

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

ONE SUNSET AVENUE

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
BLOCK 303, LOT 4 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

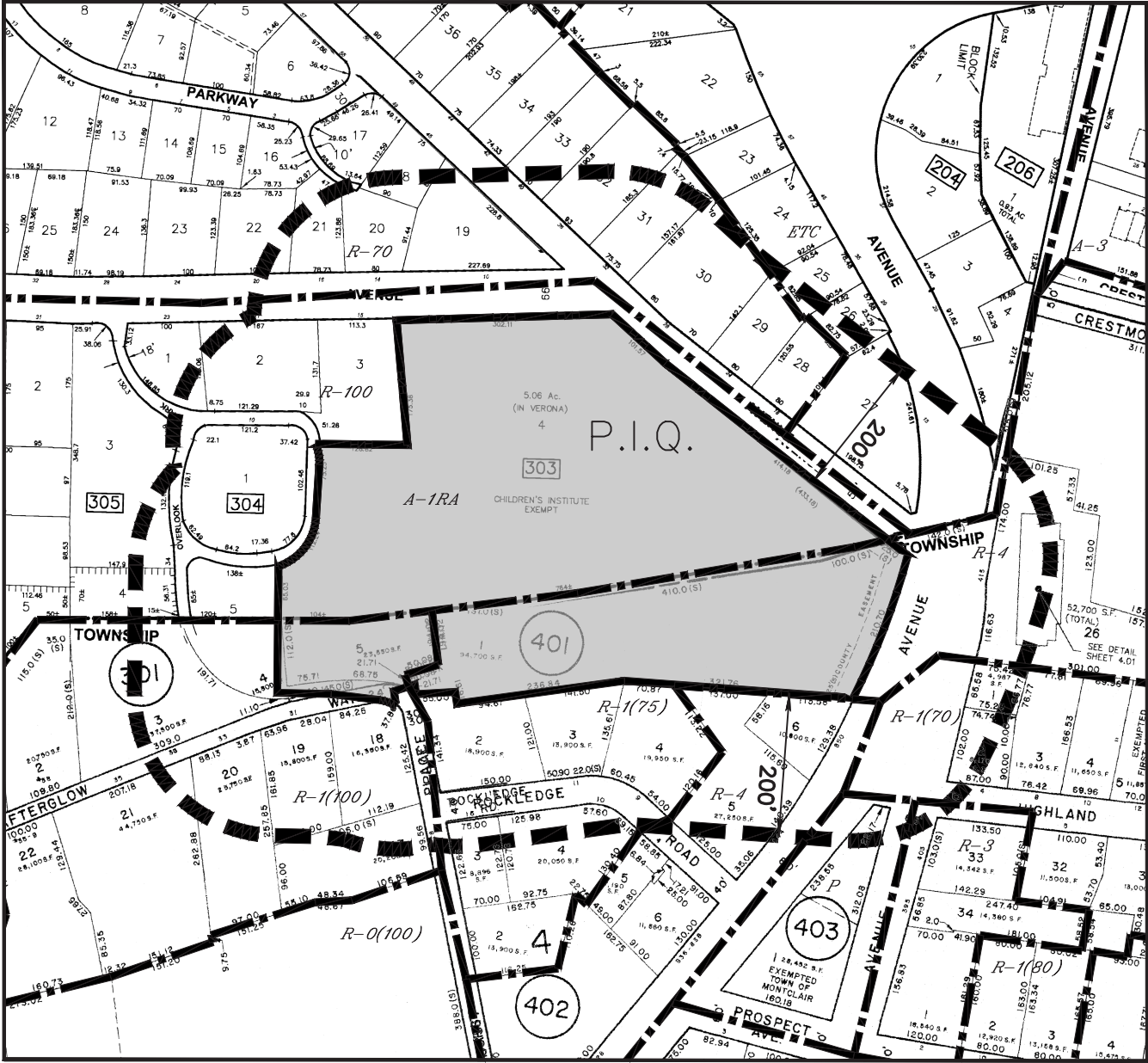


ARTISTIC PERSPECTIVE

PROJECT UNIT MIX:

MARKET RATE UNITS			AFFORDABLE UNITS		
1 BEDROOM:	89	48%	1 BEDROOM AFFORDABLE:	03	20%
2 BEDROOM:	96	52%	2 BEDROOM AFFORDABLE:	09	60%
3 BEDROOM:	00	00%	3 BEDROOM AFFORDABLE:	03	20%
TOTAL:	185		TOTAL:	15	
TOTAL PROJECT					
1 BEDROOM:	92	46%			
2 BEDROOM:	105	52%			
3 BEDROOM*:	03	02%			
TOTAL:	200				

* 3 BEDROOM UNITS ARE ONLY PROPOSED TO BE AFFORDABLE.



LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 303, LOT 4
ZONING DISTRICT:	SUNSET AVENUE REDEVELOPMENT PLAN
LOT AREA:	7.98 ACRES
BUILDING FOOTPRINT:	104,000 SF
RESI FLOOR AREA:	287,035 SF
DWELLING UNITS:	200 DU
PARKING:	382 SPACES (1.9 SP/DU/RSIS)

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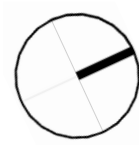
PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
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ONE SUNSET AVE

VERONA, NEW JERSEY
BLOCK 303, LOT 4

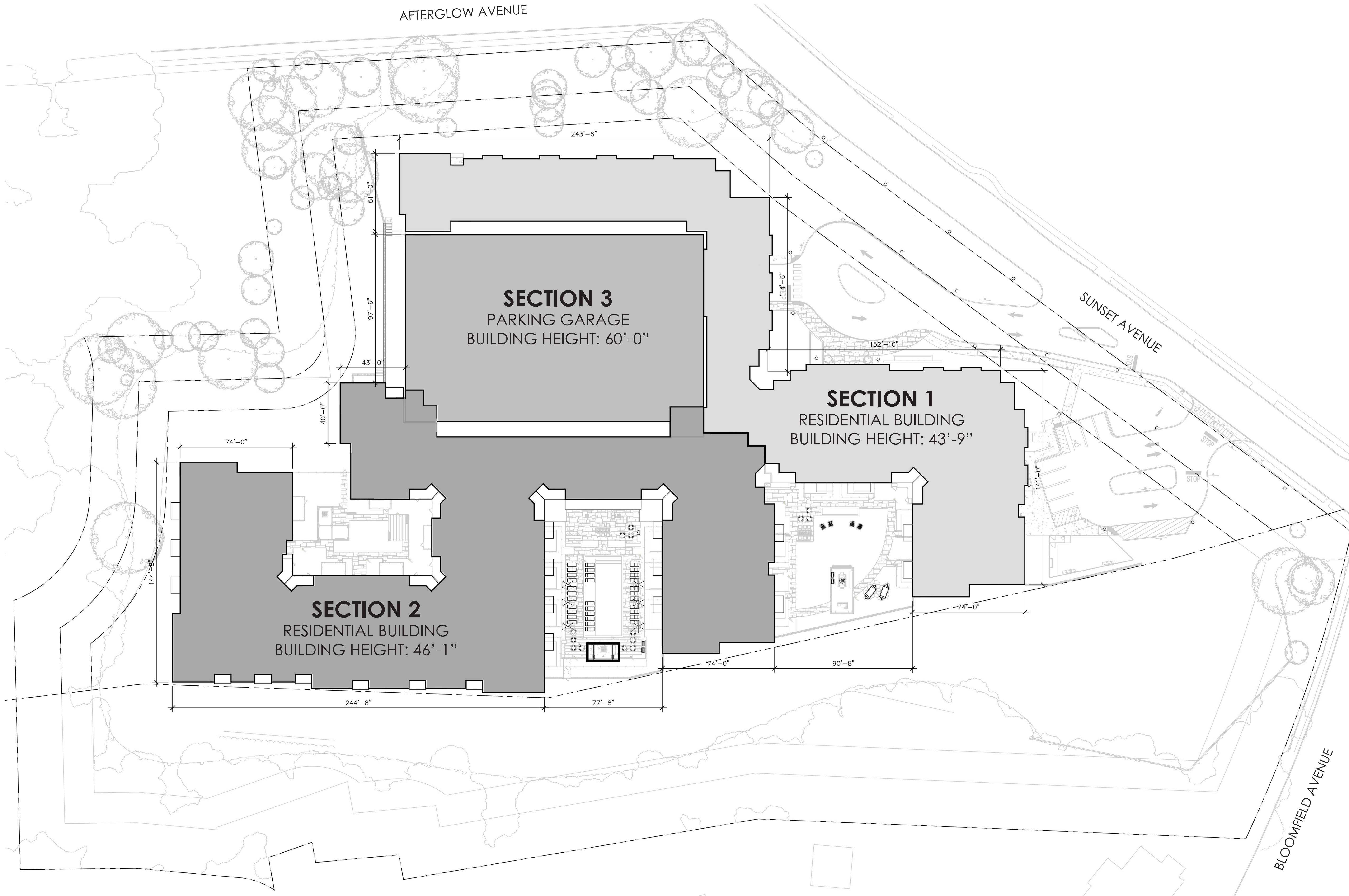
PREPARED FOR:
VERONA SUNSET URBAN RENEWAL, LLC
1 SUNSET AVENUE
VERONA, NEW JERSEY 07044

ISSUE:	
DATE:	FOR:
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C-01

COVER SHEET



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

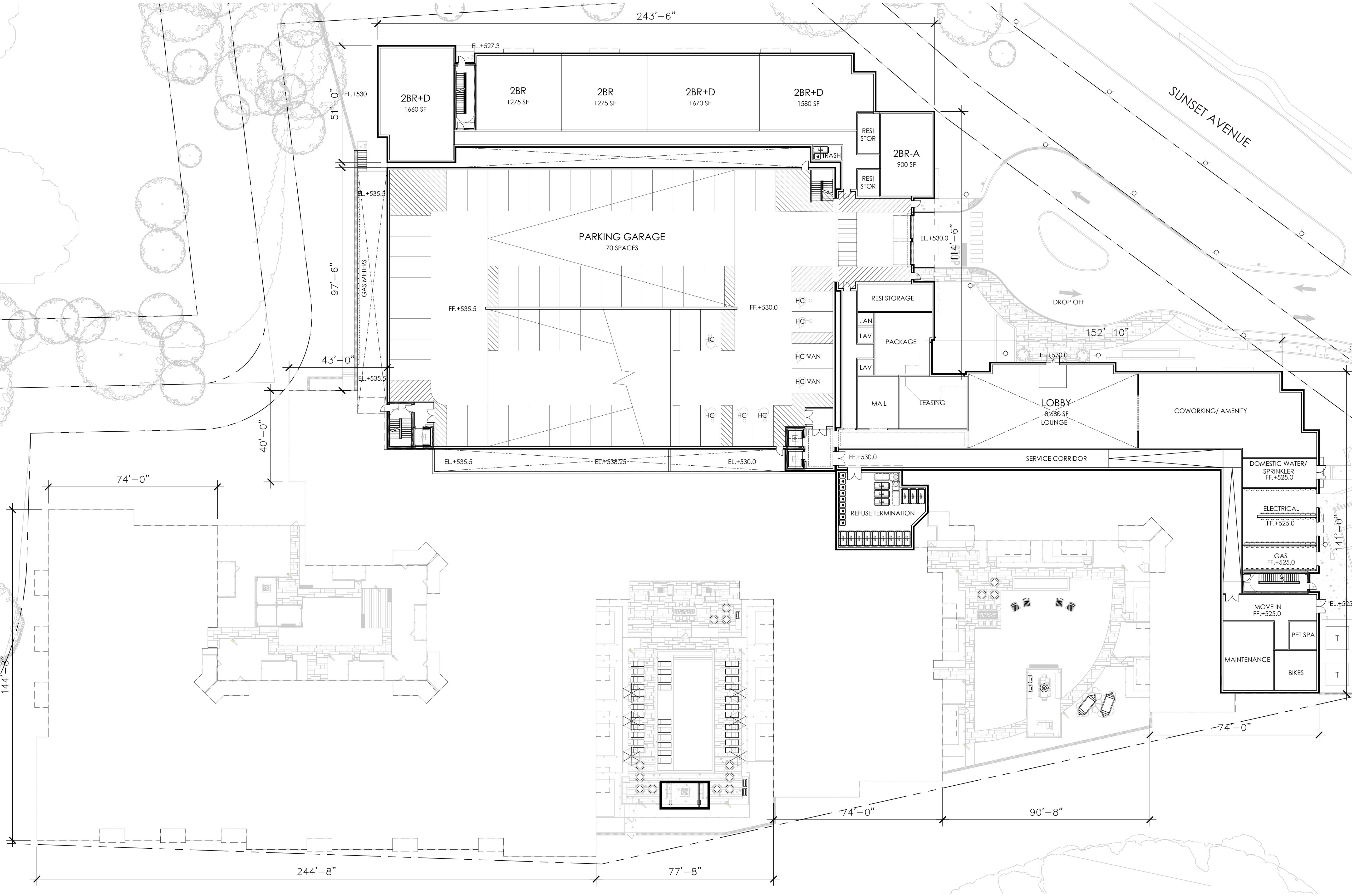
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 **A-01**
ARCHITECTURAL SITE PLAN



01 SECTION 1 - GROUND / SECTION 3 - BASEMENT 1 FLOOR PLAN
SCALE: 1" = 20'-0"

PARKING CALCULATIONS:

RESIDENTIAL REQUIRED PARKING:	1.9 SP/DU
RSIS STANDARDS:	
1 BR UNITS (1.8 SP/DU)	= 165.6
2 BR UNITS (2.0 SP/DU)	= 210.0
3 BR UNITS (2.1 SP/DU)	= 6.3
TOTAL REQUIRED	= 381.9
TOTAL PROPOSED PARKING:	= 382 SPACES (1.9 SP/DU)

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

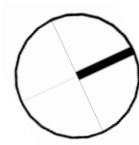
RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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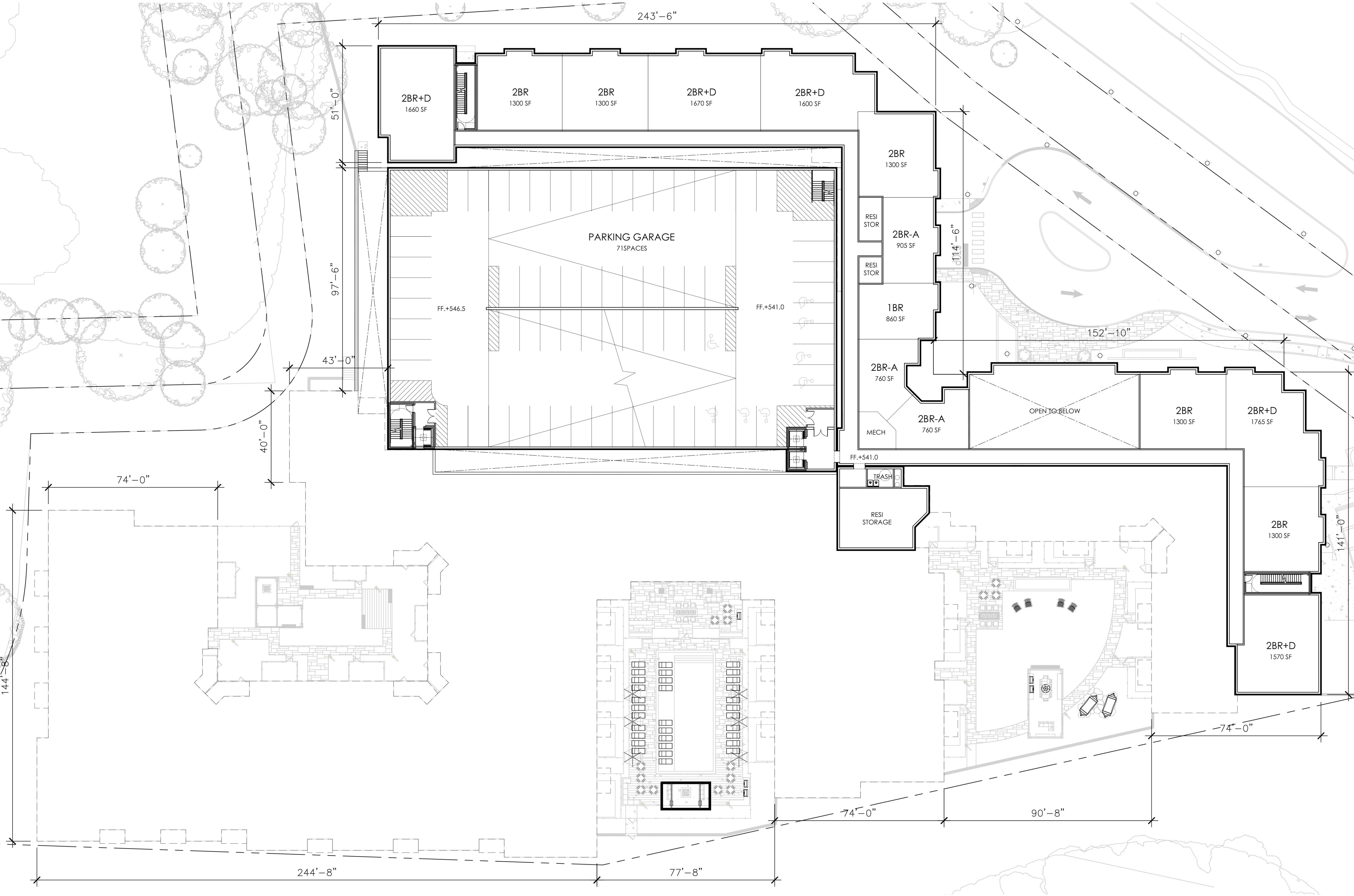
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A-02

SECTION 1 GROUND /
SECTION 3 B1 FLOOR PLANS

00-0217-118
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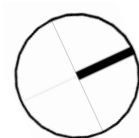
01 SECTION 1 - SECOND / SECTION 3 - BASEMENT 2 FLOOR PLAN
SCALE: 1" = 20'-0"

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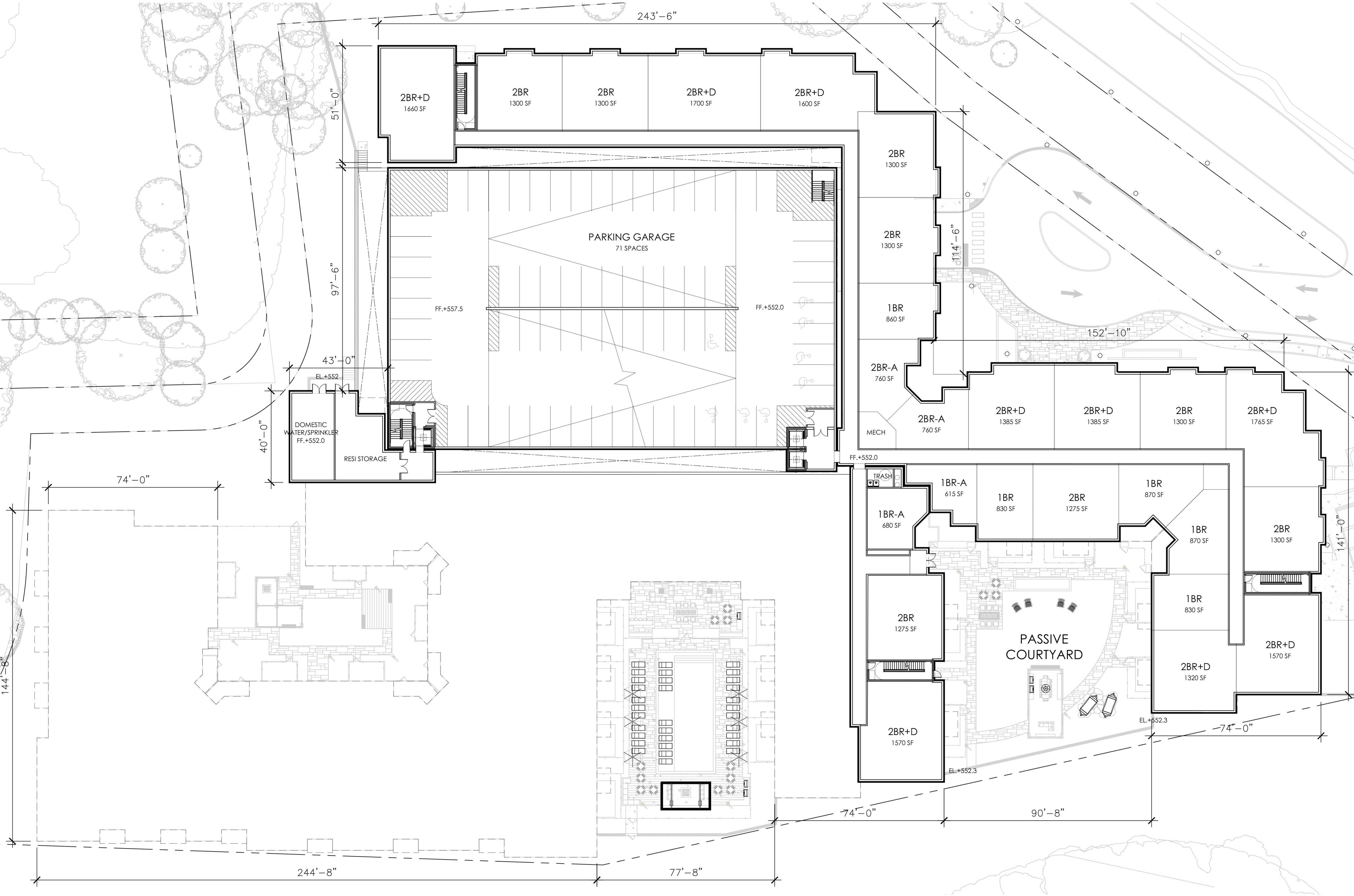
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A-03

SECTION 1 2ND / SECTION 3
B2 FLOOR PLANS



01 SECTION 1 - THIRD / SECTION 2 - BASEMENT / SECTION 3- FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

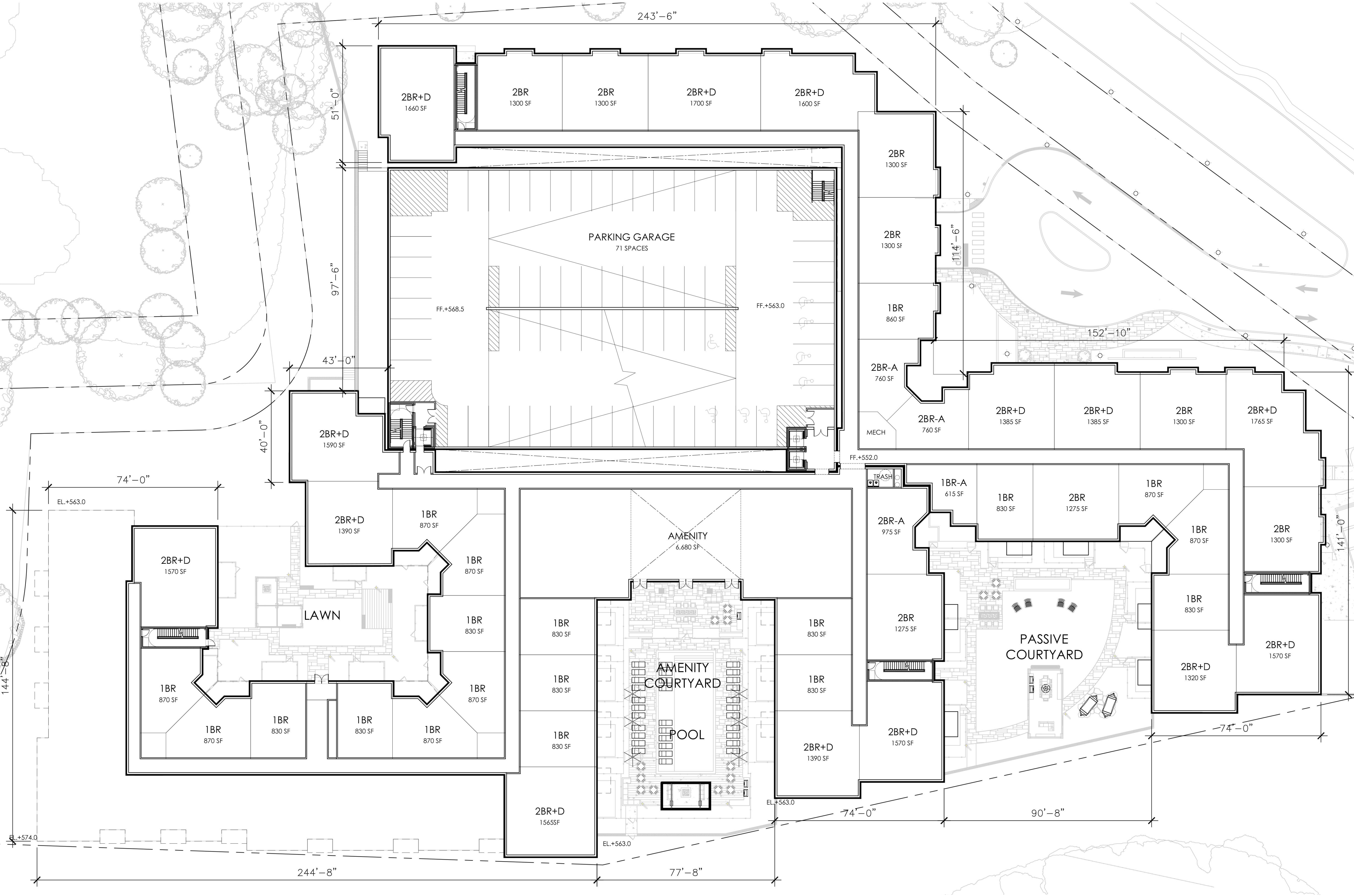
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A-04
SECTION 1 3RD/ SECTION 2 B1/
SECTION 3 1ST FLOOR PLANS



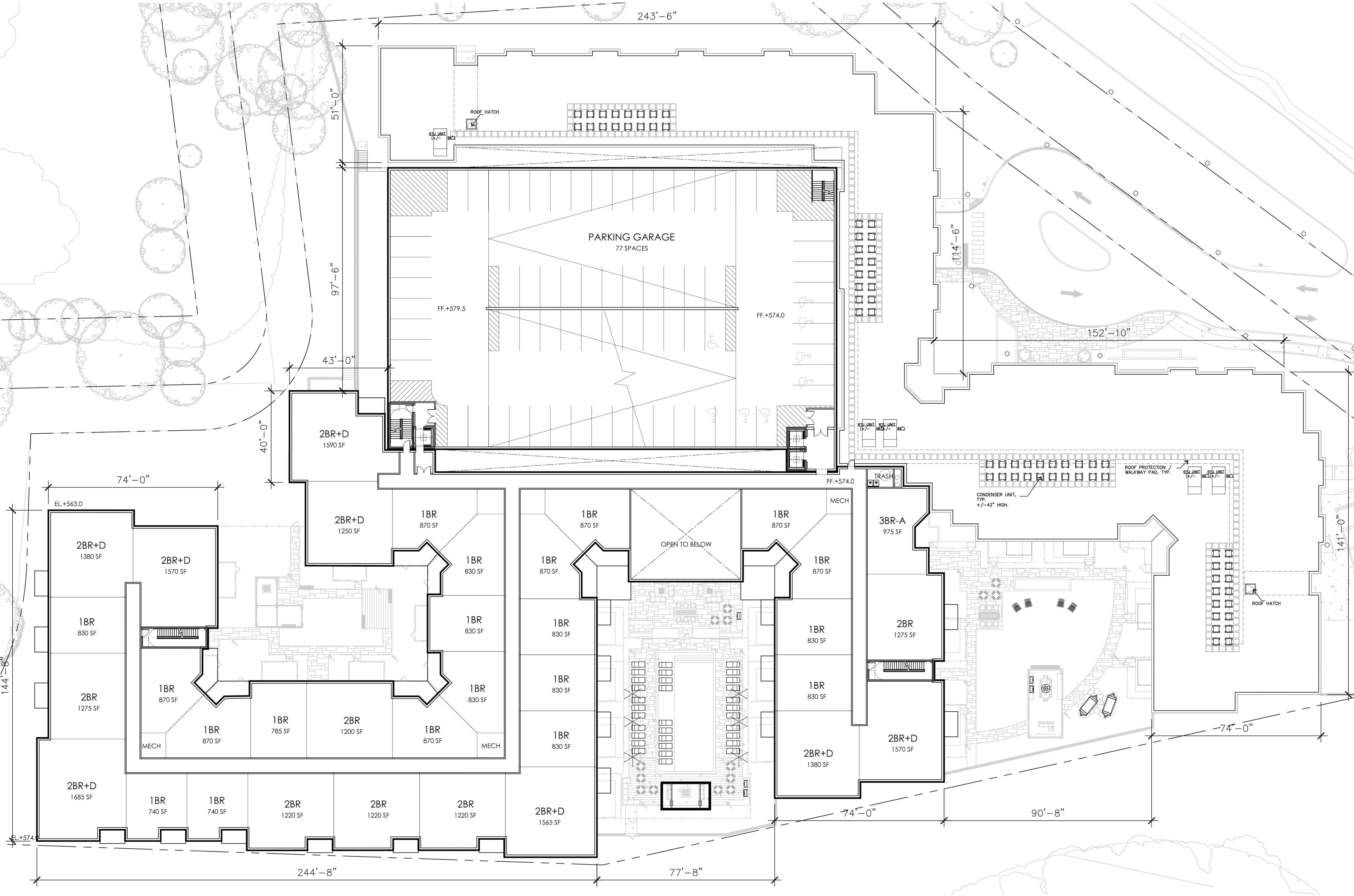
01 SECTION 1 - FOURTH / SECTION 2 - FIRST / SECTION 3 - SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

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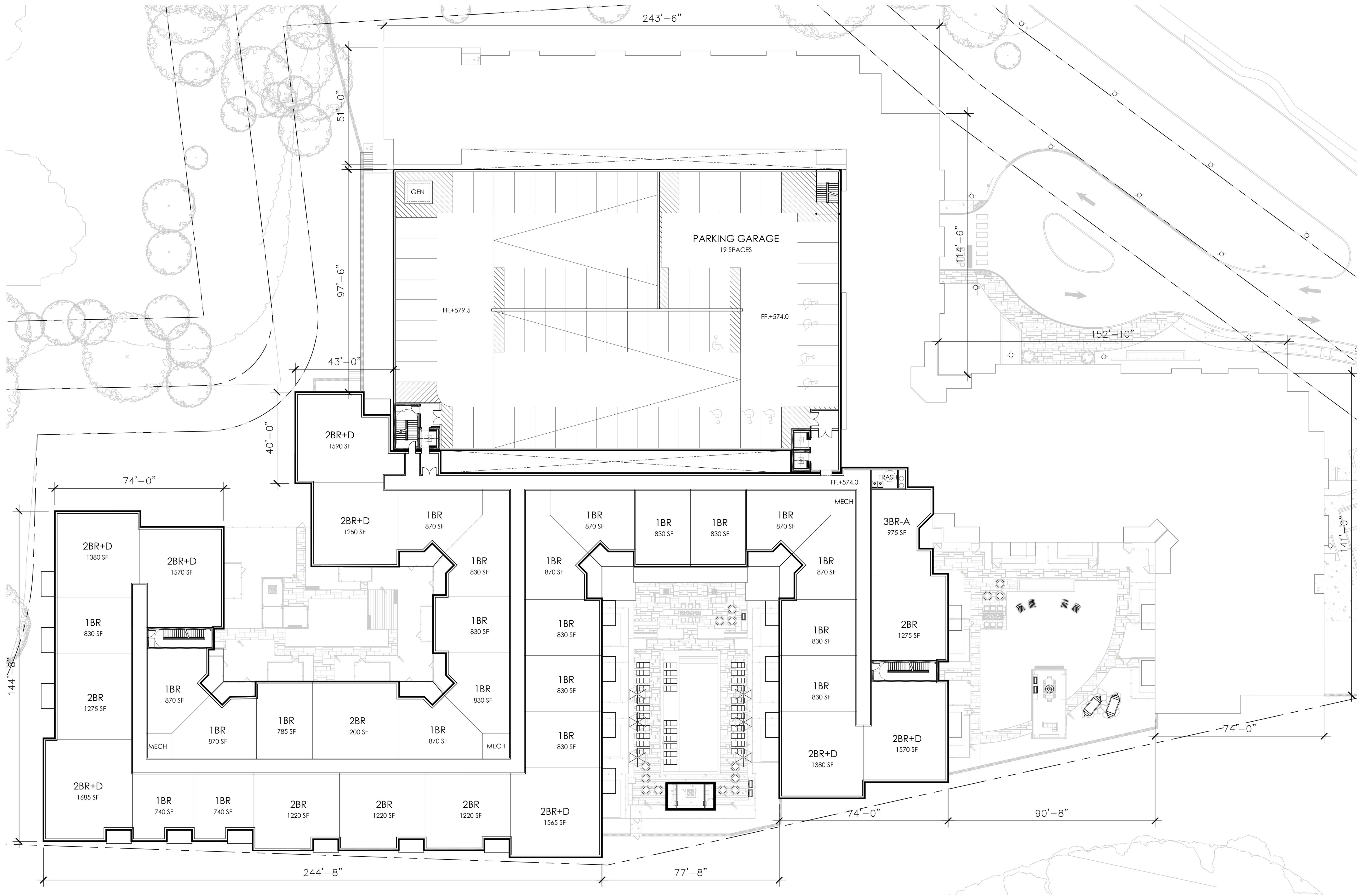
01 SECTION 2- SECOND / SECTION 3 - THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

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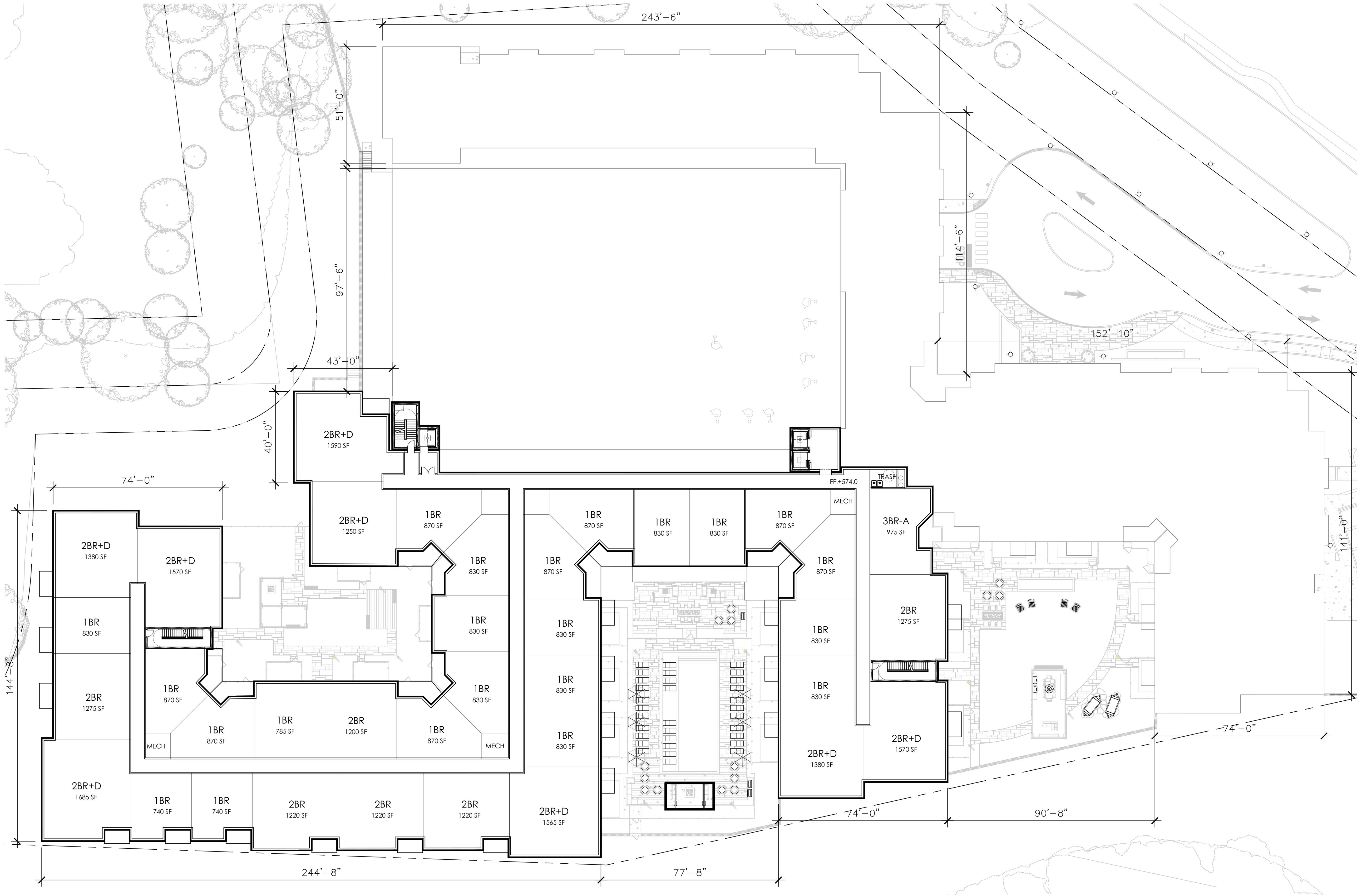
01 SECTION 2- THIRD / SECTION 3 - FOURTH FLOOR PLAN
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01 SECTION 2- FOURTH FLOOR PLAN
SCALE: 1" = 20'-0"

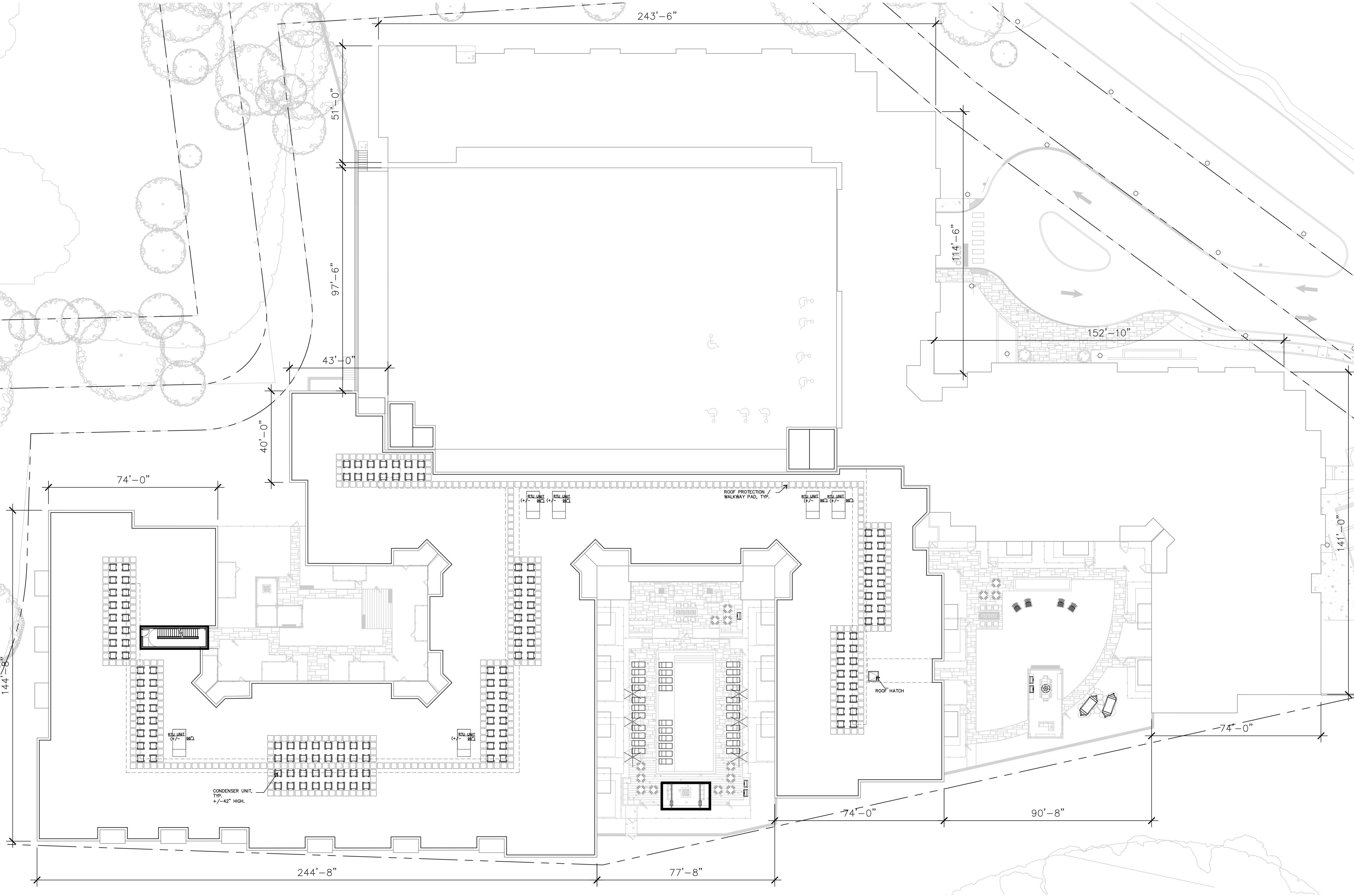
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A-08
SECTION 2 FOURTH FLOOR
PLANS



01 SECTION 2- ROOF PLAN
SCALE: 1" = 20'-0"

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A-09
SECTION 2 ROOF PLANS

The image contains two diagrams of a mechanical assembly, labeled A-15 02 and A-15 03. Both diagrams show a dark grey base with a rectangular cutout in the center. A light grey rectangular component is positioned on top of the base. In diagram A-15 02, the light grey component is centered over the base. In diagram A-15 03, the light grey component is shifted to the right, partially overlapping the right side of the base. The diagrams are labeled with circular callouts containing the text 'A-15' and a number (02 or 03).

- 01 MASONRY BRICK VENEER A
- 02 MASONRY BRICK VENEER B
- 03 MASONRY BRICK VENEER C
- 04 CAST STONE BASE
- 05 COMPOSITE FIBER CEMENT LAP SIDING A
- 06 COMPOSITE FIBER CEMENT LAP SIDING B
- 07 COMPOSITE FIBER CEMENT LAP SIDING C
- 08 ARCHITECTURAL METAL PANEL A
- 09 ARCHITECTURAL METAL PANEL B
- 10 ARCHITECTURAL METAL RAILING
- 11 VINYL WINDOWS
- 12 ARCHITECTURAL GARAGE DOOR
- 13 ALUMINUM STOREFRONT SYSTEM
- 14 COMPOSITE WOOD LAP SIDING
- 15 ARCHITECTURAL METAL CANOPY

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

Architectural elevation drawing of a multi-story building facade. The drawing includes 15 numbered callouts (01-15) pointing to various facade elements. The building features a mix of brick, stone, and light-colored siding. The background shows a blue sky and a green hillside.

Vertical dimension lines on the left and right sides indicate floor levels and building height. The left side shows dimensions for the first four floors (9'-4" each) and the roof (11'-0"). The right side shows dimensions for the first four floors (9'-4" each) and the roof (11'-0").

Callout numbers and their approximate locations:

- 01: Pointing to a window on the second floor.
- 02: Pointing to a window on the third floor.
- 03: Pointing to a window on the fourth floor.
- 04: Pointing to a window on the second floor.
- 05: Pointing to a window on the third floor.
- 06: Pointing to a window on the fourth floor.
- 07: Pointing to a window on the second floor.
- 08: Pointing to a window on the third floor.
- 09: Pointing to a window on the fourth floor.
- 10: Pointing to a window on the second floor.
- 11: Pointing to a window on the third floor.
- 12: Pointing to a window on the fourth floor.
- 13: Pointing to a window on the second floor.
- 14: Pointing to a window on the third floor.
- 15: Pointing to a window on the fourth floor.

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

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A-10

BUILDING ELEVATIONS

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

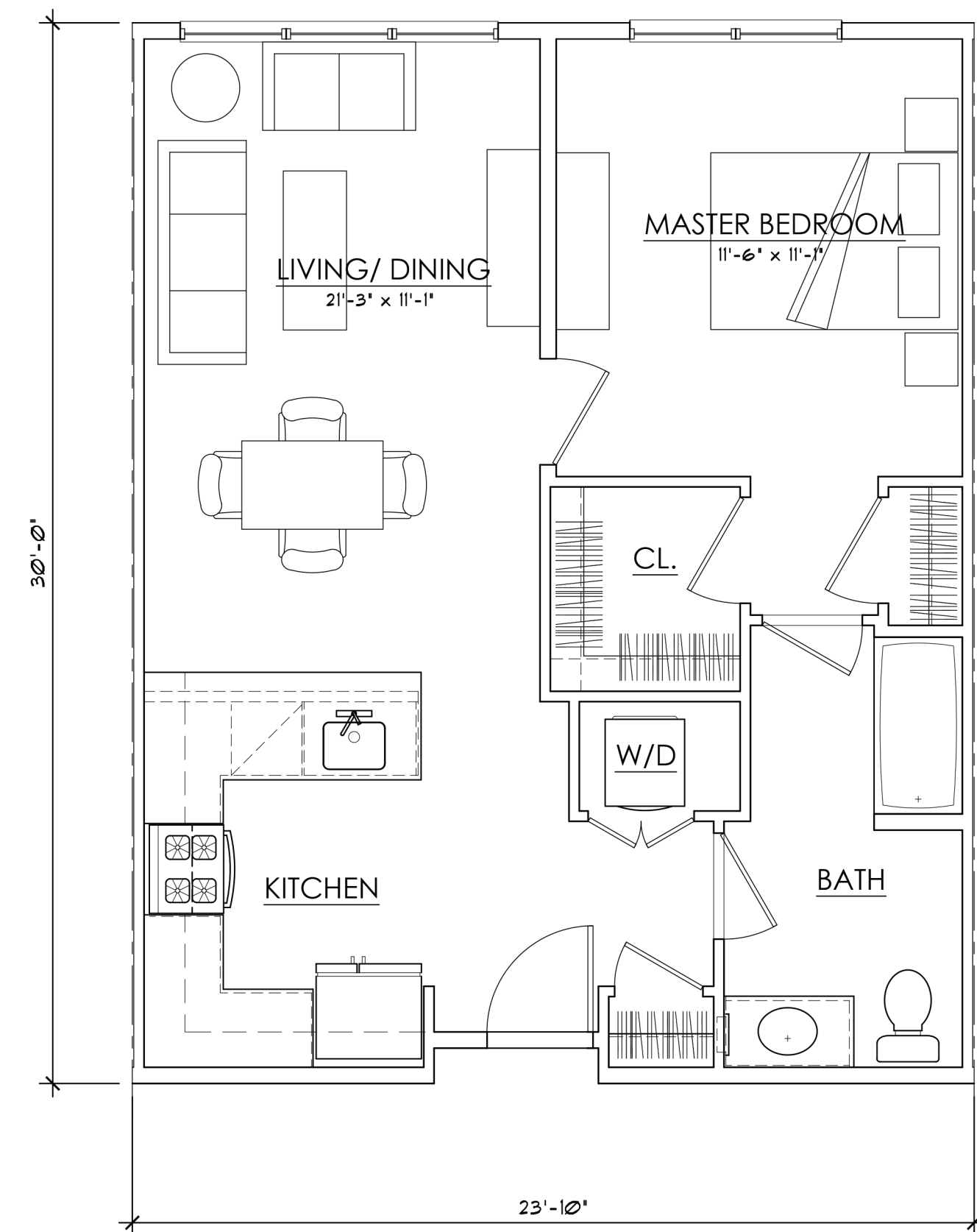
NOTES:

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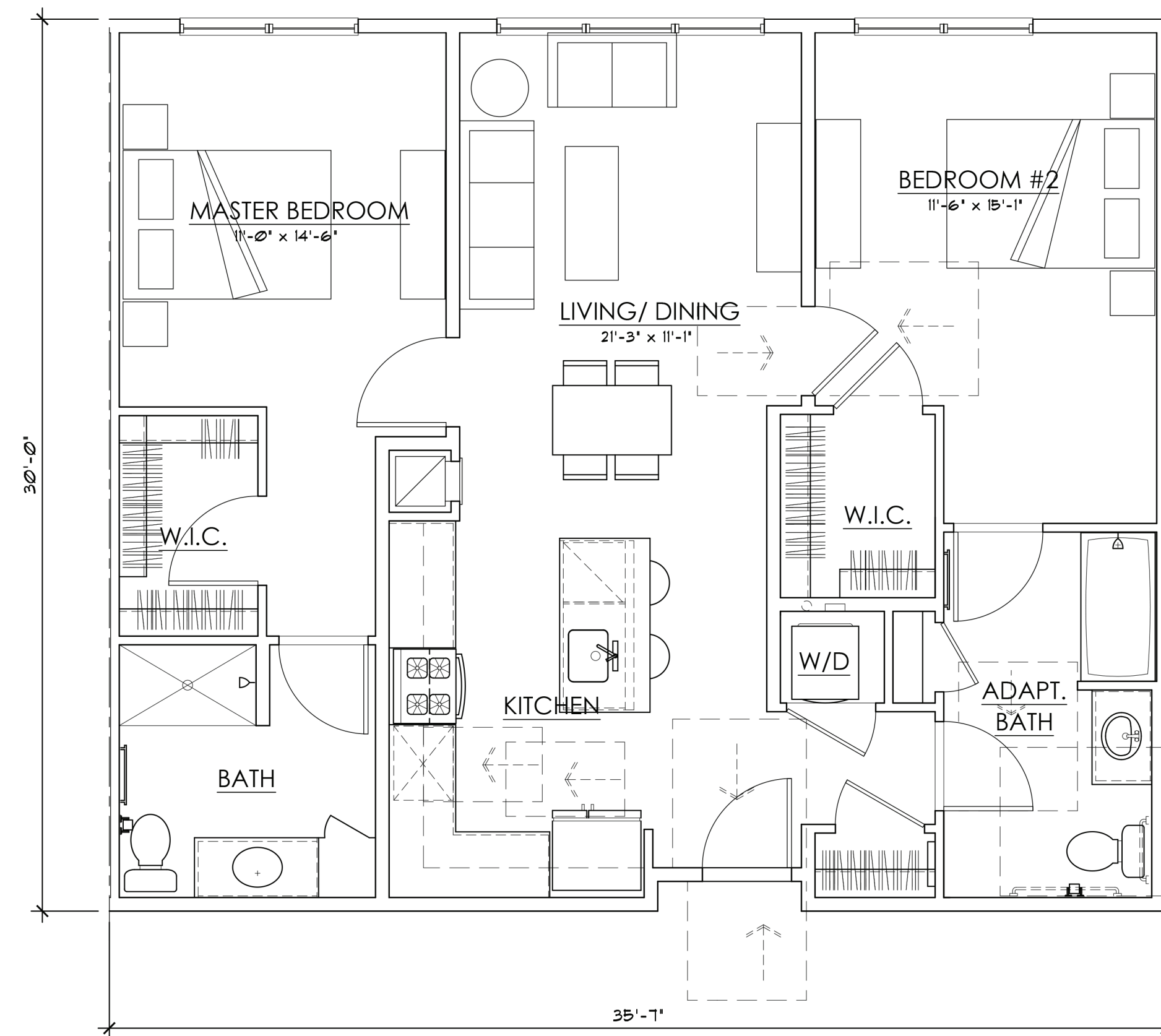
LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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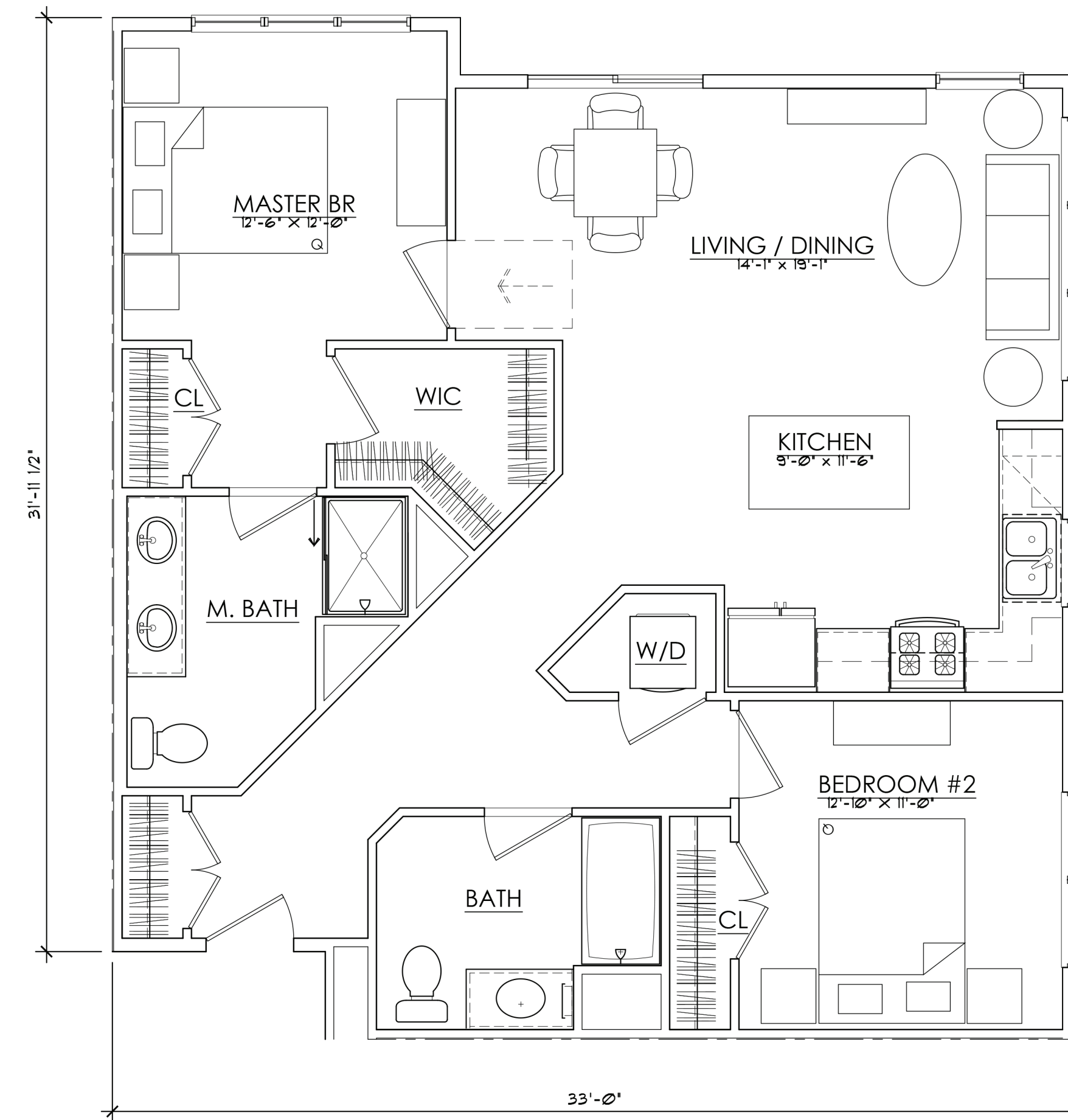
PARAPET WALLS ARE TO BE MAXIMUM 48".



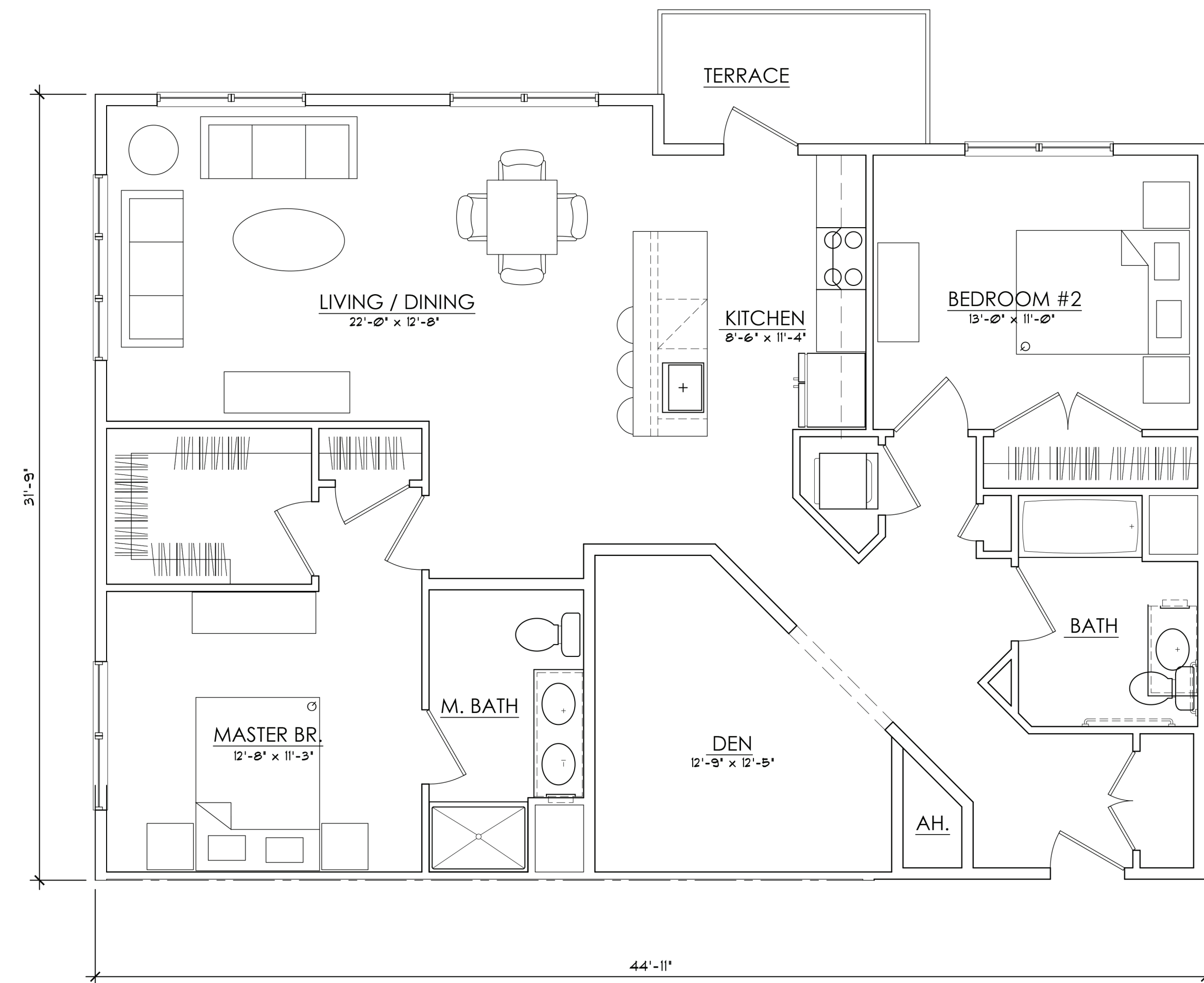
02 TYPICAL ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



03 TYPICAL TWO BEDROOM UNIT
SCALE: 1/4" = 1'-0"



04 TYPICAL TWO BEDROOM CORNER UNIT
SCALE: 1/4" = 1'-0"



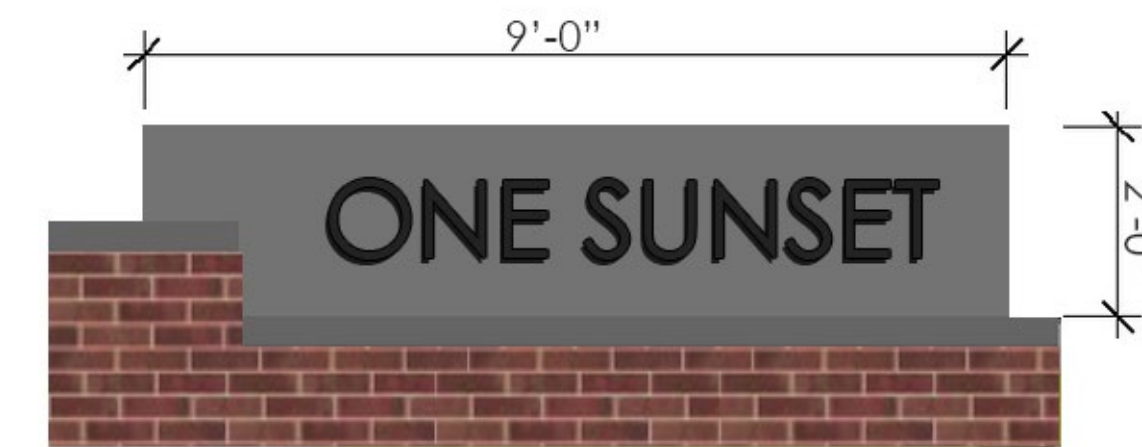
01 TYPICAL TWO BEDROOM UNIT + DEN
SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE

- (1) DIRECTORY SIGN - MAX 4 SF (0'-8" X 6'-0")
- (1) MONUMENT SIGN
- (2) SIGNS TOTAL



05 DIRECTORY SIGN
SCALE: 1/4" = 1'-0"



06 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

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A-12
TYPICAL UNIT PLANS/
SIGNAGE