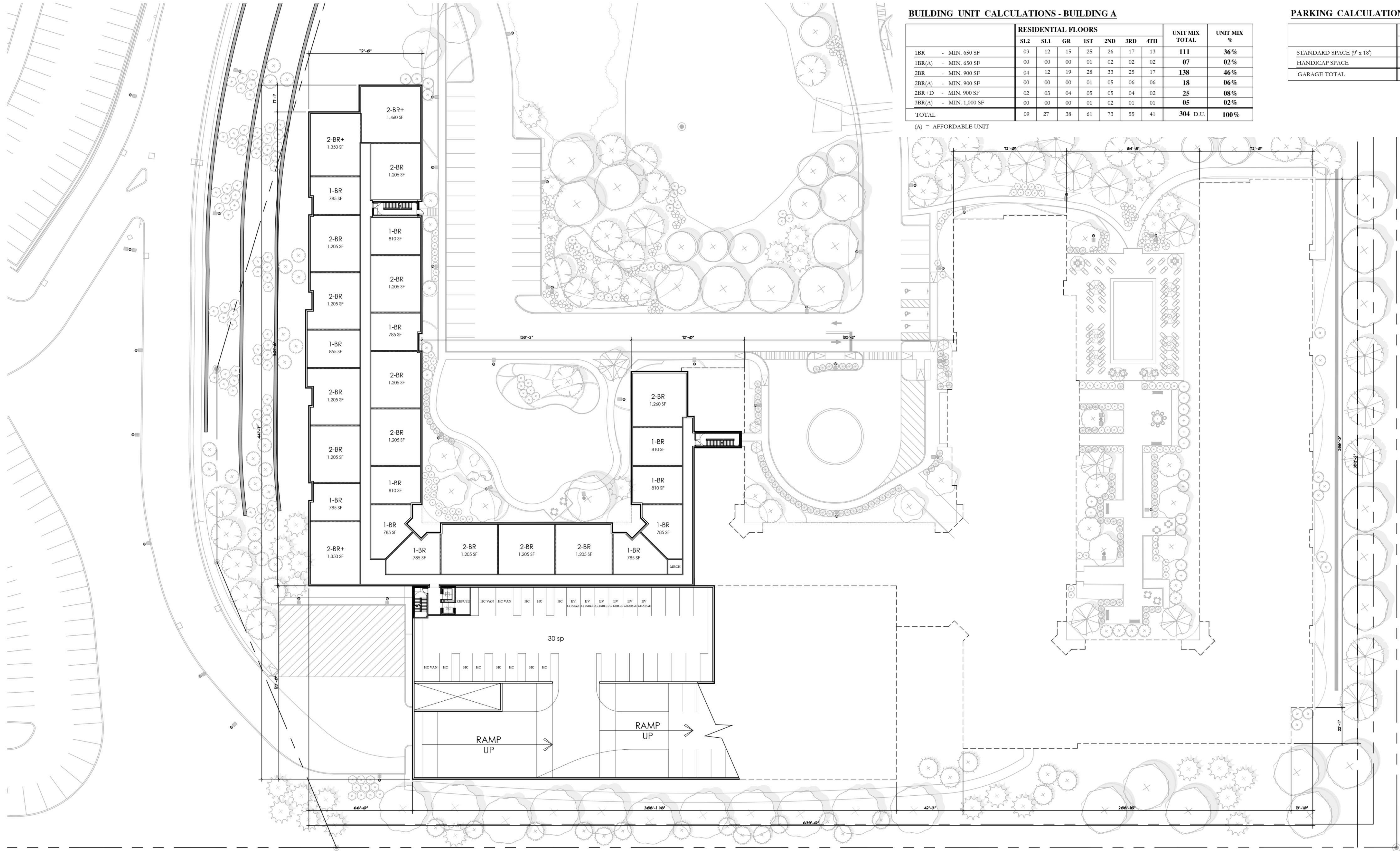
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

SUBLEVEL 2 FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

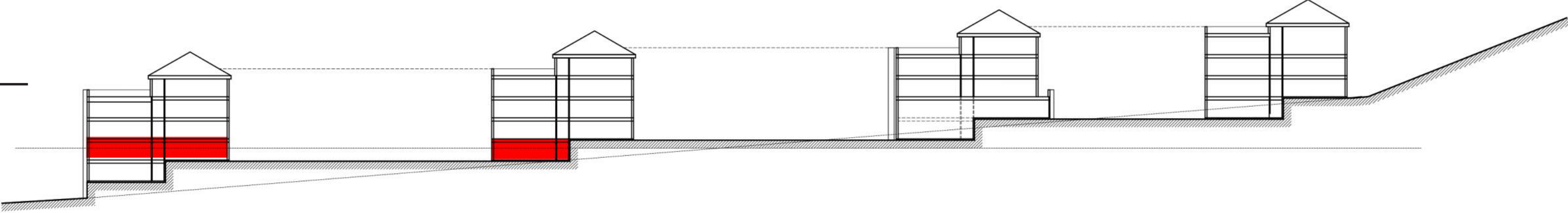
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

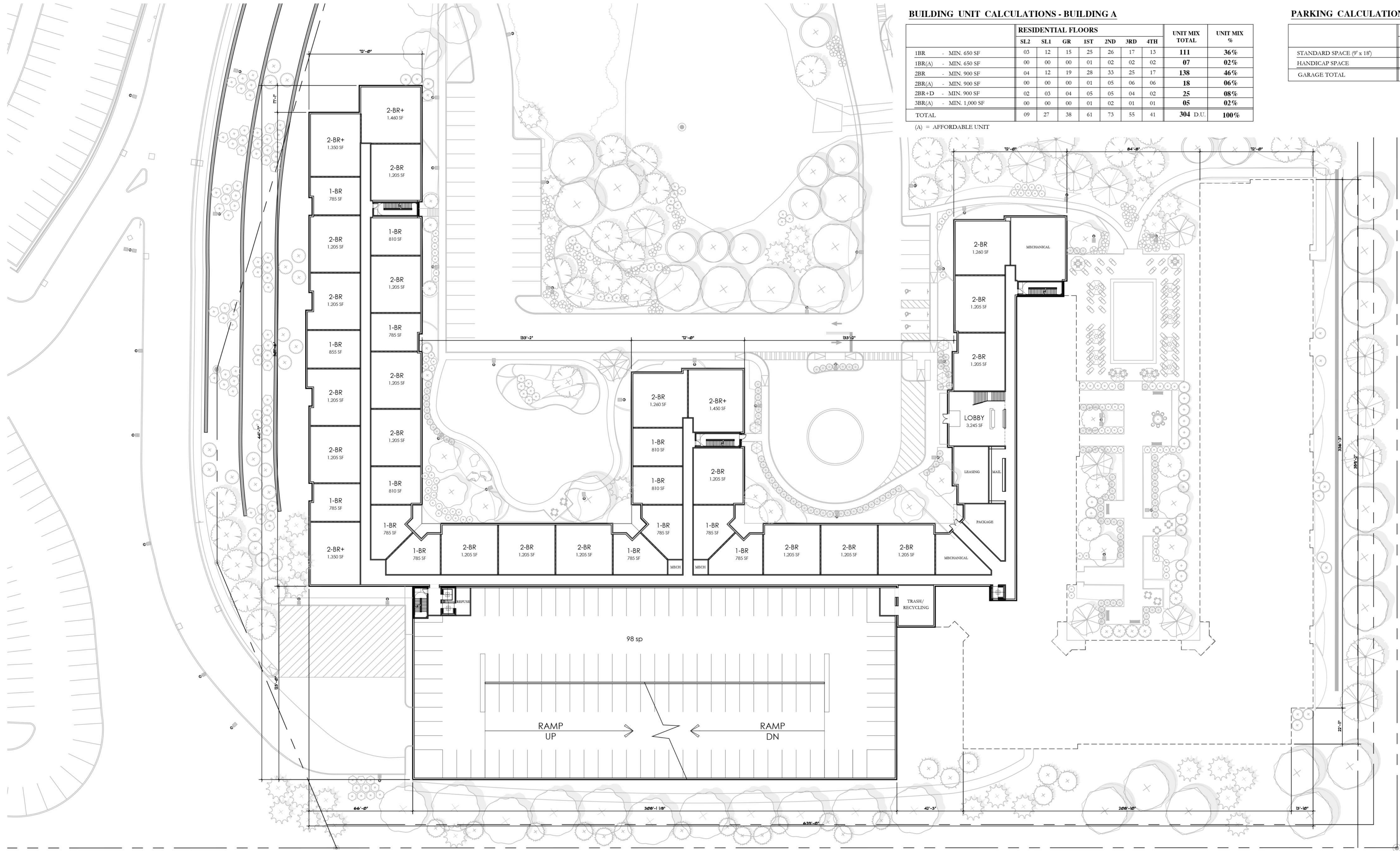
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

SUBLEVEL 1 FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

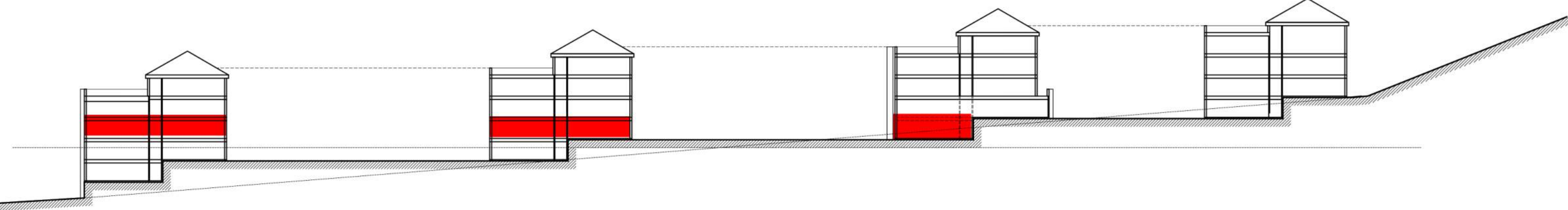
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

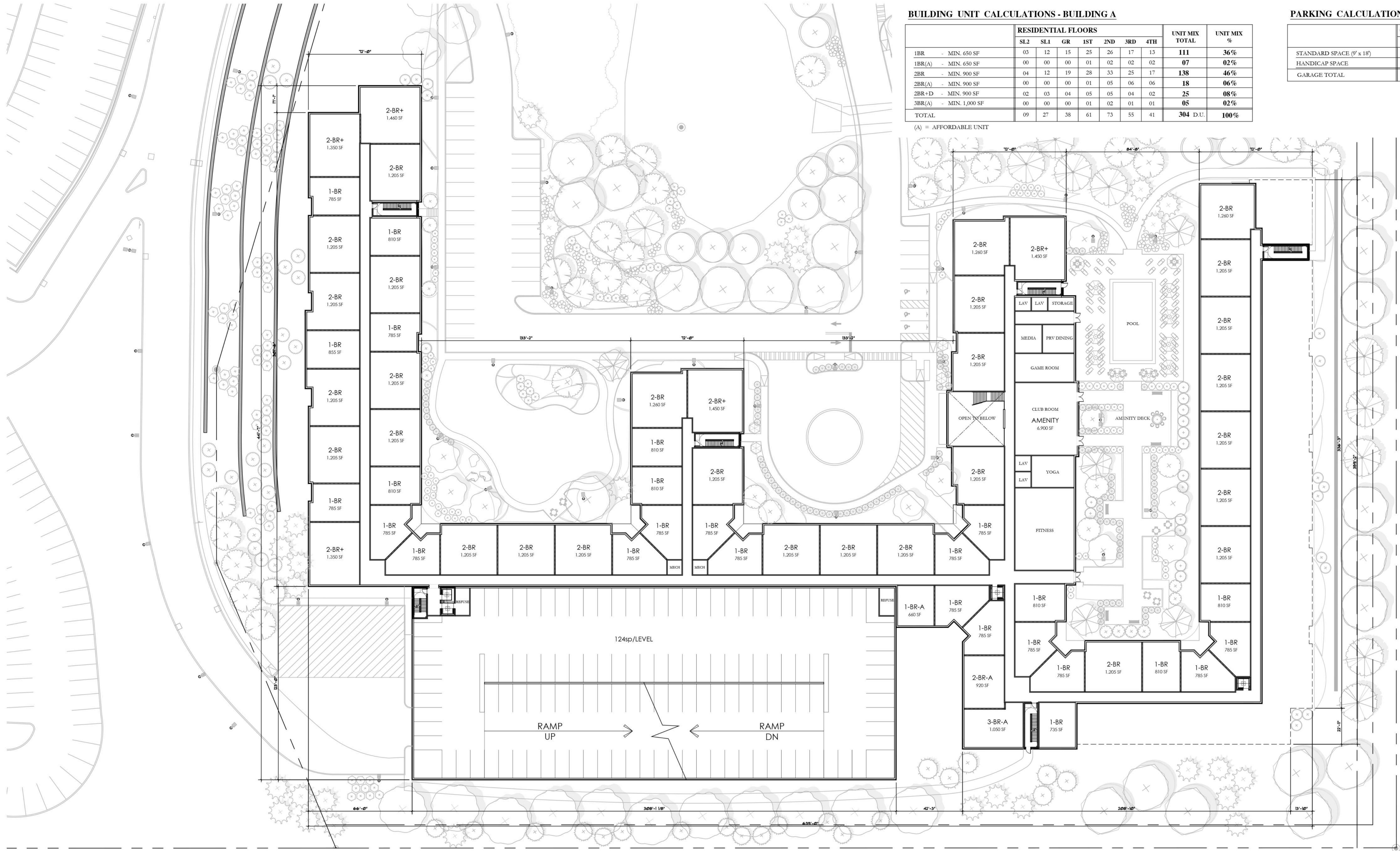
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

GROUND FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

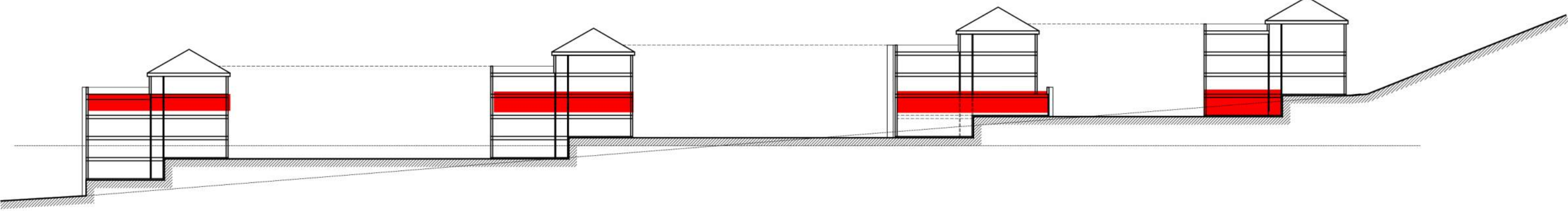
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

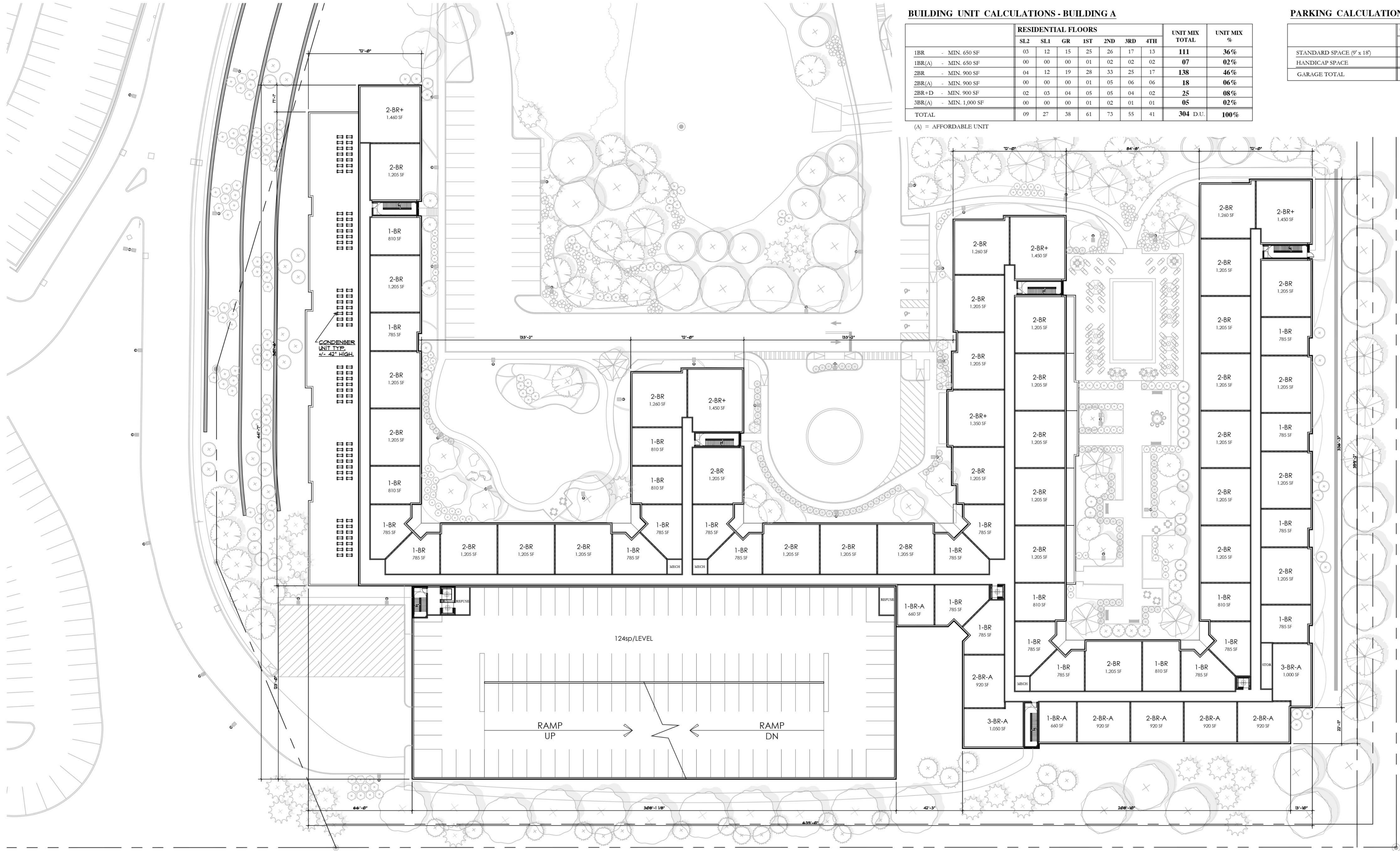
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

FIRST FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

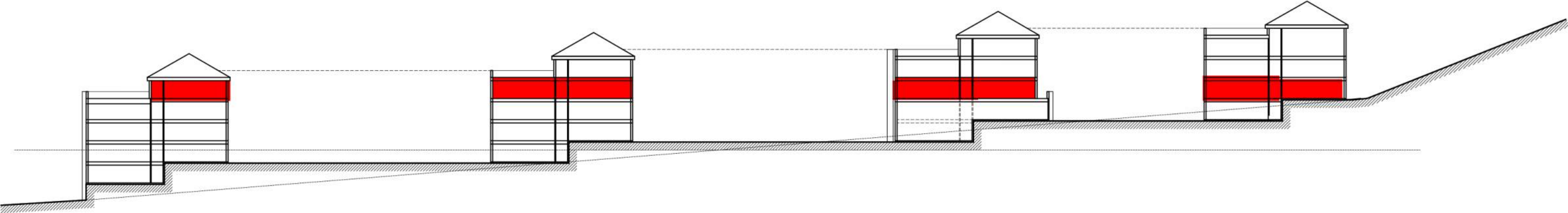
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304	100%

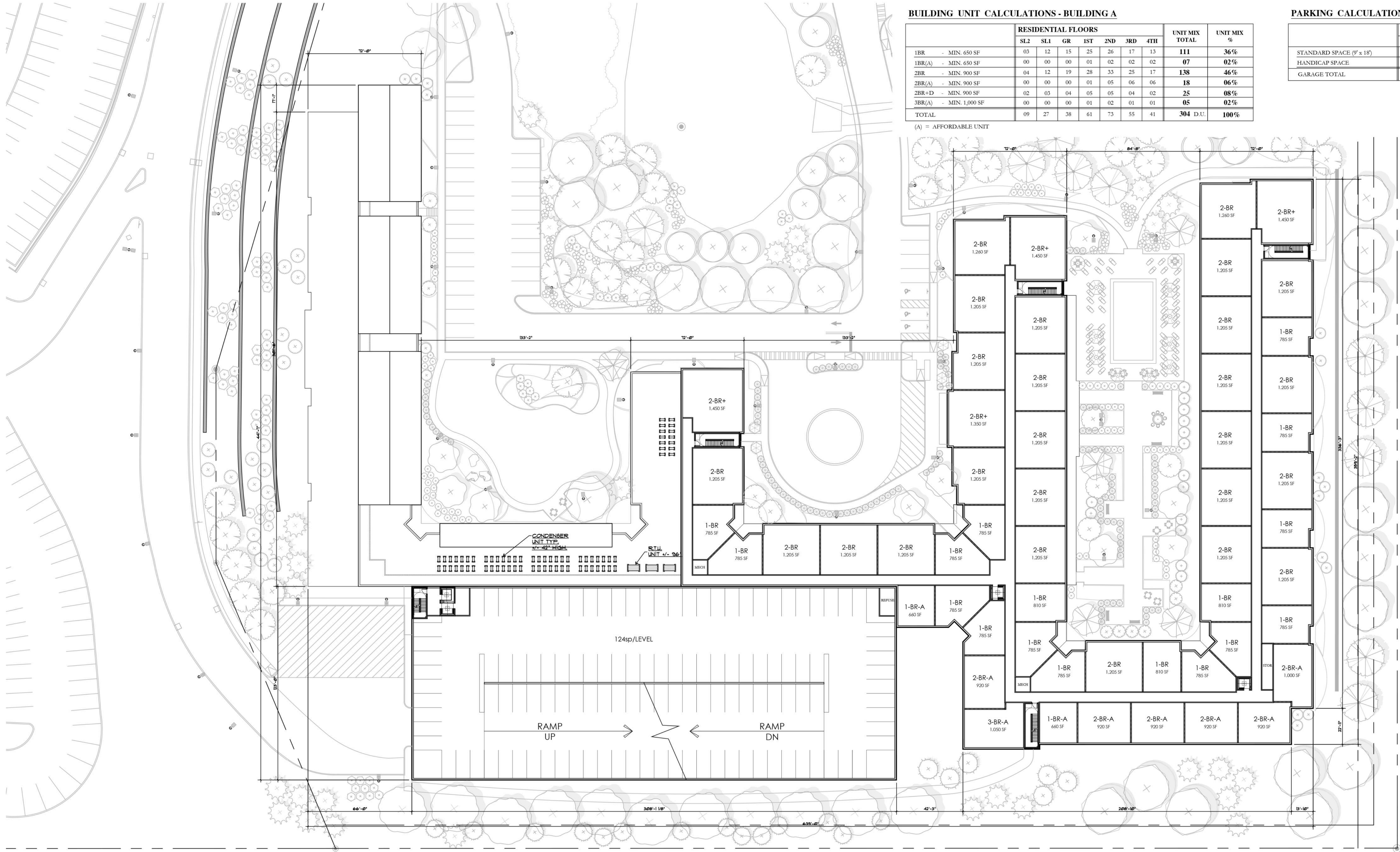
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

SECOND FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

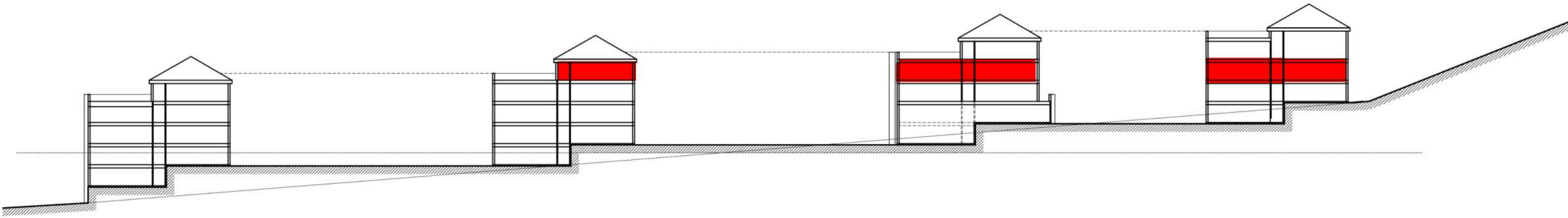
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

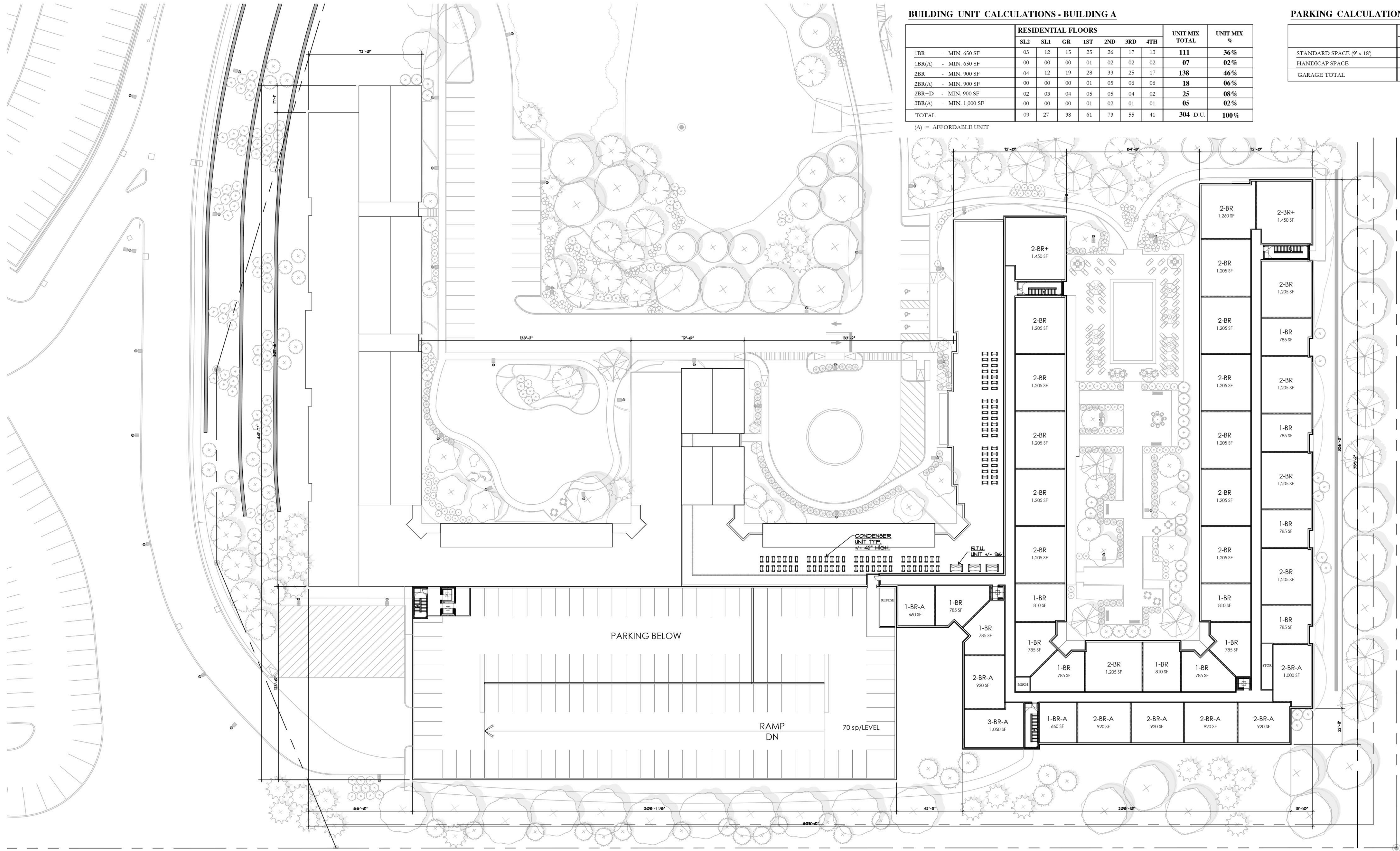
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

THIRD FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

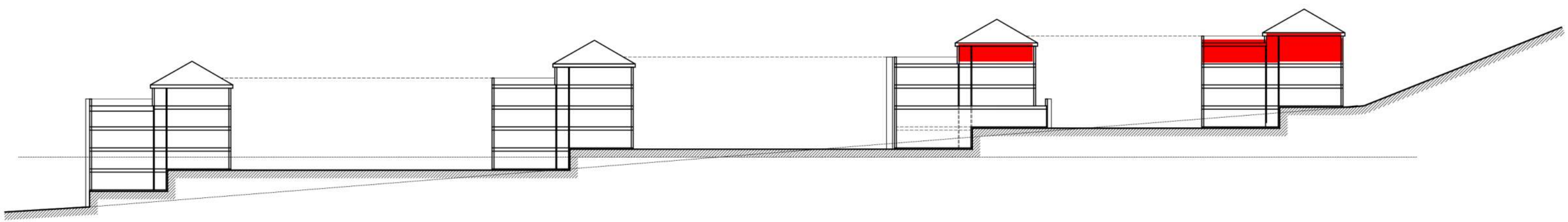
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

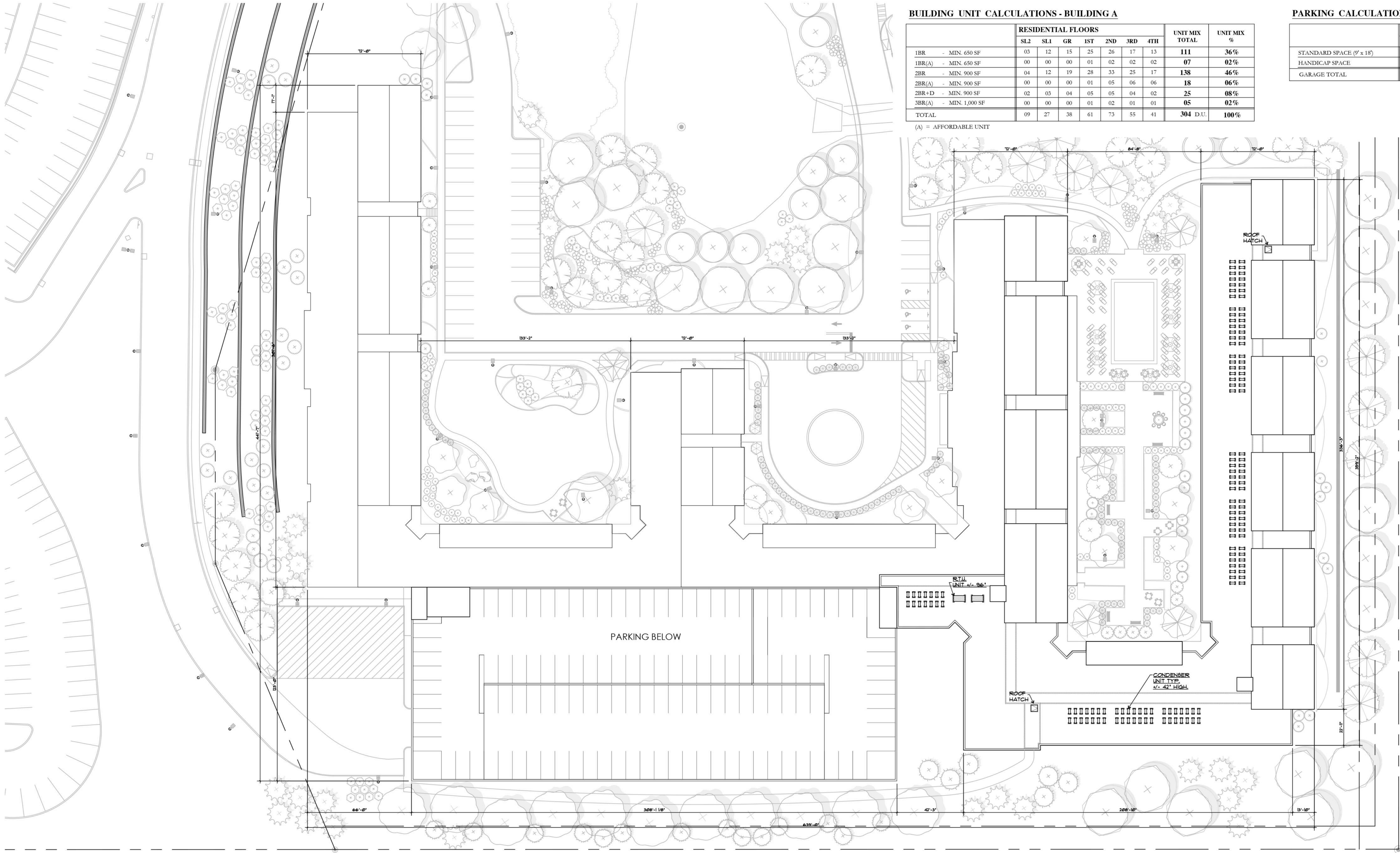
(A) = AFFORDABLE UNIT

PARKING CALCULATIONS - BUILDING A

	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

FOURTH FLOOR PLAN
SCALE: 1"=30'-0"





BUILDING UNIT CALCULATIONS - BUILDING A

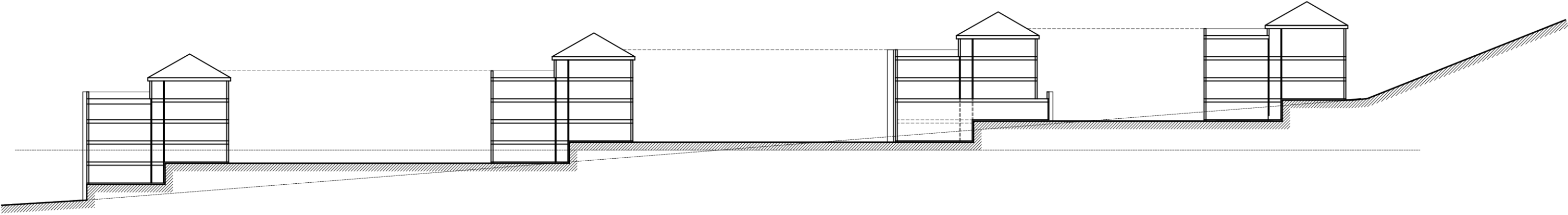
	RESIDENTIAL FLOORS							UNIT MIX TOTAL	UNIT MIX %
	SL2	SL1	GR	1ST	2ND	3RD	4TH		
1BR - MIN. 650 SF	03	12	15	25	26	17	13	111	36%
1BR(A) - MIN. 650 SF	00	00	00	01	02	02	02	07	02%
2BR - MIN. 900 SF	04	12	19	28	33	25	17	138	46%
2BR(A) - MIN. 900 SF	00	00	00	01	05	06	06	18	06%
2BR+D - MIN. 900 SF	02	03	04	05	05	04	02	25	08%
3BR(A) - MIN. 1,000 SF	00	00	00	01	02	01	01	05	02%
TOTAL	09	27	38	61	73	55	41	304 D.U.	100%

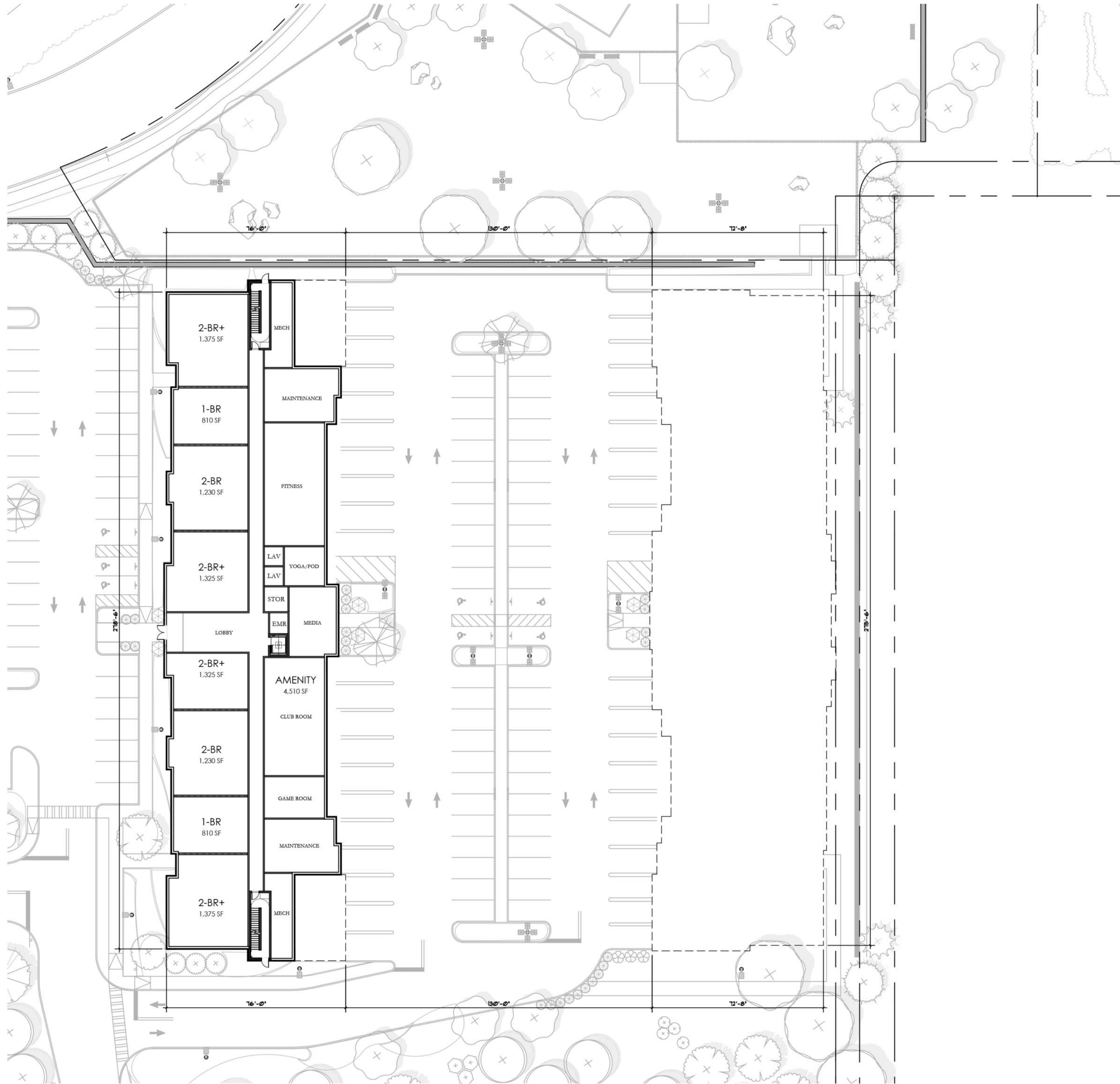
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PARKING CALCULATIONS - BUILDING A

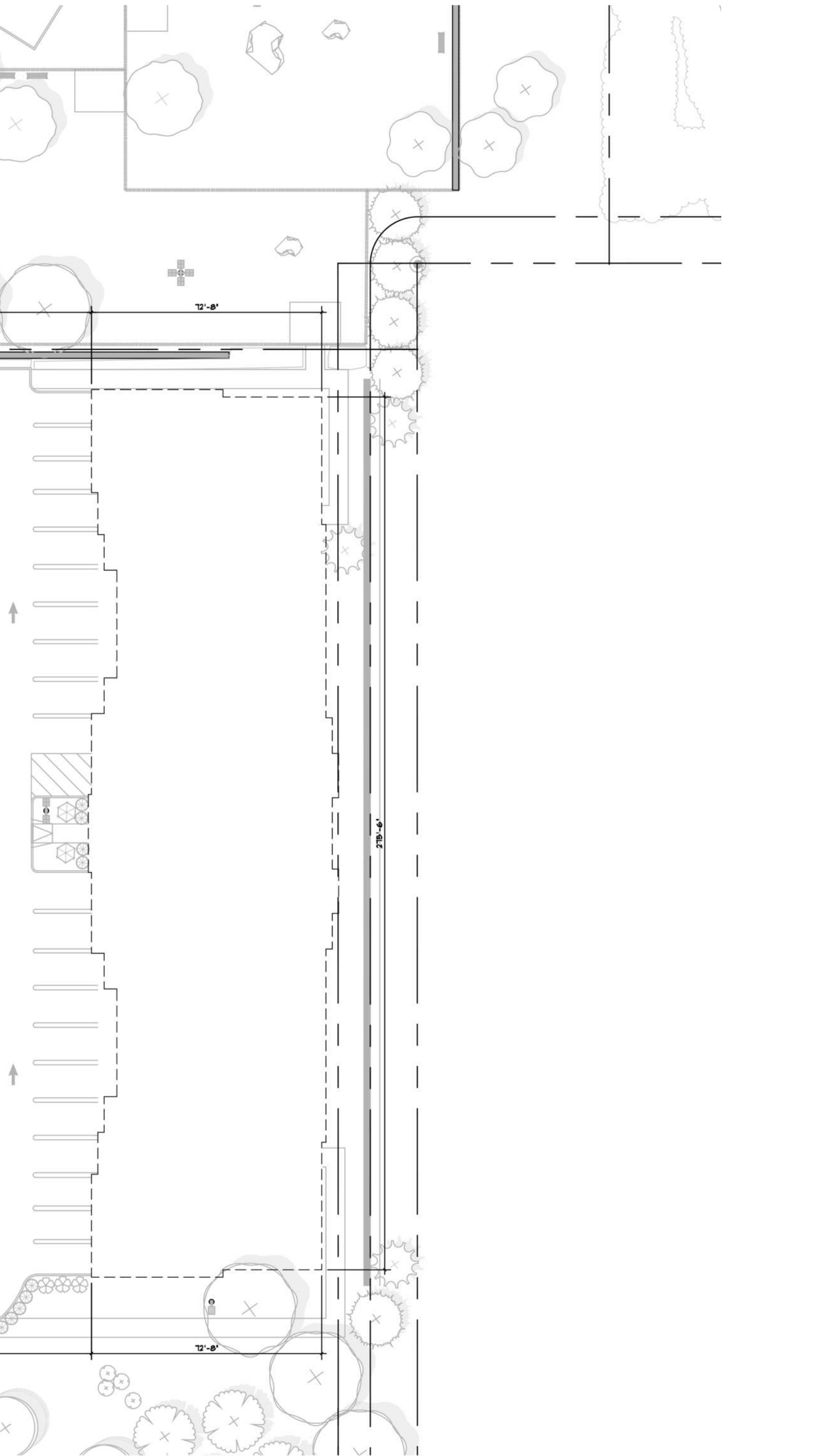
	GARAGE FLOORS						PARKING TOTAL
	PL1	PL2	PL3	PL4	PL5	PL6	
STANDARD SPACE (9' x 18')	17	98	124	124	124	70	557
HANDICAP SPACE	13	0	0	0	0	0	13
GARAGE TOTAL	30	98	124	124	124	70	570 SPACES

ROOF PLAN
SCALE: 1"=30'-0"

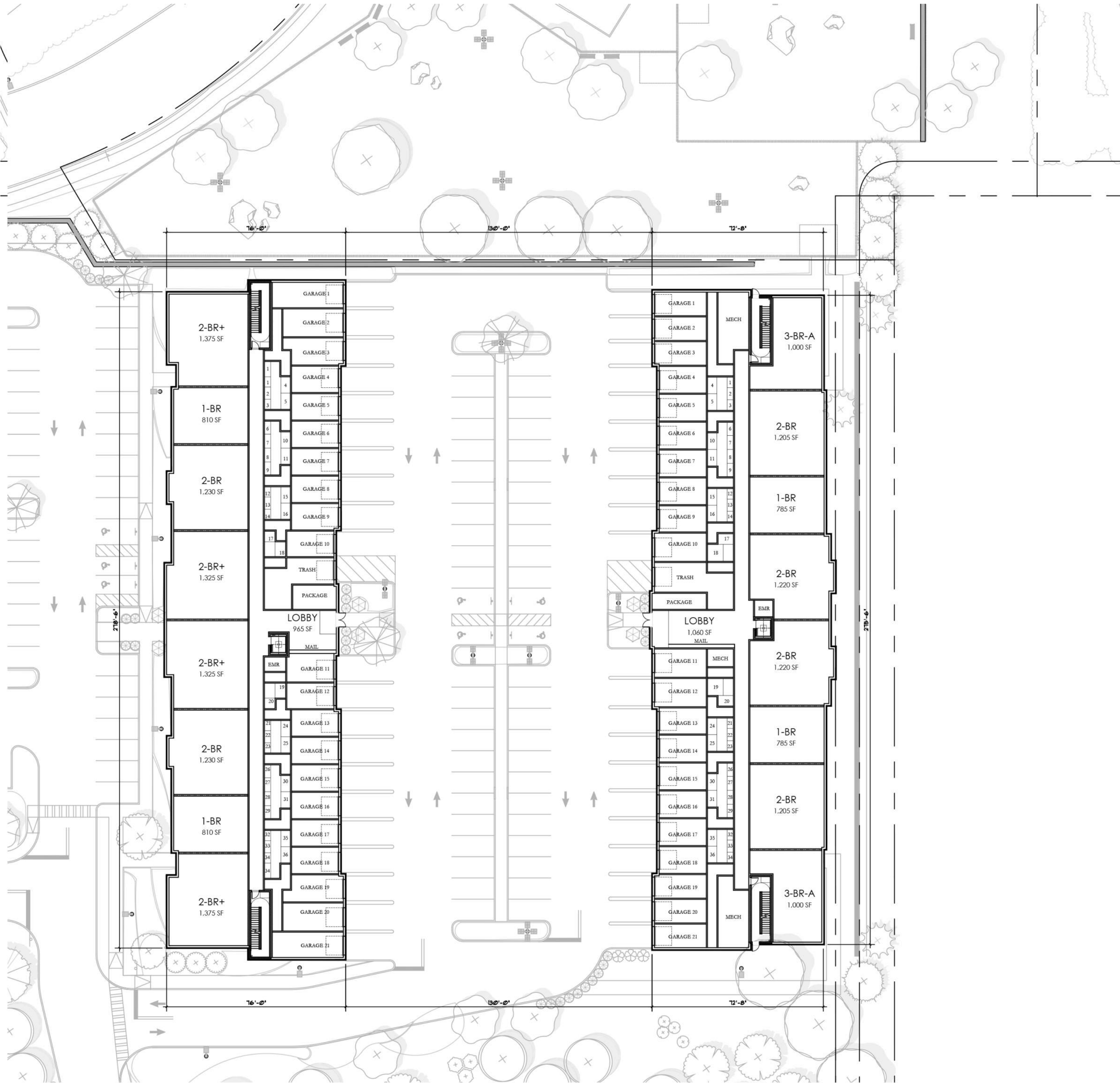




BUILDING B - BASEMENT FLOOR PLAN
SCALE: 1"=30'-0"



BUILDING C
SCALE: 1"=30'-0"



BUILDING B - FIRST FLOOR PLAN
SCALE: 1"=30'-0"

BUILDING C - GROUND FLOOR PLAN
SCALE: 1"=30'-0"

BUILDING UNIT CALCULATIONS - BUILDING B

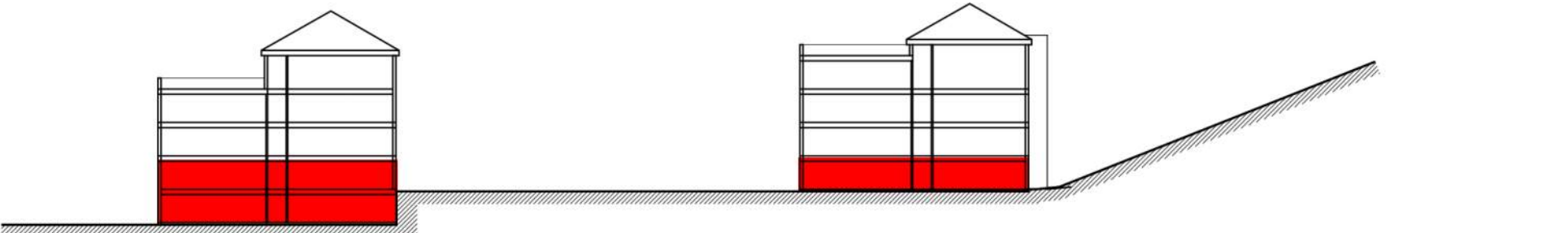
	RESIDENTIAL FLOORS						UNIT MIX TOTAL	UNIT MIX %
	BA	1ST	2ND	3RD	4TH			
1BR - MIN. 650 SF	03	02	04	04	02		15	25%
1BR(A) - MIN. 650 SF	00	00	01	01	01		03	05%
2BR - MIN. 900 SF	03	02	04	04	03		16	27%
2BR(A) - MIN. 900 SF	00	00	04	04	03		11	19%
2BR+D - MIN. 900 SF	02	04	04	04	00		14	24%
3BR(A) - MIN. 1,000 SF	00	00	00	00	00		00	00%
TOTAL	08	08	17	17	09		59 D.U.	100%

(A) = AFFORDABLE UNIT

BUILDING UNIT CALCULATIONS - BUILDING C

	RESIDENTIAL FLOORS				UNIT MIX TOTAL	UNIT MIX %
	GR	2ND	3RD	4TH		
1BR - MIN. 650 SF	02	07	07	07	23	37%
1BR(A) - MIN. 650 SF	00	01	01	01	03	05%
2BR - MIN. 900 SF	04	05	05	05	19	31%
2BR(A) - MIN. 900 SF	00	03	03	03	09	15%
2BR+D - MIN. 900 SF	00	00	00	00	00	00%
3BR(A) - MIN. 1,000 SF	02	02	02	02	08	12%
TOTAL	08	18	18	18	62 D.U.	100%

(A) = AFFORDABLE UNIT



A10
CONCEPTUAL PLANS - BUILDING B/C
DATE: 03/19/2020