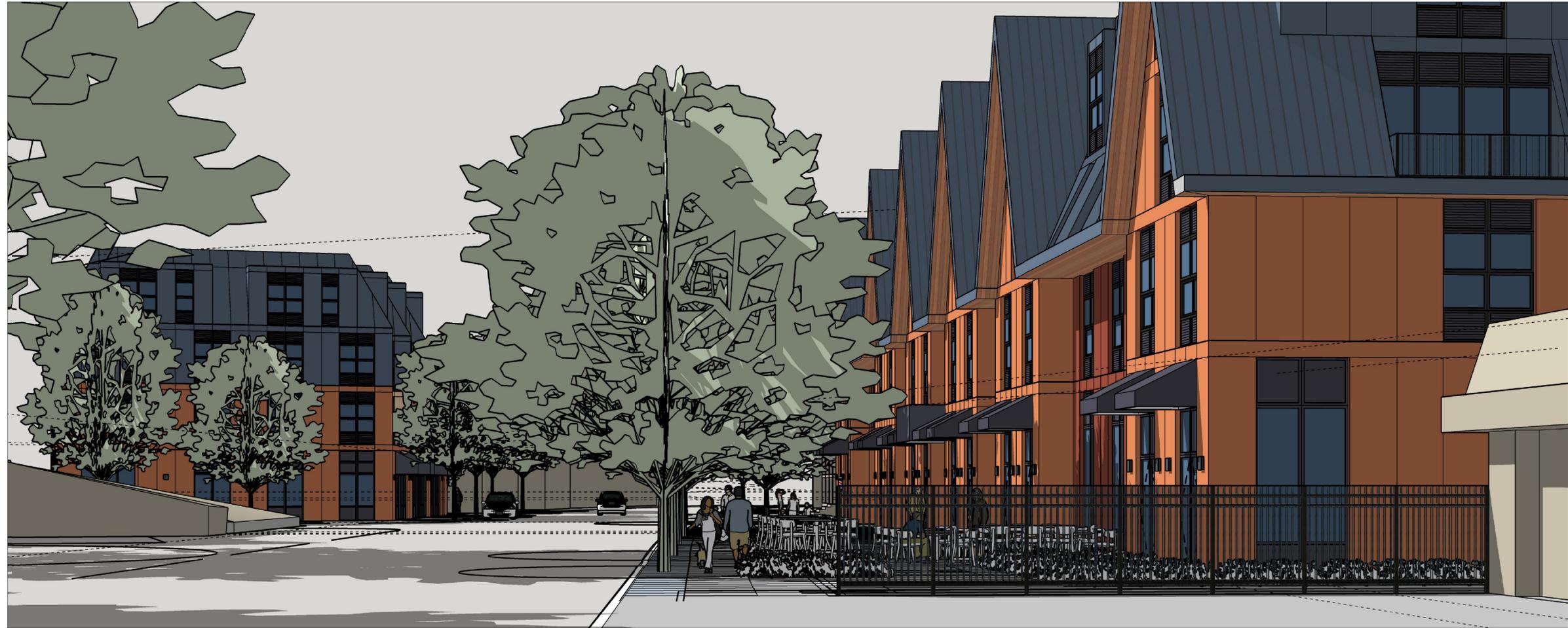


Notes:



Not For Construction

ARCHITECTURAL PLANS FOR
PRELIMINARY & FINAL SITE
PLAN APPROVAL

REDEVELOPMENT OF BLOCK 2102 LOTS 14-20
REV.# DATE:

The Peaks at South Orange Village

Block: 2102
Lots: 14, 15, 16, 17, 18, 19, 20
Block: 2107
Lot: 1

270 + 299 Irvington Avenue
Village of South Orange, New Jersey 07079

COVER

AS NOTED
MAY 10, 2021

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
A000	COVER PAGE
A100	PARKING GARAGE PLAN
A101	GROUND FLOOR PLAN
A102A	2ND FLOOR UNIT COUNT
A102B	2ND FLOOR UNIT PLANS
A103A	3RD FLOOR UNIT COUNT
A103B	3RD FLOOR UNIT PLANS
A104A	4TH FLOOR UNIT COUNT
A104B	4TH FLOOR UNIT PLANS
A106	299 FLOOR PLANS
A201	270 ELEVATIONS
A202	270 ELEVATIONS
A203	GARDEN HOUSE ELEVATIONS
A204	299 ELEVATIONS

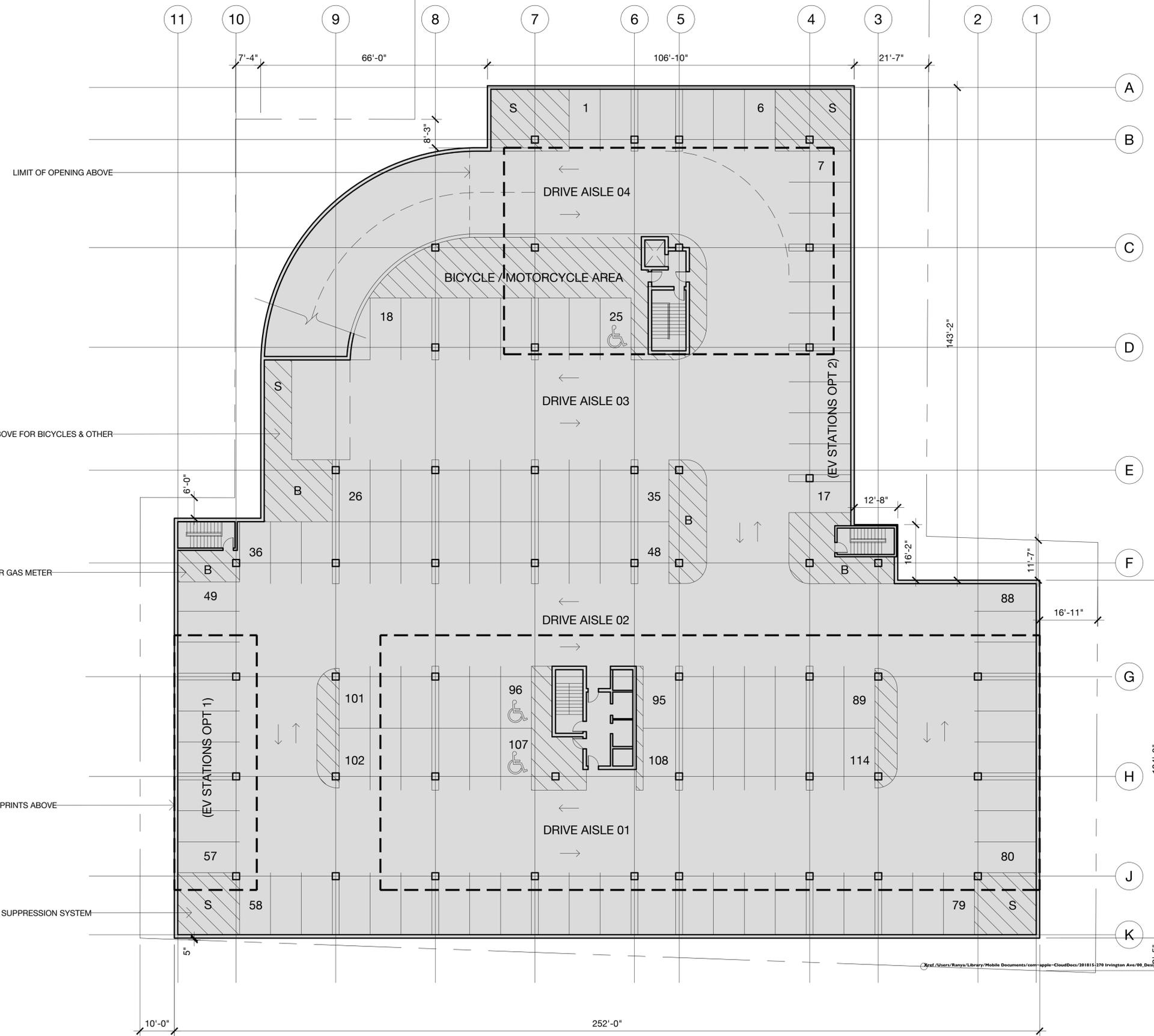
A000

Notes:

NOTES:

1. BASEMENT FOOTPRINT = 49,650 GSF
2. PROJECT PROPERTY AREA = 88,350 SF
3. BASEMENT COVERS APPROXIMATELY 56% OF THE SITE
4. DASHED LINES REPRESENT EXTENT OF BLDG FOOTPRINTS ABOVE
5. BASEMENT FLOOR TO GRADE = 12'-3"
6. RAMP SLOPE = 10%
7. RAMP LENGTH = 110'
8. PARKING SPACES TYP = 9X18
9. HC/ADA REQUIRED FOR 101-150 SPACES = 5 (1 OF WHICH NEEDS TO ACCOMMODATE A VAN)
10. HC/ADA SPACES CAN BE DISTRIBUTED BETWEEN AT GRADE & BELOW
11. PARKING CAPACITY = 114
12. PLANNING EFFICIENCY = 1 SPACE/430SF

S = POTENTIAL SUMP PUMP LOCATIONS
B = POTENTIAL BICYCLE RACK LOCATIONS



1 270 BASEMENT PLAN (49,650 GSF)
1/16" = 1'-0"

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PARKING GARAGE PLAN

AS NOTED
MAY 10, 2021

A100

GARDEN HOUSE:

AREA CALCULATIONS		
RESIDENTIAL AMENITIES	2,095 SF	
COMMERCIAL SPACE	2,095 SF	
COMMON AREAS	947 SF	

FRONTAGE CALCULATIONS		
LENGTH OF GARDEN HOUSE =	96'	100%
PLANNED GLAZED LENGTH =	48'	50%
SIDES OF GARDEN HOUSE =	60'	100%
PLANNED GLAZED LENGTH =	24'	40%

270:

AREA CALCULATIONS		
OVERALL LENGTH OF BUILDING =	252'	100%
PASSAGE TO GARDEN HOUSE PLAZA =	36'	14%
REMAINING STOREFRONT LENGTH =	216'	86%
PLANNED GLAZED LENGTH =	108'	50%

FRONTAGE CALCULATIONS		
RESIDENTIAL AMENITIES	2,203 SF	
COMMERCIAL SPACE	11,658 SF	
CORE	1,375 SF	

Notes:

Legend

- COMMERCIAL/RESIDENTIAL AMENITIES
- RESIDENTIAL SERVICES/AMENITIES
- CORE

Not For Construction

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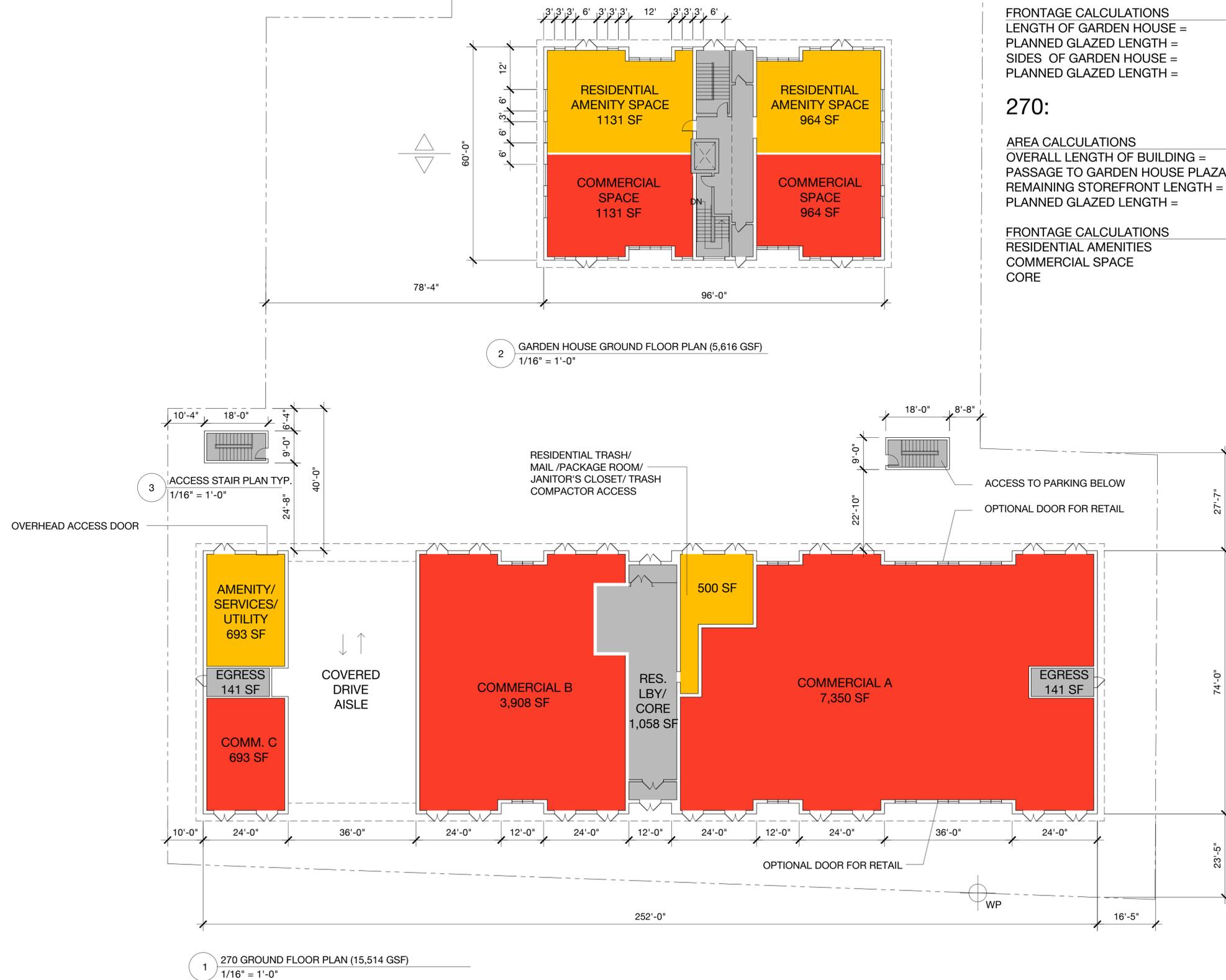
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GROUND FLOOR PLAN

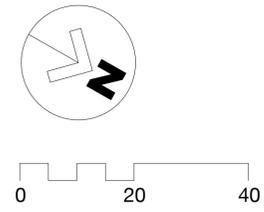
AS NOTED
MAY 10, 2021



2 GARDEN HOUSE GROUND FLOOR PLAN (5,616 GSF)
1/16" = 1'-0"

1 270 GROUND FLOOR PLAN (15,514 GSF)
1/16" = 1'-0"

3 ACCESS STAIR PLAN TYP.
1/16" = 1'-0"



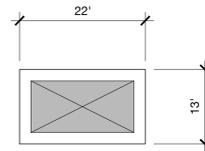
RESIDENTIAL UNIT PROJECT SUMMARY

Design Calculations	270	Garden House	299
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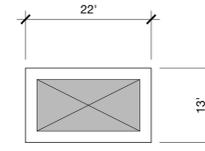
Floor	A.H.		A.H.		A.H.	
2nd Floor						
1BR				(1)		1
2BR	(2)	11		3	(1)	2
3BR	(1)	2		1	(1)	1
3rd Floor						
1BR	(2)	4				1
2BR	(2)	10		3	(1)	2
3BR				1	(1)	1
4th Floor						
1BR		4				1
2BR		10				2
3BR						1
Tot. Resi. Units/Bldg		41		8		12



2 GARDEN HOUSE SECOND FLOOR PLAN (4,960 GSF)
1/16" = 1'-0"



3 ACCESS STAIR ROOF PLAN TYP. (162 GSF EA)
1/16" = 1'-0"



1 270 SECOND FLOOR PLAN (18,000 GSF)
1/16" = 1'-0"

2ND FL GARDEN HOUSE:

AREA CALCULATIONS:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL SF
2BR	3	900 SF	2,749 SF
3BR	1	1,100 SF	1,142 SF

2ND FL 270:

AREA CALCULATIONS:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL SF
2BR	11	1,000 SF	11,589 SF
3BR	2	1,300 SF	2,715 SF

Notes:

Legend

- BUILDING CORE & CIRCULATION
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

Not For Construction

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REDEVELOPMENT OF BLOCK 2102 LOTS 14-20

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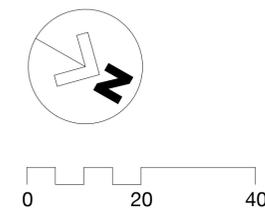
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270 + 299 Irvington Avenue
Village of South Orange, New Jersey 07079

2ND FL UNIT COUNT

AS NOTED
MAY 10, 2021

A102 A



Notes:

Legend

-  BUILDING CORE & CIRCULATION
-  STUDIO APARTMENT
-  ONE BEDROOM APARTMENT
-  TWO BEDROOM APARTMENT
-  THREE BEDROOM APARTMENT

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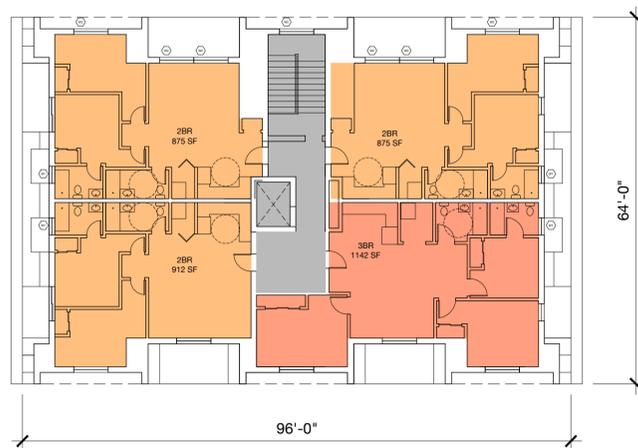
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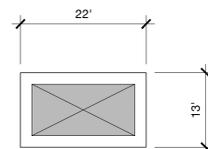
2ND FL UNIT PLANS

AS NOTED
MAY 10, 2021

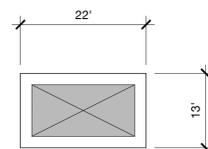
A102 B



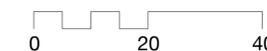
2 GARDEN HOUSE SECOND FLOOR PLAN (4,960 GSF)
1/16" = 1'-0"



3 ACCESS STAIR ROOF PLAN TYP. (162 GSF EA)
1/16" = 1'-0"



1 270 SECOND FLOOR PLAN (18,000 GSF)
1/16" = 1'-0"



GARDEN HOUSE:

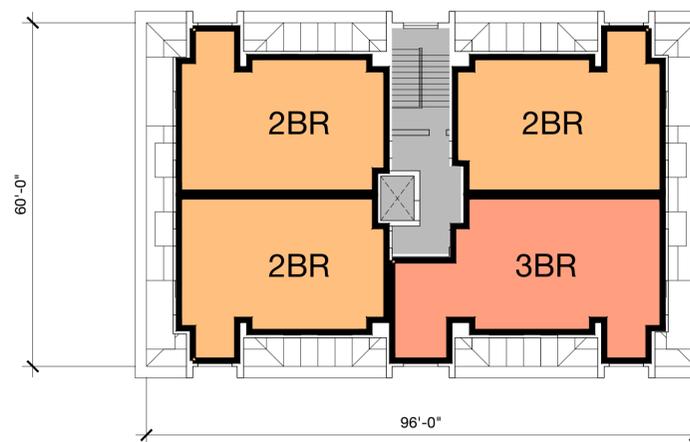
AREA CALCULATIONS:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL SF
2BR	3	900 SF	2,631 SF
3BR	1	1000 SF	1,063 SF

270:

AREA CALCULATIONS:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL SF
STUDIO	2	600 SF	1,182 SF
1BR	2	700 SF	1,422 SF
2BR	10	1000 -1100 SF	10,393 SF



2 GARDEN HOUSE THIRD FLOOR PLAN (4,671 GSF)
1/16" = 1'-0"



1 270 THIRD FLOOR PLAN (16,787 GSF)
1/16" = 1'-0"

Notes:

Legend

- BUILDING CORE & CIRCULATION
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

Not For Construction

ARCHITECTURAL PLAN FOR
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3RD FL UNIT COUNT

AS NOTED
MAY 10, 2021

A103 A



270:

AREA CALCULATIONS:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL SF
STUDIO/1BR	4	600 SF	2,400 SF
2BR	10	900-1000 SF	9,587 SF

workshop

Architecture & Urban Design
 Earl Jackson Architecture Workshop, LLC.
 413 Spier Avenue
 Allenhurst, NJ 07711
 info@earljacksonworkshop.com
 1-917-232-2420

Notes:

Legend

- BUILDING CORE & CIRCULATION
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

Not For Construction

ARCHITECTURAL PLAN FOR
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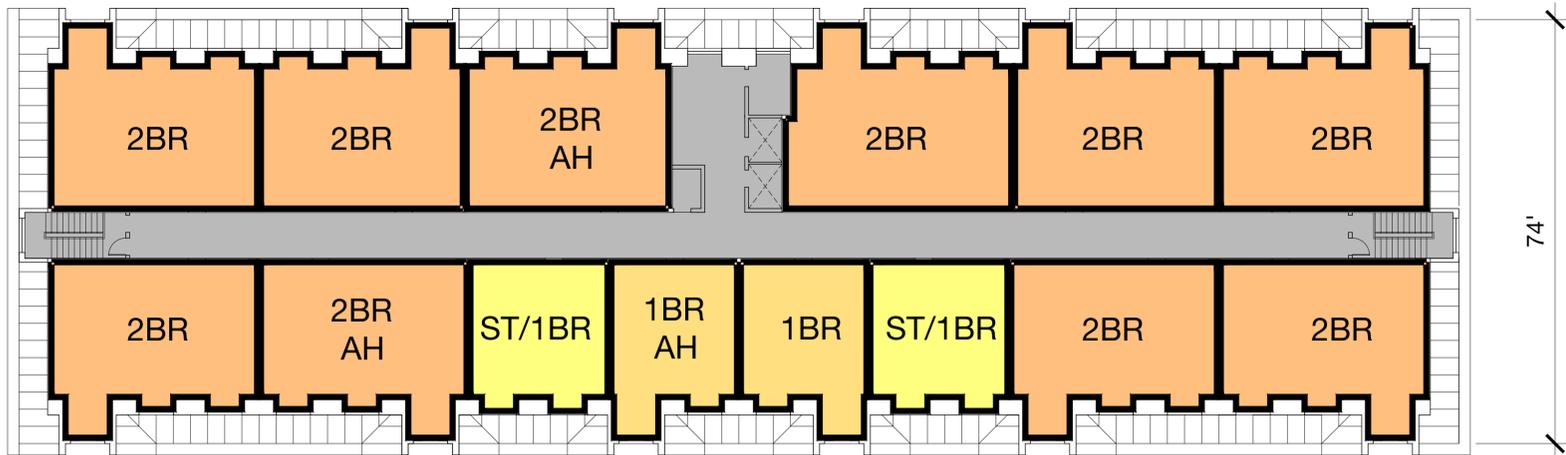
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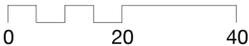
4TH FL UNIT COUNT

AS NOTED
 MAY 10, 2021

A104 A



1 270 4TH FLOOR PLAN (16,235 GSF)
 1/16" = 1'-0"



Notes:

Legend

-  BUILDING CORE & CIRCULATION
-  STUDIO APARTMENT
-  ONE BEDROOM APARTMENT
-  TWO BEDROOM APARTMENT
-  THREE BEDROOM APARTMENT

Not For Construction

ARCHITECTURAL PLANS FOR
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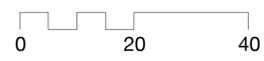
4TH FL UNIT PLANS

AS NOTED
MAY 10, 2021

A104 B



1 270 4TH FLOOR PLAN (16,235 GSF)
1/16" = 1'-0"



Notes:

Legend

- BUILDING CORE & CIRCULATION
- STUDIO APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- THREE BEDROOM APARTMENT

Not For Construction

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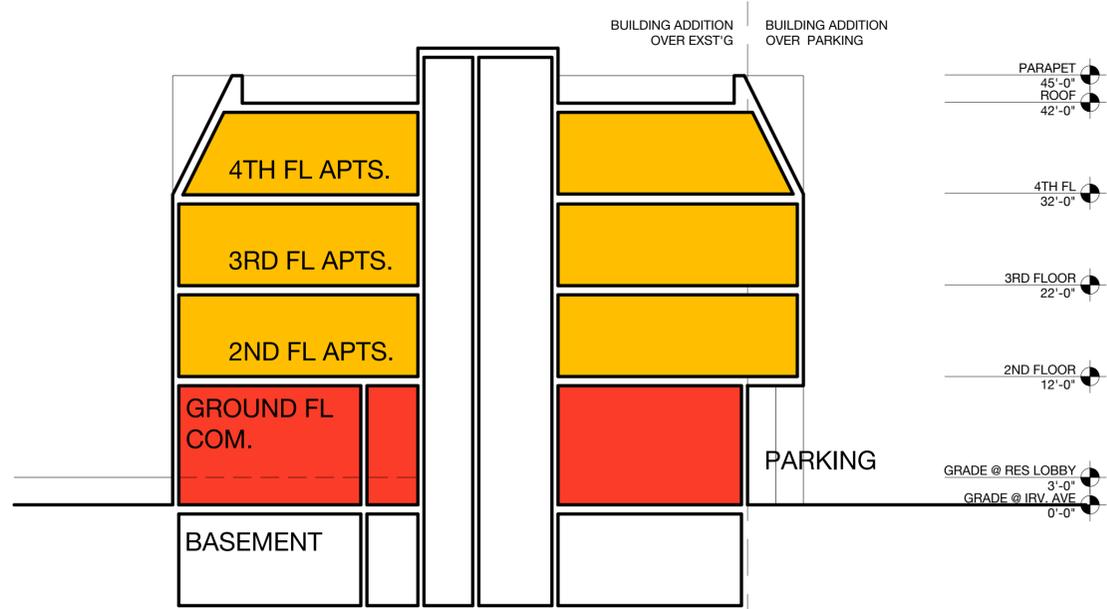
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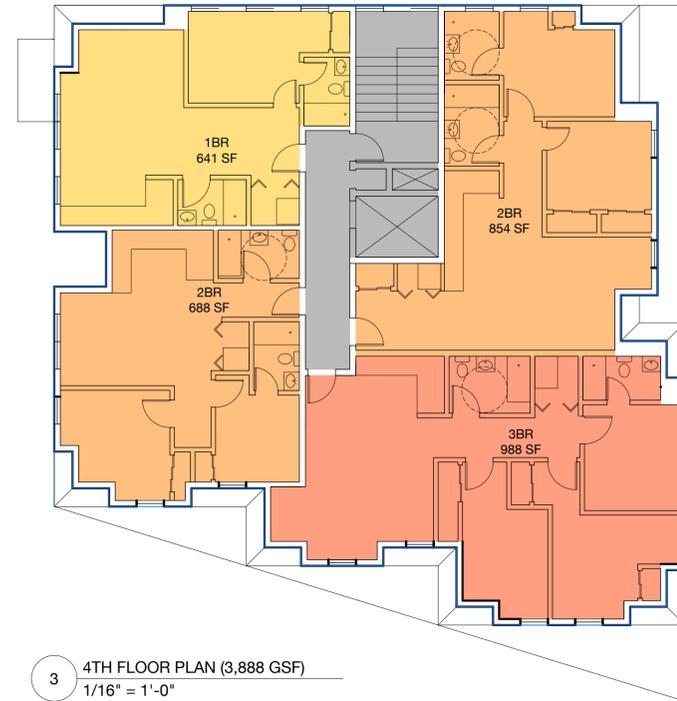
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299 FLOOR PLANS

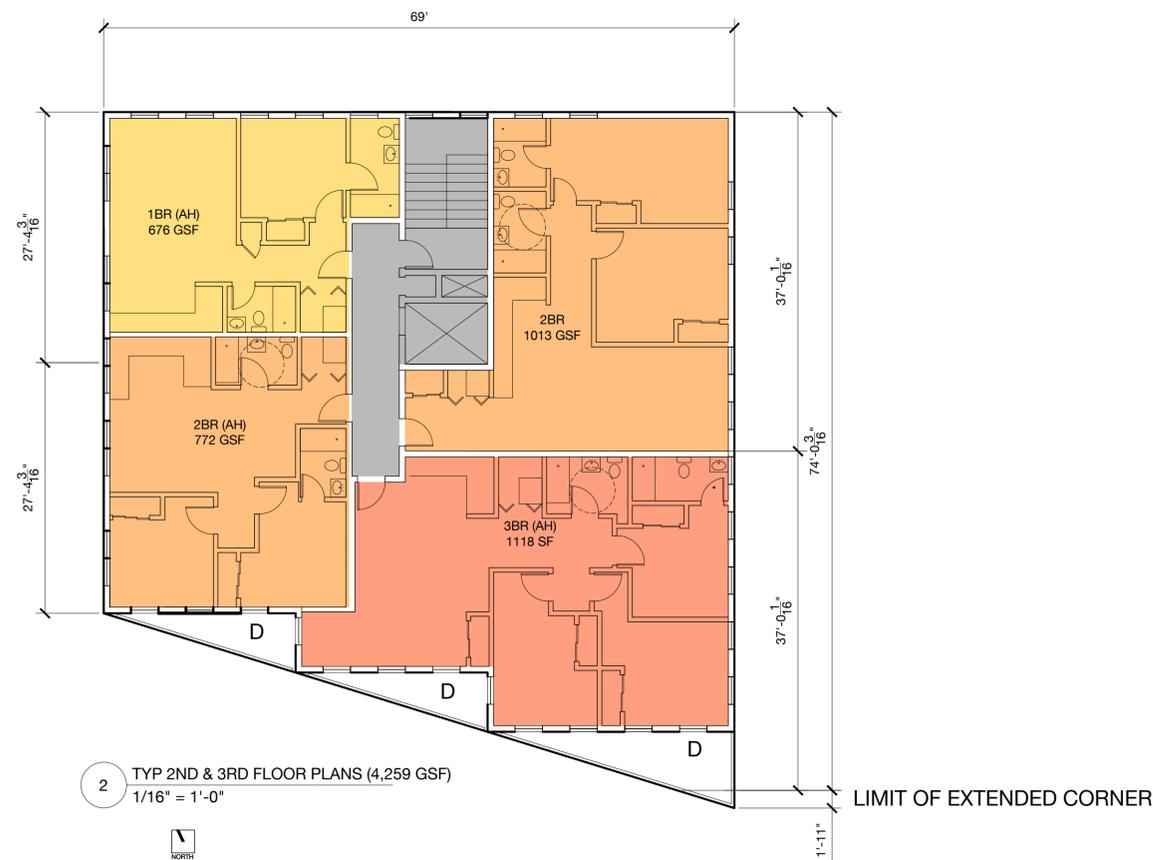
AS NOTED
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4 BUILDING SECTION DIAGRAM
1/16" = 1'-0"



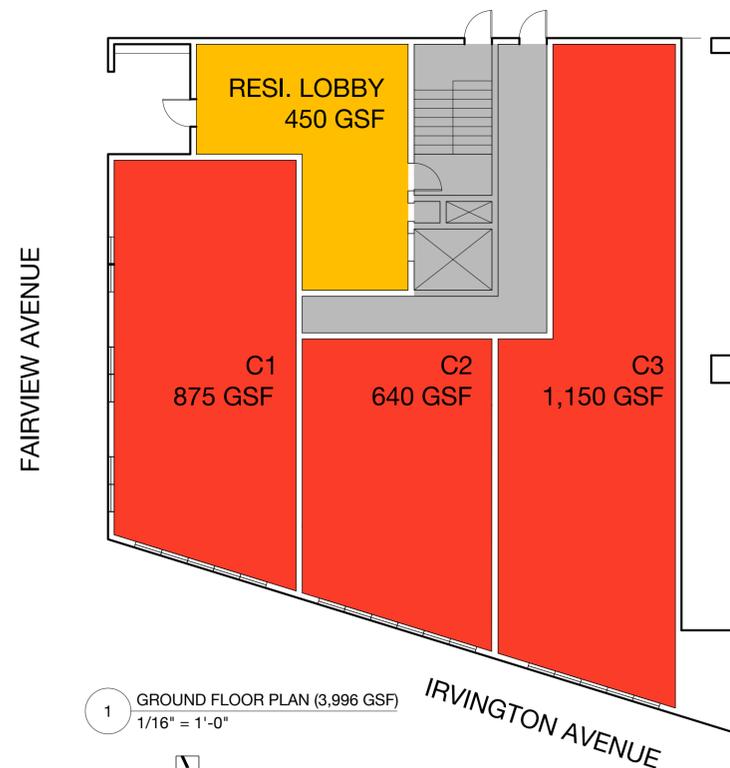
3 4TH FLOOR PLAN (3,888 GSF)
1/16" = 1'-0"



2 TYP 2ND & 3RD FLOOR PLANS (4,259 GSF)
1/16" = 1'-0"



D = LOCATION OF DOOR TO TERRACE
ON THE 2ND FLOOR ONLY



1 GROUND FLOOR PLAN (3,996 GSF)
1/16" = 1'-0"



NOTE: BASEMENT GFA =

Notes:



2 COURTYARD ELEVATION
3/32" = 1'-0"



1 IRVINGTON AVENUE ELEVATION
3/32" = 1'-0"

LUMEN 10" SQ WALL SCONCE TYP.

GROUND FLOOR WINDOW DECALS & PROJECTED BLADE SIGNS FOR COMMERCIAL TENANTS IN THE GROUND FLOOR

TERRA COTTA EXTERIOR (BRICK OR PANEL/RAIN SCREEN) RECESSED SECTIONS ARE DEEPER/DARKER COLOR THAN PROTRUDING ELEMENTS UNDER PITCHED ROOFS.

TERRA COTTA EXTERIOR (BRICK OR PANEL/RAIN SCREEN) PROTRUDING SECTIONS UNDER PEAKED ROOFTOPS ARE A MIX OF LIGHTER BRICK COLORS THAN THE RECESSED AREAS.

RES LOBBY SHOP ENTRANCE (TYP.) SHOP WIN.

INTEGRAL PANEL ABOVE AND/OR BELOW WINDOW TO ALLOW FOR HVAC AS NEEDED COLOR TO MATCH WINDOW FRAMES.

DORMER (TYP)

BLUE/GRAY STANDING SEAM METAL ROOF

VENTED HARDWOOD EAVES

AWNINGS TO MATCH COLOR OF WINDOW FRAMES/PANELS W/NAME OF SHOP THEY SERVE.

RECESSED WINDOW/DOOR/PANEL VERTICALS. WINDOW FRAMES & PANELS IN MATTE BLACK

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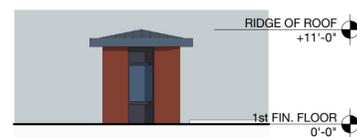
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270 ELEVATIONS

AS NOTED
MAY 10, 2021

A201

Notes:



5 ACCESS HUT REAR ELEV
3/32" = 1'-0"



2 TICHENOR ELEVATION
3/32" = 1'-0"

SOLID PANEL TRANSOM TO MATCH FINISH OF DOOR & WINDOW FRAMES

SOLID PANEL BASE/SILL TO MATCH FINISH OF DOOR & WINDOW FRAMES

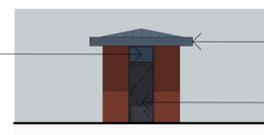


WINDOW

DEEP RED BRICK TO MATCH RECESSED AREAS OF 270 FACADES

4 ACCESS HUT TYP. SIDE ELEV
3/32" = 1'-0"

SOLID PANEL TRANSOM TO MATCH FINISH OF DOOR & WINDOW FRAMES



LOW PROFILE METAL ROOF TO MATCH 270 & GARDEN HOUSE

DOOR TO BELOW

3 ACCESS HUT FRONT ELEV
3/32" = 1'-0"



4TH FL DORMER

EGRESS STAIR MASSING

3RD FL TERRACE
MATTE BLACK PTD METAL GUARDRAIL

TRANSOM PANEL, COLOR TO MATCH WINDOW FRAME

SMALL AWNINGS TO PROTECT EGRESS OPENINGS TO MATCH ALL OTHERS IN COLOR AND MATERIAL

30" BASE/SILL PANEL TYP, COLOR TO MATCH WINDOW FRAME

1 WEST FAIRVIEW ELEVATION
3/32" = 1'-0"

TYP 12" GLOBE LIGHTING W/ PARTIAL TOP SHADE IN MATTE BLACK FINISH. HARDWARE FINISH TO MATCH WINDOW FRAMES & DOOR HARDWARE.

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270 ELEVATIONS

AS NOTED
MAY 10, 2021

Notes:



4 WEST FAIRVIEW ELEVATION
3/32" = 1'-0"



GROUND FLOOR GARDEN FACADE IS ENVISIONED TO SERVE RESIDENTS ONLY AS AN AMENITY AND IS NOT ENVISIONED TO HAVE ANY COMMERCIAL FRONTAGE.

MODEST LIGHTING AKIN TO BACKYARD LIGHTING PRESENT IN NEIGHBORING PROPERTIES IS ENVISIONED. NO SIGNAGE IS ENVISIONED FOR THE GARDEN FACADE OF THE GARDEN HOUSE.

3 GARDEN ELEVATION
3/32" = 1'-0"



2 TICHENOR ELEVATION
3/32" = 1'-0"



GROUND FLOOR COURTYARD FACADE IS ENVISIONED TO OFFER COMMERCIAL OPPORTUNITIES FOR THE NEIGHBORHOOD.

LIGHTING & SIGNAGE ARE TO MATCH THE COURTYARD FACADE OF 270 IRVINGTON AVENUE ALONG THE GROUND FLOOR.

1 COURTYARD ELEVATION
3/32" = 1'-0"

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GARDEN HOUSE ELEVS

AS NOTED
MAY 10, 2021

A203

Notes:



4 EAST/PARKING LOT ELEVATION
3/32" = 1'-0"



3 NORTH/ALLEY ELEVATION
3/32" = 1'-0"



2 FAIRVIEW AVENUE ELEVATION
3/32" = 1'-0"



1 IRVINGTON AVENUE ELEVATION
3/32" = 1'-0"

- STANDING SEAM METAL MANSARD ROOF W/DORMERS COOL GREY
- METAL PANEL TO MATCH ROOF
- TERRA COTTA A - BRICK B - PANEL
- TERRACE GUARDRAIL MATTE BLACK TO MATCH WINDOW FRAMES
- COMMERCIAL SIGNAGE ON AWNING FACE & APPLIED TO SHOP WINDOWS

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299 ELEVATIONS

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