

6401 Park Ave.  
 West New York,  
 New Jersey, 07093  
 Tel: 201 868 0701  
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 www.cpaarchitecture.com



**REVISIONS:**

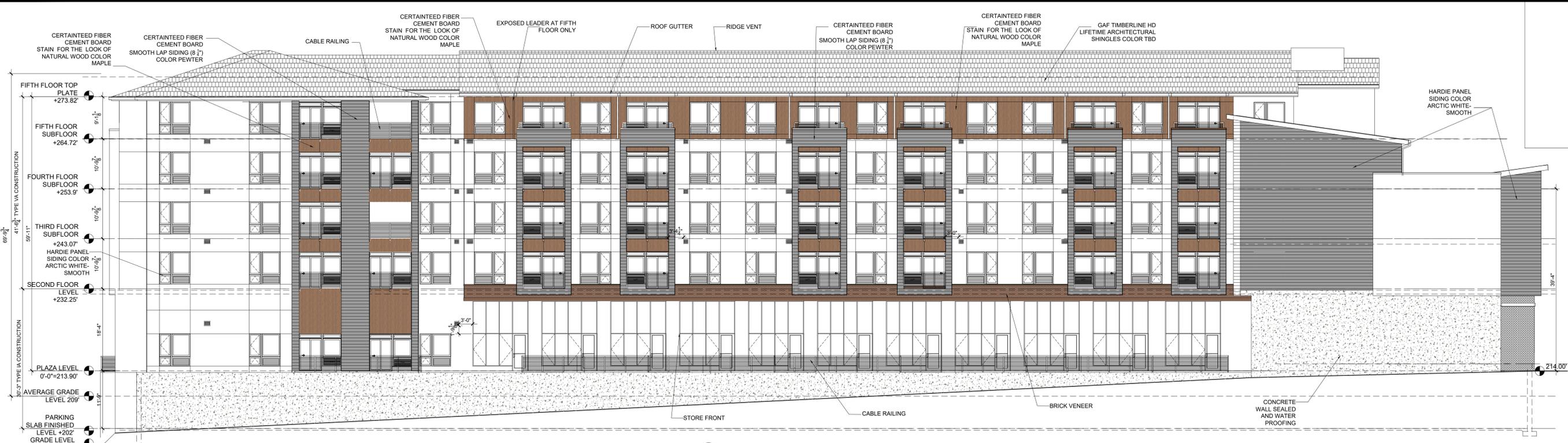
| No. | DATE     | DESCRIPTION           |
|-----|----------|-----------------------|
| 1   | 08/20/20 | RESOLUTION COMPLIANCE |

**PROJECT:**  
**Meridia VILLAGE COMMONS**  
 MERIDIA VILLAGE COMMONS I, SOUTH ORANGE, LLC  
 4th STREET & VALLEY STREET  
 LOTS #7-11, BLOCK #203  
 TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NJ

**DRAWING TITLE:**  
 BUILDING ELEVATIONS  
 RAILING DETAILS  
 Department of Community Affairs  
 Submission 08/31/20

PROJECT No: 19-078A  
 DATE: 08/31/2020  
 DRAWN BY: CPA  
 SCALE: AS SHOWN

**A200**



1 REAR ELEVATION  
Scale 3/32"=1'-0"

REAR ELEVATION OPENINGS CALCULATIONS (WEST ELEVATION)

**3rd FLOOR:**  
 0'-0" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=0%  
 WALL AREA= 343.5 S.F.  
 ACTUAL OPENINGS=0 S.F.  
 15'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 1,970.4 S.F.  
 ACTUAL OPENINGS= 885.68 S.F. (44.9%)  
 19'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 640.1 S.F.  
 ACTUAL OPENINGS= 163.37 S.F. (25.5%)

**2nd FLOOR:**  
 0'-0" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=0%  
 WALL AREA= 343.5 S.F.  
 ACTUAL OPENINGS=0 S.F.  
 15'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 1,970.4 S.F.  
 ACTUAL OPENINGS= 885.68 S.F. (44.9%)  
 19'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 640.1 S.F.  
 ACTUAL OPENINGS= 232.2 S.F. (36.28%)

**PLAZA (STREET) LEVEL:**  
 0'-0" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=0%  
 WALL AREA= 883.3 S.F.  
 ACTUAL OPENINGS=0 S.F.  
 19'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 4,267.9 S.F.  
 ACTUAL OPENINGS= 2,182.47 S.F. (51.1%)

**PARKING LEVEL:**  
 0'-0" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=0%  
 WALL AREA= 47.3 S.F.  
 ACTUAL OPENINGS=0 S.F.  
 5'-1" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 1,714 S.F.  
 ACTUAL OPENINGS=0 S.F.

**5th FLOOR:**  
 17'-4" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 1,747.6 S.F.  
 ACTUAL OPENINGS= 885.68 S.F. (50.68%)  
 19'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 529.1 S.F.  
 ACTUAL OPENINGS= 163.37 S.F. (30.88%)

**4th FLOOR:**  
 15'-2" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 428.6 S.F.  
 ACTUAL OPENINGS= 0 S.F.  
 15'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 1,970.4 S.F.  
 ACTUAL OPENINGS= 885.68 S.F. (44.9%)  
 19'-11" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=75%  
 WALL AREA= 640.1 S.F.  
 ACTUAL OPENINGS= 232.2 S.F. (36.28%)

NOTE:  
 -ALL EXTERIOR MATERIALS BASED ON ARCHITECTURAL STANDARDS. ANY DEVIATION FROM MATERIALS DEPICTED, WILL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.  
 -ALL FIELD APPLIED MATERIAL MUST HAVE 15 YEAR MANUFACTURER WARRANTY.



3 RR TRACKS ELEVATION  
Scale 3/32"=1'-0"

RR TRACKS ELEVATION OPENINGS CALCULATIONS (NORTH ELEVATION)

**5th FLOOR:**  
 5'-6" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 847.29 S.F.  
 ACTUAL OPENINGS=199.5 S.F. (23.55%)

**4th FLOOR:**  
 5'-6" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 1,109.07 S.F.  
 ACTUAL OPENINGS=254.4 S.F. (22.93%)

**3rd FLOOR:**  
 5'-6" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 1,109.07 S.F.  
 ACTUAL OPENINGS=254.4 S.F. (22.93%)

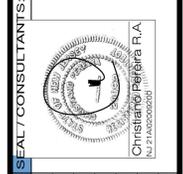
**2nd FLOOR:**  
 5'-6" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 1,109.07 S.F.  
 ACTUAL OPENINGS=254.4 S.F. (22.93%)

**PLAZA (STREET) LEVEL:**  
 5'-6" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=25%  
 WALL AREA= 1,829.48 S.F.  
 ACTUAL OPENINGS=452.6 S.F. (24.7%)

**PARKING LEVEL:**  
 2'-0" TO PROPERTY LINE  
 ALLOWABLE AREA OF OPENINGS=0%  
 WALL AREA= 1,597.94 S.F.  
 ACTUAL OPENINGS=0 S.F.



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| 1          |          |                       |

**PROJECT:**  
**Meridia VILLAGE COMMONS**  
 MERIDIA VILLAGE COMMONS I, SOUTH ORANGE, LLC  
 4th STREET & VALLEY STREET  
 LOTS #7-11, BLOCK #2303  
 TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NJ

**DRAWING TITLE:**  
 BUILDING ELEVATIONS  
 Department of Community Affairs  
 Submission 08/31/20

PROJECT No: 19-078A  
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A201



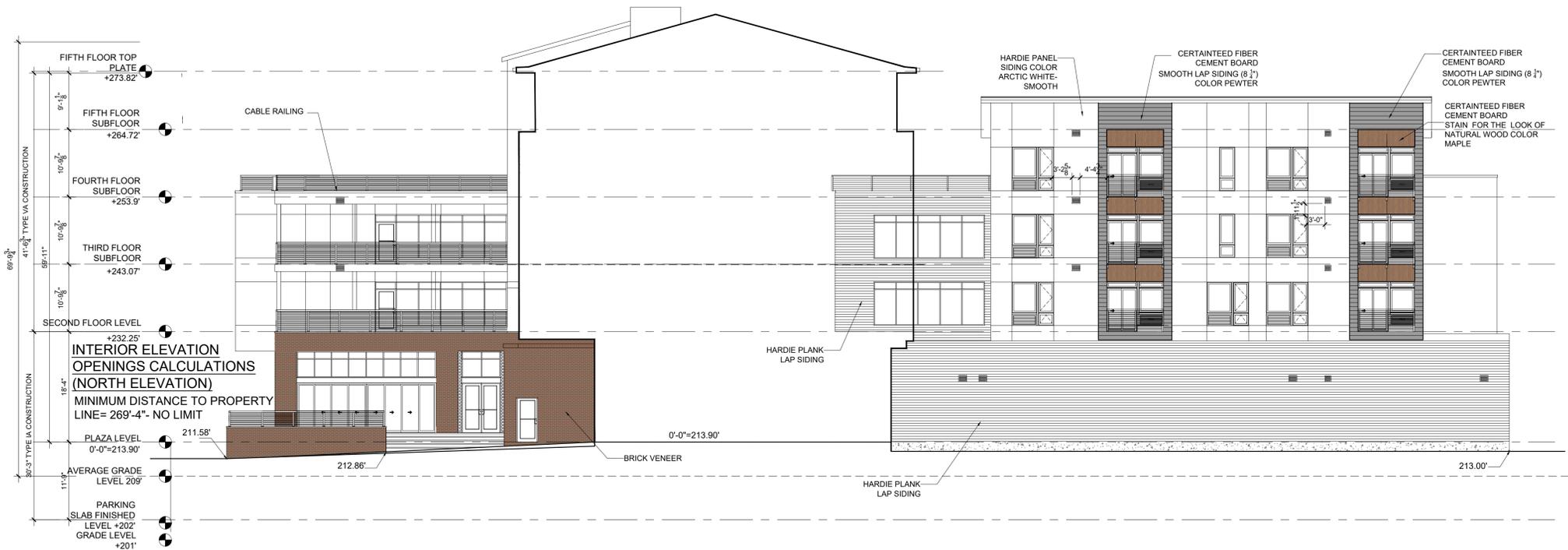
**VALLEY STREET ELEVATION OPENINGS CALCULATIONS (SOUTH ELEVATION)**

MINIMUM DISTANCE TO CENTERLINE OF STREET= 48'-7" - NO LIMIT  
(DISTANCE TO CENTERLINE OF STREET VARIES BETWEEN 48'-7" & 91'-0")

**1 VALLEY STREET ELEVATION**  
Scale 3/32"=1'-0"

**FENESTRATION REQUIREMENT (CALCULATION)**  
GROUND FLOOR OF RETAILS FACING VALLEY STREET  
TOTAL WALL AREA=2,621 SQ.FT  
AREA OF STORE FRONT TRANSPARENT GLAZING =1,827 SQ.FT  
=69% > 50% REQUIRED

**NOTE:**  
-ALL EXTERIOR MATERIALS BASED ON ARCHITECTURAL STANDARDS. ANY DEVIATION FROM MATERIALS DEPICTED, WILL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.  
-ALL FIELD APPLIED MATERIAL MUST HAVE 15 YEAR MANUFACTURER WARRANTY.



**INTERIOR ELEVATION OPENINGS CALCULATIONS (NORTH ELEVATION)**

MINIMUM DISTANCE TO PROPERTY LINE= 269'-4" - NO LIMIT

**2 INTERIOR ELEVATION**  
Scale 3/32"=1'-0"

**INTERIOR ELEVATION OPENINGS CALCULATIONS (NORTH ELEVATION)**

**4th FLOOR:**  
11'-2" TO PROPERTY LINE  
ALLOWABLE AREA OF OPENINGS=45%  
WALL AREA= 1,057.72 S.F.  
ACTUAL OPENINGS=249.67 S.F. (23.6%)

**3rd FLOOR:**  
11'-2" TO PROPERTY LINE  
ALLOWABLE AREA OF OPENINGS=45%  
WALL AREA= 1,026.71 S.F.  
ACTUAL OPENINGS=371.64 S.F. (36.2%)

**2nd FLOOR:**  
10'-2" TO PROPERTY LINE  
ALLOWABLE AREA OF OPENINGS=45%  
WALL AREA= 1,026.71 S.F.  
ACTUAL OPENINGS=401.44 S.F. (39.1%)

**PLAZA (STREET) LEVEL:**  
13'-6" TO PROPERTY LINE  
ALLOWABLE AREA OF OPENINGS=45%  
WALL AREA=1,889.60 S.F.  
ACTUAL OPENINGS=0 S.F.



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LOTS #7-11, BLOCK #203  
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