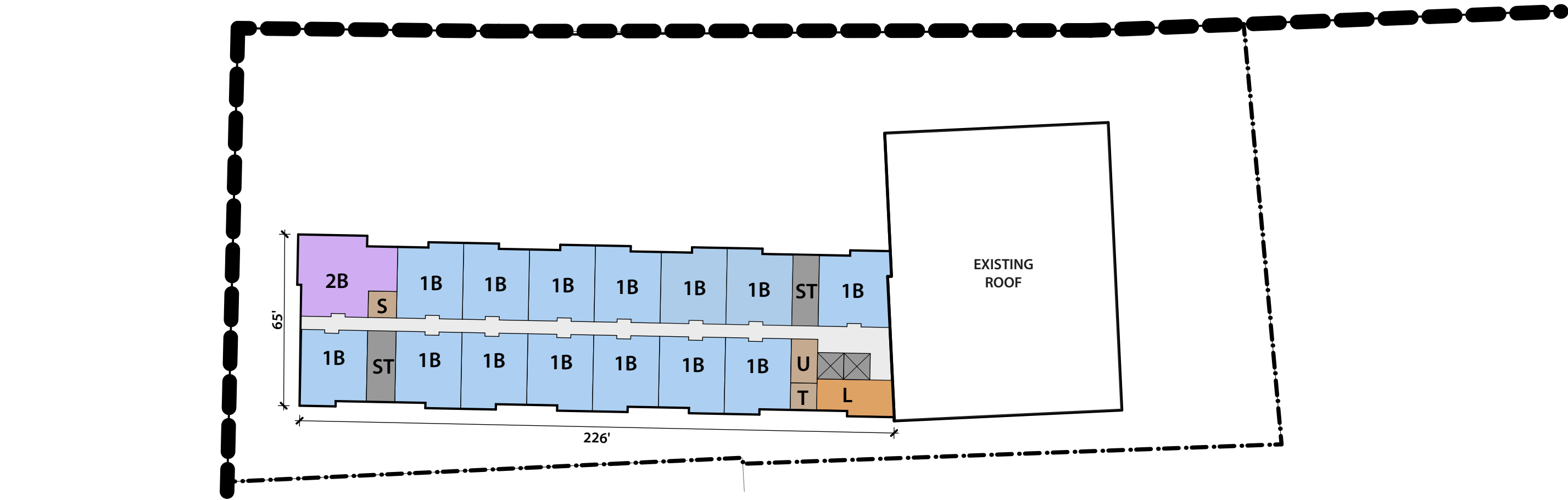
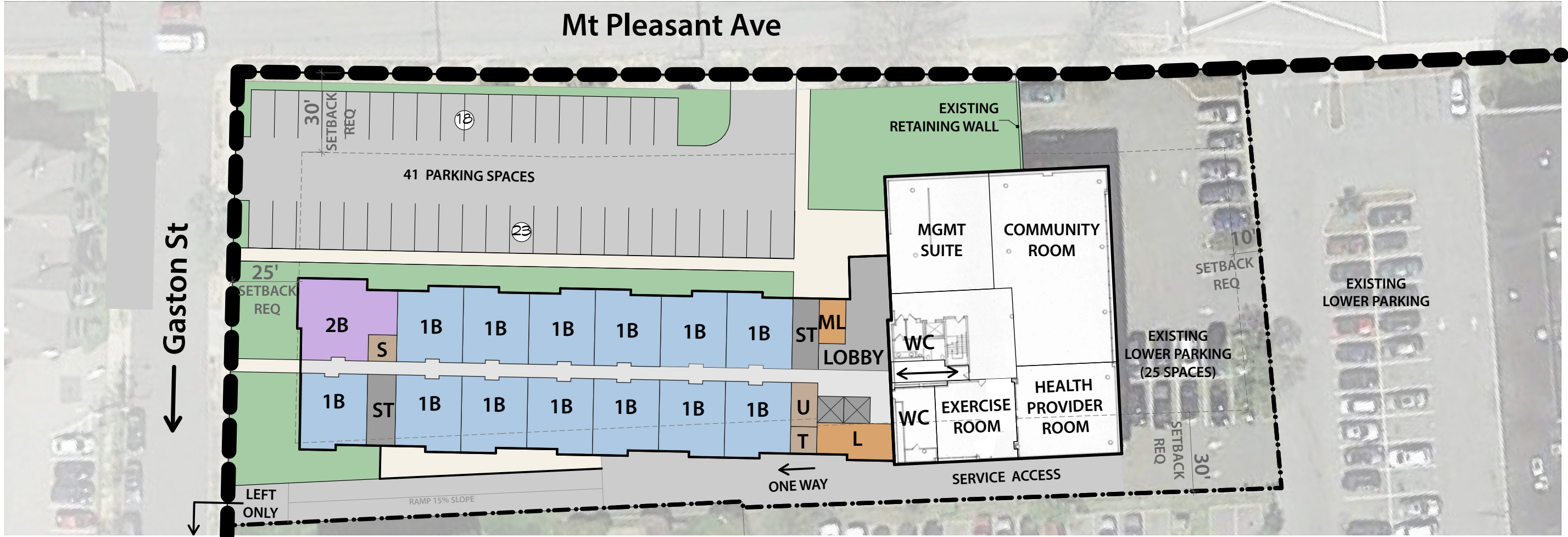
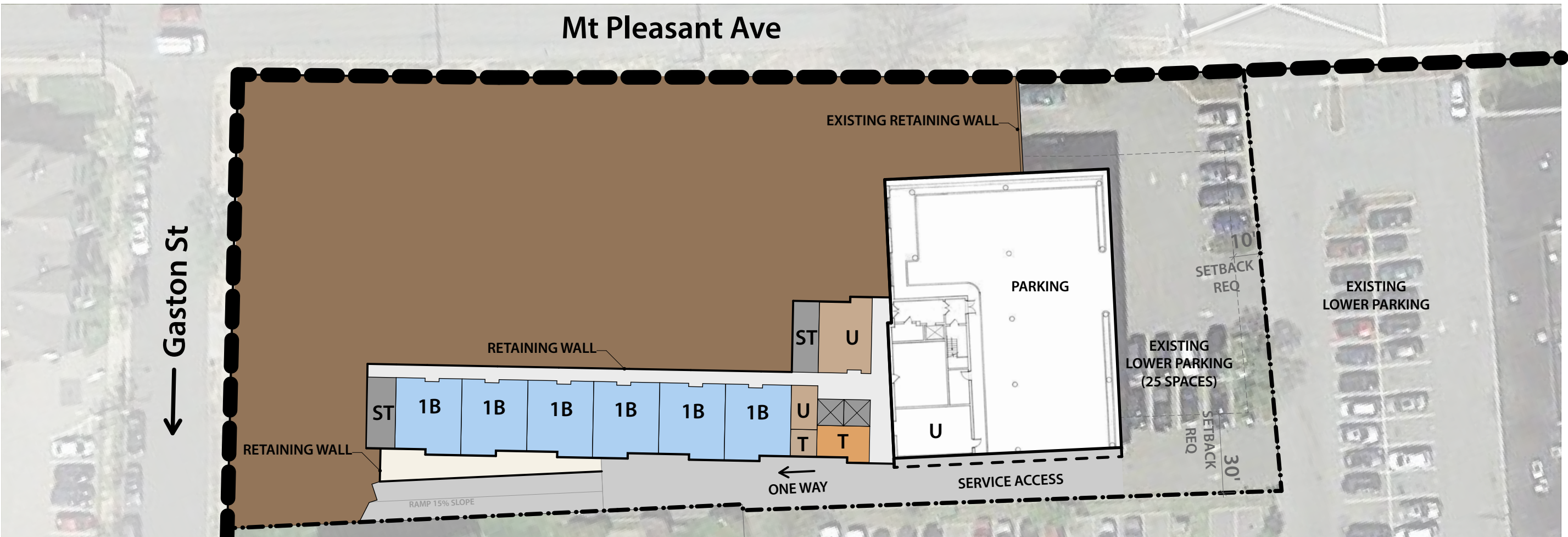




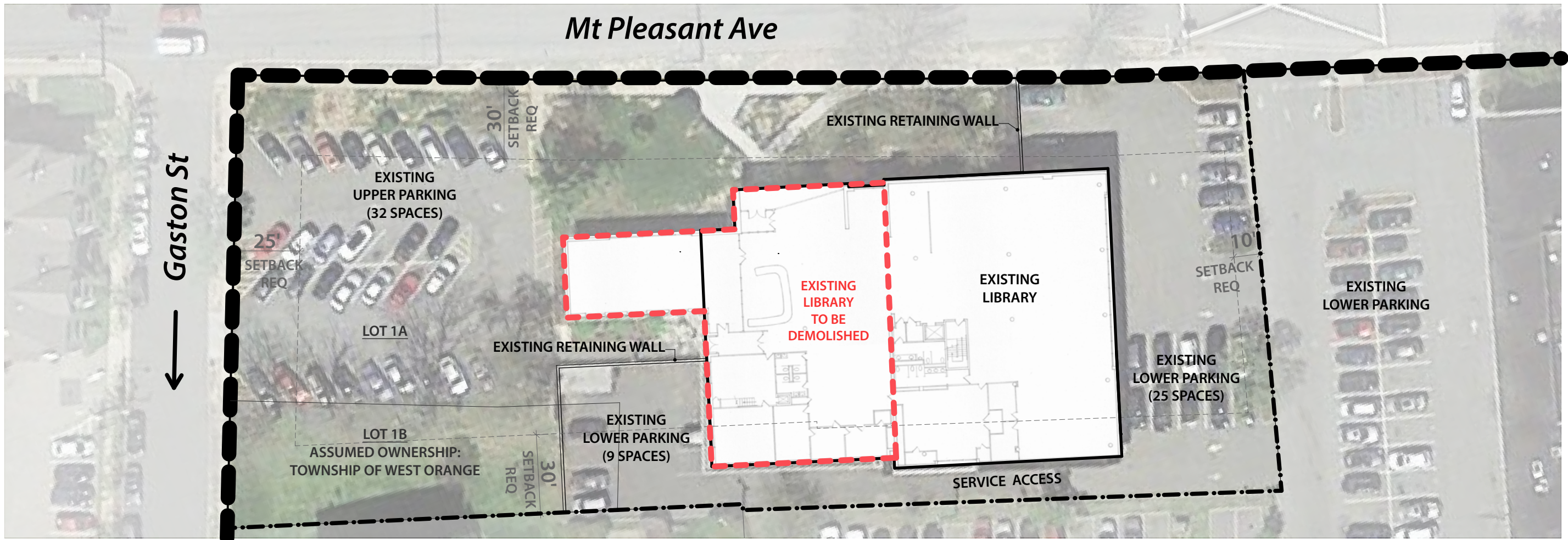
TYPICAL LEVEL (2ND - 4TH)



FIRST LEVEL



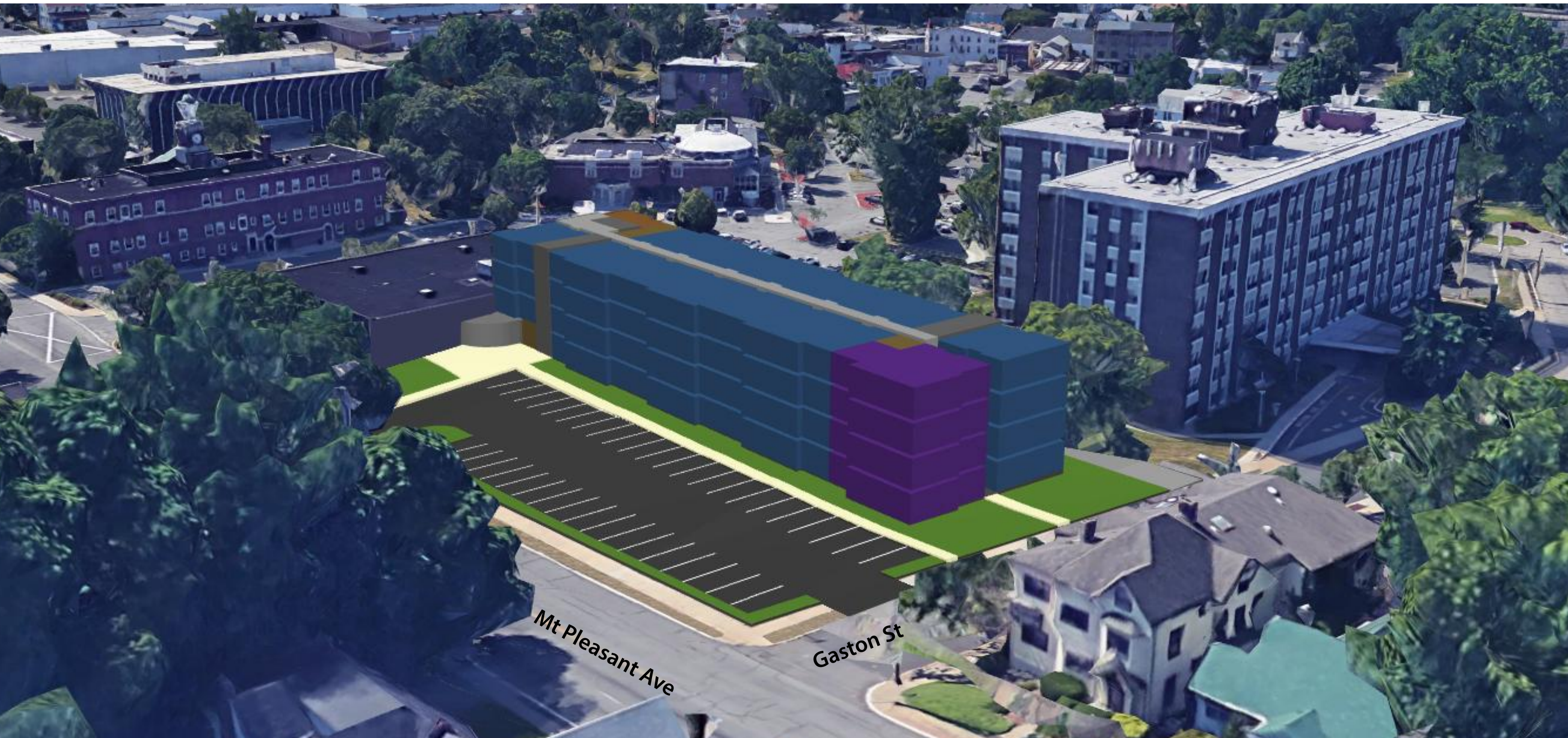
LOWER LEVEL



SITE



VIEW FROM SOUTH



VIEW FROM NORTH

West Orange Public Library
46 Mt Pleasant Ave
West Orange, NJ 07052

BLOCK: 68
LOT: 1
1.47 AC (PROPOSED)
ZONING: OB-2 Office Buildings
(Senior Housing,
Permitted Conditional Use)

THIS DEVELOPMENT CONCEPT IS BASED UPON A 2014 TAX MAP, 1991 PROPOSED NEW POLICE FACILITIES SITE PLAN, AND 1986 TOWNSHIP CENTER PROJECT AREA SITE PLAN.

SITE PARCEL OWNERSHIP AND PROPERTY BOUNDARY NEED TO BE VERIFIED. THE LOCATION OF AN EXISTING STORM DRAIN NEEDS TO BE VERIFIED AND MAY CAUSE DEVELOPMENT CONFLICTS.

A SITE SURVEY IS NEEDED TO VERIFY PROPERTY INFORMATION.

DEVELOPMENT STATISTICS: 4 STORY, SENIOR MID-RISE APARTMENTS				
STORY	1-BR	2-BR	TOTAL	BUILDING SF
	685 GSF	974 GSF		
4th	14	1	15	13,995
3rd	14	1	15	13,995
2nd	14	1	15	13,995
1st	13	1	14	14,324
LOWER	6	0	6	7,966
TOTAL DU	61	4	65	64,275
	94%	6%	100%	
PARKING				
NEW PARKING LOT			41	
EXISTING PARKING LOT			25	
PROVIDED			66	
EXISTING			66	
			0	NET GAIN