

PRELIMINARY AND FINAL MAJOR SITE PLAN

Landscape and Architectural Plans

Daughters of Israel

1155 Pleasant Valley Way

Block 171 Lot 12

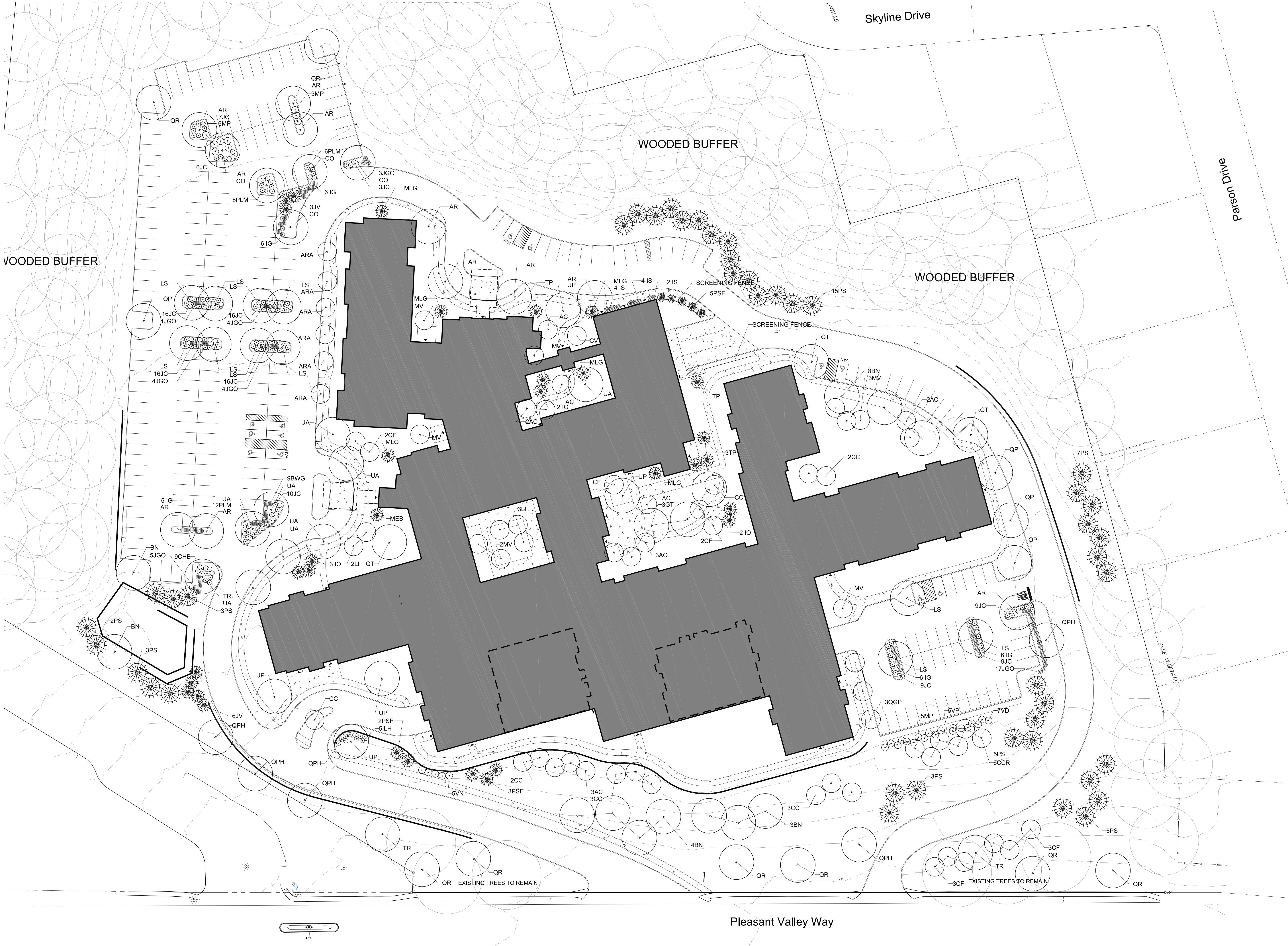
Township of West Orange, Essex County, New Jersey



DRAWING INDEX		
	DWG. #	DRAWING TITLE
	• CS	COVER SHEET
LANDSCAPE		
	• L1.0	LANDSCAPE PLAN
	• L2.0	LANDSCAPE DETAILS
	• L3.0	SITE SIGNAGE PLAN
ARCHITECTURAL		
	• A1.0	LOWER LEVEL PLAN
	• A1.1	FIRST FLOOR PLAN
	• A1.2	SECOND FLOOR PLAN
	• A1.3	THIRD FLOOR PLAN
	• A1.4	FOURTH FLOOR PLAN
	• A1.5	ROOF PLAN
	• A2.0	EXTERIOR ELEVATIONS
	• A2.1	EXTERIOR ELEVATIONS



ISSUES	REVISIONS
5/20/2022	REVISED PER NEW BUILDING FOOTPRINT



WOODED BUFFER

WOODED BUFFER

WOODED BUFFER

Pleasant Valley Way

Skyline Drive

Parson Drive

1

L1.0

PROJECT NORTH

0 15 30 60

GRAPHIC SCALE

LANDSCAPE PLAN

SCALE: 1"=30'-0"



1155 Pleasant Valley Way
West Orange NJ 07052

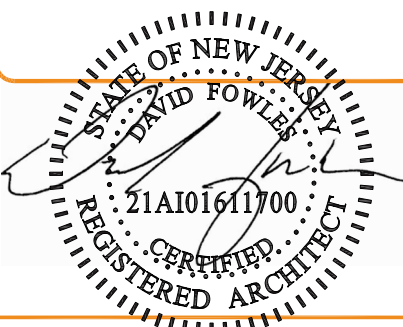
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

LANDSCAPE
PLAN

L1.0



DAVID S. FOWLES, AIA
AIA No. 11A101641700
EXPIRATION DATE: 06-2028
10-00000-01-10-00000

PLANT MATERIAL

Plant sizes shown in planting schedule are the size at time of planting.

Plant materials that have damaged or crooked leaders, deformed growth habit, abrasions of the bark, sunscald, windburn, disfiguring knots, insect or disease pests shall be rejected. In addition, trees having their central leaders headed back will also be rejected.

All trees shall be balled and burlapped, unless otherwise noted in the drawings or specification, or approved by the owner's representative.

Any proposed plant substitutions must be reviewed by landscape architect and approved in writing by the owner's representative. No substitutions shall be made without written consent of the architect.

All B&B materials (i.e. burlap, twine, etc) shall be all bio-degradable materials.

All plant materials shall be guaranteed for two years following date of final acceptance.

Existing trees to remain within the development area shall be selectively pruned of any dead or dying limbs. Existing trees located at the edge of wooded areas to be cleared shall be evaluated for preservation or removal based on survivability and safety considerations. Trees within existing wooded areas to remain shall not be pruned.

Provide a temporary guard to protect trees and vegetation to be left standing as shown on civil drawings prior to start of construction.

Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of the work.

Landscape plan shall be used for landscape purposes only. Refer to civil engineering drawings for utility, grading, storm water management, and soil erosion control information that may need to be coordinated with landscape work. This plan is intended for planting purposes. Refer to site / civil drawings for all other site construction information.

The contractor shall ensure that work does not interrupt established or projected drainage patterns.

Contractor shall verify locations of all below grade and above ground utilities and notify owners representative of conflicts.

The contractor shall verify the existence of underground utilities on the site prior to any excavation. Their exact location shall be verified in the field with the owner or general contractor prior to the commencement of any digging operations. In the event utilities are uncovered, the contractor shall be held responsible for all damage to the utilities and such damage shall not result in any additional expenses to the owner. Any damage of reported lines shall not be the responsibility of the contractor.

Should location of trees be within 5' of underground utilities, relocate said trees to a minimum of 5' from ball to utilities.

No plant materials shall be installed until all grading and construction has been completed in the immediate area. Contractor shall notify owner's representative of any conflict.

A 3-inch deep mulch per specification shall be installed under all trees and shrubs, and in all planting beds, unless otherwise indicated on the plans, or as directed by owner's representative.

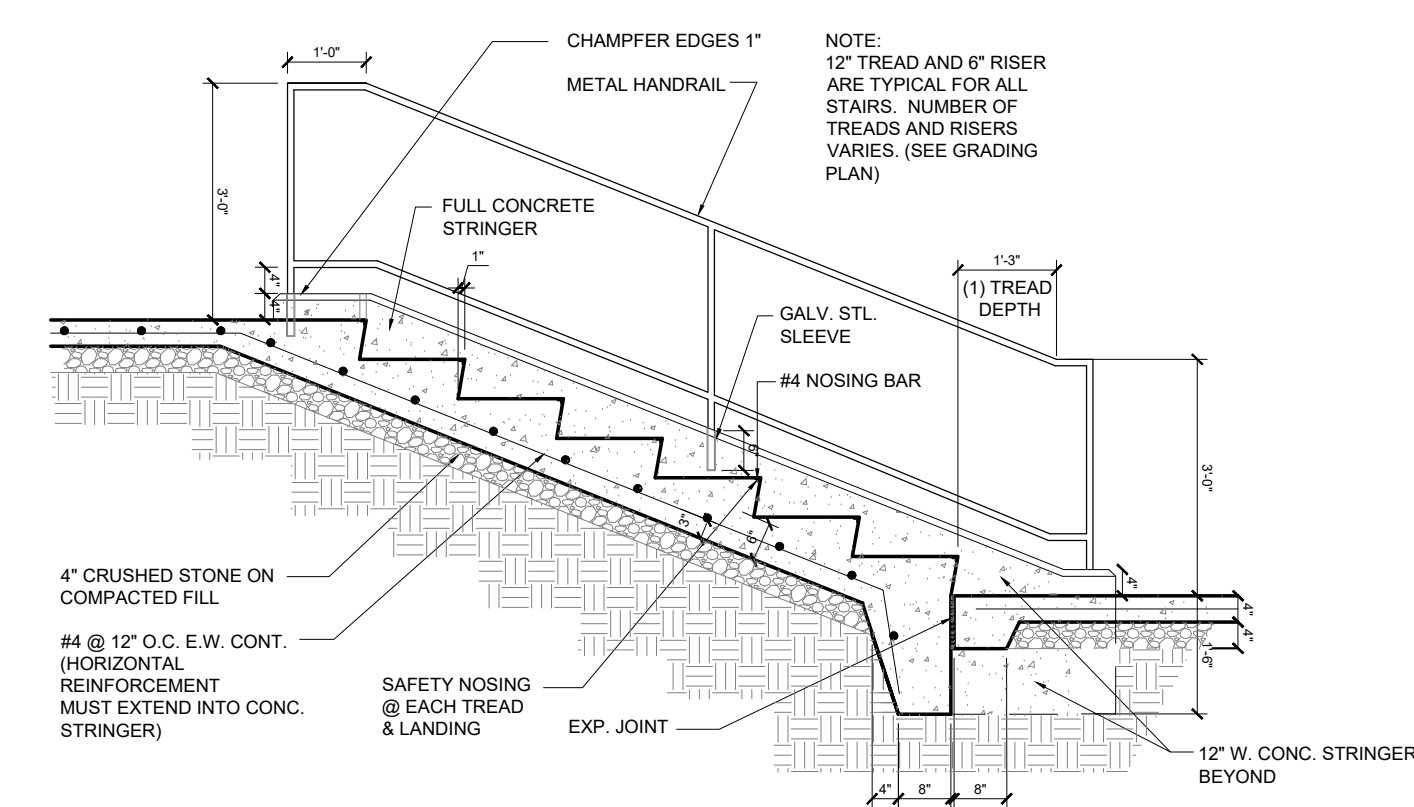
All planting backfill soils shall receive certified weed-free fully composted leaf mold soil amendment at a rate of 33% (1 part compost to 2 parts planting soil). Submit compost certification & product data prior to ordering for approval.

All disturbed areas not otherwise noted on contract documents shall be topsoil and seeded or mulched as directed by owner's representative.

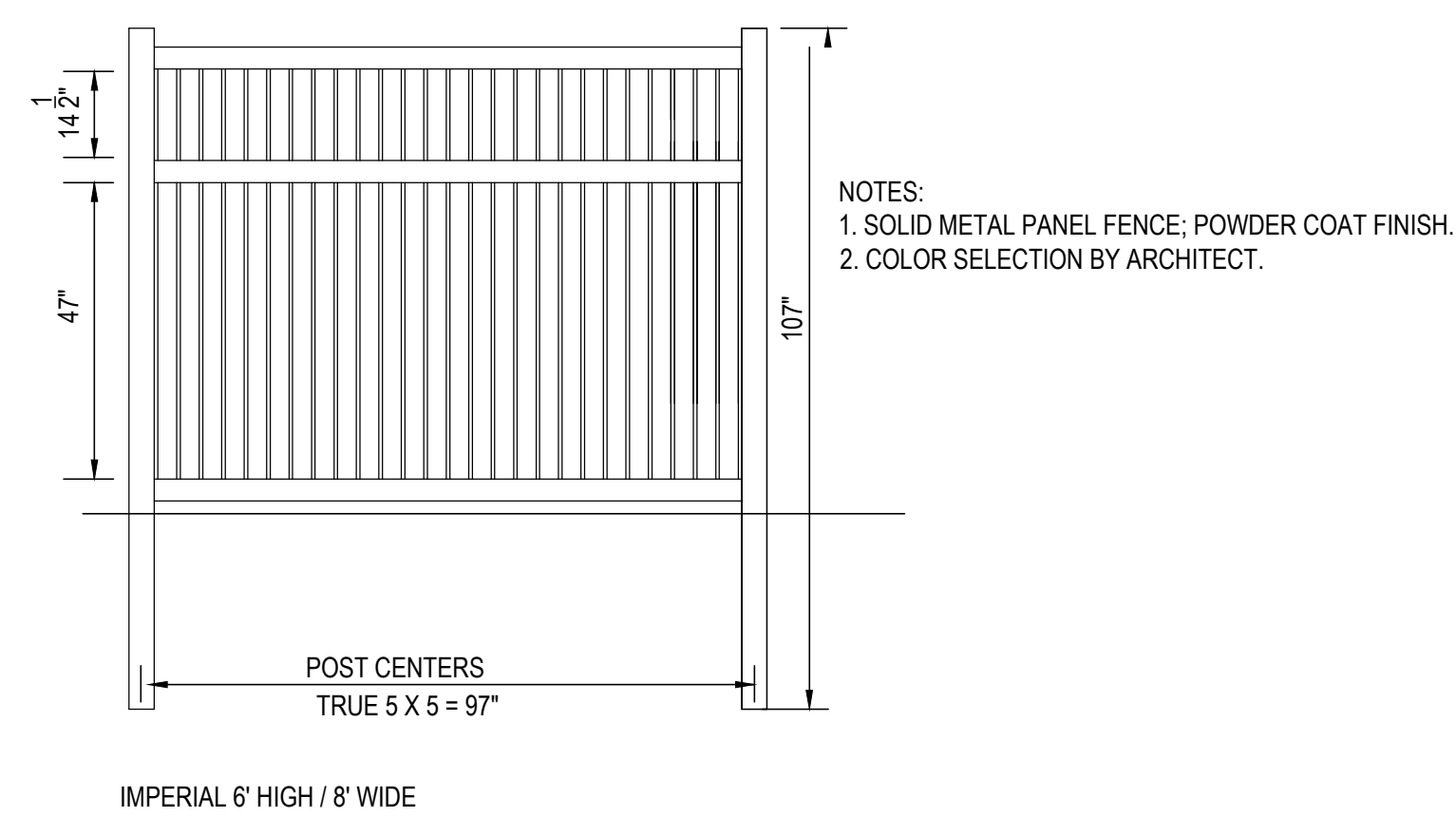


Plant List					
Key	Qty	Botanical Name	Common Name	Size	Remarks
Canopy Trees (Major Trees*)					
AR	11	Acer rubrum	Red Maple	2.5" c. min.	B&B
ARA	6	Acer rubrum 'Armstrong'	Upright Red Maple	2.5" c. min.	B&B
BN	12	Betula nigra 'Duraheat'	Duraheat River Birch	8-10'	B&B
CO	4	Celtis occidentalis 'Chigagoland'	Chigagoland Hackberry	2.5" c. min.	B&B
GT	6	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5" c. min.	B&B
LS	11	Liquidambar styraciflua 'Rotundiloba'	Sweetgum	2.5" c. min.	B&B
QGP	3	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2.5" c. min.	B&B
QP	4	Quercus palustris	Pin Oak	2.5" c. min.	B&B
QPH	5	Quercus phellos	Willow Oak	2.5" c. min.	B&B
QR	8	Quercus rubra	Red Oak	2.5" c. min.	B&B
TR	3	Tilia americana 'Redmond'	Redmond Basswood	2.5" c. min.	B&B
UA	8	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5" c. min.	B&B
UP	5	Ulmus americana 'Princeton'	Princeton Elm	2.5" c. min.	B&B
Total	86				
Ornamental Trees (Minor Trees*)					
AC	13	Amelanchier canadensis	Serviceberry	6' ht, min.	B&B
CC	12	Cercis canadensis	Redbud	6' ht, min.	B&B
CV	1	Chionanthus virginicus	Fringetree	6' ht, min.	B&B
CF	11	Cornus flor. 'Cherokee Princess'	Cherokee Princess Dogwood	6' ht, min.	B&B
CCR	6	Crataegus crus-galli inermis 'Cruzam'	Crusader Hawthorn	6' ht, min.	B&B
LI	5	Lagerstroemia x 'Natchez'	White Crepe Myrtle	6' ht, min.	B&B
MV	9	Magnolia virginiana	Sweetbay	6' ht, min.	B&B
Total	57				
Evergreen Trees (Minor Trees*)					
IO	7	Ilex opaca 'Greenleaf'	Greenleaf American Holly	6' ht, min.	B&B
JV	8	Juniperus virginiana	Red Cedar	6' ht, min.	B&B
MEB	1	Magnolia 'Edith Bogue'	Edith Bogue Magnolia	6' ht, min.	B&B
MLG	6	Magnolia 'Little Gem'	Little Gem Magnolia	6' ht, min.	B&B
PSF	10	Pinus strobus fastigiata	Upright White Pine	6' ht, min.	B&B
PS	43	Pinus strobus	White Pine	6' ht, min.	B&B
TP	5	Thuja plicata 'Steeplechase'	Steeplechase Giant Arborvitae	6' ht, min.	B&B
Total	80				
Evergreen Shrubs					
BVG	9	Buxus 'Winter Gem'	Winter Gem Boxwood	18-24"	#5 container
IG	29	Ilex glabra densa	Compact Inkberry	18-24"	#5 container
JC	117	Juniperus conferta 'Blue Pacific'	Shore Juniper	15-18"	#3 container
JGO	41	Juniperus v. 'Grey Owl'	Grey Owl Juniper	30-36"	B&B
Deciduous Shrubs					
CHB	9	Clethra 'Hummingbird'	Dwarf Summersweet	18-24"	#3 container
CSK	5	Cornus sericea 'Kelsey'	Kelsey's Dwarf Redtwig Dogwood	18-24"	#3 container
ILH	5	Itea virginica 'Little Henry'	Little Henry Sweetspire	18-24"	#3 container
MP	16	Morella pensylvanica	Bayberry	24-30"	#3 container
PLM	16	Photinia melanocarpa 'Low Scape Mound'	Low Scape Mound' Chokeberry	15-18"	#3 container
VD	7	Viburnum dentatum	Arrowwood	3-4'	B&B
VN	5	Viburnum nudum 'Winterthur'	Winterthur Viburnum	3-4'	B&B
VP	5	Viburnum prunifolium	Blackhaw	3-4'	B&B
*Major Tree: 2.5" caliper at time of planting					
*Minor Tree: 6" minimum height at time of planting					

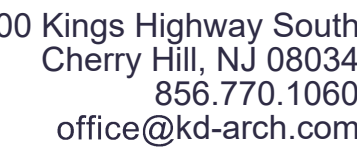
LANDSCAPE COMPLIANCE CHART			
	Required	Proposed	Conforms
PARKING LOT LANDSCAPING	\$25-12.1.o one tree per 10 parking spaces: 266 on-grade spaces/10 = 27 trees	27 parking lot trees	yes
PARKING LOT LANDSCAPING	\$25-12.1.o maximum row of 20 parking spaces	row of 22 spaces without an 8' wide island	no
REPLACEMENT TREES	\$25-27-8.g.1.(a) 1 major or minor replacement tree for each 4" to 6" DBH tree removed: 43 living trees removed	137 minor replacement trees	yes
REPLACEMENT TREES	\$25-27-8.g.1.(b) 1 major replacement tree for each 6" DBH, or larger, tree removed: 153 living trees removed	59 major replacement trees	no
	196 total living trees removed	196 total replacement trees	
		223 total new trees	
Note: In addition to the 196 living trees to be removed an additional 40 dead trees will also be removed. See civil engineering drawings for list of removals.			



 TYPICAL CONCRETE STAIR DETAIL
NTS



6' FENCE DETAIL - SERVICE AREA



155 Pleasant Valley Way
West Orange NJ 07052

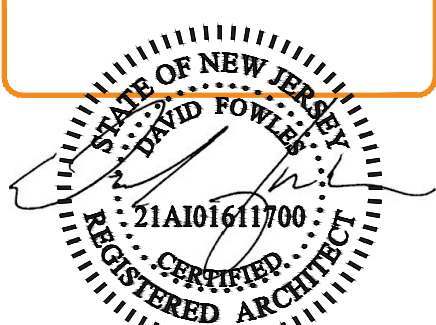
Issued For:
Life Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
2022	REVISED PER NEW BUILDING FOOTPRINT

proj. No: 1304.01.02

Landscape Details

L2.0



DAVID S. FOWLES, AIA
N-2160181700 - SE-0000786

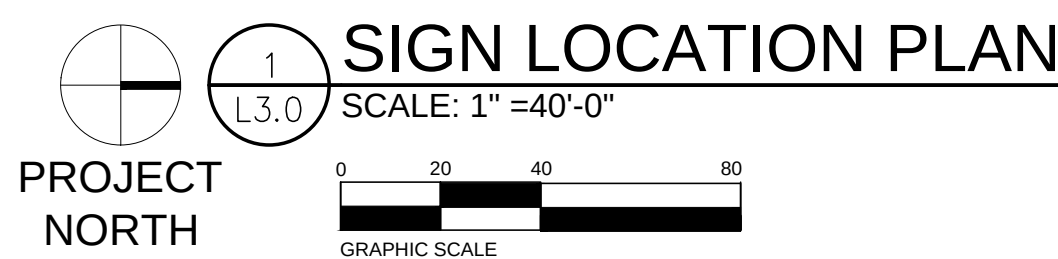
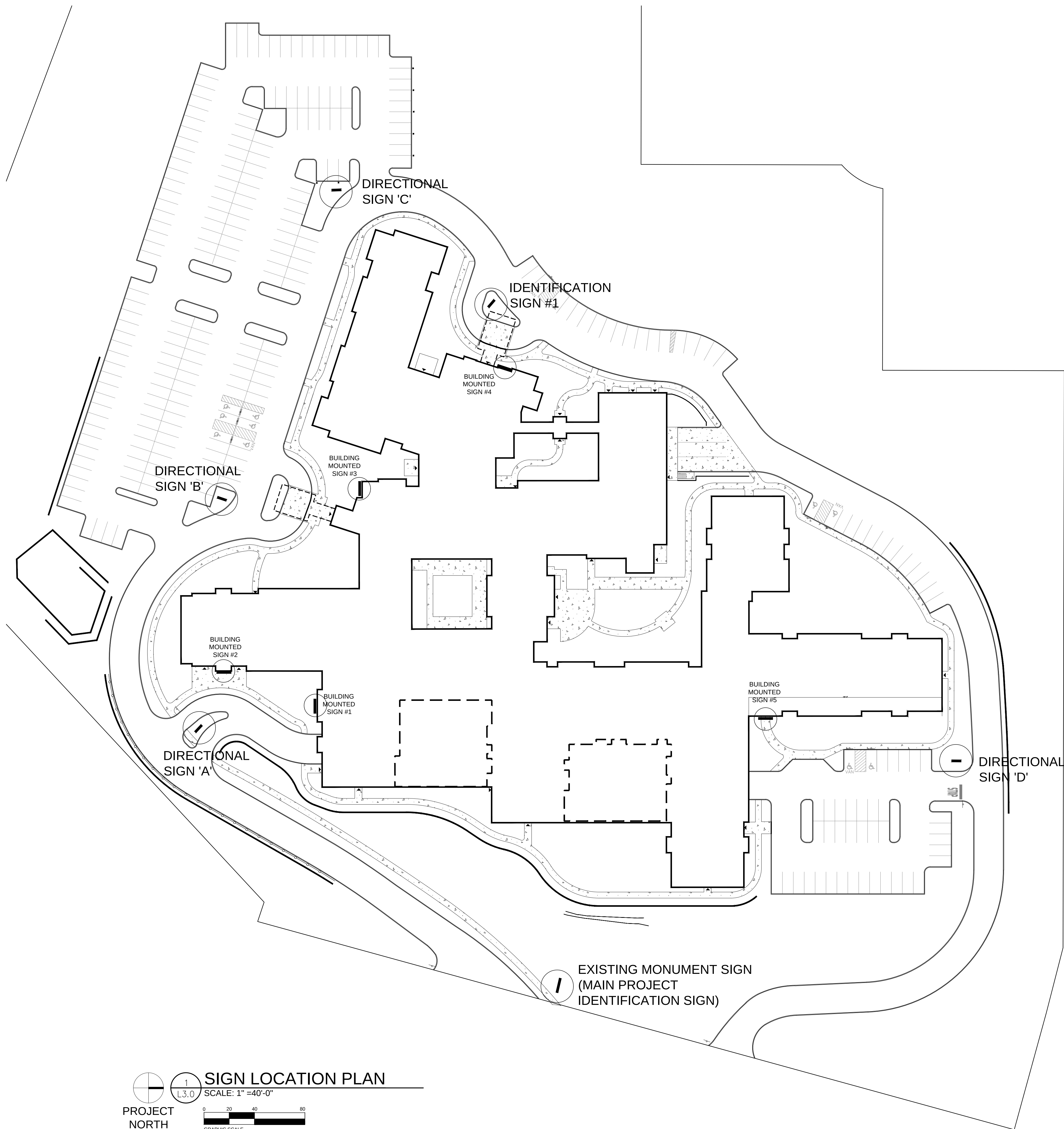
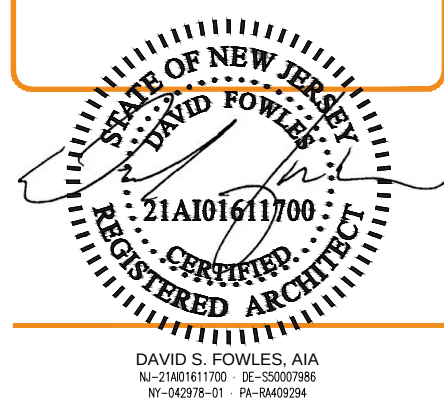
1155 Pleasant Valley Way
West Orange NJ 07052Issued For:
Site Plan ApplicationDate:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

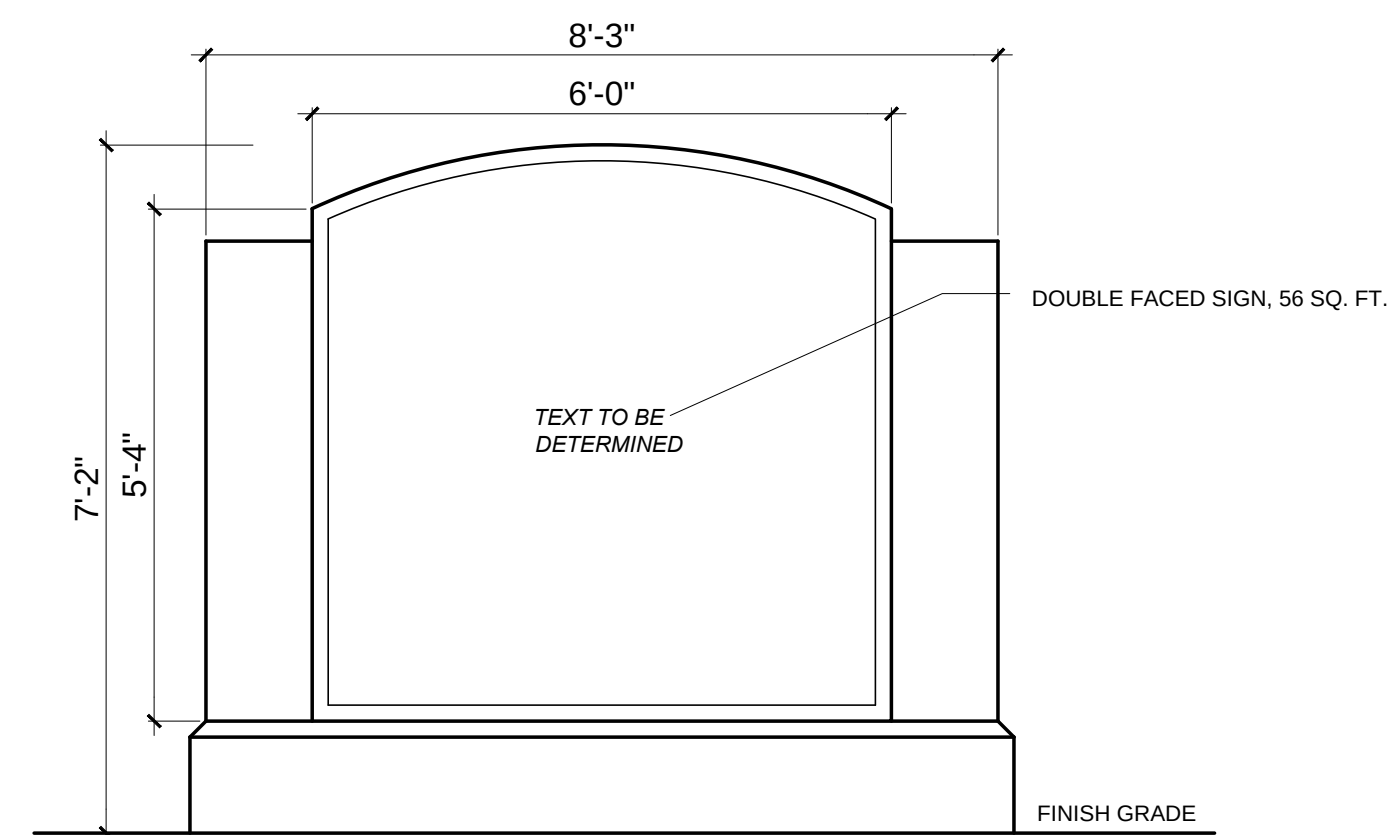
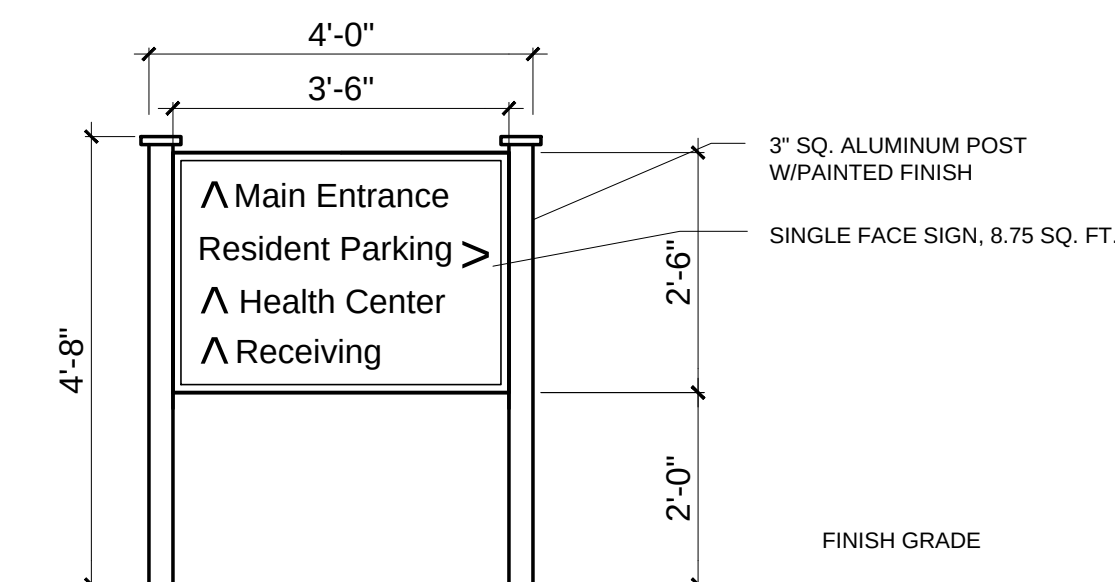
SITE SIGNAGE
PLAN

L3.0

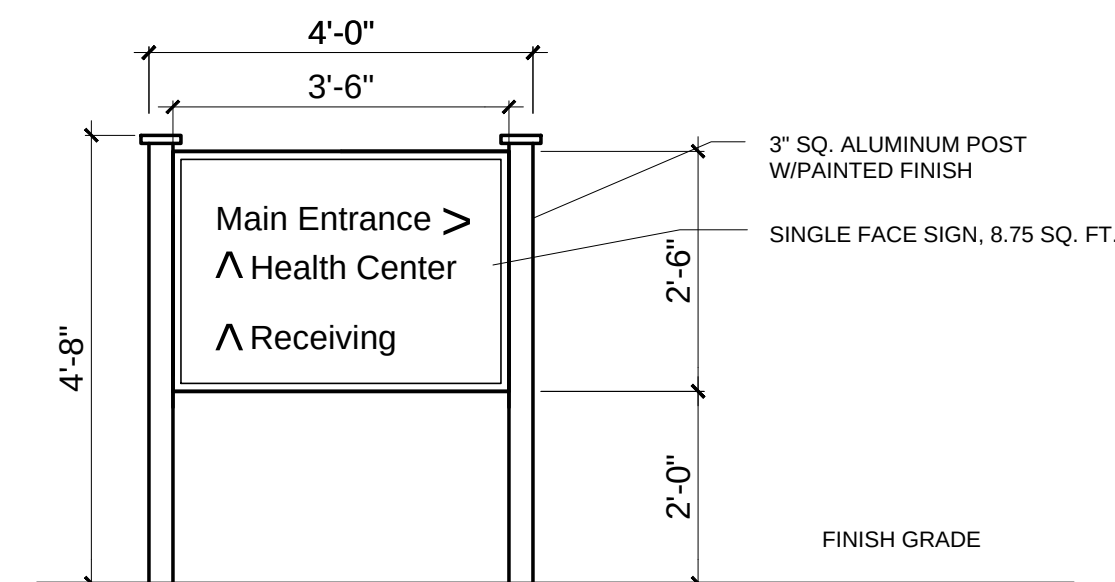


Notes:

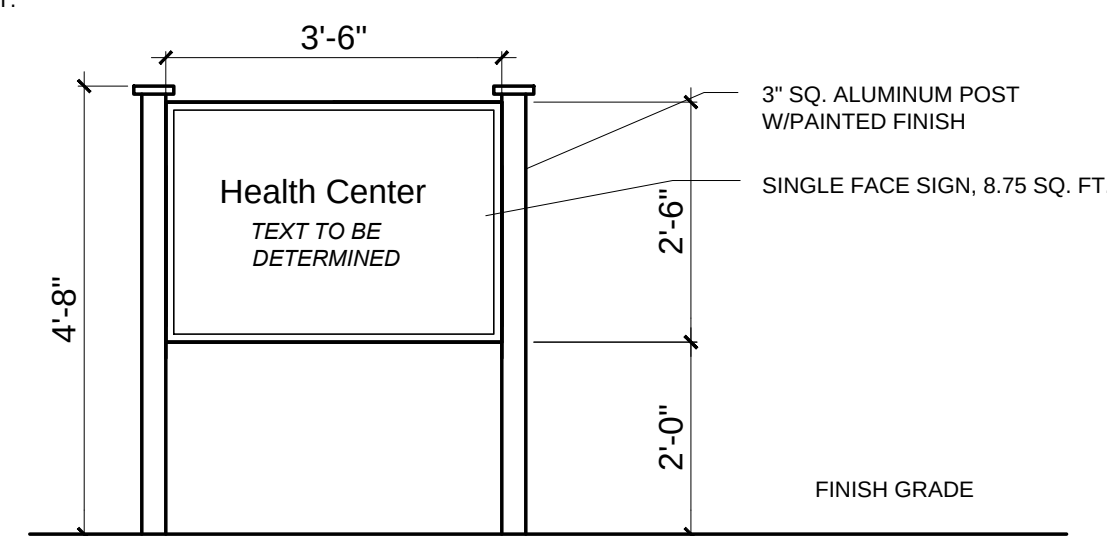
1. All ground-mounted signs shall be externally illuminated with shielded ground-mounted light fixtures.
2. Refer to building elevation plans for building mounted signage locations and sizes. Building mounted signage shall consist of reverse lit channel letters directly mounted to the building facade.

EXISTING MONUMENT SIGN
NOTE: ALL COMPONENTS OF EXISTING MONUMENT SIGN TO BE RENOVATED
TO BE COMPATIBLE WITH PROPOSED BUILDING MATERIALS AND DESIGN.

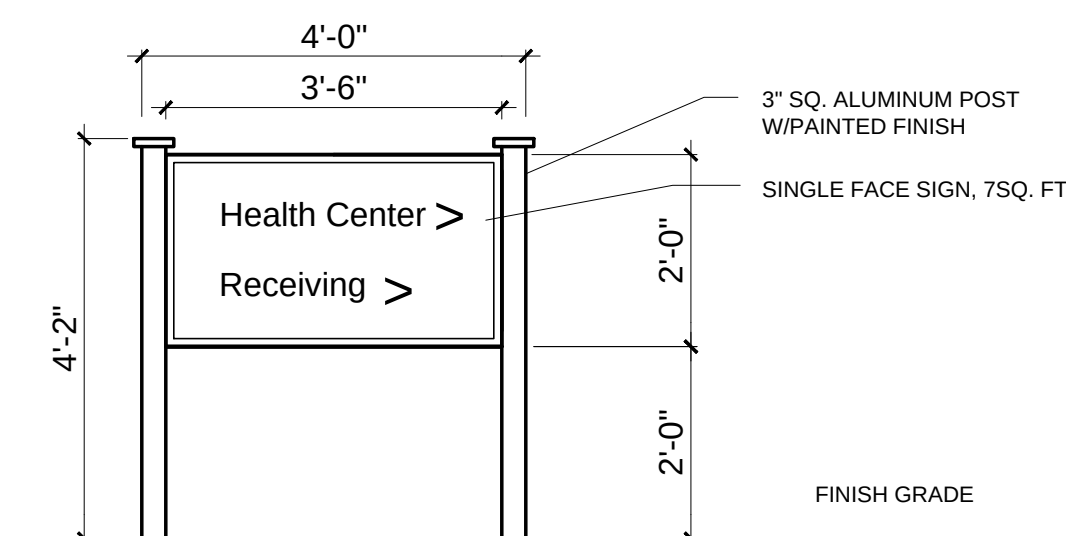
DIRECTIONAL SIGN 'A'



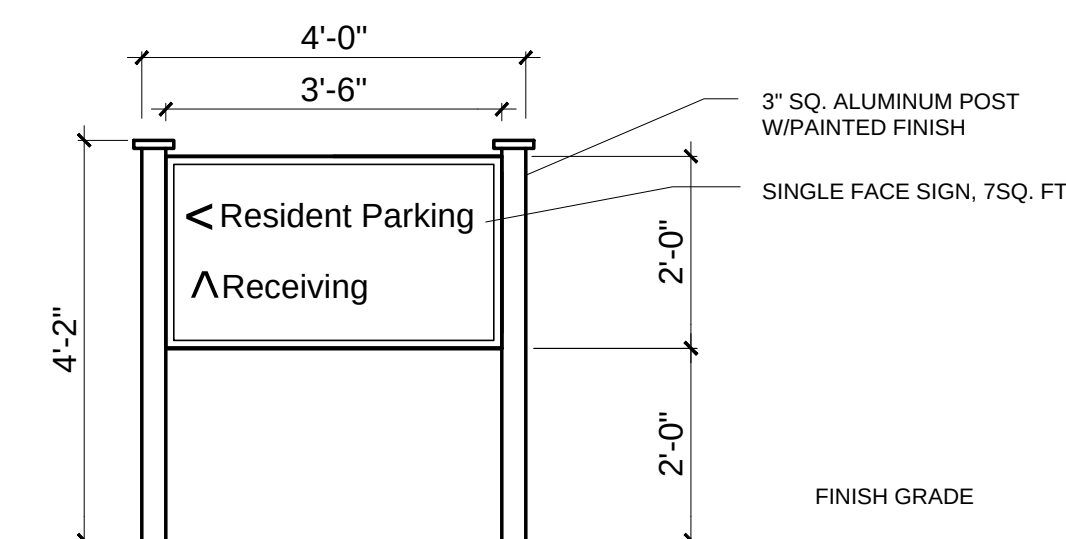
DIRECTIONAL SIGN 'B'



IDENTIFICATION SIGN #1 (HEALTH CENTER)



DIRECTIONAL SIGN 'C'



DIRECTIONAL SIGN 'D'

SIGNAGE COMPLIANCE CHART			
Note:	Residential Zones allow one sign per lot, maximum size of 1 square foot. This chart references the allowable signage in the OB-1 and OB-2 Zones, where the proposed use is a permitted use.		
25-15.3.C Allowed Signage	Permitted in OB-1 and OB-2 Zones	Proposed	Conforms
FAÇADE SIGNS			
Number of signs	one per commercial use	five (all internal to site)	yes
Maximum sign area per facade	95.8 SF		
Facade Sign #1	116.5 SF	42 SF	yes
Facade Sign #2	88.5 SF	40 SF	yes
Facade Sign #3	77.6 SF	48 SF	yes
Facade Sign #4	159.7 SF	32 SF	yes
Facade Sign #5	200 SF	38 SF	yes
FREESTANDING OR MONUMENT SIGNS			
Maximum number of signs (§25-15.4.a)	1 sign per 250 feet of frontage; 648 feet / 250 = 10.4 signs permitted	11 (1 at street frontage, plus 10 internal to site)	no
Minimum lot frontage required	100 feet	648 feet	yes
Minimum setback to front property line Monument sign	5 feet	9 feet	yes
Minimum setback to side property line Monument sign	15 feet	250 feet	yes
Maximum sign area including supporting structure	35 SF		
Monument sign Identification Sign #1		56 SF 8.75 SF max.	variance previously granted (#ZB-11-06) yes
DIRECTIONAL SIGNS (NO REQUIREMENTS)			
Number of signs	No Requirement	Four (all internal to site)	not applicable
Maximum sign area	No Requirement	8.75 SF	not applicable
FAÇADE SIGN CALCULATIONS			
Note:	See drawings A2.0 and A2.1 for façade sign locations.		
Facade			
Sign #	building width at sign location (feet)	multiplier	permitted sign area (SF)
1	95.8	1.5	143.7
2	116.5	1.5	174.8
3	88.5	1.5	132.8
4	77.6	1.5	116.4
5	159.7	1.5	200 max.
			proposed sign area (SF)
			42
			40
			48
			32
			38



1155 Pleasant Valley Way
West Orange NJ 07052

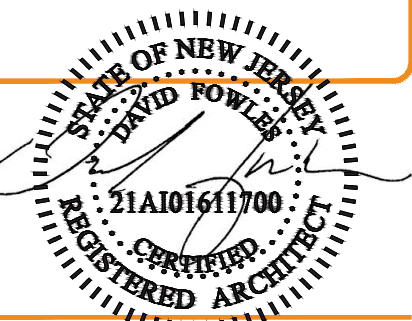
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/2/2022	REVISED PER NEW BUILDING FOOTPRINT

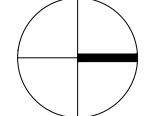
Proj. No: 1304.01.02

LOWER LEVEL
PLAN

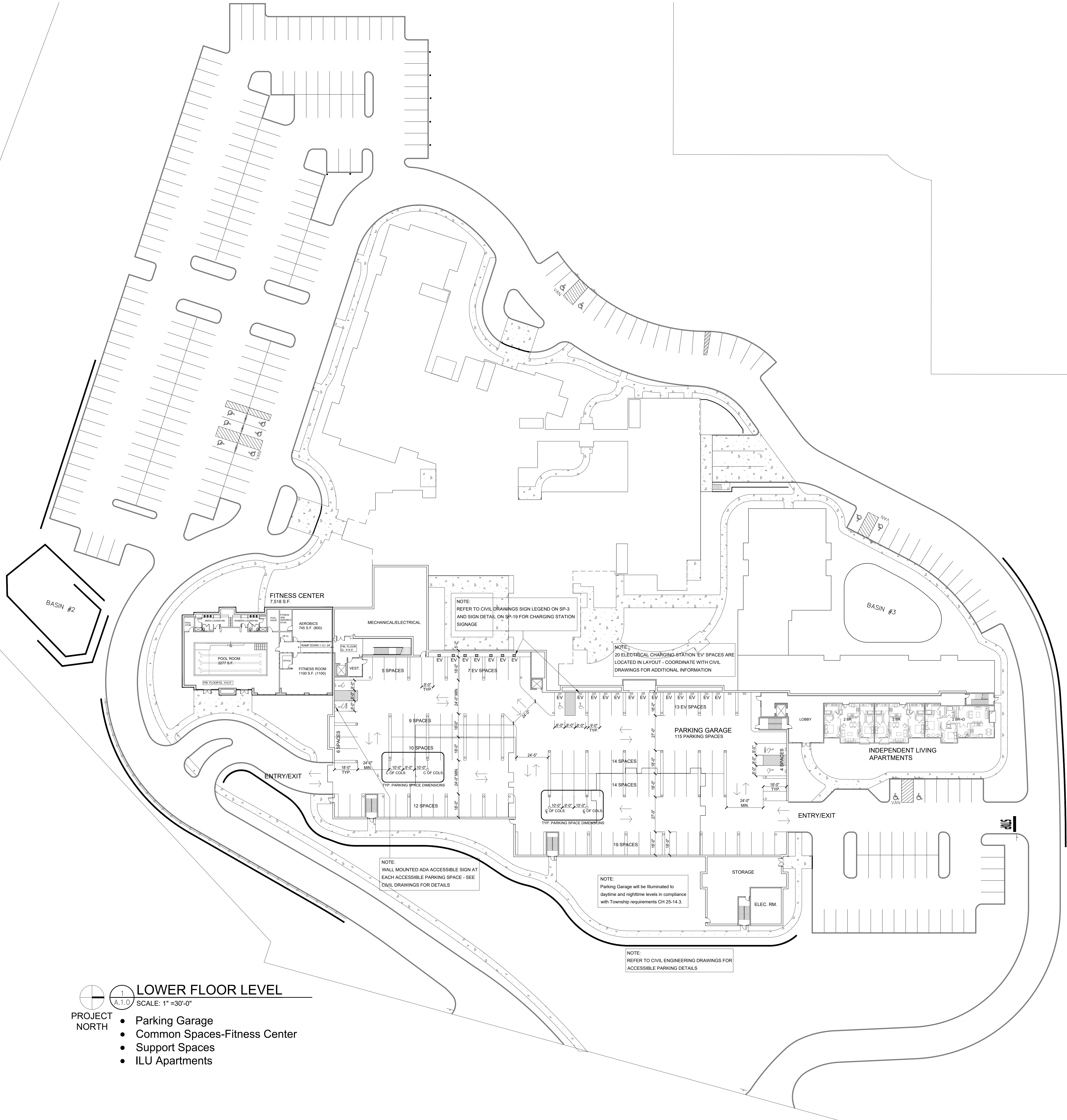
A1.0



DAVID S. FOWLES, AIA
NJ ARCHITECT NO. 51A10161
10-040515-01 10-040515-01

 **LOWER FLOOR LEVEL**
PROJECT NORTH
1
A.1.0
SCALE: 1" = 30'-0"

- Parking Garage
- Common Spaces-Fitness Center
- Support Spaces
- ILU Apartments





1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

Date:
10-21-2021

ISSUES REVISIONS

5/26/2022 REVISOR: NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

FIRST FLOOR
PLAN

A1.1

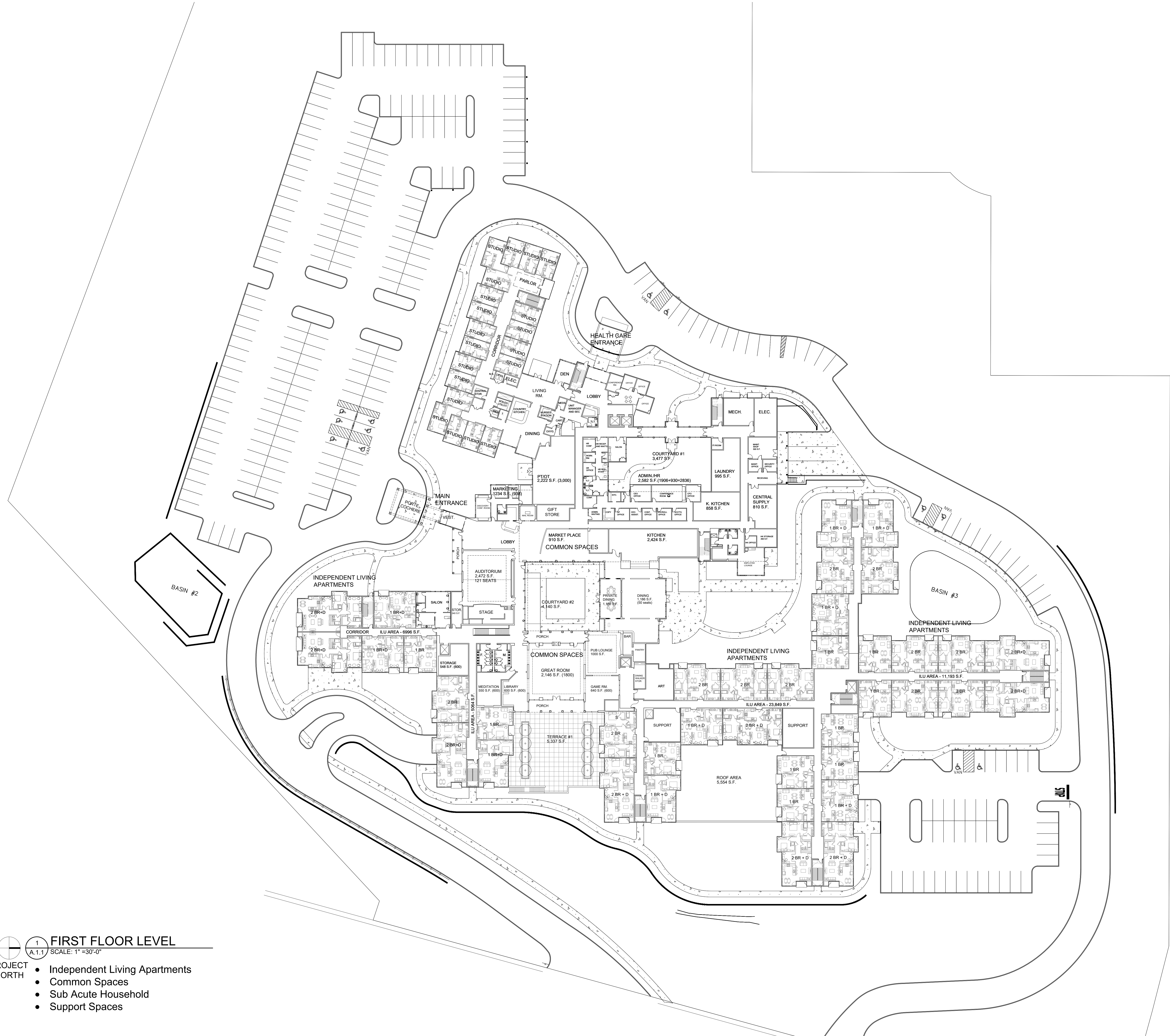


DAVID S. FOWLES, AIA
NO. 1101611700
10/20/2021

FIRST FLOOR LEVEL
A.1.1 SCALE: 1"=30'-0"

PROJECT NORTH

- Independent Living Apartments
- Common Spaces
- Sub Acute Household
- Support Spaces





1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

Date:
10-21-2021

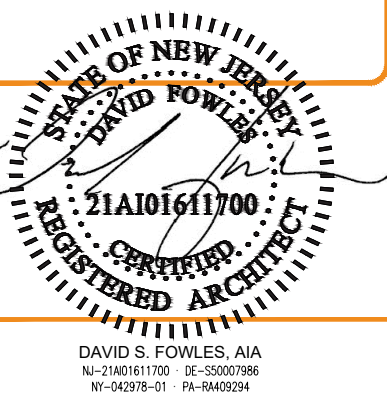
ISSUES REVISIONS

DATE	REVISION
10/20/2021	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

SECOND FLOOR
PLAN

A1.2



1 SECOND FLOOR LEVEL
A.1.2 SCALE: 1"=30'-0"

- PROJECT NORTH
- Independent Living Apartments
 - Assisted Living



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES REVISIONS

DATE	REVISION
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

THIRD FLOOR
PLAN

A1.3



DAVID S. FOWLES, AIA
NO. 21A101611700
REGISTERED ARCHITECT
STATE OF NEW JERSEY



1 THIRD FLOOR LEVEL
A.1.3 SCALE: 1" = 30'-0"

PROJECT
NORTH

- Independent Living Apartments
- Skilled Nursing



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application
Date:
10-21-2021

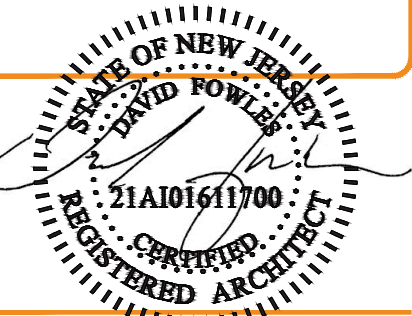
ISSUES REVISIONS

5/26/2022 REVISOR PER NEW BUILDING FOOTPRINT

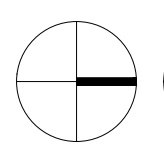
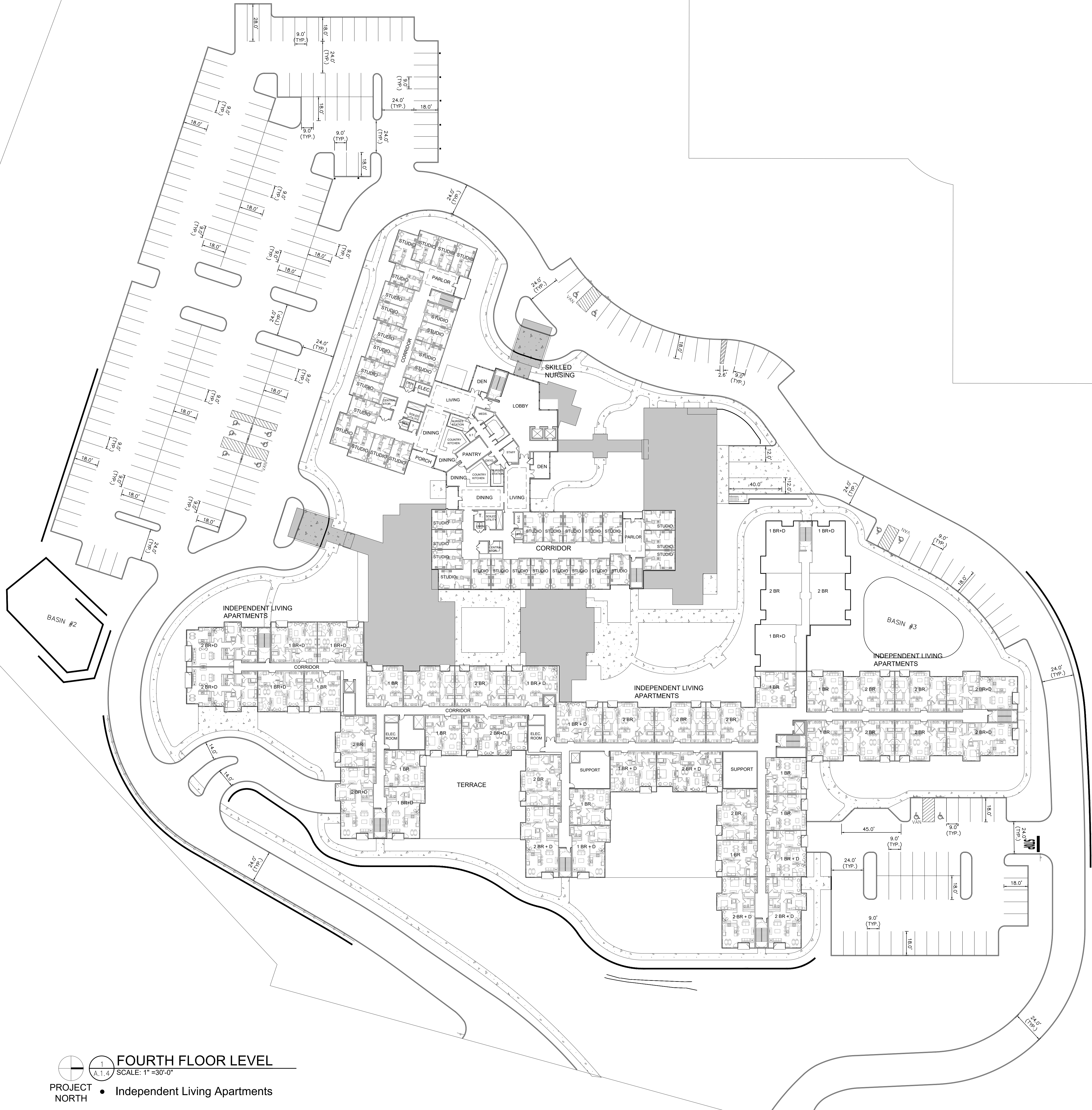
Proj. No: 1304.01.02

FOURTH FLOOR
PLAN

A1.4



DAVID S. FOWLES, AIA
LICENSE NO. 151A101611700
MECHANICAL ARCHITECT
10-2020-01-15-000001



FOURTH FLOOR LEVEL

SCALE: 1"=30'-0"

PROJECT
NORTH

- Independent Living Apartments

SUMMARY OF GREEN ROOF / SOLAR ROOF AREAS
TOTAL ROOF AREA: 111,578 S.F.

TOTAL GREEN ROOF / SOLAR ROOF AREAS:

24,950 S.F. GREEN ROOF	22.4%
14,668 S.F. SOLAR ROOF	13.1%
39,618 S.F. TOTAL	35.5% OF TOTAL ROOF AREA

GREEN ROOF BREAKDOWN:

PHASE ONE = 10,639 S.F.
PHASE TWO = 3,485 S.F.
PHASE THREE = 7,322 S.F.
PHASE FOUR = 3,504 S.F.
TOTAL = 24,950 S.F.

SOLAR ROOF BREAKDOWN:

PHASE ONE = 0 S.F.
PHASE TWO = 8,543 S.F.
PHASE THREE = 6,125 S.F.
PHASE FOUR = 0 S.F.
TOTAL = 14,668 S.F.

PHASE ONE
ROOF AREAS: 29,769 S.F. (HIGHER) + 2,315 (LOWER LOBBY)
+ 6,638 (LOWER AT LOADING) + 548 (OFFICES) = TOTAL
39,270 S.F.

GREEN ROOF AREAS:
G1, 1,991 S.F. (5.07%)
G2, 1,201 S.F. (3.05%)
G3, 1,415 S.F. (3.60%)
G4, 2,572 S.F. (6.54%)
G5, 2,517 S.F. (6.40%)
G6, 943 S.F. (2.40%)
TOTAL = 10,639 S.F. (27.09% OF ROOF AREA)

PHASE FOUR
ROOF AREAS: 6,422 S.F. (HIGHER) = TOTAL 6,422 S.F.

GREEN ROOF AREAS:
G1, 1,491 S.F. (23.21%)
G2, 1,491 S.F. (23.21%)
G3, 522 S.F. (8.12%)
TOTAL = 3,504 S.F. (54.56% OF ROOF AREA)

PHASE TWO
ROOF AREAS: 33,039 S.F. (HIGHER) + 3,393 (LOWER DINING)
+ 3,624 S.F. (LOWER AUDITORIUM) = TOTAL 40,056 S.F.

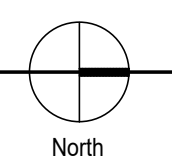
GREEN ROOF AREAS:
G1, 580 S.F. (1.45%)
G2, 602 S.F. (1.50%)
G3, 2,303 S.F. (5.75%)
TOTAL = 3,485 S.F. (8.70% OF ROOF AREA)

SOLAR ROOF AREAS:
S1, 1900 S.F. (4.74%)
S2, 1332 S.F. (3.33%)
S3, 1225 S.F. (3.06%)
S4, 2122 S.F. (5.30%)
S5, 1253 S.F. (3.13%)
S6, 711 S.F. (1.78%)
TOTAL = 8,543 S.F. (21.33% OF ROOF AREA)

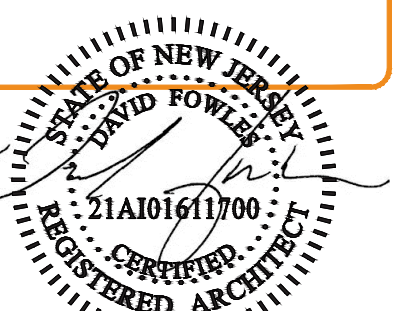
PHASE THREE
ROOF AREAS: 25,830 S.F. (HIGHER) = TOTAL 25,830 S.F.

GREEN ROOF AREAS:
G1, 3,260 S.F. (12.62%)
G2, 4,062 S.F. (15.73%)
TOTAL = 7,322 S.F. (28.35% OF ROOF AREA)

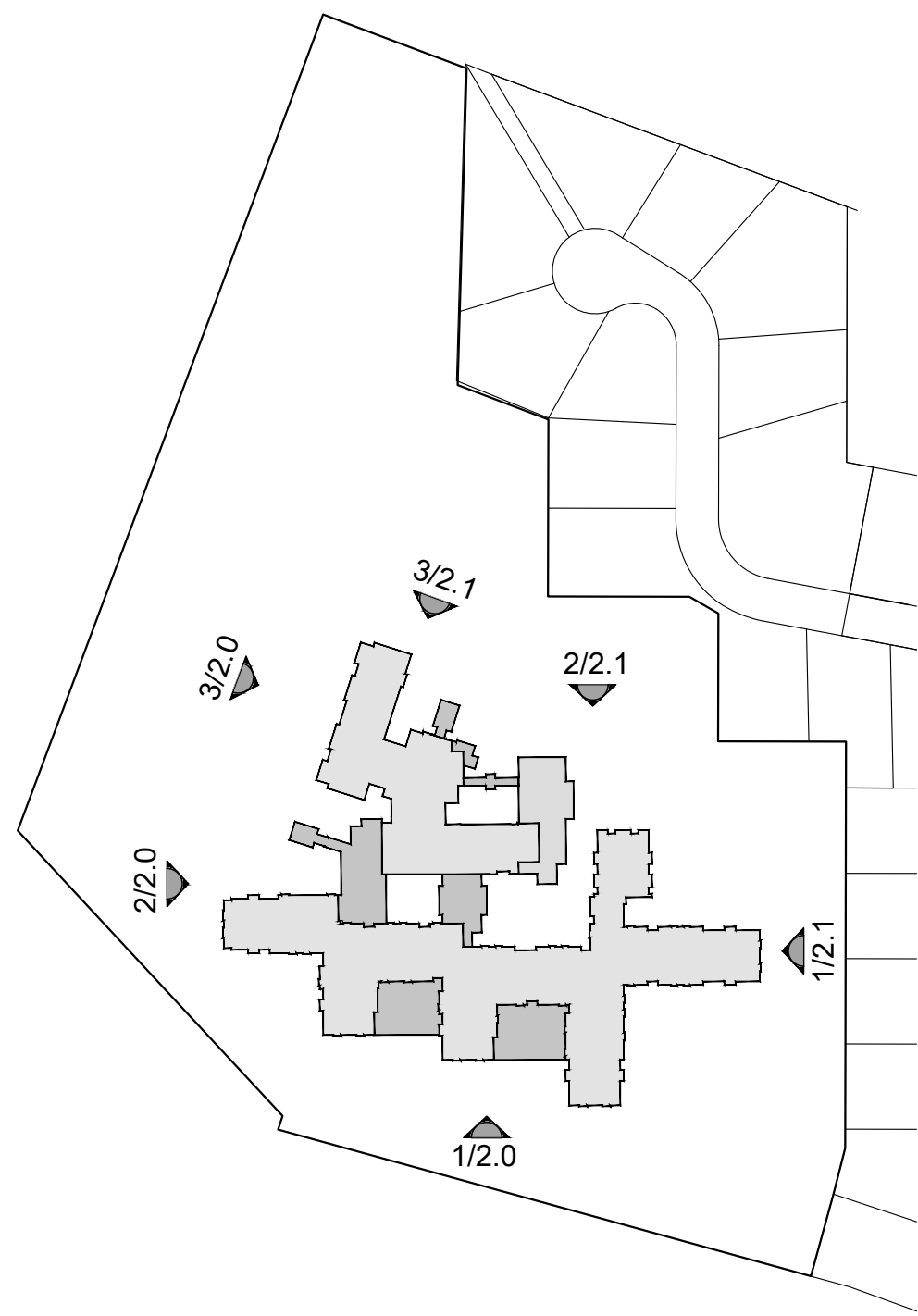
SOLAR ROOF AREAS:
S1, 1005 S.F. (3.89%)
S2, 2320 S.F. (8.98%)
S3, 2800 S.F. (10.84%)
TOTAL = 6,125 S.F. (23.71% OF ROOF AREA)



A2.0

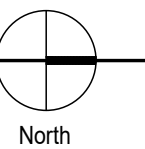


DAVID S. FOWLES, AIA
ARCHITECT - DC-050007846



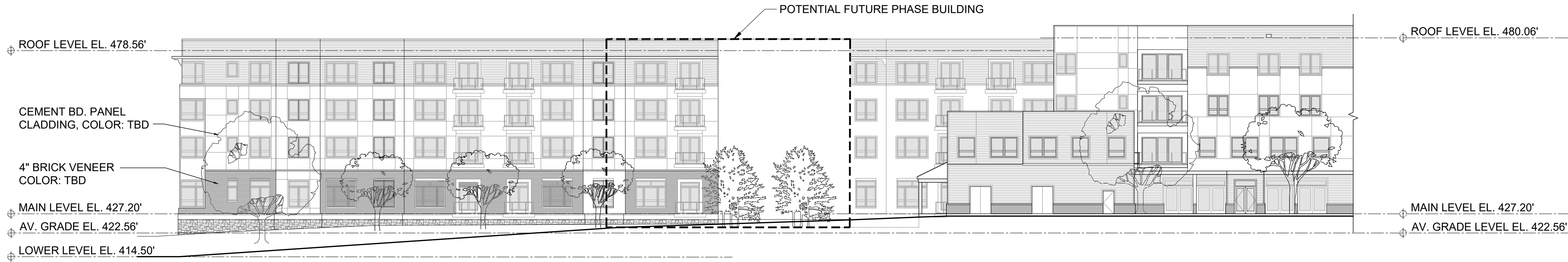
KEY PLAN

N.T.S.



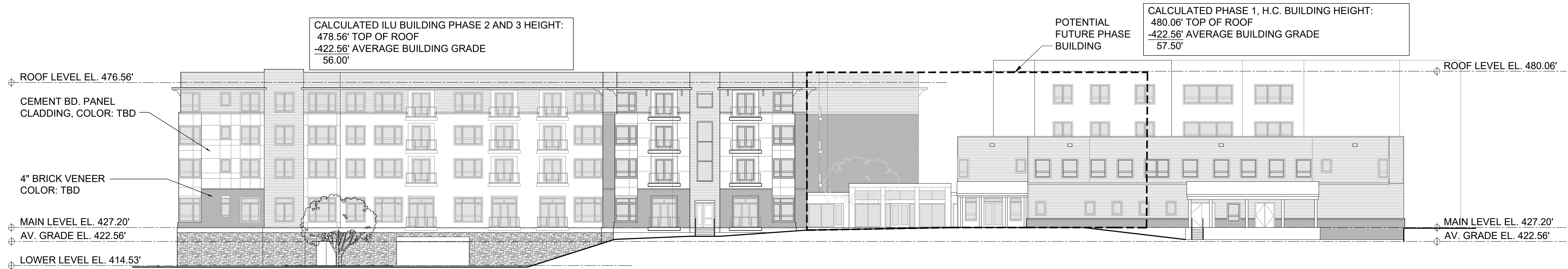
3 PARTIAL WEST ELEVATION

A.2.1 SCALE: 1" = 20'-0"



2 PARTIAL WEST ELEVATION

A.2.1 SCALE: 1" = 20'-0"



1 NORTH ELEVATION

A.2.1 SCALE: 1" = 20'-0"



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

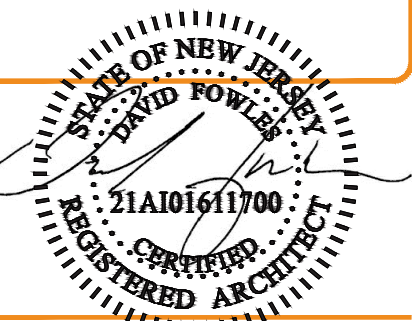
Date:
10-21-2021

ISSUES	REVISIONS
5/2/2022	REVISED PER NEW BUILDING FOOTPRINT

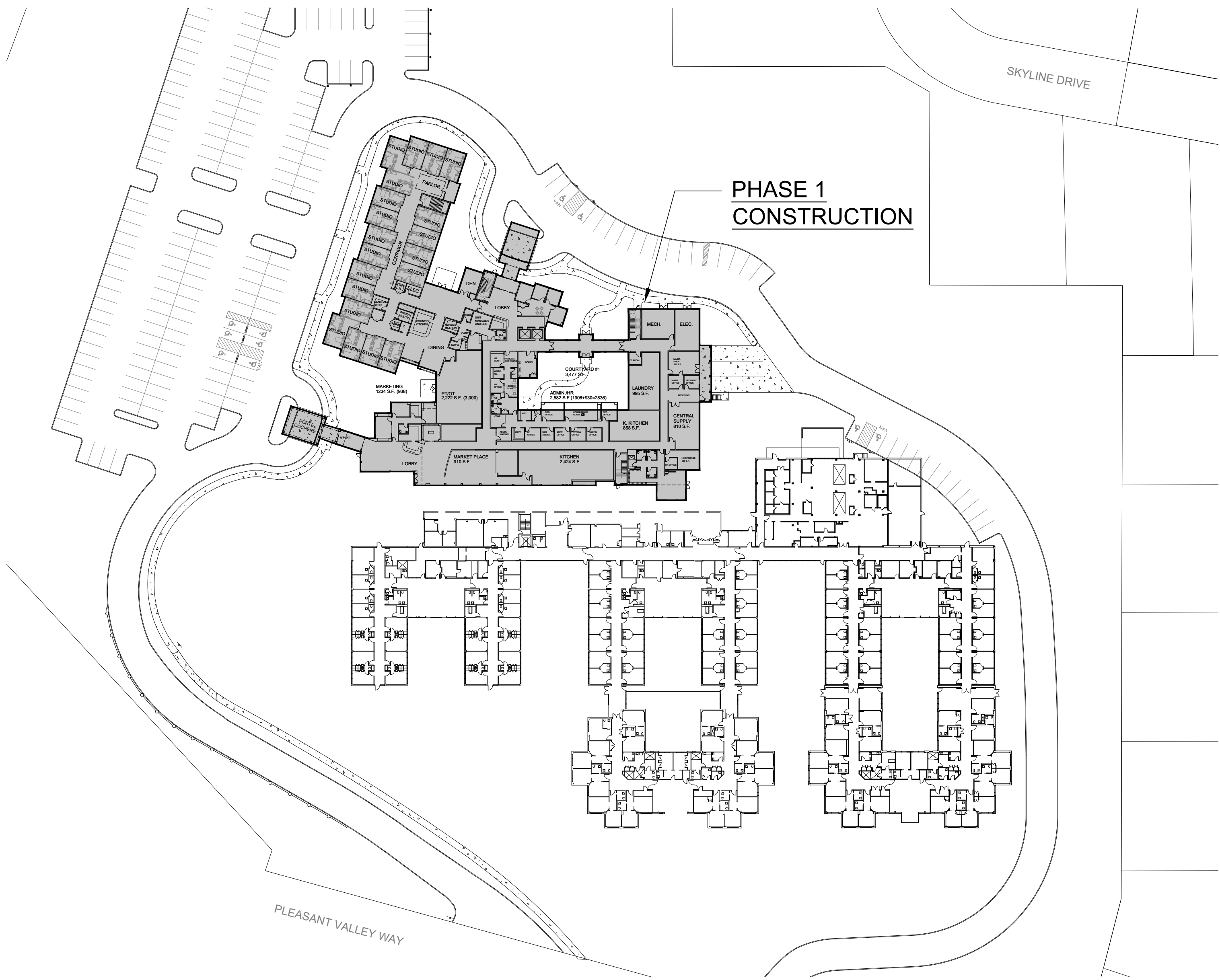
Proj. No: 1304.01.02

EXTERIOR
ELEVATIONS

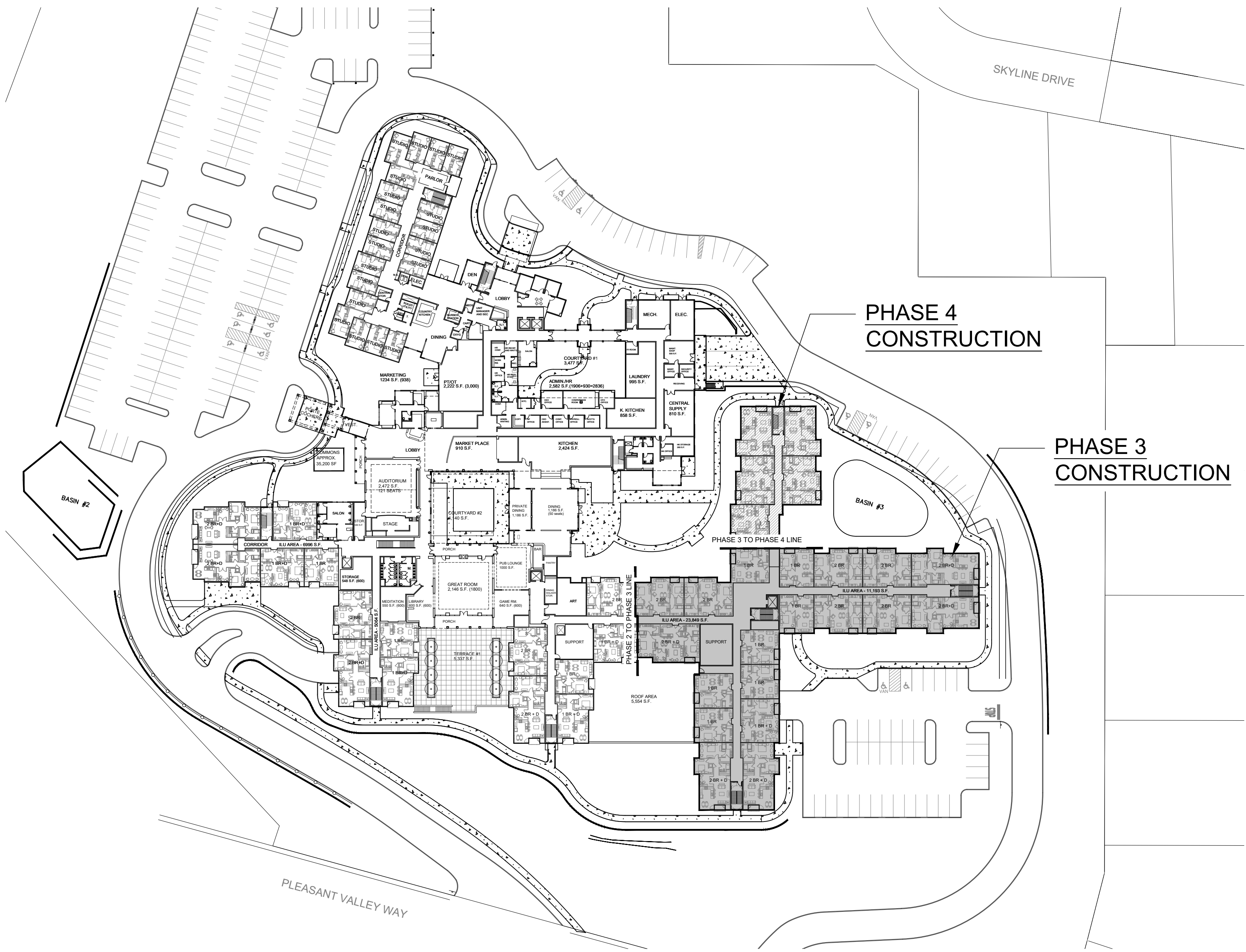
A2.1



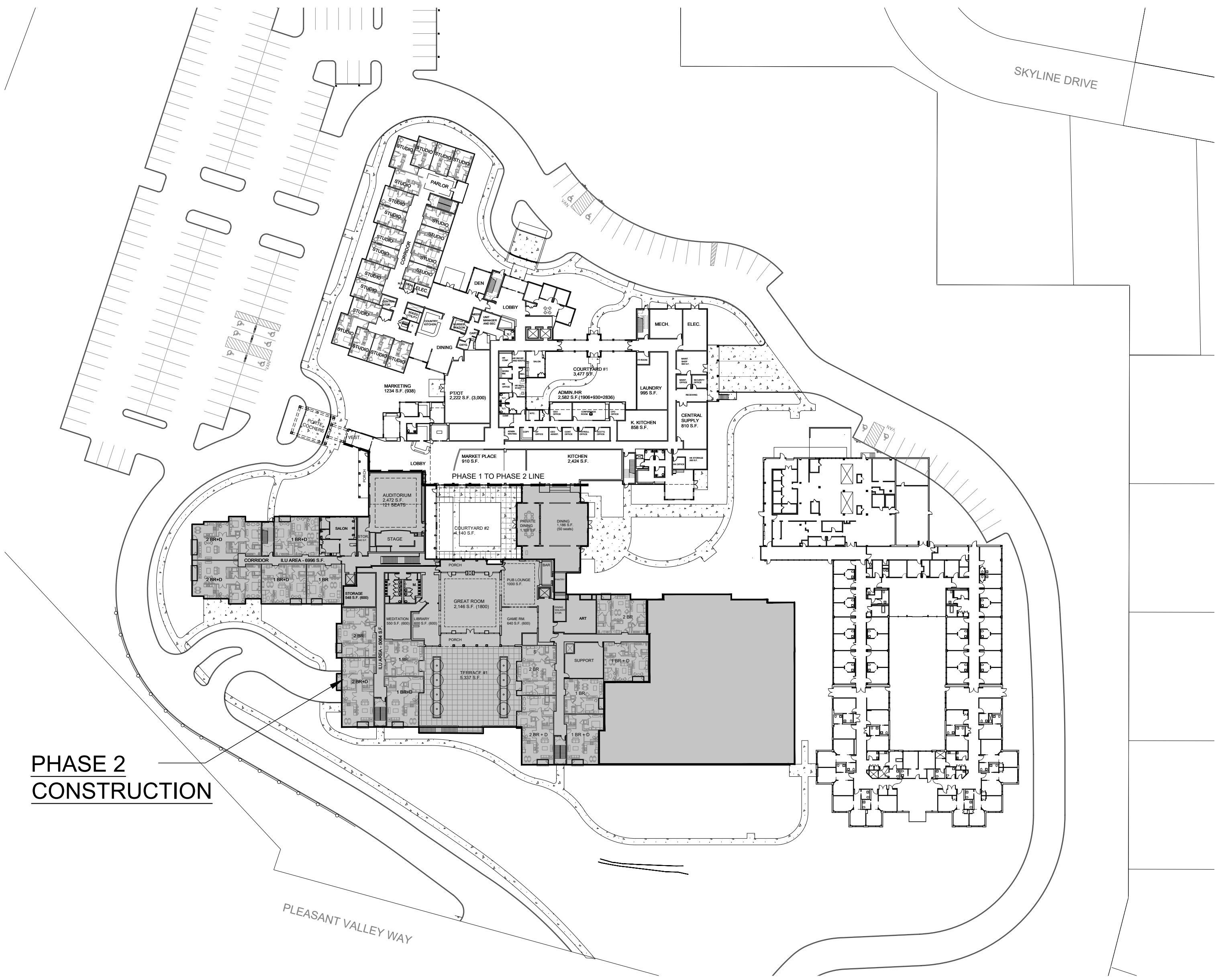
DAVID S. FOWLES, AIA
NJ ARCHITECT NO. 32000000
10-000000-01 10-000000-01



1 MASTER PLAN - PHASE 1
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH



3 MASTER PLAN - PHASE 3 AND 4
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH



2 MASTER PLAN - PHASE 2
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH

Daughters of Israel - Building Program	Existing Campus	Phase One		Phase Two		Phase Three		Phase Four	
		Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase
INDEPENDENT LIVING PROGRAM									
One bedroom (813 SF)	0			18 Apts	18 Apts	24 Apts	42 Apts	0 Apts	42 Apts
One bedroom w/ den (1043 SF & 1055 SF)	0			29 Apts	29 Apts	4 Apts	33 Apts	10 Apts	43 Apts
Two bedroom (1123 SF)	0			20 Apts	20 Apts	30 Apts	50 Apts	6 Apts	56 Apts
Two bedroom w/ den (1393 SF, 1467 SF & 1540 SF)	0			20 Apts	20 Apts	21 Apts	41 Apts	0 Apts	41 Apts
Sub-Total - IL Apartments	0 Apts	0 Apts	0 Apts	87 Apts	87 Apts	79 Apts	166 Apts	16 Apts	182 Apts
INDEPENDENT LIVING COMMUNITY CENTER									
Typ commons soft total									
Campus Support									
Specialty Programs									
Sub-Total - IL Commons	0 SqFt	17,550 SqFt	17,550 SqFt	25,746 SqFt	43,296 SqFt	0 SqFt	43,296 SqFt	0 SqFt	43,296 SqFt
ASSISTED LIVING PROGRAM									
AL Studio Units	0 Units	40 Units	40 Units		40 Units		40 Units		40 Units
AL Deluxe Studio	0 Units	13 Units	13 Units		13 Units		13 Units		13 Units
AL 1 Bedroom Units	0 Units	11 Units	11 Units		11 Units		11 Units		11 Units
Sub-Total - AL Program	0 Units	64 Units	64 Units	0 Units	64 Units	0 Units	64 Units	0 Units	64 Units
NEW SKILLED NURSING PROGRAM									
Studio Sub-Acute SNF	0 Beds	20 Beds	20 Beds		20 Beds		20 Beds		20 Beds
Studio SNF Unit	0 Beds	60 Beds	60 Beds		60 Beds		60 Beds		60 Beds
Sub-Total - Skilled Nursing Program	0 Beds	80 Beds	80 Beds	0 Beds	80 Beds	0 Beds	80 Beds	0 Beds	80 Beds
EXISTING SKILLED NURSING PROGRAM									
	303 Beds	-59 Beds	244 Beds	-138 Beds	106 Beds	-106 Beds	0 Beds	0 Beds	0 Beds



1155 Pleasant Valley Way
West Orange NJ 07052

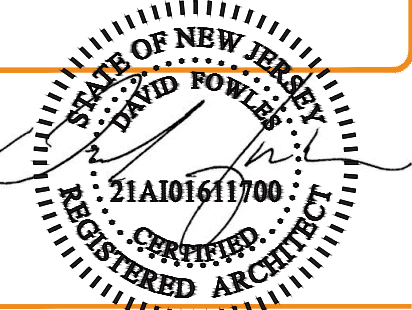
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/2/2022	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

PROJECT PHASING

A3.0



DAVID S. FOWLES, AIA
NO. 21A10161 - 10/21/2021
10/21/2021 10/21/2021