## ENGINEERING NOTES

1. BUILDING ADDRESS SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY TITLE 29:15-5
2. CURBS AND SIDEWALKS SHALL BE REPLACED WHERE NECESSARY WITH THE FINAL DETERMINATION TO BE MADE BY THE DEPARTMENT OF ENGINEERING. ALL WORK SHALL CONFORM TO THE CITY OF NEWARK DEPARTMENT OF ENGINEERING STANDARDS. REFER TO SHEET A-1.0
3. A STREET AND/OR SIDEWALK OCCUPANCY PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY CONSTRUCTION IN OR OCCUPANCY OF THE PUBLIC RIGHT-OF-WAY.
4. A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO SUCH WORK.
5. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE PLAN SPECIFICATIONS AND DETAILS.

## WATER SEWER NOTES

1. THE PROJECTED FLOW TEST [GPD] IS TO BE BASED UPON PER NJAC 7:14a 23.3
2. WATER AND SEWER CONNECTIONS TO BE NEW. REFER TO CIVIL ENGINEEIRNG DRAWINGS
3. THE PROPOSED [FIRE] WATER SERVICE PIPES SHALL RUN REASONABLY STRAIGHT AT RIGHT ANGLES TO THE CURB LINE.
4. DEVELOPER/OWNER MUST VERIFY THE EXISTING SEWER IS OPERATIONAL AND IN GOOD CONDITION AND CAN MEET DEMAND.
5. LEAD SERVICE LINES ARE NOT ACCEPTABLE FOR THE POTABLE WATER. EXISTING WILL BE REPLACED WITH NEW.
6. THE DOMESTIC AND FIRE SERVICE LINES SHALL HAVE BACK-FLOW PREVENTERS [RPZ]
7. A HYDRANT FLOW TEST WILL BE REQUIRED TO THE WATER MAIN CAN DELIVER SUFFICIENT FLOW/PRESSURE FOR THE PROPOSED RENOVATION.
8. TAPPING VALVE FOR THE NEW FIRE SERVICE SHALL BE THE NEWARK STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A WATER PRESSURE OF 200 PSI
9. COMBINED STORM AND SANITARY SYSTEMS ARE NOT ACCEPTABLE. SANITARY AND STORM MUST BE SEPARATELY CONNECTED TO THE CITY'S SEWER SYSTEM.

## IMPORTANT NOTES

1. NO HAZARDOUS MATERIALS WILL BE ALLOWED, HANDLED OR SOLD WITHIN THE PROPOSED RETAIL SPACE.
2. NEW GARBAGE/RECYCLING STORAGE CONTAINERS WILL BE LOCATED IN THE TRASH ROOM AND WILL BE BROUGHT TO CURB ON COLLECTION DAYS BY THE BUILDING SUPERINTENDENT.
3. ALL EXISTING UTILITY SERVICES ARE TO REMAIN AND BE RE-USED UNLESS OTHERWISE AS DETERMINED BY THE DEPARTMENT OF ENGINEERING.

## TRANSPARENCY AREAS

FRONT FACADE EAST [7TH STREET] 40.0 %
SIDE FACADE SOUTH 30.0 %
REAR FACADE WEST 35.0%
SIDE FACADE NORTH 30.0 %

## CONDITIONAL AREAS

GREEN ROOF AREA BASED UPON 50% OF USABLE ROOF AREA UTILIZING SOLAR PANELS

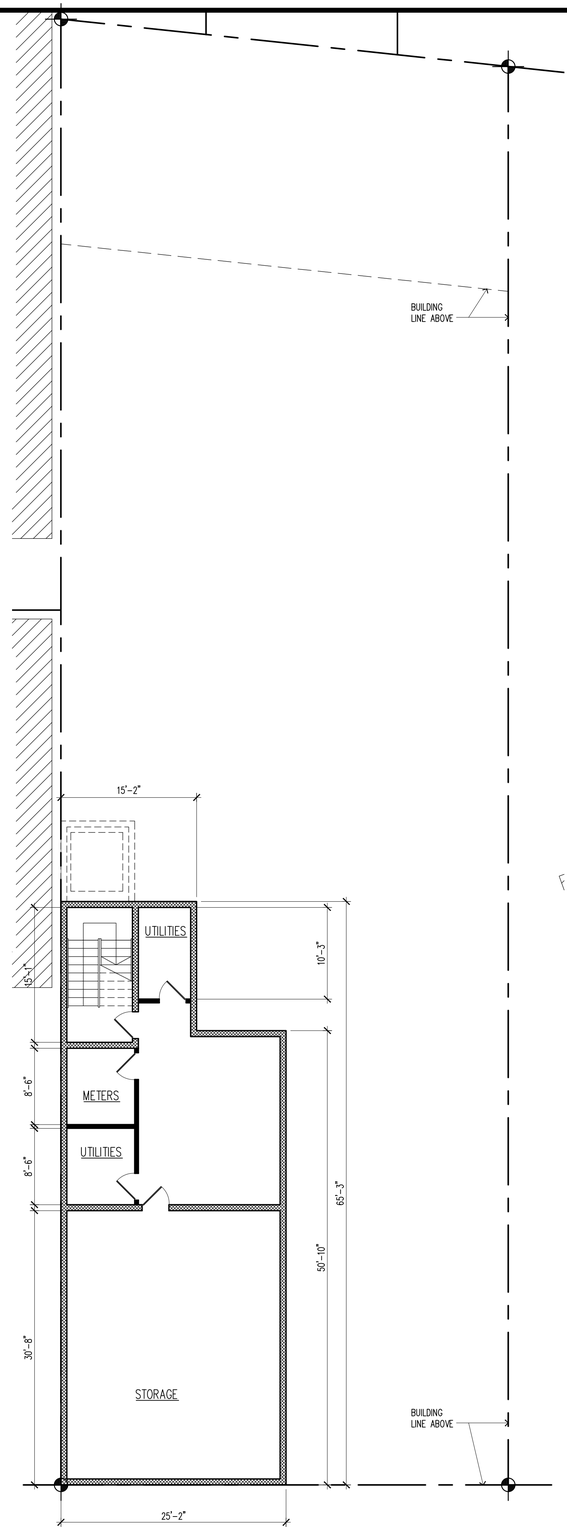
AREA OF ROOF [N.I.C. PARAPET] - 6,552 SF
AREA OF ROOF UNUSABLE DUE TO EQUIPMENT/BUILDING - 2,490 SF
USABLE ROOF AREA - 4,062 SF
50% OF USABLE ROOF AREA - 2,031 SF
GREEN ROOF - 2,234 SF OR 55% OF USABLE ROOF AREA

OUTDOOR AMENITY AREA - 50 UNITS @ 100 SF/DU = 5,000 SF REQUIRED
OUTDOOR AMENITY SPACE IN COMMON AREAS - 2,571 SF OR 51%
OUTDOOR AMENITY SPACE IN PRIVATE AREAS - 3,313 SF OR 66%
= > 5,000 SF

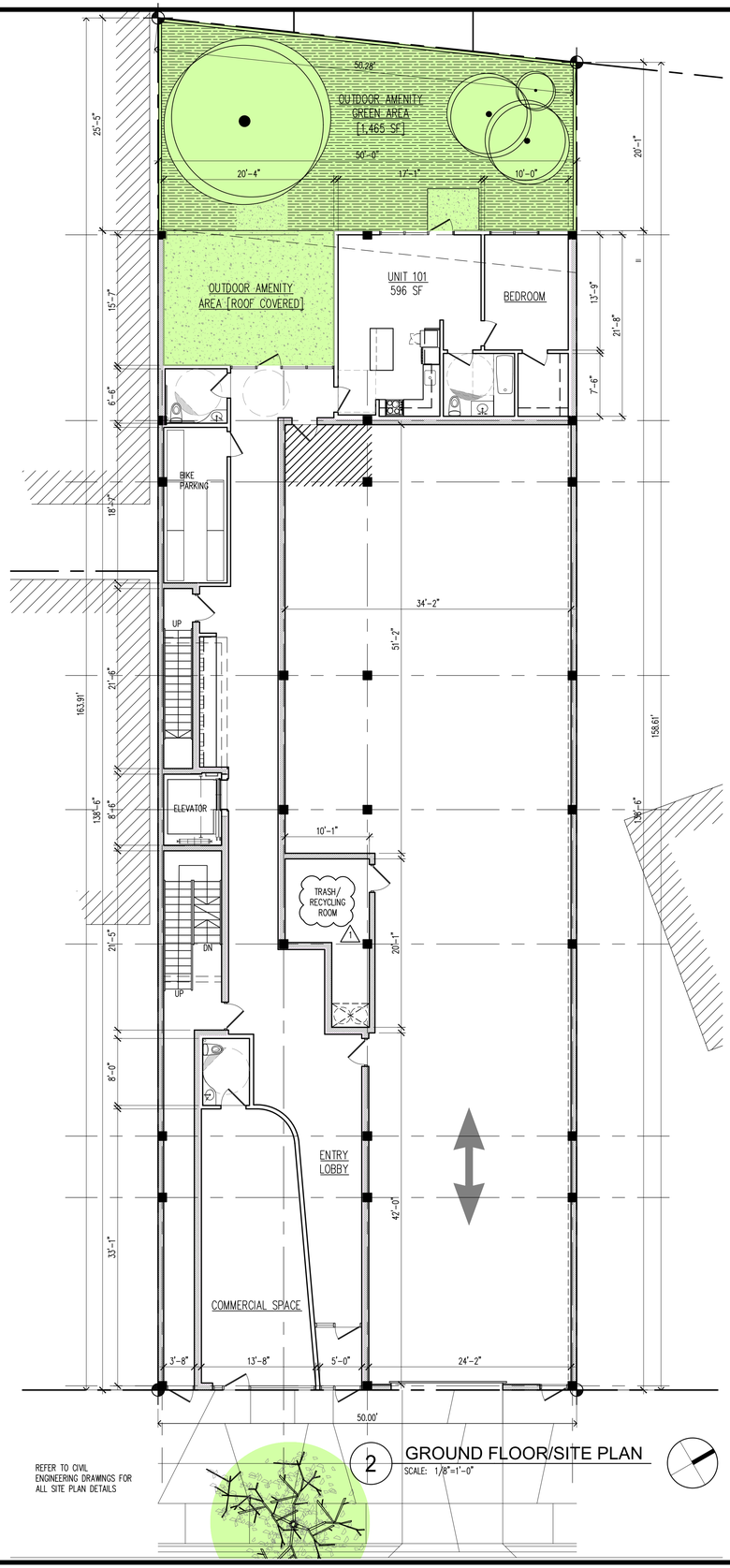
## BEDROOM MATRIX

| FLOOR | GFL | 2FL | 3FL | 4FL | 5FL | 6FL | 7FL | 8FL | |
|---|---|---|---|---|---|---|---|---|---|
| STUDIO | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | |
| 1-BEDROOM | 1 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | |
| 2-BEDROOM | | 2 | 2 | 2 | 2 | 2 | 2 | 2 | |
| TOTALS | 1 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 50 UNITS |

1




1 CELLAR PLAN
SCALE: 1/8"=1'-0"




2 GROUND FLOOR/SITE PLAN
SCALE: 1/8"=1'-0"

# NEW CONSTRUCTION
# 50 RESIDENTIAL UNITS
above Commercial / Parking
FIVE S. 7th STREET
Newark, New Jersey

## Block 1854, Lot 13


Architect
DAVE ROBINSON, R.A., P.P.
NJ LIC.NO.AI1334800
NJ LIC.NO.LI00580500
MADELINE RUIZ-ROBINSON, RA
NJ LIC.NO.AI1661700

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STRUCTURAL Engineer

Owner:
RINO CONTRACTORS
267 FERRY STREET
NEWARK, NJ 07105


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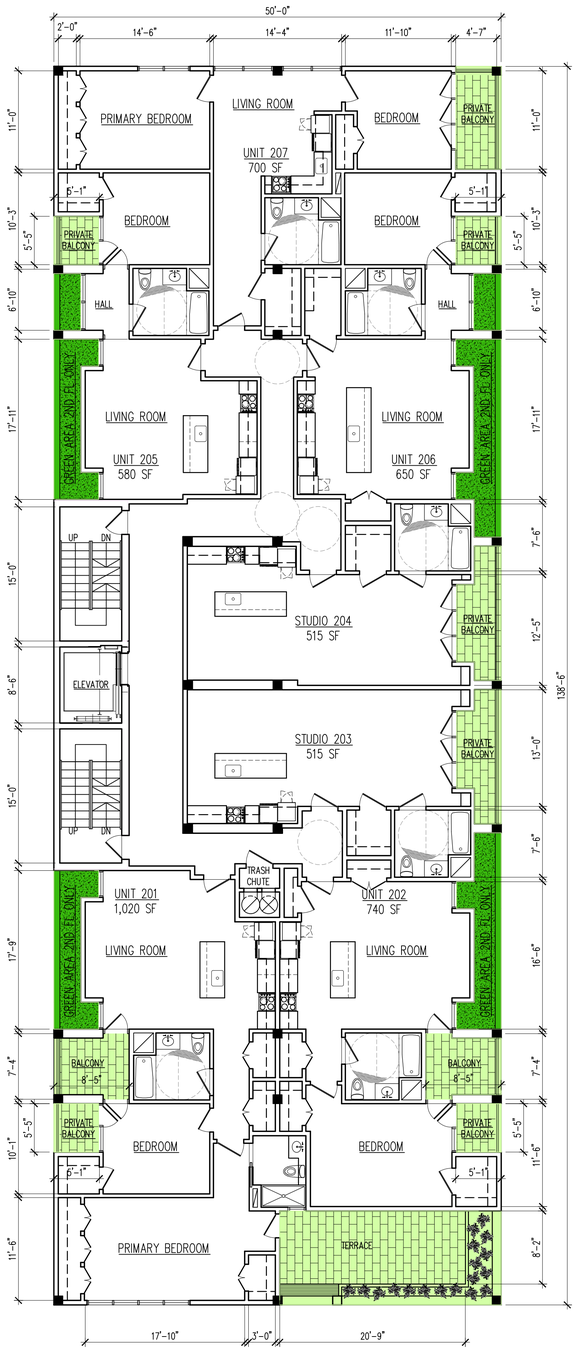
Project No.
200030

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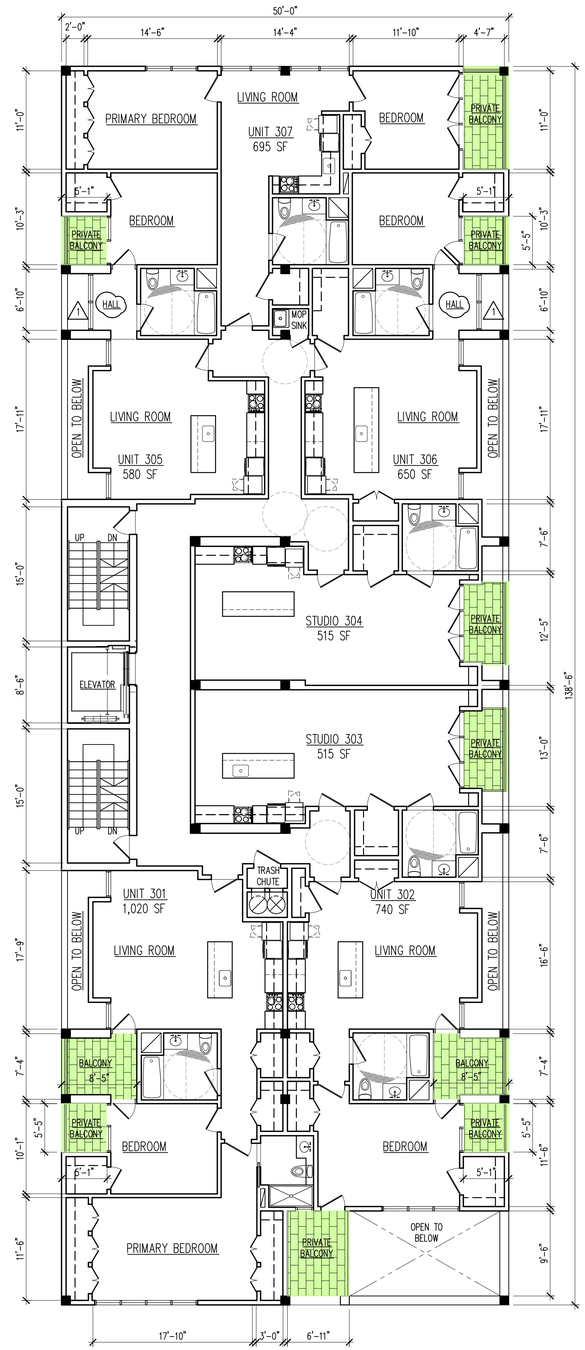
Drawing Title
GROUND FLOOR/SITE PLAN & CELLAR PLAN

Drawing No.
A-1

Block 1854, Lot 13




1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"




2 3RD, 5TH & 7TH FLOOR PLAN
SCALE: 1/8"=1'-0"

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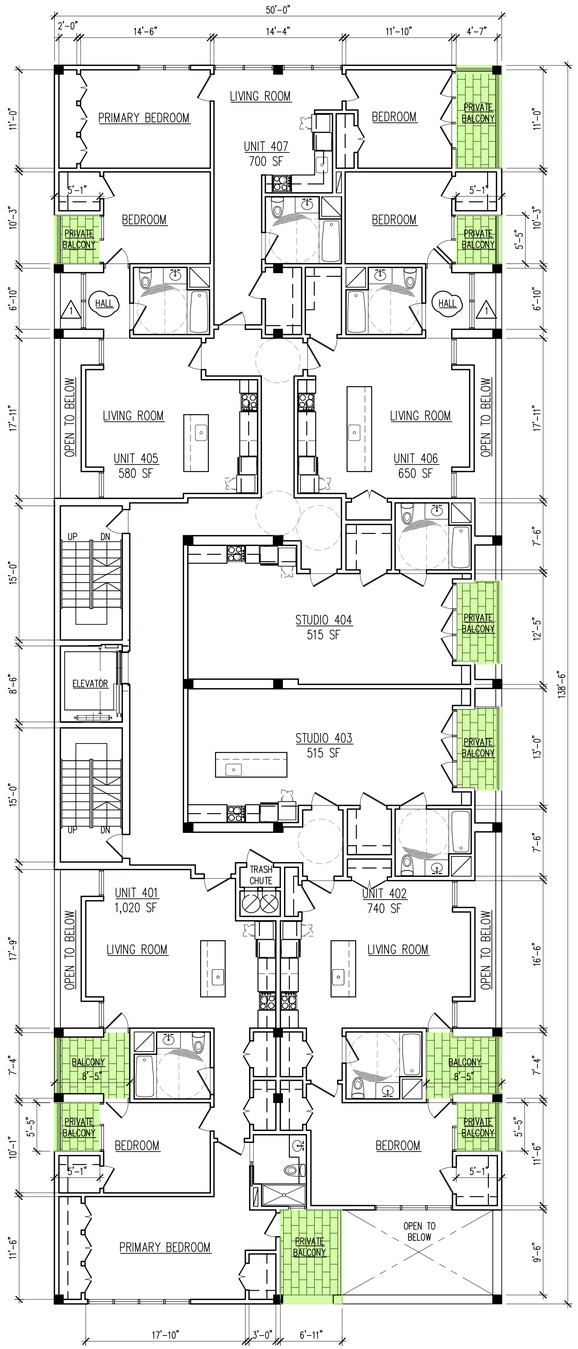
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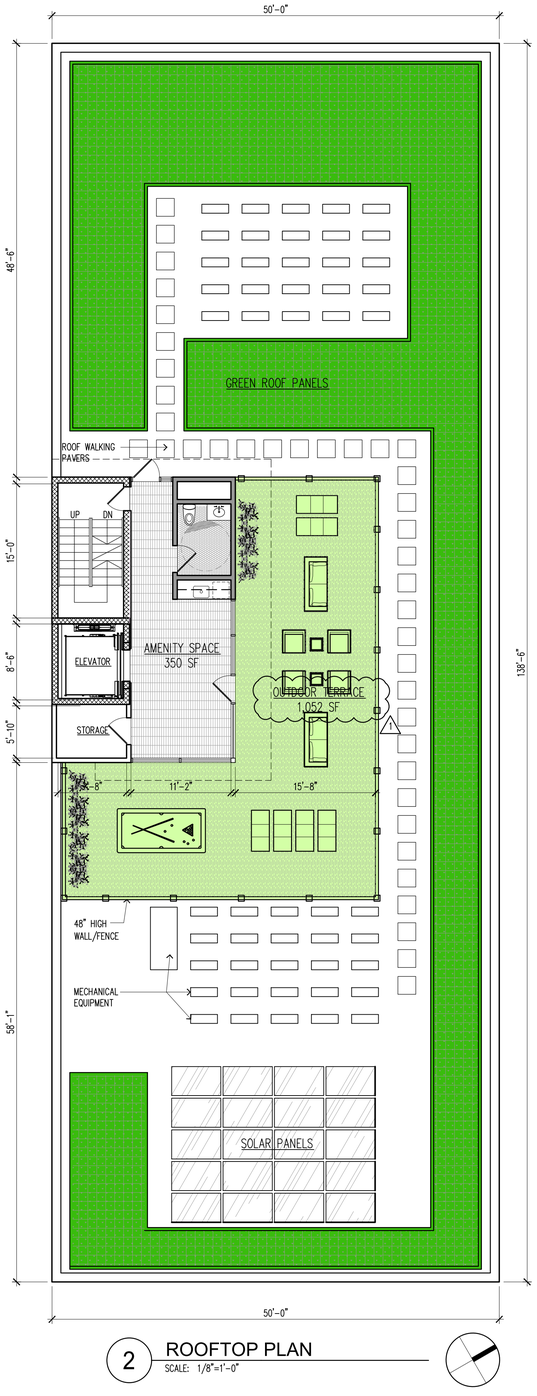
Drawing Title
2ND FLOOR &
3RD, 5TH & 7TH
TYPICAL FLOOR PLANS

Drawing No.
A-2 1

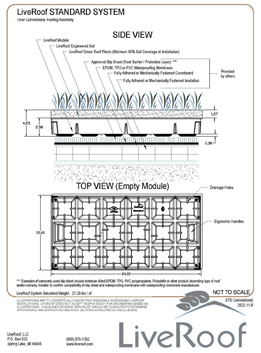
Block 1854, Lot 13




1 4TH, 6TH & 8TH FLOOR PLAN
SCALE: 1/8"=1'-0"




2 ROOFTOP PLAN
SCALE: 1/8"=1'-0"




3 GREEN ROOF DETAIL
SCALE: n.t.s.



4 GREEN ROOF IMAGE
SCALE: n.t.s.



5 GREEN ROOF IMAGE
SCALE: n.t.s.



6 GREEN ROOF TRAY
SCALE: n.t.s.

1

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Drawn By

Drawing Title
4TH, 6TH & 8TH
TYPICAL FLOOR PLANS
& ROOFTOP PLAN

Drawing No.
A-3
1

Block 1854, Lot 13





CONCRETE PANEL-FRAME
COLOR 1

MANUF.: AMERICAN FIBER CEMENT
MODEL: SWISSPEARL
COLOR: AMBER 751



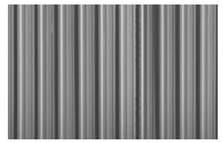
CONCRETE PANEL
COLOR 2

MANUF.: AMERICAN FIBER CEMENT
MODEL: SWISSPEARL
COLOR: AMBER 754



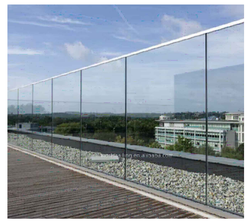
BRICK VENEER

MANUF.: BRICK-IT
COLOR: ARABICA



METAL PANELS

MANUF.:WESTERN STATE METAL
COLOR: SILVER METALIC



BALCONY RAILINGS

MANUF.:YL
COLOR: CLEAR TEMPERED GLASS
WITH ALUMINUM U CHANNEL
HANDRAIL
HEIGHT: 42" TALL




1 FRONT FACADE 7TH STREET
SCALE: 1/8"=1'-0"

2 LEFT SIDE ELEVATION [SOUTH]
SCALE: 1/8"=1'-0"

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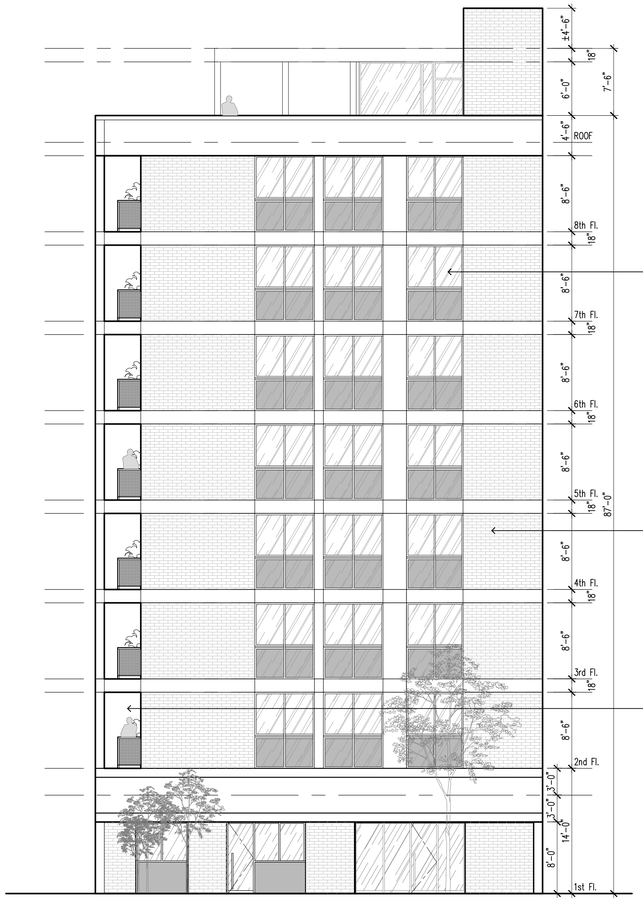
Project No.
200030

Drawn By

Drawing Title
EXTERIOR ELEVATIONS
[FACADE & LEFT SIDE]

Drawing No.
A-4
1

Block 1854, Lot 13




1 REAR ELEVATION [WEST]
SCALE: 1/8"=1'-0"




2 RIGHT SIDE ELEVATION [NORTH]
SCALE: 1/8"=1'-0"

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Drawing Title
EXTERIOR ELEVATIONS

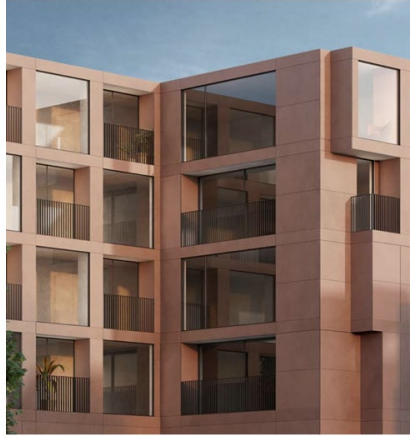
Drawing No.
A-5

Block 1854, Lot 13



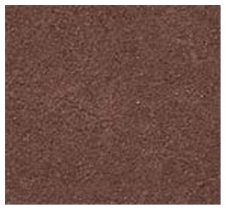

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Newark NJ 07107





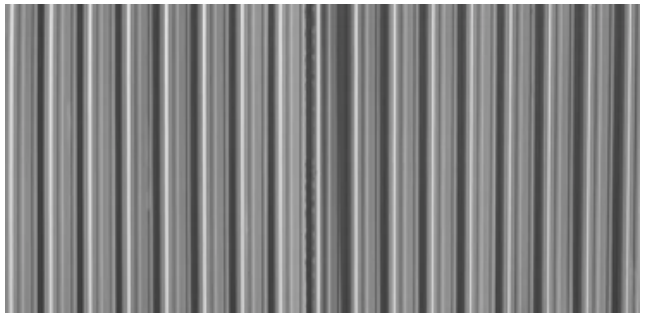
CONCRETE PANEL
COLOR 1



CONCRETE PANEL
COLOR 2 (ACCENT)



BRICK



METAL CORRUGATED
PANELS




42” TALL GLASS & ALUM.
RAILINGS @ BALCONIES