



# APARTMENTS AT VERONA

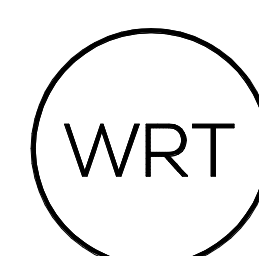
BLOCK 2301 LOTS 11-17, A PORTION OF LOT 18 AND LOT 19  
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

## FINAL SITE PLAN SUBMISSION

10 /29/ 2021



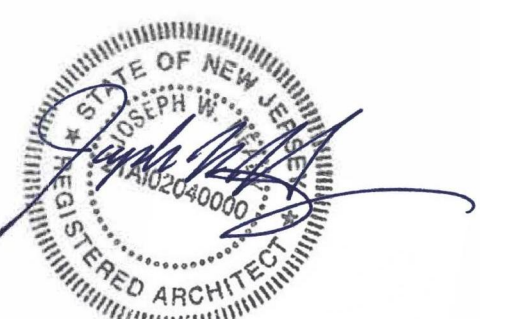
OWNER  
VERONA LIHTC URBAN  
RENEWAL LLC  
5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664



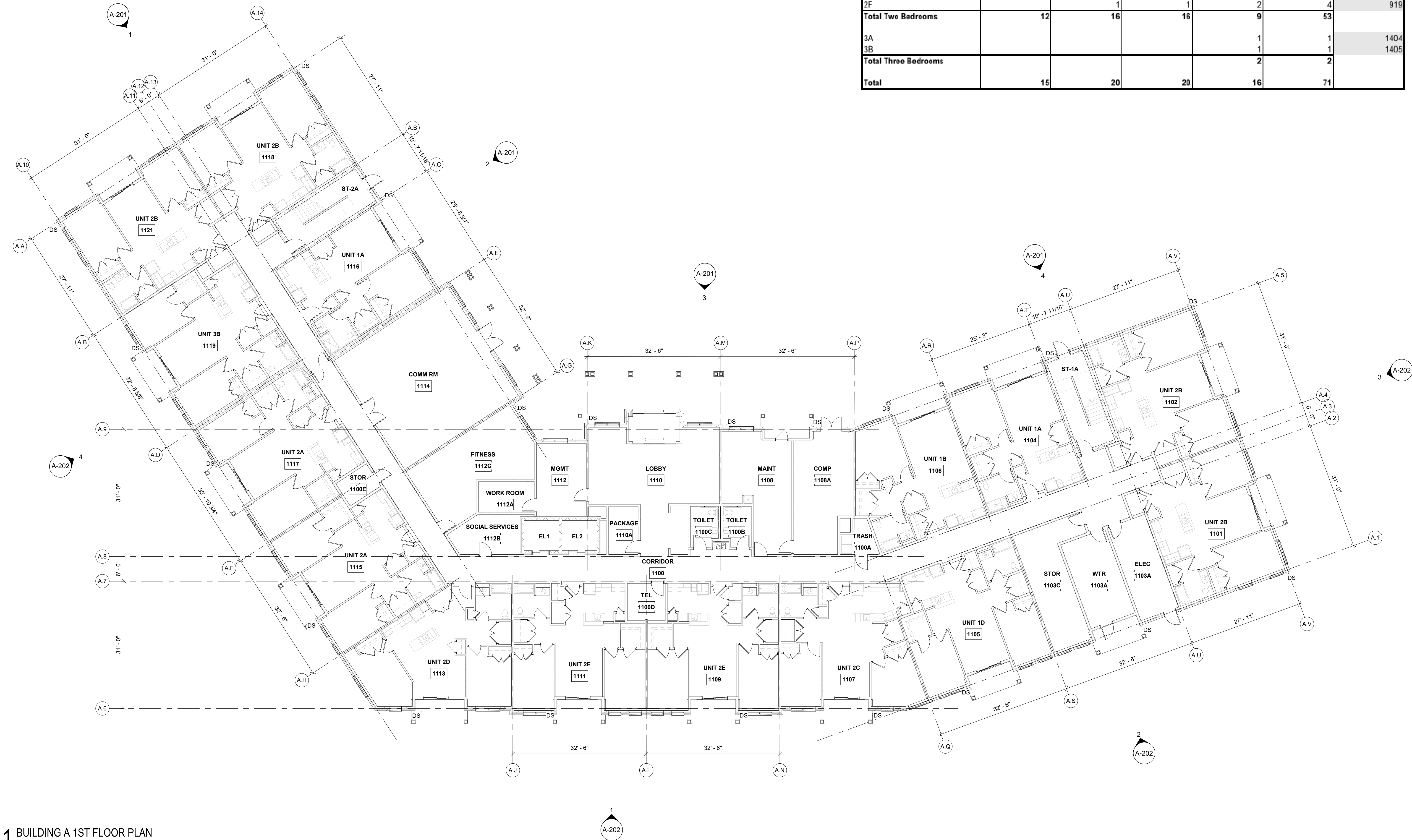
ARCHITECT  
WALLACE ROBERTS & TODD, LLC  
1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
215.732.5215  
wrttdesign.com

STRUCTURAL ENGINEER  
BAKER, INGRAM & ASSOCIATES  
2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER  
MCHUGH ENGINEERING & ASSOCIATES  
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158







1 BUILDING A 1ST FLOOR PLAN  
3/32" = 1'-0"

BUILDING A							
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL UNITS	TOTAL GSF	
GSF	21,405	21,229	21,229	18,131		81,994	
Unit Area	13,475	18,142	18,142	15,210		64,969	
Common Area	7,930	3,087	3,087	2,921		17,025	
							Unit GSF
1A (2 Accessible)	2	2	2	2	8	734	
1B	1	1	1	1	4	807	
1C (all Accessible)		1	1	1	3	945	
1D				1	1	766	
Total One Bedrooms	3	4	4	5	16		
2A	4	6	6	5	21	931	
2B	4	4	4		12	918	
2C	1	1	1	1	4	964	
2D	1	1	1	1	4	958	
2E	2	3	3		8	941	
2F		1	1	2	4	919	
Total Two Bedrooms	12	16	16	9	53		
3A				1	1	1404	
3B				1	1	1405	
Total Three Bedrooms				2	2		
Total	15	20	20	16	71		

WRT

**pirhl**  
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ESE CONSULTANTS, INC.  
100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

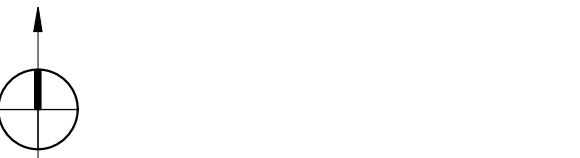
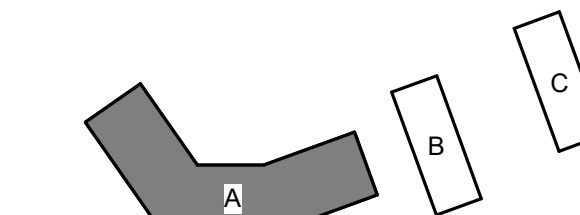
LANDSCAPE ARCHITECT  
MELILLO + BAUER ASSOCIATES, INC.  
200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

SUSTAINABILITY  
INNOVA BUILDING ADVISORS  
1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER  
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2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER  
MCHUGH ENGINEERING & ASSOCIATES  
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

KEYPLAN



REV #	DATE	DESCRIPTION
09/30/21		BASIS OF DESIGN
10/29/21		FINAL SITE PLAN SUBMISSION

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FINAL SITE PLAN SUBMISSION

WRT PROJECT # 08423

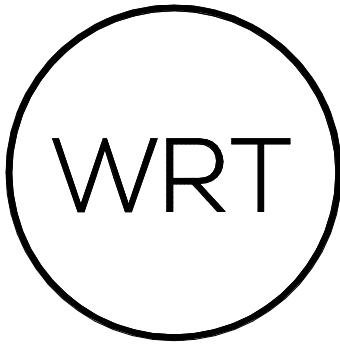
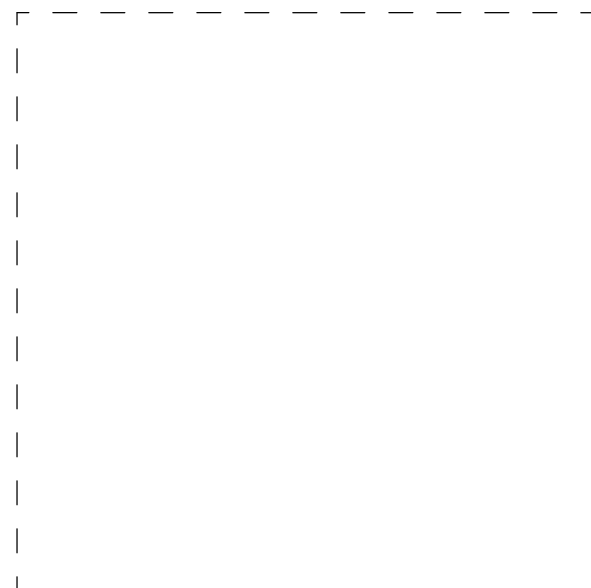
ISSUE DATE 10/29/2021

SCALE 3/32" = 1'-0"

BUILDING A 1ST FLOOR PLAN

A.101





**pirhl**

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A PORTION OF LOT 18 AND LOT 19  
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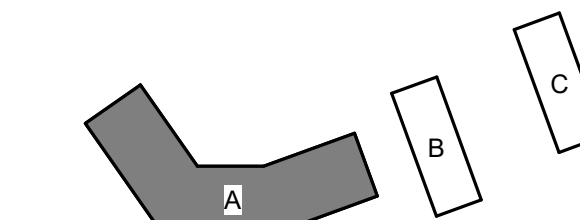
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MELILLO + BAUER ASSOCIATES, INC.  
200 UNION AVENUE  
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732.528.0664

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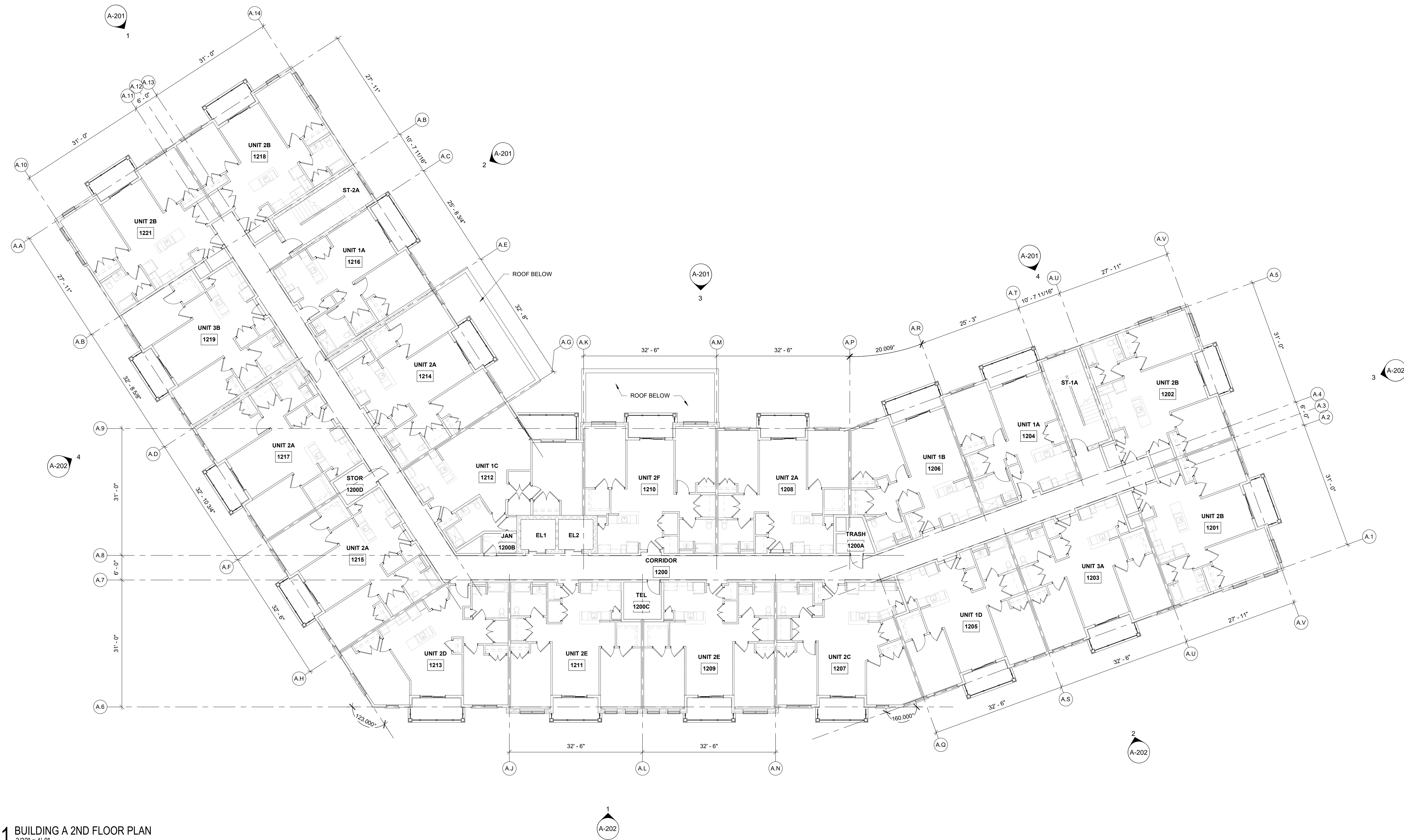
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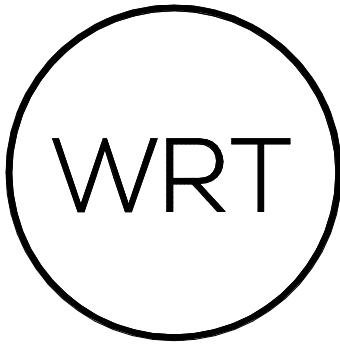
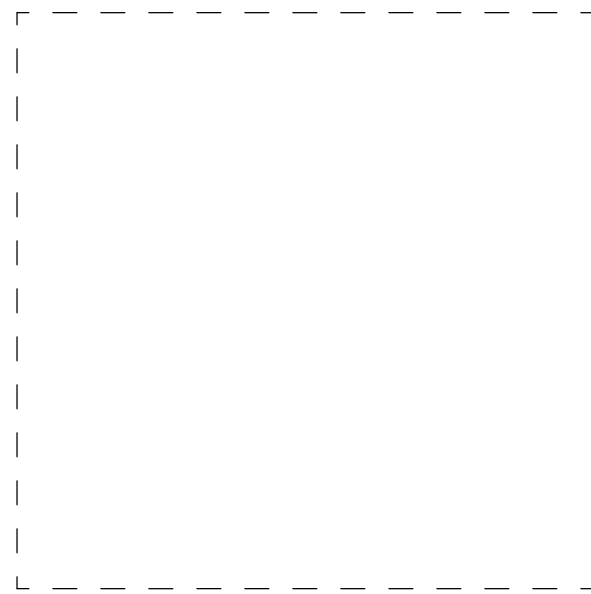
BUILDING A 2ND FLOOR  
PLAN

**A.102**



**1 BUILDING A 2ND FLOOR PLAN**  
3/32" = 1'-0"





**pirhl**

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WRTDESIGN.COM

CIVIL ENGINEER

ESE CONSULTANTS, INC.

100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

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PHILADELPHIA, PA 19146  
215.446.9945

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BAKER, INGRAM & ASSOCIATES

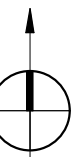
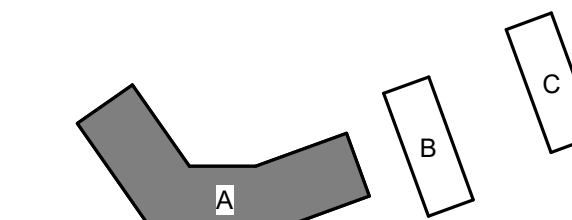
2 WHITE HORSE PIKE  
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856.310.1491

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MCHUGH ENGINEERING & ASSOCIATES

136 POPLAR STREET  
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KEYPLAN



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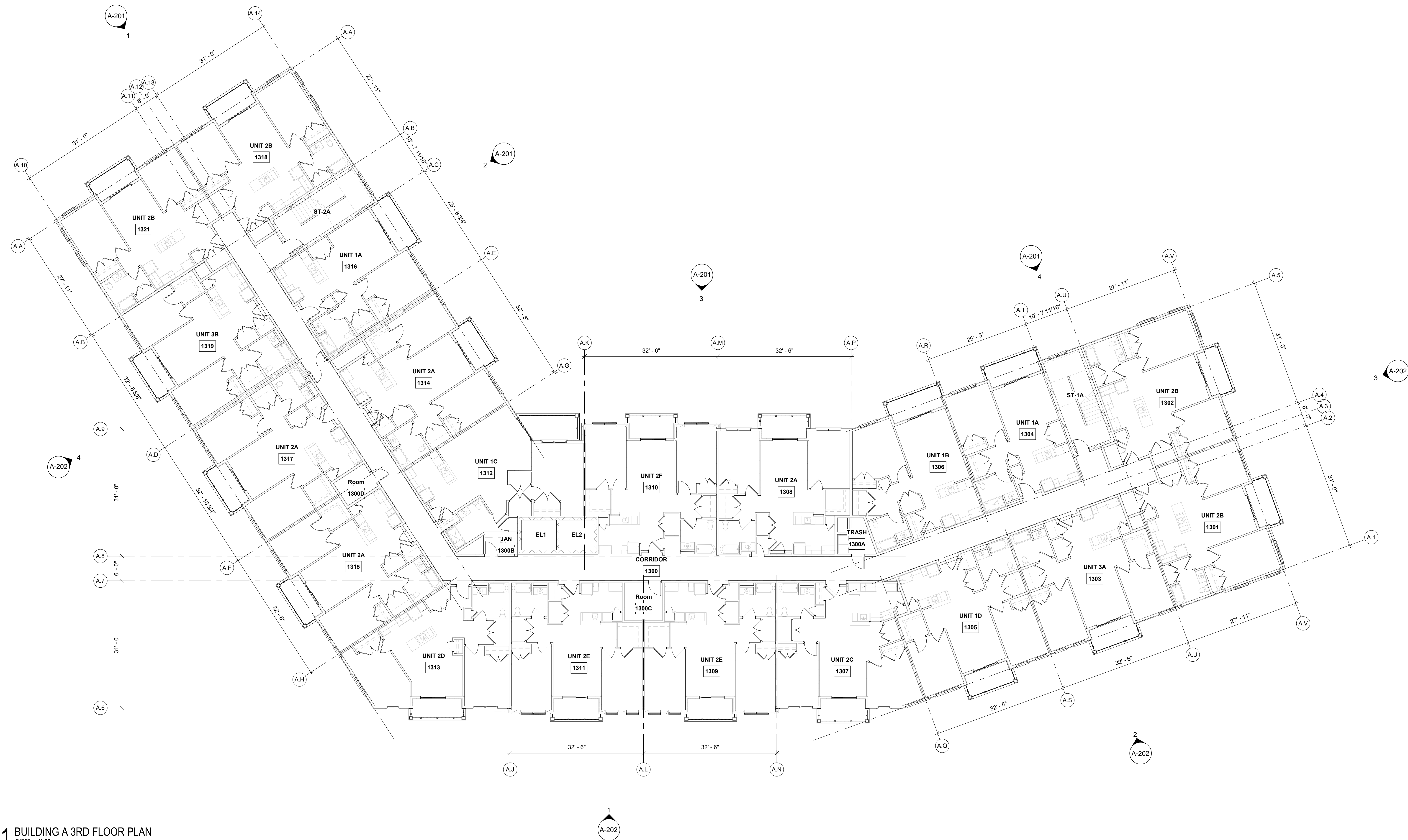
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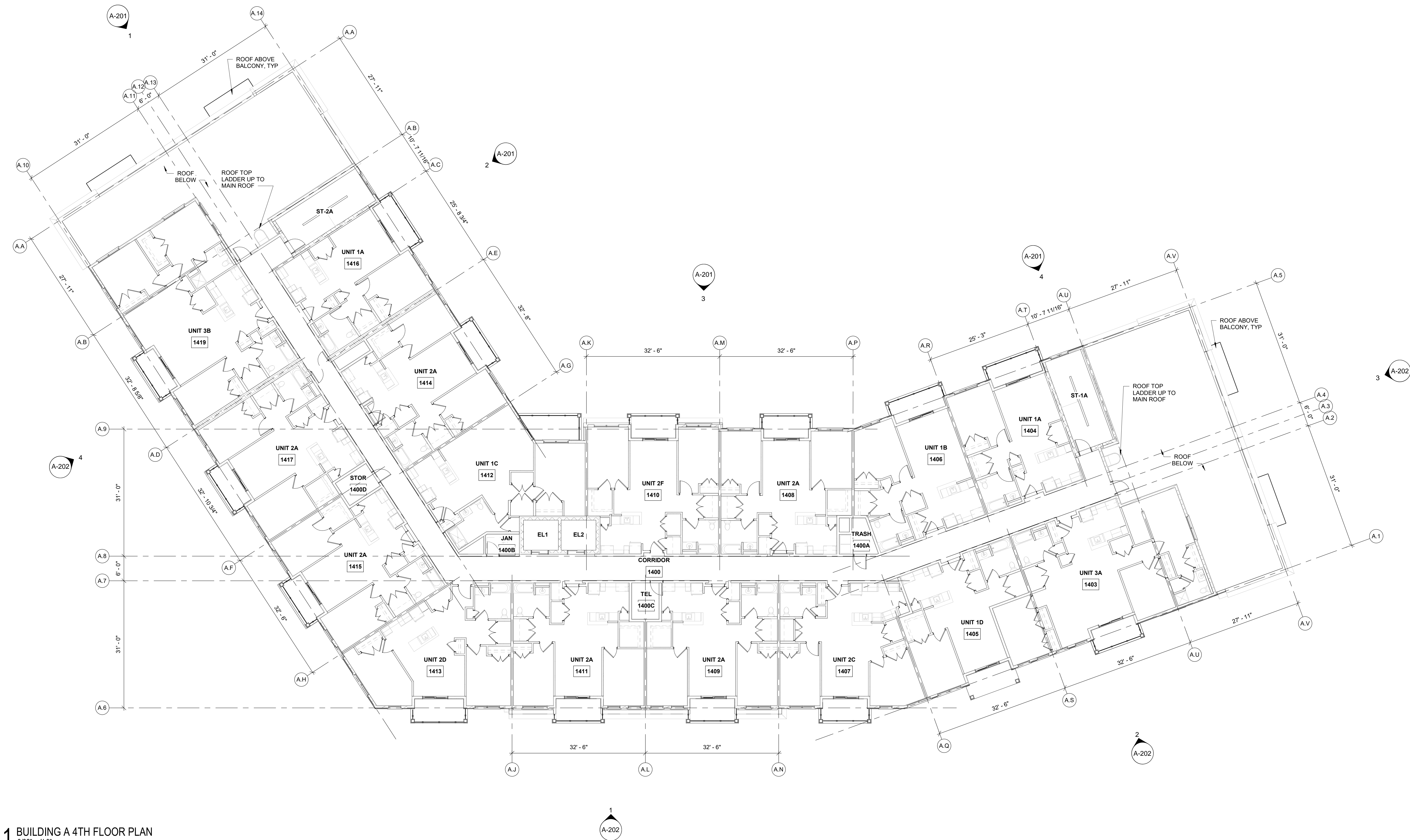
SCALE 3/32" = 1'-0"

**BUILDING A 3RD FLOOR  
PLAN**

**A.103**







1 BUILDING A 4TH FLOOR PLAN  
3/32" = 1'-0"

**WRT**

**pirhl**  
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5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT  
**WALLACE ROBERTS & TODD, LLC**  
1700 MARKET STREET, SUITE 2800  
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215.732.5215  
WRTDESIGN.COM

CIVIL ENGINEER  
**ESE CONSULTANTS, INC.**  
100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

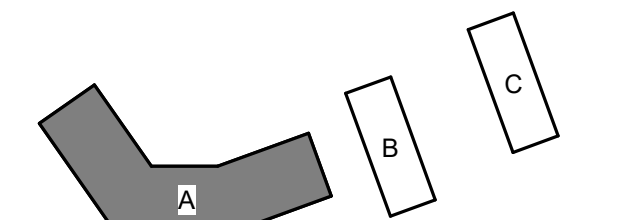
LANDSCAPE ARCHITECT  
**MELILLO + BAUER ASSOCIATES, INC.**  
200 UNION AVENUE  
BRIELLE, NJ 08670  
732.528.0664

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**BAKER, INGRAM & ASSOCIATES**  
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HADDON HEIGHTS, NJ 08035  
856.310.1491

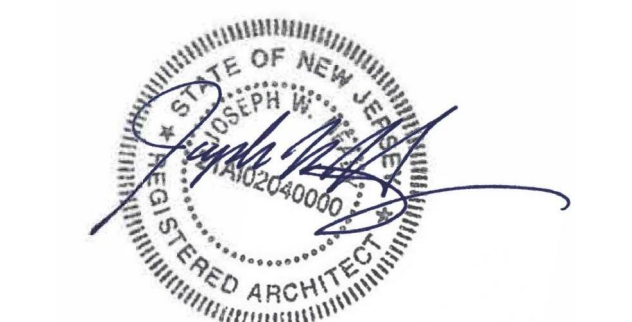
MEP ENGINEER  
**MCHUGH ENGINEERING & ASSOCIATES**  
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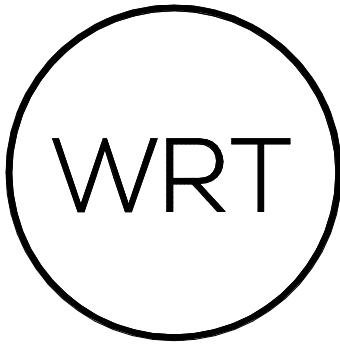
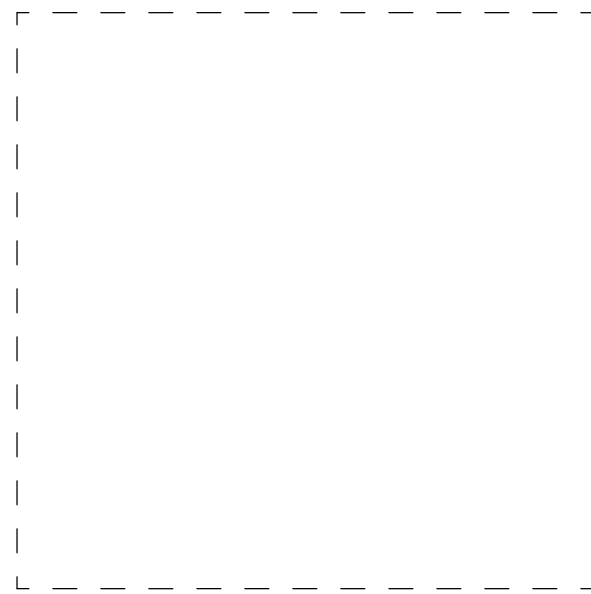
SCALE 3/32" = 1'-0"

BUILDING A 4TH FLOOR PLAN

**A.104**

10/29/2021 1:00:17 PM E:\Revit\A423\PIRHL\_VERONA\_A\_04\_FloorPlan.dwg





**pirhl**

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BLOCK 2301 LOTS 11-17,  
A PORTION OF LOT 18 AND LOT 19  
TOWNSHIP OF VERONA, ESSEX  
COUNTY, NEW JERSEY

OWNER/APPLICANT

VERONA LHTC URBAN RENEWAL LLC

5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT

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1700 MARKET STREET, SUITE 2800  
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WRTDESIGN.COM

CIVIL ENGINEER

ESE CONSULTANTS, INC.

100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

SUSTAINABILITY

INNOVA BUILDING ADVISORS

1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER

BAKER, INGRAM & ASSOCIATES

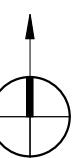
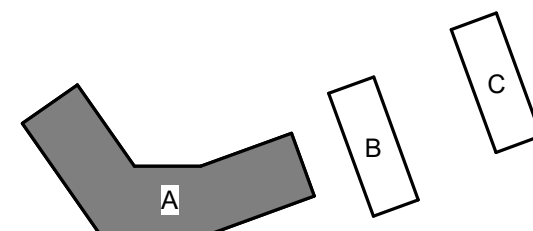
2 WHITE HORSE PIKE  
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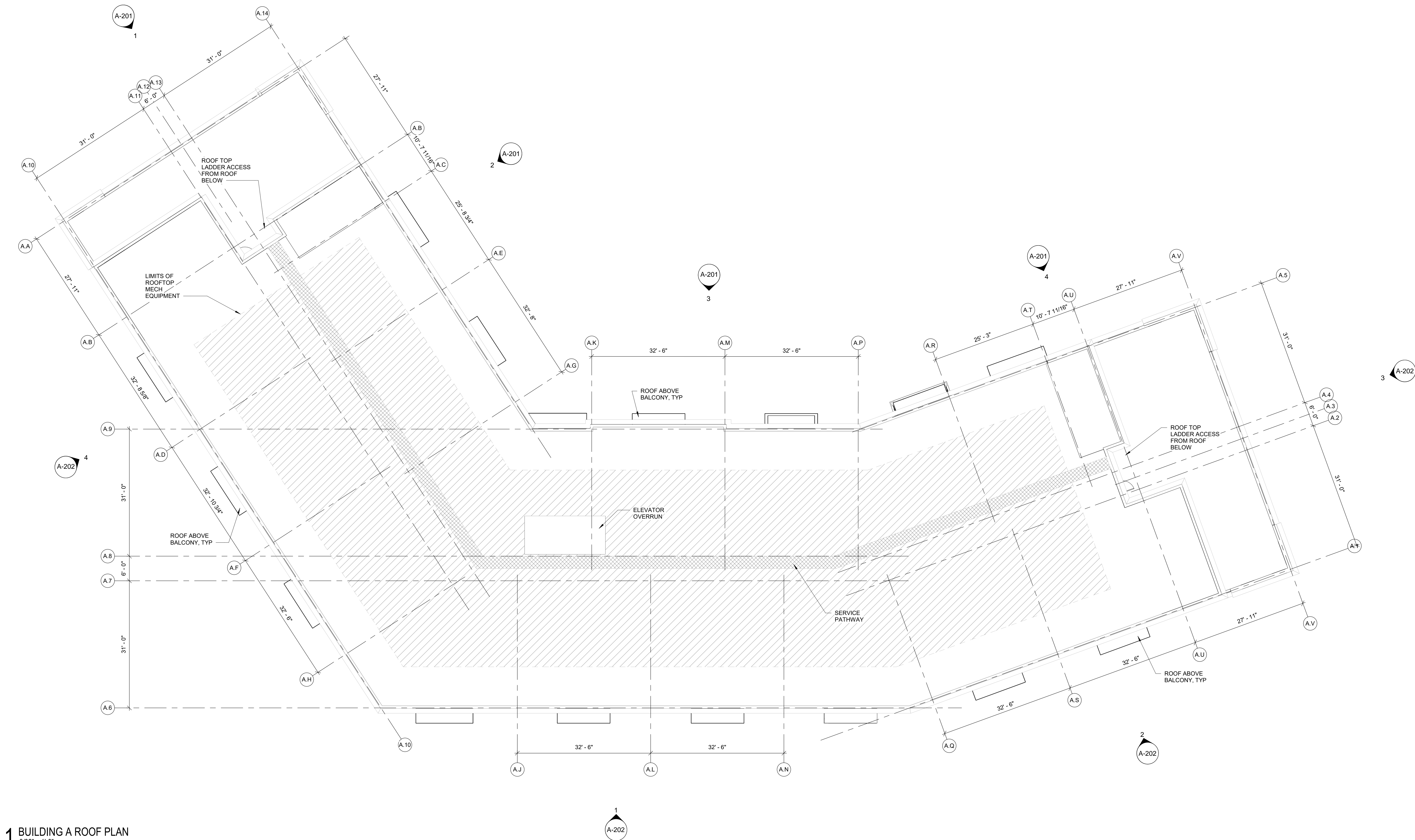
WRT PROJECT # 08423

ISSUE DATE 10/29/2021

SCALE 3/32" = 1'-0"

BUILDING A ROOF PLAN

**A.105**



**1 BUILDING A ROOF PLAN**  
3/32" = 1'-0"

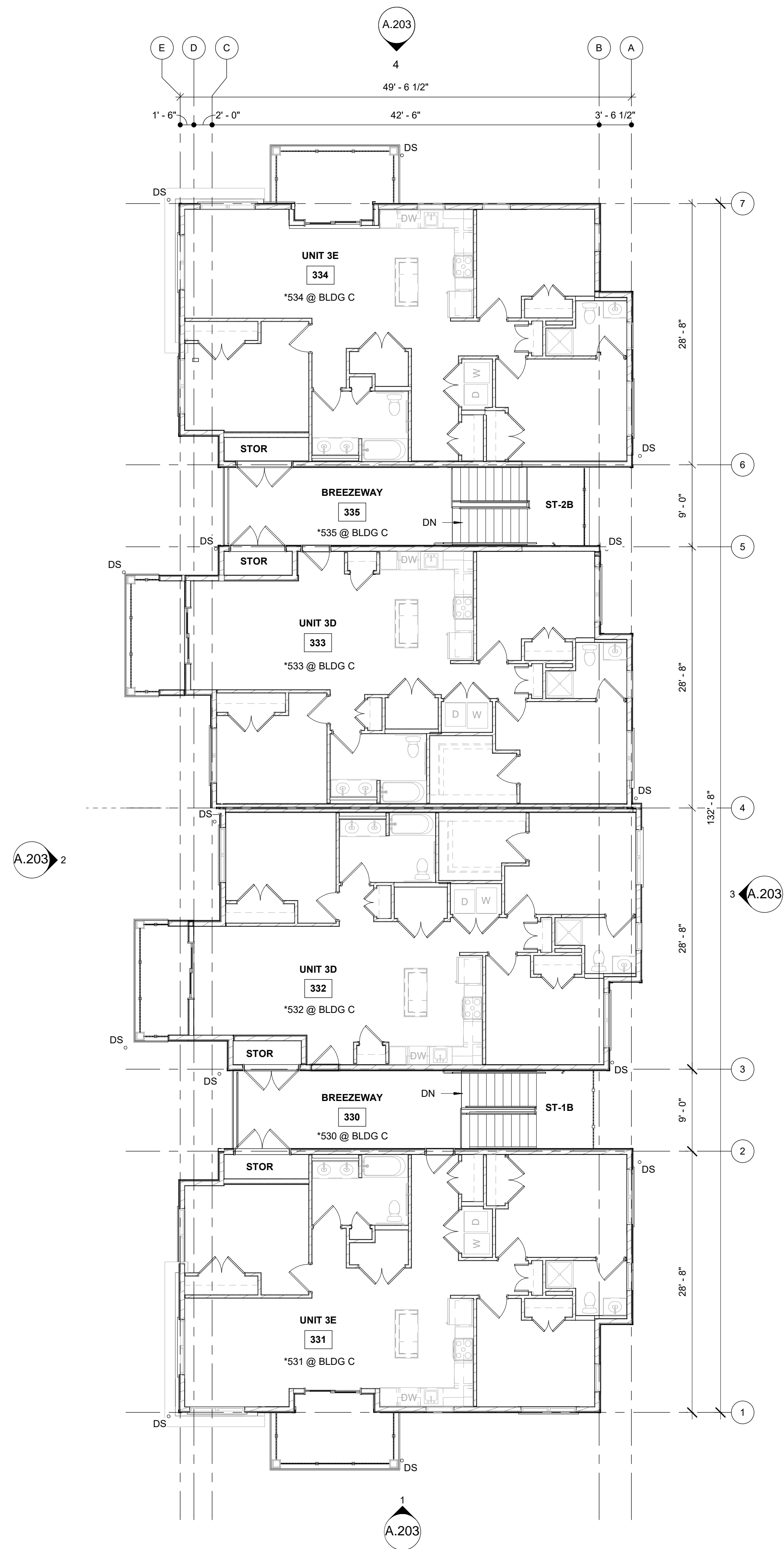


BUILDING B					
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS	TOTAL GSF
GSF Conditioned	5,382	5,364	5,364		16,110
GSF Total*	6,054	6,054	6,054		18,162
Unit Area (Conditioned)	5,364	5,364	5,364		16,092
Unit Storage (Unconditioned)	76	76	76		228
Common Area (Sprinkler)	18				18
Common Area (Breezeway)	596	614	614		1,824
Unit GSF					
3D	2	2	2		1332
3E	2	2	2		1350
Total Three Bedrooms	4	4	4		
Total	4	4	4	12	

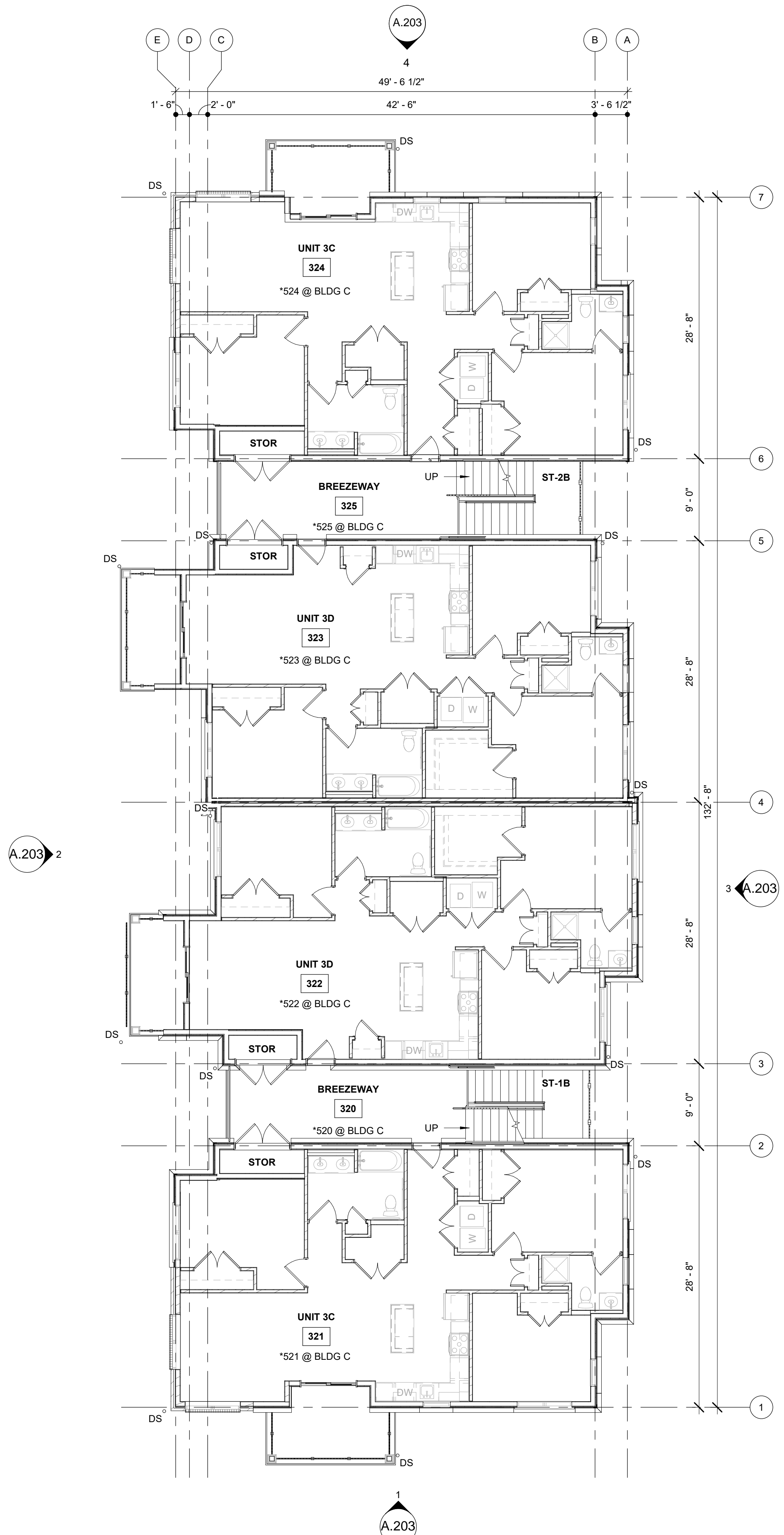
\*Includes breezeways, sprinkler closet and unit outdoor storage

BUILDING C					
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS	TOTAL GSF
GSF Conditioned	5,382	5,364	5,364		16,110
GSF Total*	6,054	6,054	6,054		18,162
Unit Area (Conditioned)	5,364	5,364	5,364		16,092
Unit Storage (Unconditioned)	76	76	76		228
Common Area (Sprinkler)	18				18
Common Area (Breezeway)	596	614	614		1,824
Unit GSF					
3D	2	2	2		1332
3E	2	2	2		1350
Total Three Bedrooms	4	4	4		
Total	4	4	4	12	

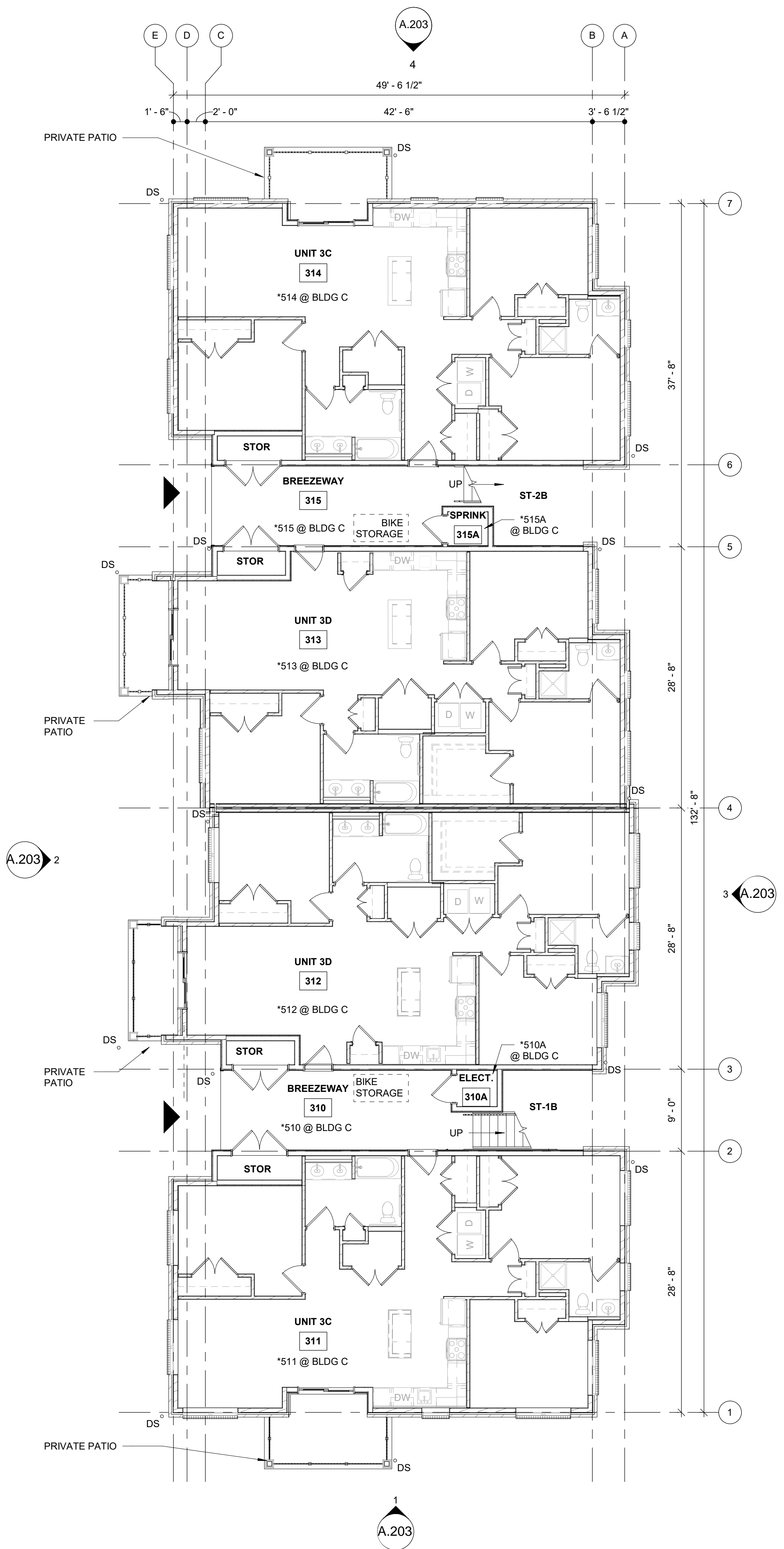
\*Includes breezeways, sprinkler closet and unit outdoor storage



3 BLDG B - 3RD FLOOR PLAN (BLDG C SIM)  
1/8" = 1'-0"



2 BLDG B - 2ND FLOOR PLAN (BLDG C SIM)  
1/8" = 1'-0"



1 BLDG B - 1ST FLOOR PLAN (BLDG C SIM)  
1/8" = 1'-0"

WRT

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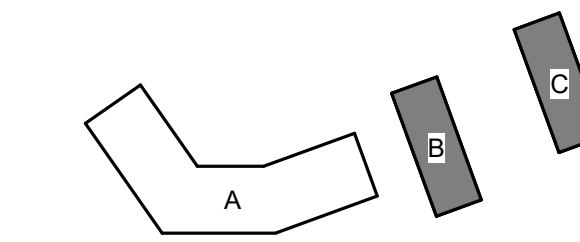
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### KEYPLAN



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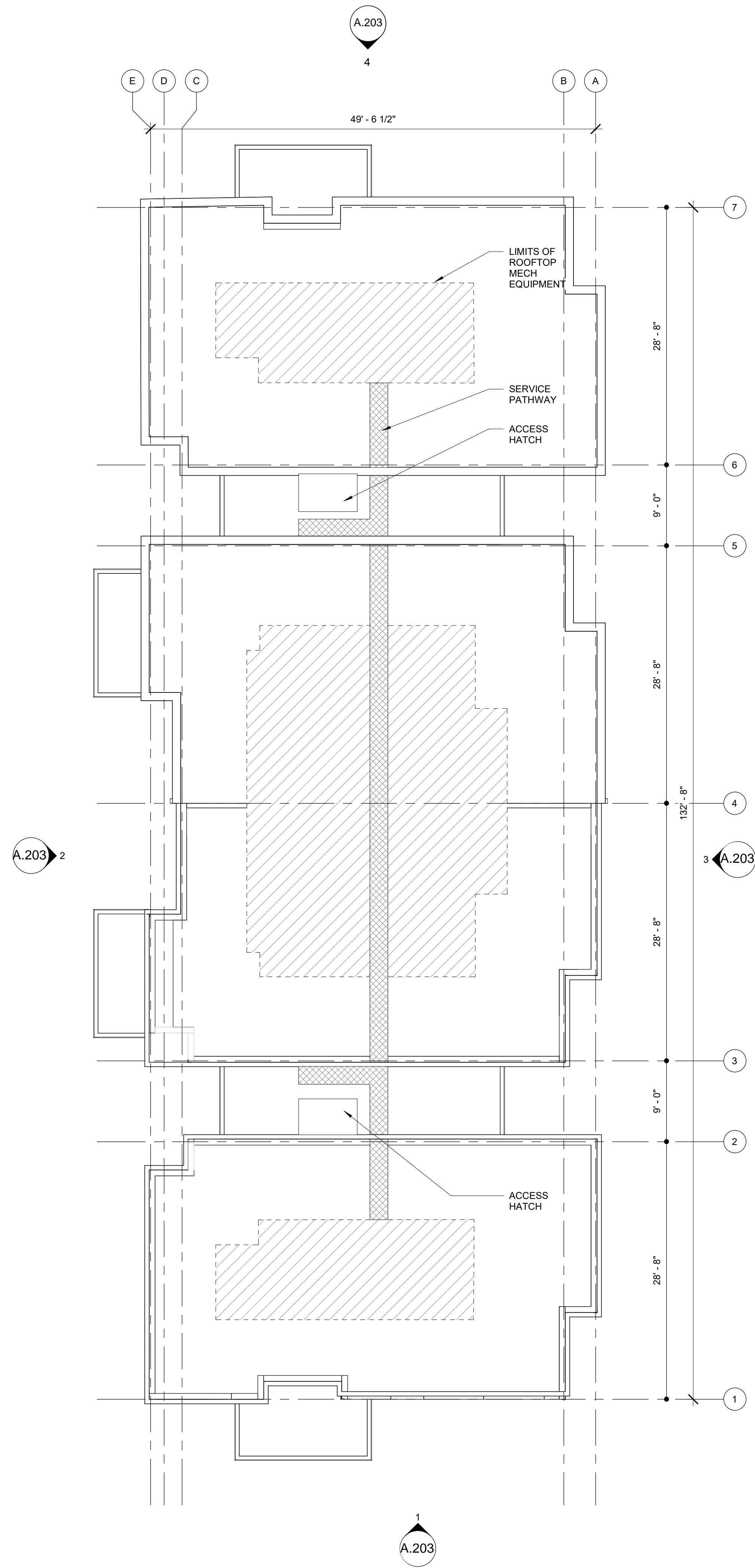
ISSUE DATE 10/29/2021

SCALE 1/8" = 1'-0"

BUILDING B (BUILDING C SIM)  
FLOOR PLANS

# A.106





1 BLDG B & C - ROOF PLAN  
1/8" = 1'-0"

## WRT

### pirhl

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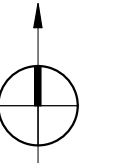
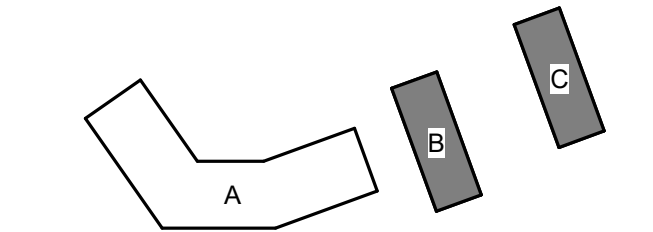
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INNOVA BUILDING ADVISORS  
1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER  
BAKER, INGRAM & ASSOCIATES  
2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER  
MCHUGH ENGINEERING & ASSOCIATES  
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

KEYPLAN



REV #	DATE	DESCRIPTION
09/30/21		BASIS OF DESIGN
10/29/21		FINAL SITE PLAN SUBMISSION

SEAL



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FINAL SITE PLAN SUBMISSION

WRT PROJECT # 08423

ISSUE DATE 10/29/2021

SCALE 1/8" = 1'-0"

BUILDING B (BUILDING C SIM)  
FLOOR & ROOF PLANS

A.107

10/29/2021 1:58:49 PM E:\Revit\A21\PIRHL\VERONA\B-C\21\_10\SummarySheet.rvt







- GENERAL NOTES - ELEVATIONS:**
1. CONTRACTOR TO FURNISH AND INSTALL ALL EXTERIOR SIGNAGE INCLUDING ADDRESS SIGNS AND CODE REQUIRED SIGNAGE.
  2. TRIM PROFILES - REFER TO SECTION DETAILS FOR MORE INFORMATION.
  3. SEE SITE PLAN AND CIVIL DRAWINGS FOR GRADING INFORMATION.
  4. SEE BUILDING SECTIONS FOR ROOF HEIGHTS.
  5. MATERIALS AND REFERENCES CALLED OUT ARE TYPICAL FOR ALL ELEVATIONS UNO
  6. AT ALL ACCESSIBLE ENTRANCES SIDEWALKS - SLAB AT CONCRETE PATIOS AND RAMPS TO BE FLUSH WITH DOORS. MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING AND ENTRANCE DOORS. COORDINATE WITH CIVIL DRAWINGS.
  7. ALUMINUM GUTTERS, SCUPPERS AND DOWNSPOUTS. SEE OVERALL FLOOR PLANS AND NOTES FOR DOWNSPOUTS LOCATIONS, SIZING AND ADDITIONAL INFORMATION; COORDINATE WITH CIVIL DWGS.
  8. SEE A-603 FOR ALL TEMPERED GLAZING WINDOW TYPES COORLIATING TO TAGS ON ELEVATION SHEETS. SEE A-602 FOR ALL TEMPERED GLAZING DOOR TYPES.

WRT

**pirhl**

**APARTMENTS AT VERONA**

BLOCK 2301 LOTS 11-17,  
A PORTION OF LOT 18 AND LOT 19  
TOWNSHIP OF VERONA, ESSEX  
COUNTY, NEW JERSEY

OWNER/APPLICANT

VERONA LIHTC URBAN RENEWAL LLC

5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT

WALLACE ROBERTS & TODD, LLC

1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
215.732.5215  
WRTDESIGN.COM

CIVIL ENGINEER

ESE CONSULTANTS, INC.

100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE  
PHILADELPHIA, PA 19146  
732.528.0664

SUSTAINABILITY

INNOVA BUILDING ADVISORS

1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER

BAKER, INGRAM & ASSOCIATES

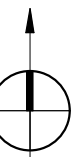
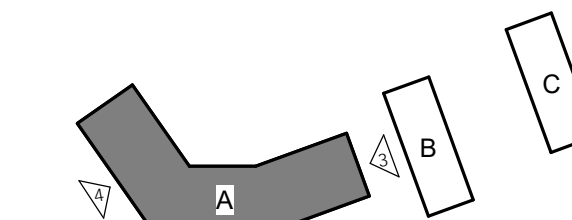
2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER

MCHUGH ENGINEERING & ASSOCIATES

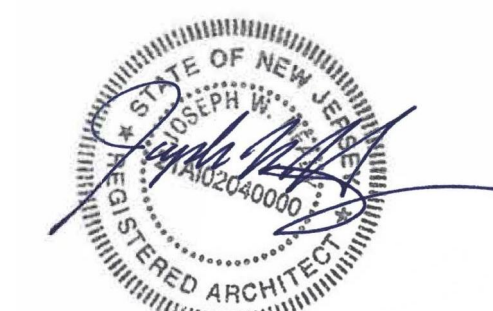
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

KEYPLAN



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**FINAL SITE PLAN SUBMISSION**

WRT PROJECT # 08423

ISSUE DATE 10/29/2021

SCALE 1/8" = 1'-0"

**BUILDING A ELEVATIONS**

**A.202**



**4 BUILDING A SOUTHWEST ELEVATION**  
1/8" = 1'-0"

**3 BUILDING A EAST ELEVATION**  
1/8" = 1'-0"



**2 BUILDING A SOUTHEAST ELEVATION**  
1/8" = 1'-0"

**1 BUILDING A SOUTH ELEVATION**  
1/8" = 1'-0"



- GENERAL NOTES - ELEVATIONS:**
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WRT

**pirhl**

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A PORTION OF LOT 18 AND LOT 19  
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OWNER/APPLICANT

VERONA LIHTC URBAN RENEWAL LLC

5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT

WALLACE ROBERTS & TODD, LLC

1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
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100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

LANDSCAPE ARCHITECT

MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

SUSTAINABILITY

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1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER

BAKER, INGRAM & ASSOCIATES

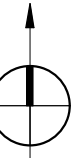
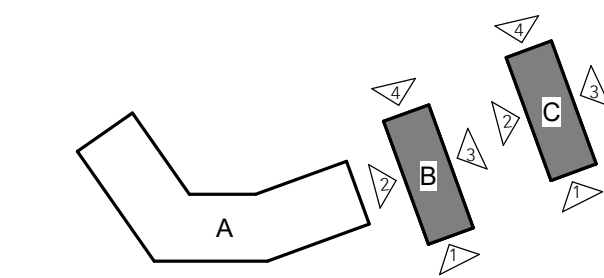
2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER

MCHUGH ENGINEERING & ASSOCIATES

136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

KEYPLAN



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**FINAL SITE PLAN SUBMISSION**

WRT PROJECT # 08423

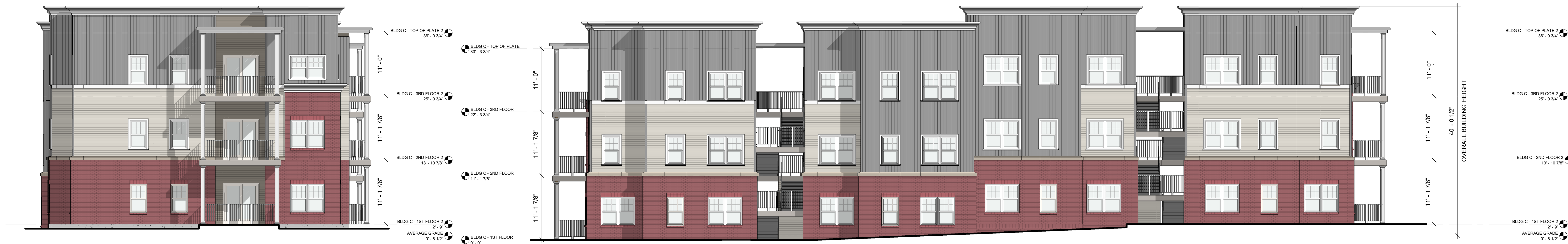
ISSUE DATE 10/29/2021

SCALE 1/8" = 1'-0"

BUILDING B (BUILDING C )

ELEVATIONS

**A.203**

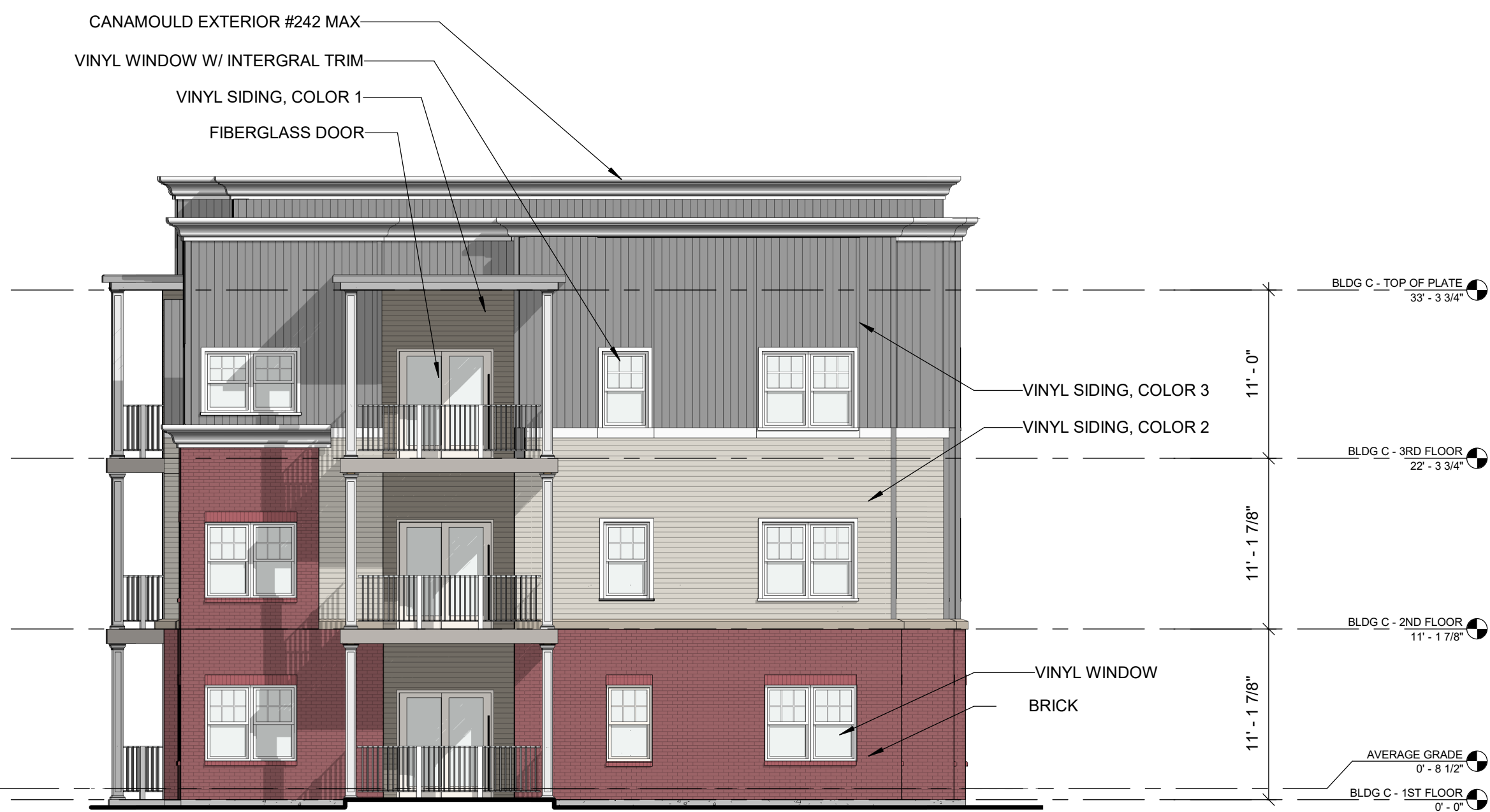


**4** ELEVATION BLDG B - NORTH (BLDG C - SOUTH, SIM)  
1/8" = 1'-0"

**3** ELEVATION BLDG B - EAST (BLDG C - WEST, SIM)  
1/8" = 1'-0"

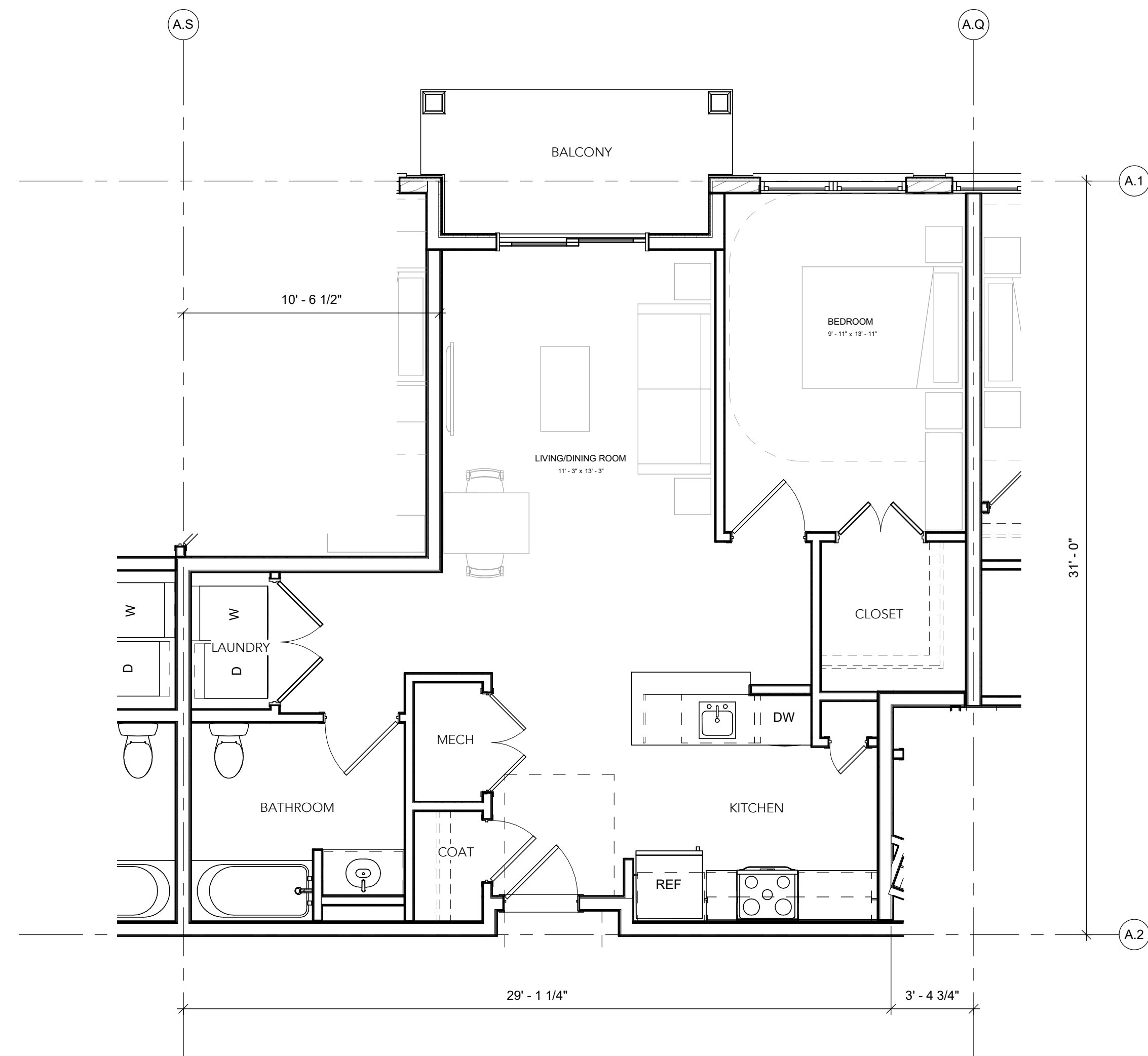


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1/8" = 1'-0"

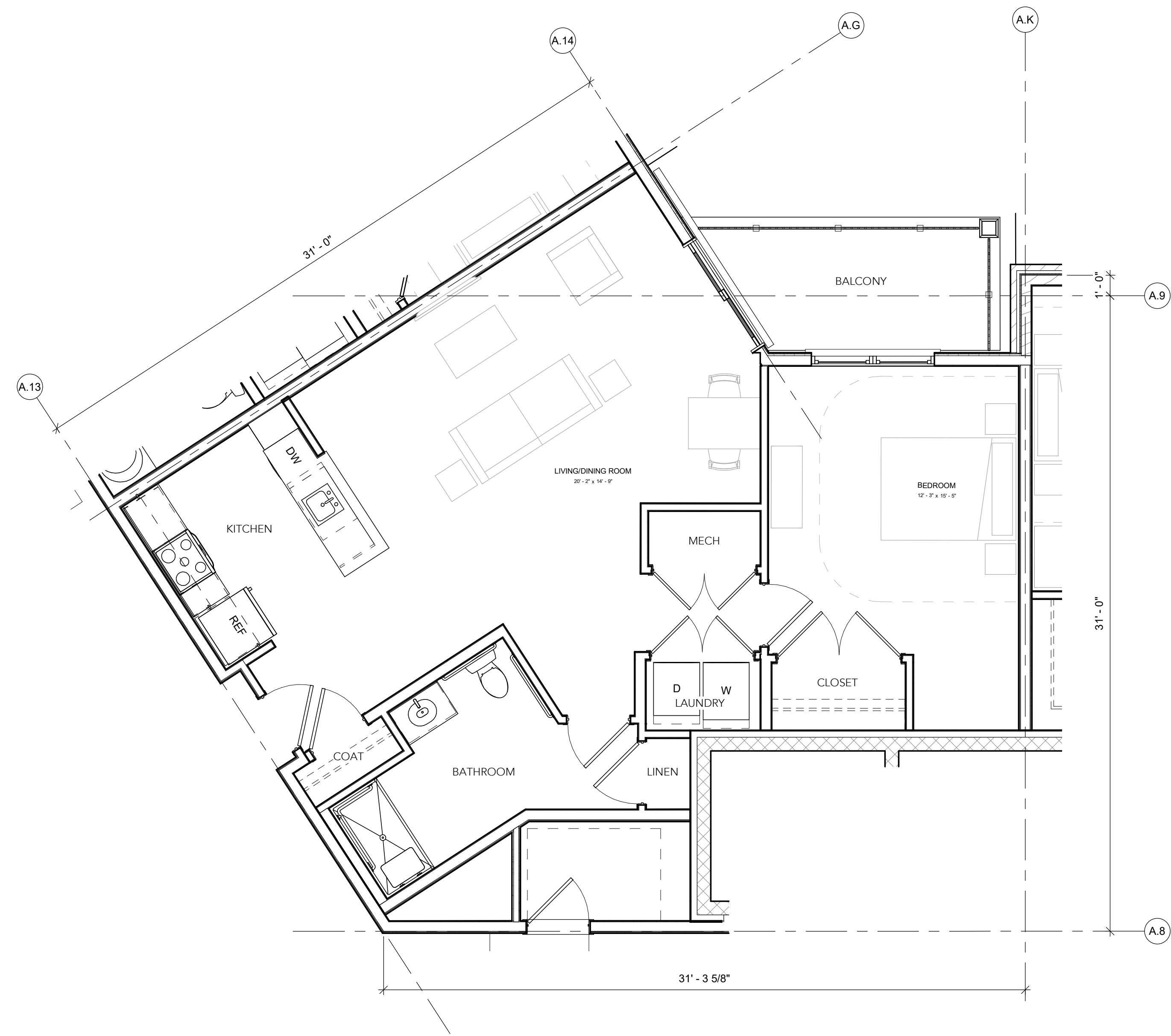


**1** ELEVATION BLDG B - SOUTH (BLDG C - NORTH, SIM)  
1/8" = 1'-0"

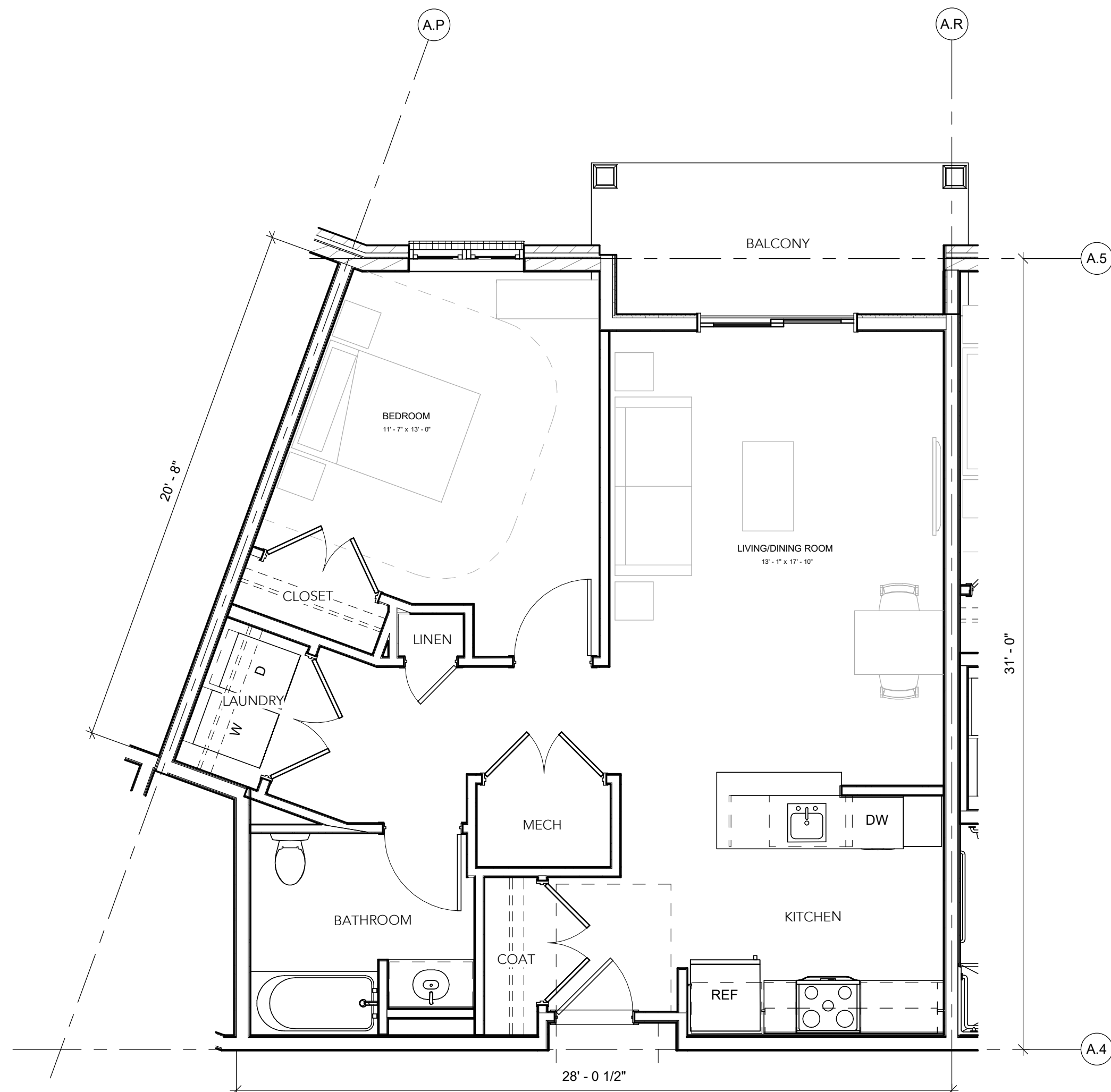




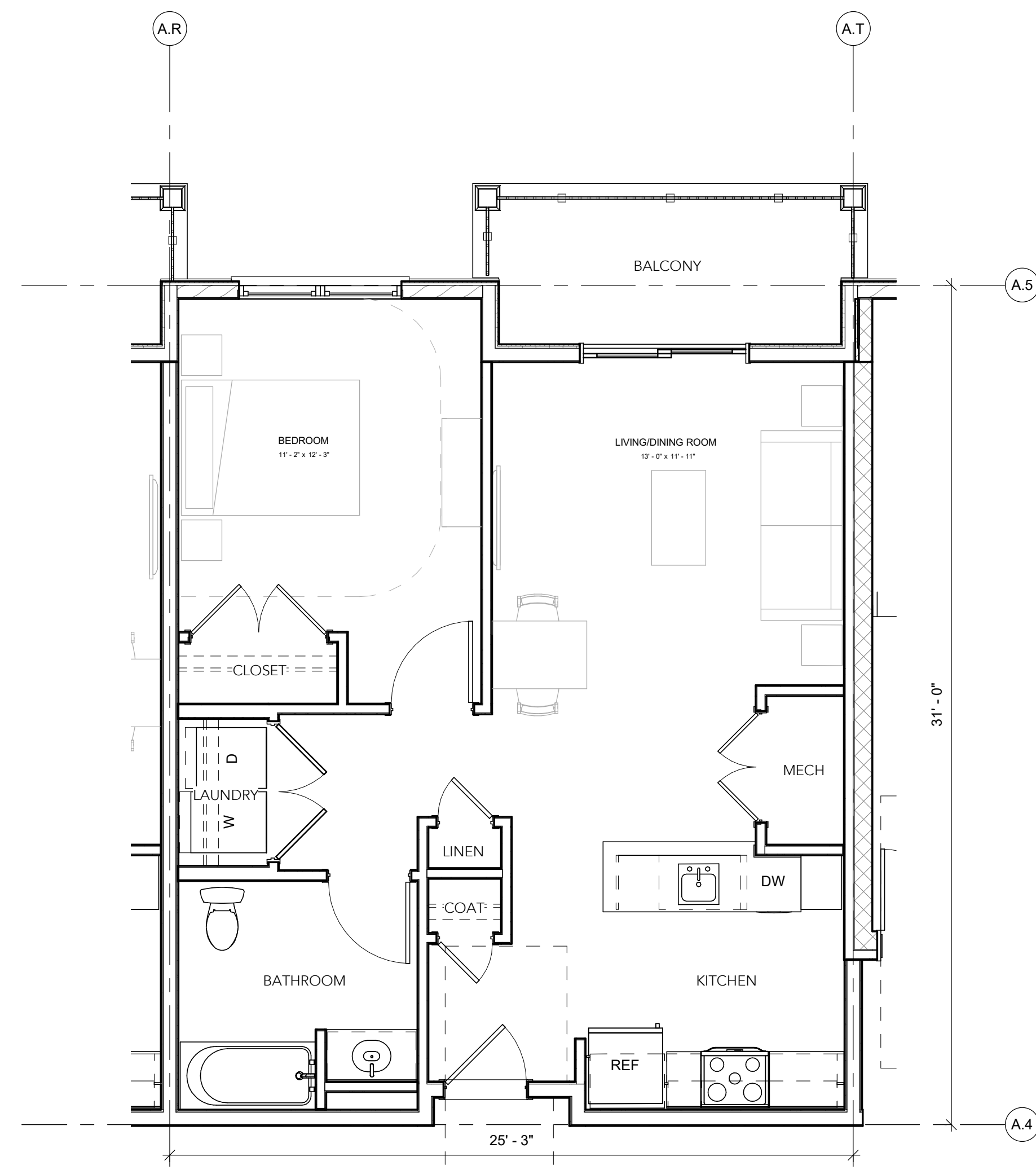
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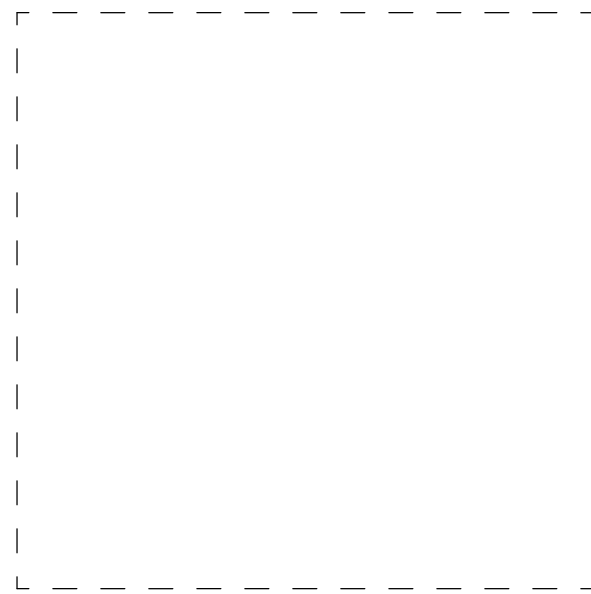
3 UNIT 1C - ACCESSIBLE  
1/4" = 1'-0" GSF: 945



2 UNIT 1B  
1/4" = 1'-0" GSF: 807



1 UNIT 1A  
1/4" = 1'-0" GSF: 734



WRT

## pirhl

### APARTMENTS AT VERONA

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OWNER/APPLICANT  
VERONA LIHTC URBAN RENEWAL LLC

5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT  
WALLACE ROBERTS & TODD, LLC

1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
215.732.5215  
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ESE CONSULTANTS, INC.

100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

LANDSCAPE ARCHITECT  
MELILLO + BAUER ASSOCIATES, INC.

200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

SUSTAINABILITY  
INNOVA BUILDING ADVISORS

1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

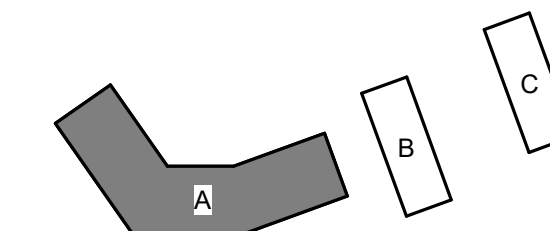
STRUCTURAL ENGINEER  
BAKER, INGRAM & ASSOCIATES

2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

MEP ENGINEER  
MCHUGH ENGINEERING & ASSOCIATES

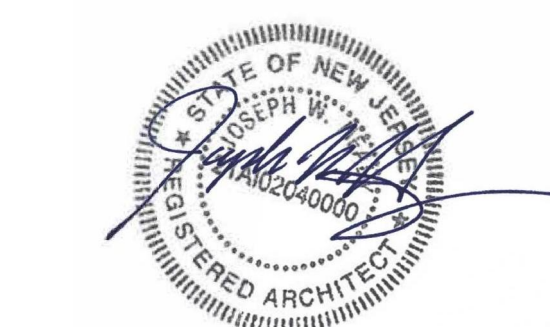
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

#### KEYPLAN



REV #	DATE	DESCRIPTION
09/30/21		09/30/21 BASIS OF DESIGN
10/29/21		10/29/21 FINAL SITE PLAN SUBMISSION

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#### FINAL SITE PLAN SUBMISSION

WRT PROJECT # 08423

ISSUE DATE 10/29/2021

SCALE 1/4" = 1'-0"

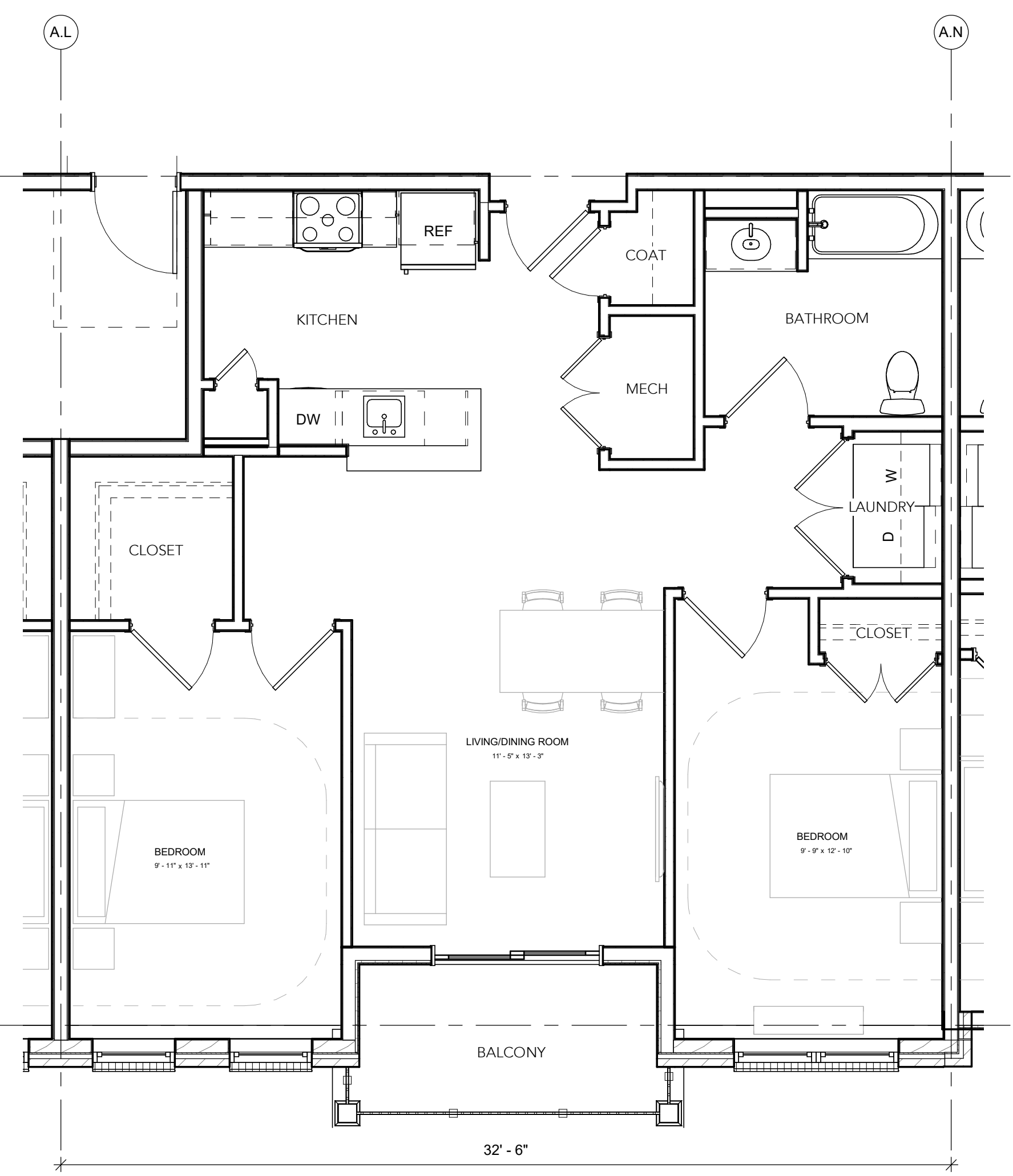
ENLARGED UNIT PLANS

# A.401

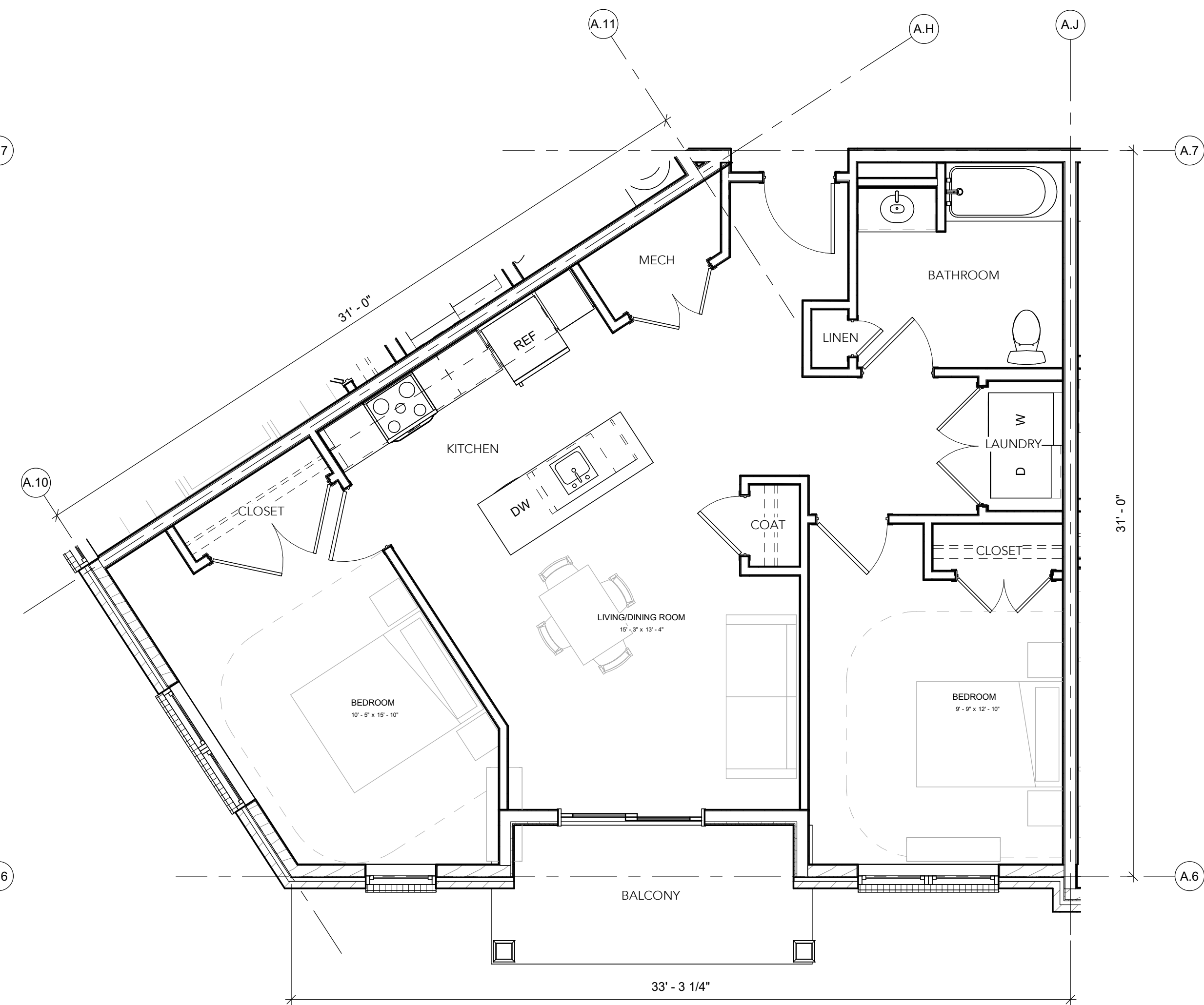




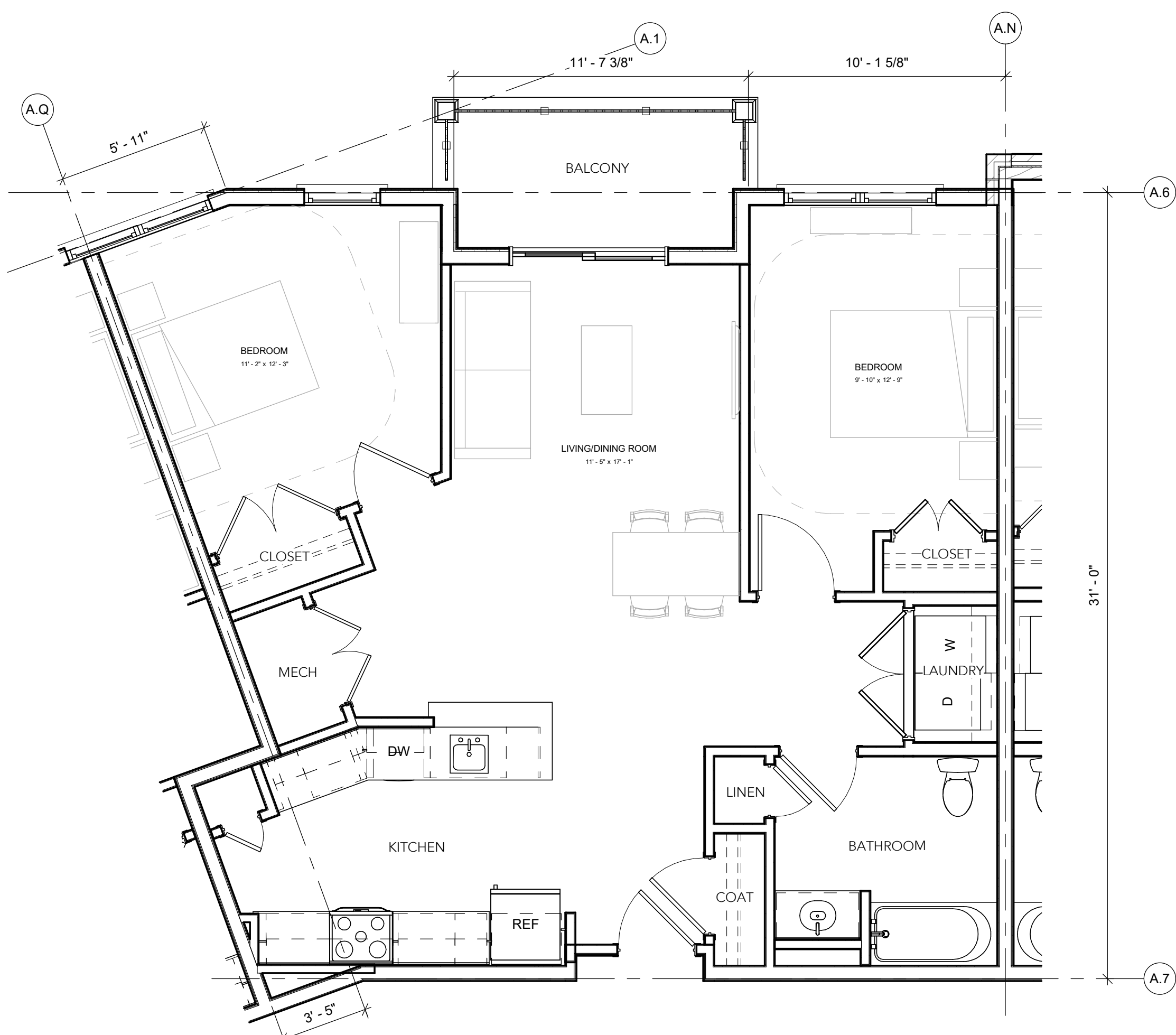
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1/4" = 1'-0" GSF: 919



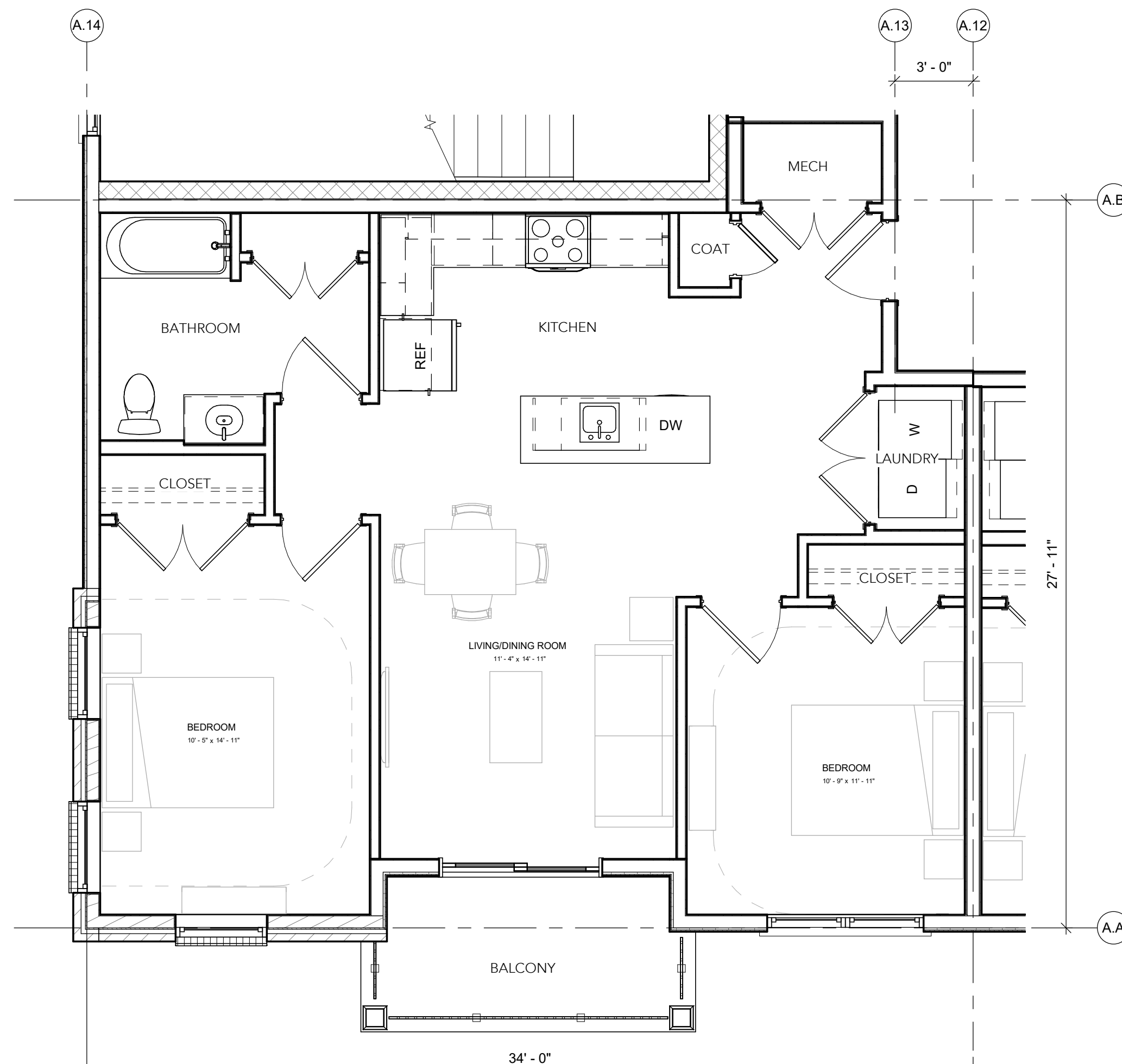
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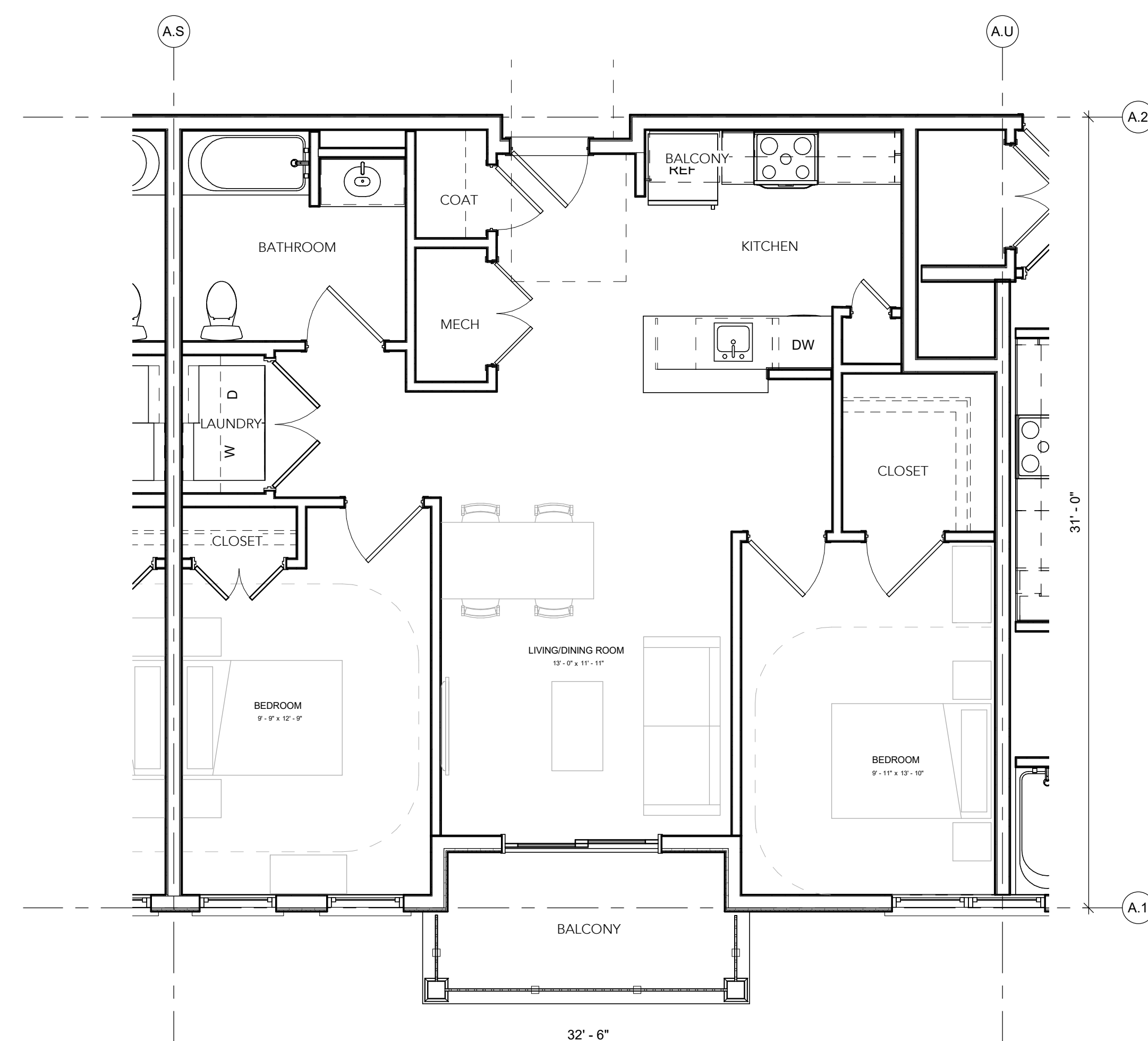
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1/4" = 1'-0" GSF: 958



3 UNIT 2C  
1/4" = 1'-0" GSF: 964



2 UNIT 2B  
1/4" = 1'-0" GSF: 918



1 UNIT 2A  
1/4" = 1'-0" GSF: 931

WRT

# pirhl

## APARTMENTS AT VERONA

BLOCK 2301 LOTS 11-17,  
A PORTION OF LOT 18 AND LOT 19  
TOWNSHIP OF VERONA, ESSEX  
COUNTY, NEW JERSEY

OWNER/APPLICANT  
VERONA LIHTC URBAN RENEWAL LLC  
5 COMMERCE WAY, SUITE 204  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT  
WALLACE ROBERTS & TODD, LLC  
1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103  
215.732.5215  
WRTDESIGN.COM

CIVIL ENGINEER  
ESE CONSULTANTS, INC.  
100 WILLOW BROOK ROAD, SUITE 200  
FREEHOLD, NJ 07728  
732.272.0532

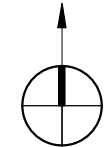
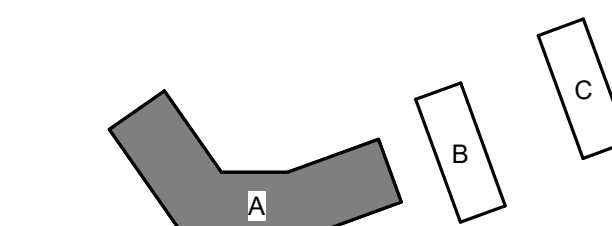
LANDSCAPE ARCHITECT  
MELILLO + BAUER ASSOCIATES, INC.  
200 UNION AVENUE  
BRIELLE, NJ 08730  
732.528.0664

SUSTAINABILITY  
INNOVA BUILDING ADVISORS  
1548 S. 16TH STREET  
PHILADELPHIA, PA 19146  
215.446.9945

STRUCTURAL ENGINEER  
BAKER, INGRAM & ASSOCIATES  
2 WHITE HORSE PIKE  
HADDON HEIGHTS, NJ 08035  
856.310.1491

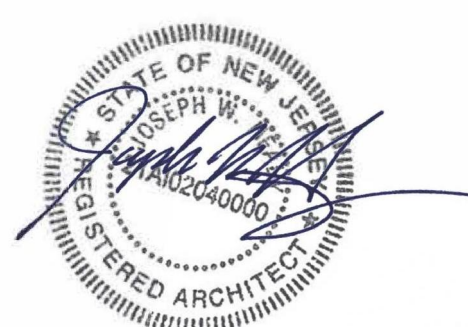
MEP ENGINEER  
MCHUGH ENGINEERING & ASSOCIATES  
136 POPLAR STREET  
AMBLER, PA 19002  
215.641.1158

KEYPLAN



REV #	DATE	DESCRIPTION
	09/30/21	BASIS OF DESIGN
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FINAL SITE PLAN SUBMISSION

WRT PROJECT # 08423

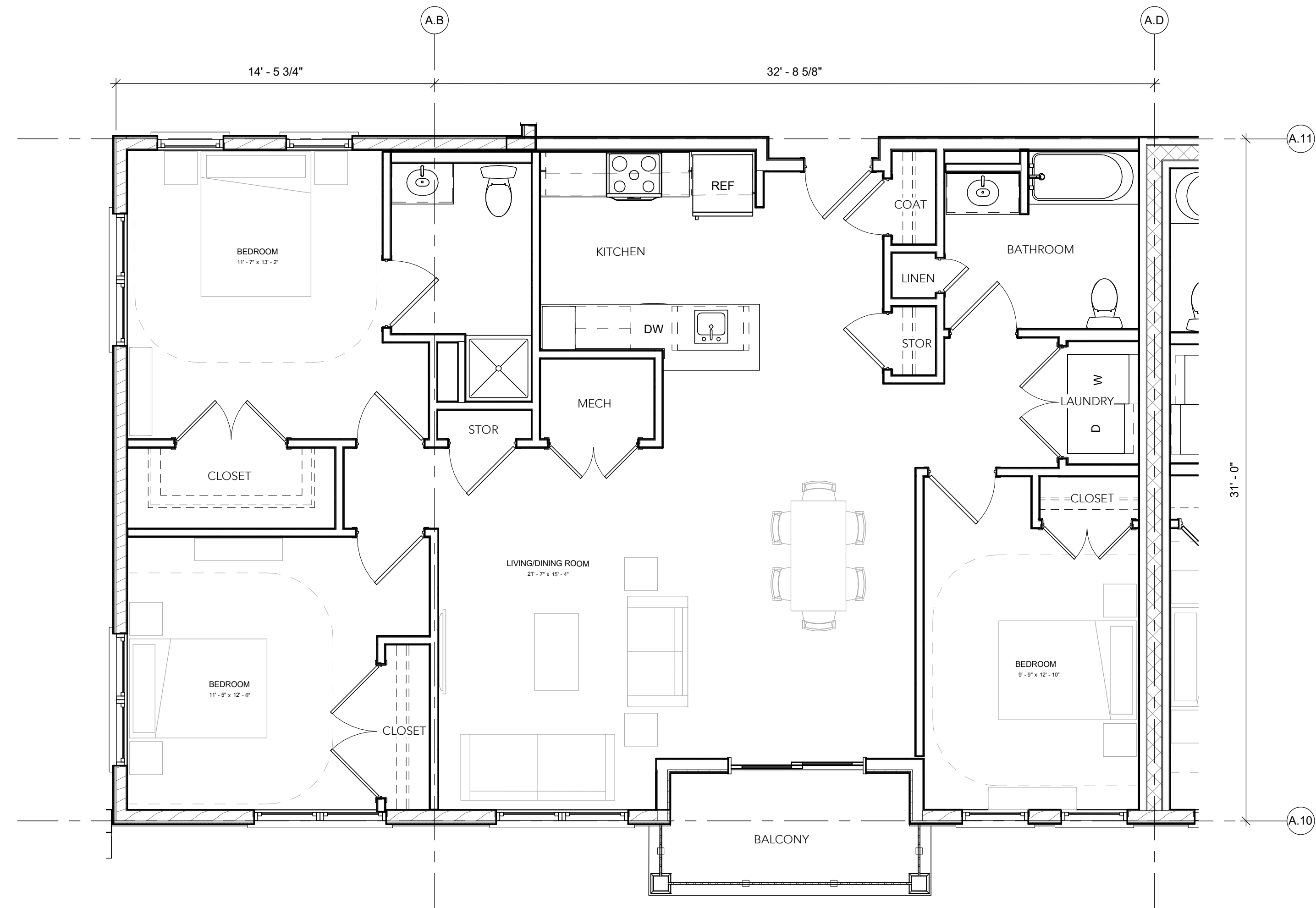
ISSUE DATE 10/29/2021

SCALE 1/4" = 1'-0"

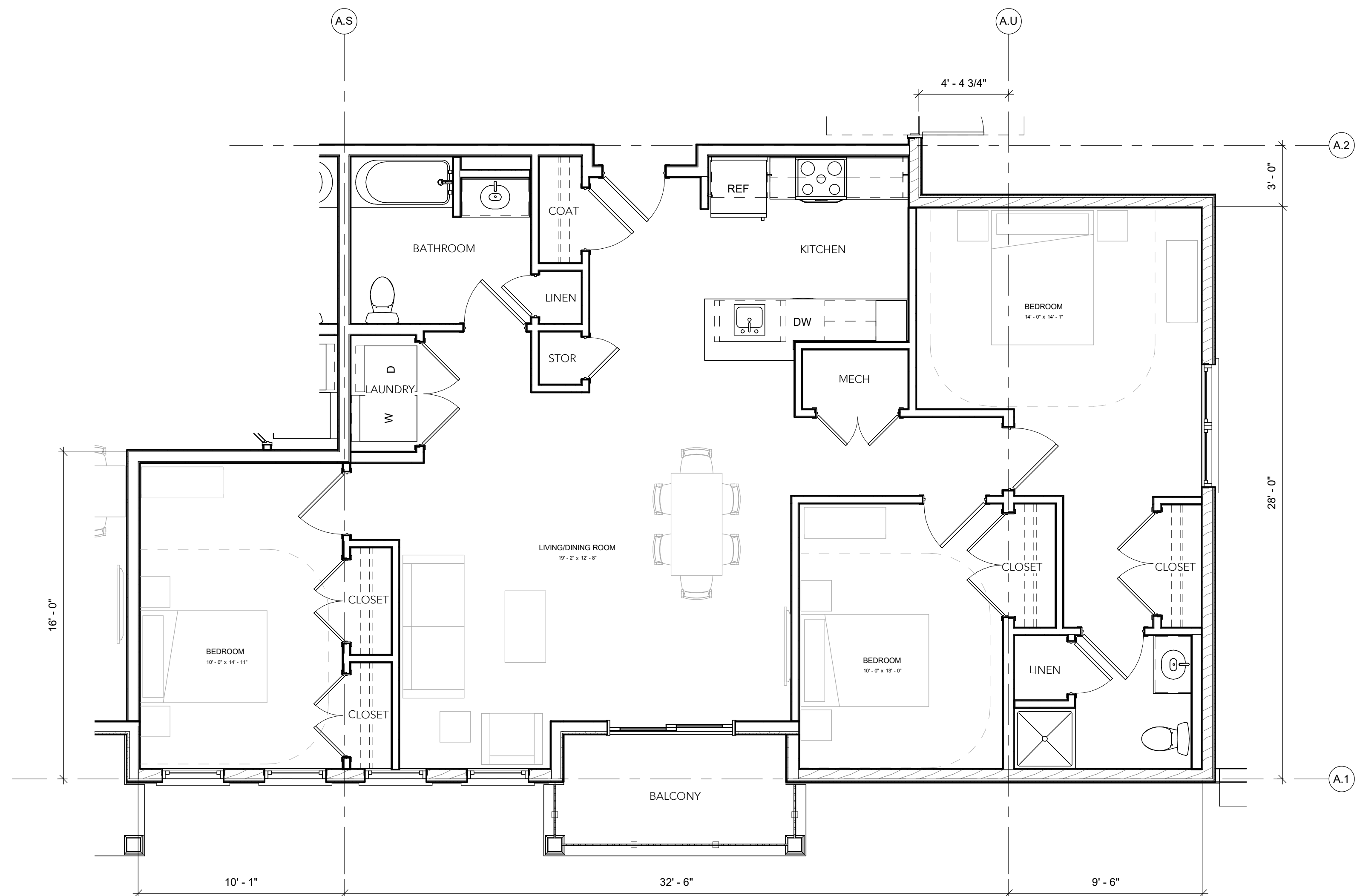
ENLARGED UNIT PLANS

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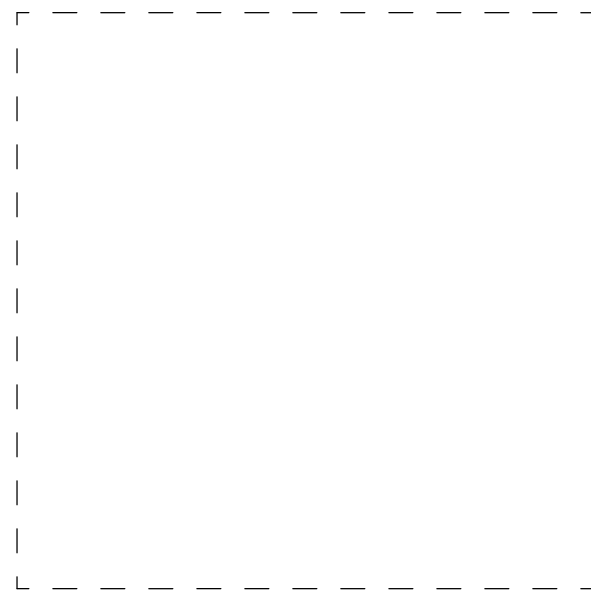




2 UNIT 3B  
1/4" = 1'-0" GSF: 1,405



1 UNIT 3A  
1/4" = 1'-0" GSF: 1,404



WRT

**pirhl**

## APARTMENTS AT VERONA

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STRUCTURAL ENGINEER

BAKER, INGRAM & ASSOCIATES

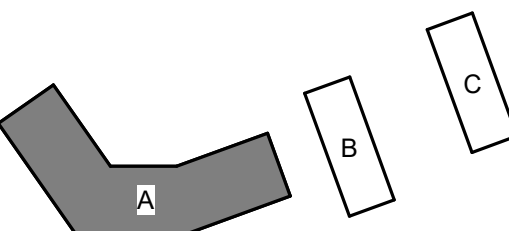
2 WHITE HORSE PIKE  
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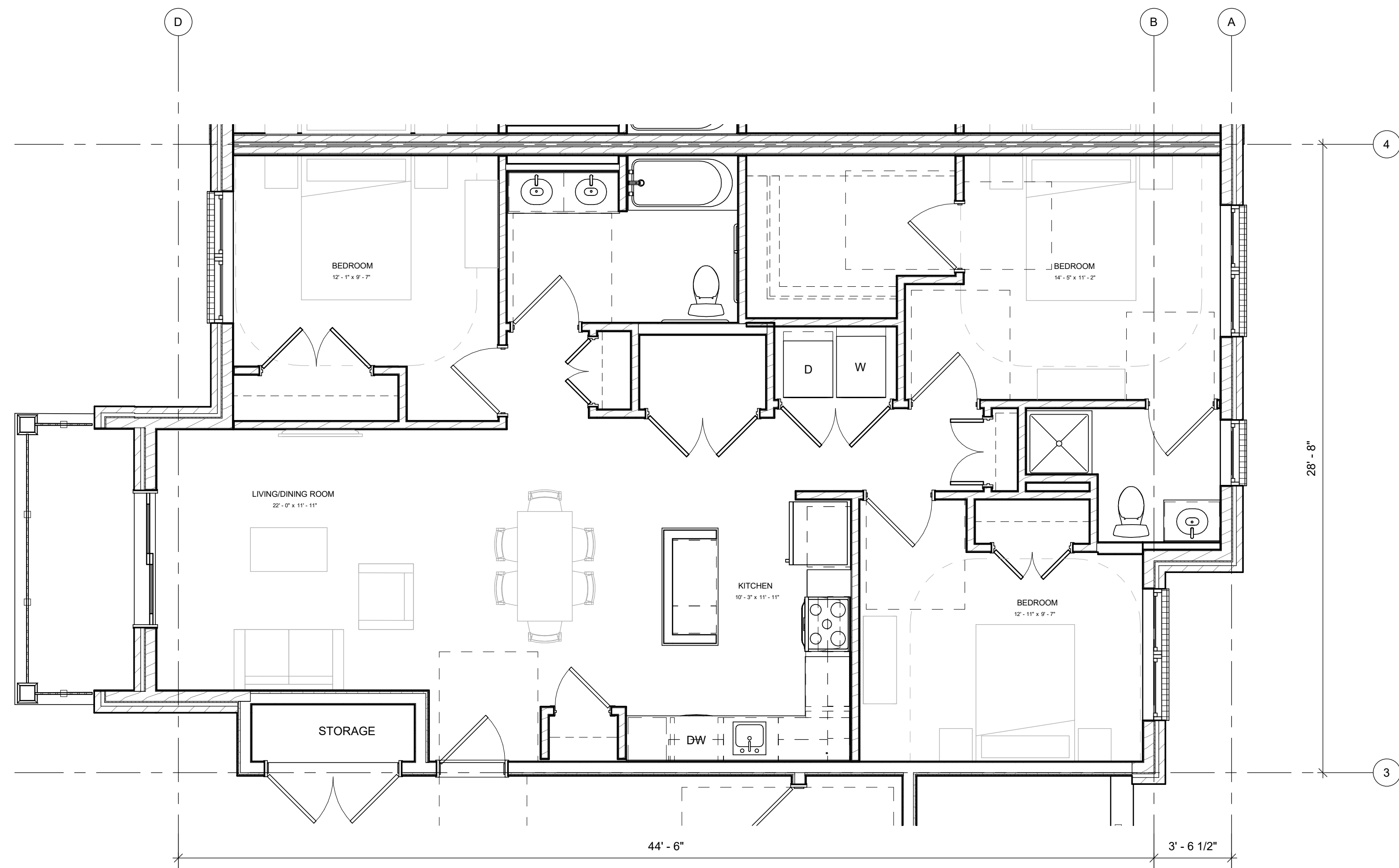
ISSUE DATE 10/29/2021

SCALE 1/4" = 1'-0"

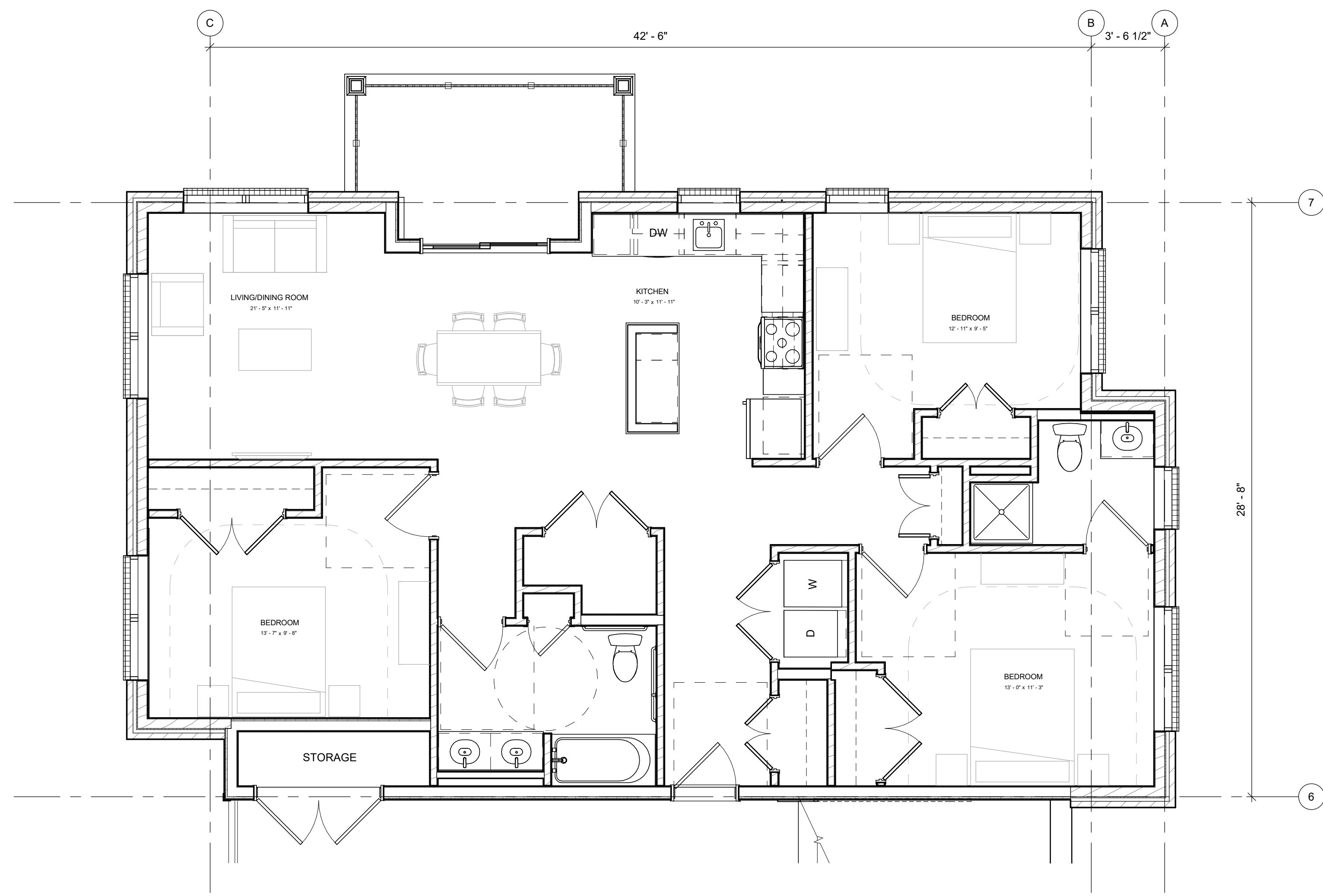
ENLARGED UNIT PLANS

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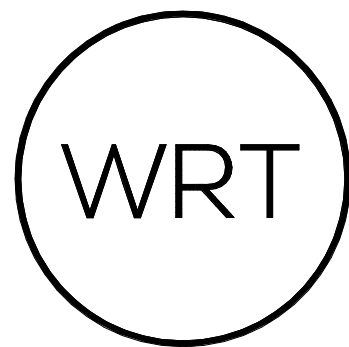
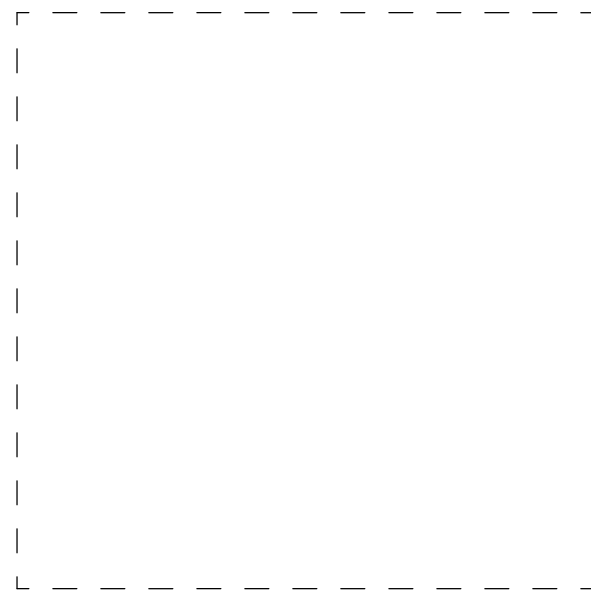




2 UNIT 3D  
1/4" = 1'-0" GSF: 1,296



1 UNIT 3C  
1/4" = 1'-0" GSF: 1,323



**pirhl**  
**APARTMENTS AT VERONA**  
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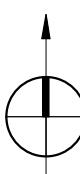
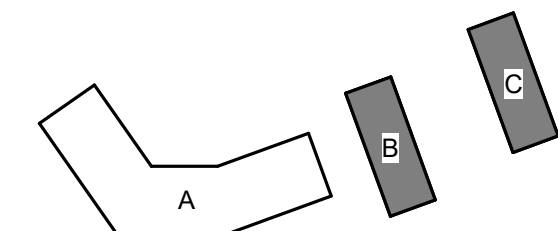
LANDSCAPE ARCHITECT  
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SEAL



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**FINAL SITE PLAN SUBMISSION**

WRT PROJECT # 08423

ISSUE DATE 10/29/2021

SCALE 1/4" = 1'-0"

**BUILDING B (BUILDING C)  
ENLARGED UNIT PLANS**

**A.404**