

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

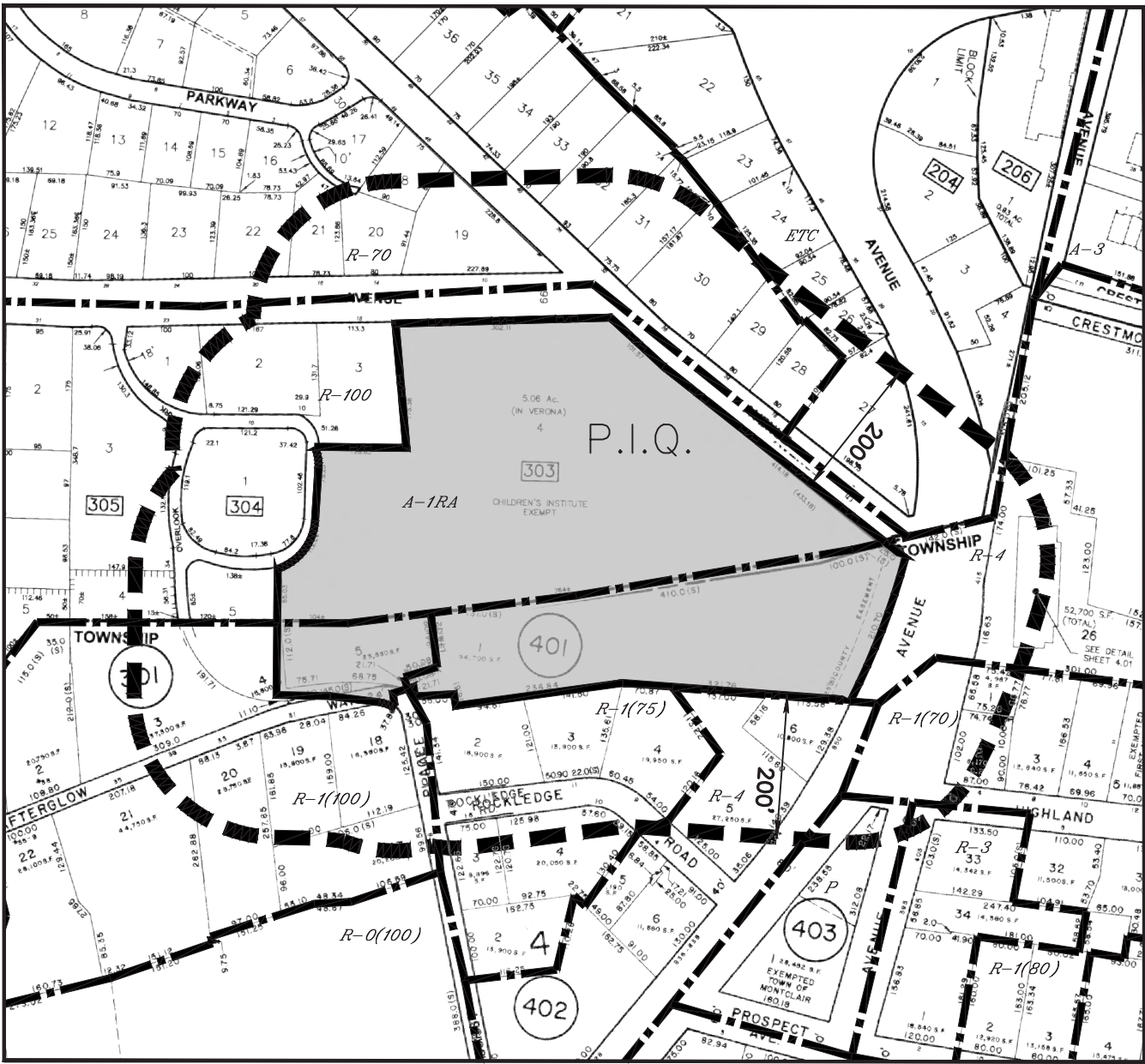
**PROJECT UNIT MIX:**

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%
<b>TOTAL:</b>	<b>185</b>		<b>TOTAL:</b>	<b>15</b>	

**TOTAL PROJECT**

1 BEDROOM:	92	46%
2 BEDROOM:	105	52%
3 BEDROOM*:	03	02%
<b>TOTAL:</b>	<b>200</b>	

\* 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)

**SHEET INDEX**

C-01	COVER SHEET
A-01	ARCHITECTURAL SITE PLAN
A-02	SECTION 1 GROUND / SECTION 3 B1 FLOOR PLAN
A-03	SECTION 1 SECOND / SECTION 3 B2 FLOOR PLAN
A-04	SECTION 1 THIRD / SECTION 3 FIRST FLOOR PLAN
A-05	SECTION 1 4TH/ SECTION 2 1ST/ SECTION 3 2ND FLOOR PLAN
A-06	SECTION 2 SECOND / SECTION 3 THIRD FLOOR PLAN
A-07	SECTION 2 THIRD / SECTION 3 FOURTH FLOOR PLAN
A-08	SECTION 2 FOURTH FLOOR PLAN
A-09	SECTION 2 ROOF PLAN
A-10	BUILDING ELEVATIONS
A-11	BUILDING ELEVATIONS
A-12	TYPICAL UNIT PLANS/ SIGNAGE

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

## ONE SUNSET AVE

VERONA, NEW JERSEY  
BLOCK 303, LOT 4

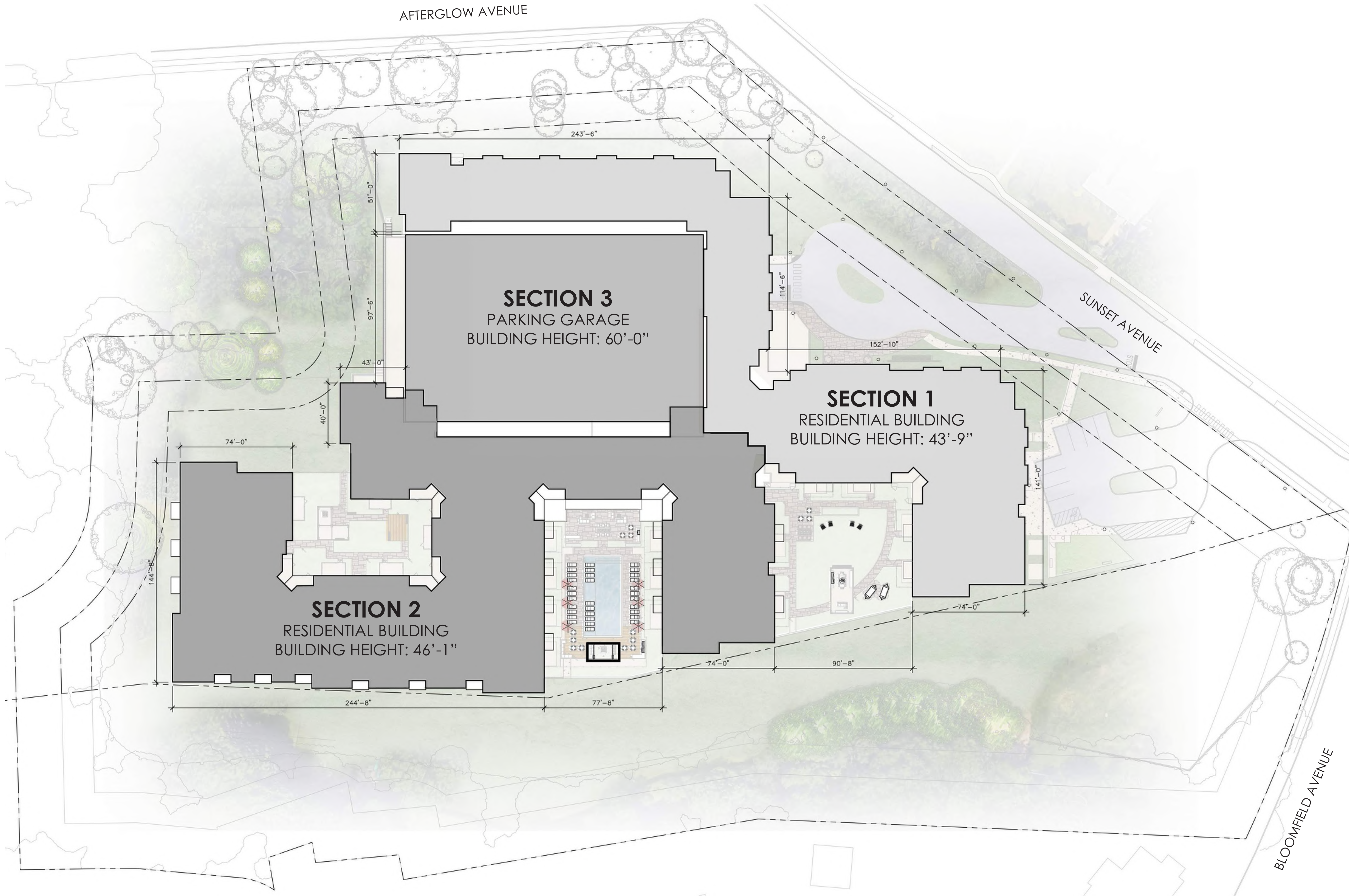
PREPARED FOR:  
VERONA SUNSET URBAN RENEWAL, LLC  
1 SUNSET AVENUE  
VERONA, NEW JERSEY 07044

<b>ISSUE:</b>	
<b>DATE:</b>	<b>FOR:</b>
11-18-2021	PRELIM & FINAL SITE PLAN
05-12-2022	PRELIM & FINAL SITE PLAN


# C-01

COVER SHEET





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

PREPARED BY:  
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**A-01**  
ARCHITECTURAL SITE PLAN





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

<b><u>PARKING CALCULATIONS:</u></b>			
<b><u>RESIDENTIAL REQUIRED PARKING:</u></b>		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)	=	<u>6.3</u>	
TOTAL REQUIRED	=	381.9	
<b><u>TOTAL PROPOSED PARKING:</u></b>		=	<b>382 SPACES</b> (1.9 SP/DU)

- SITE NOTES:**
- REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
  - REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
  - 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.

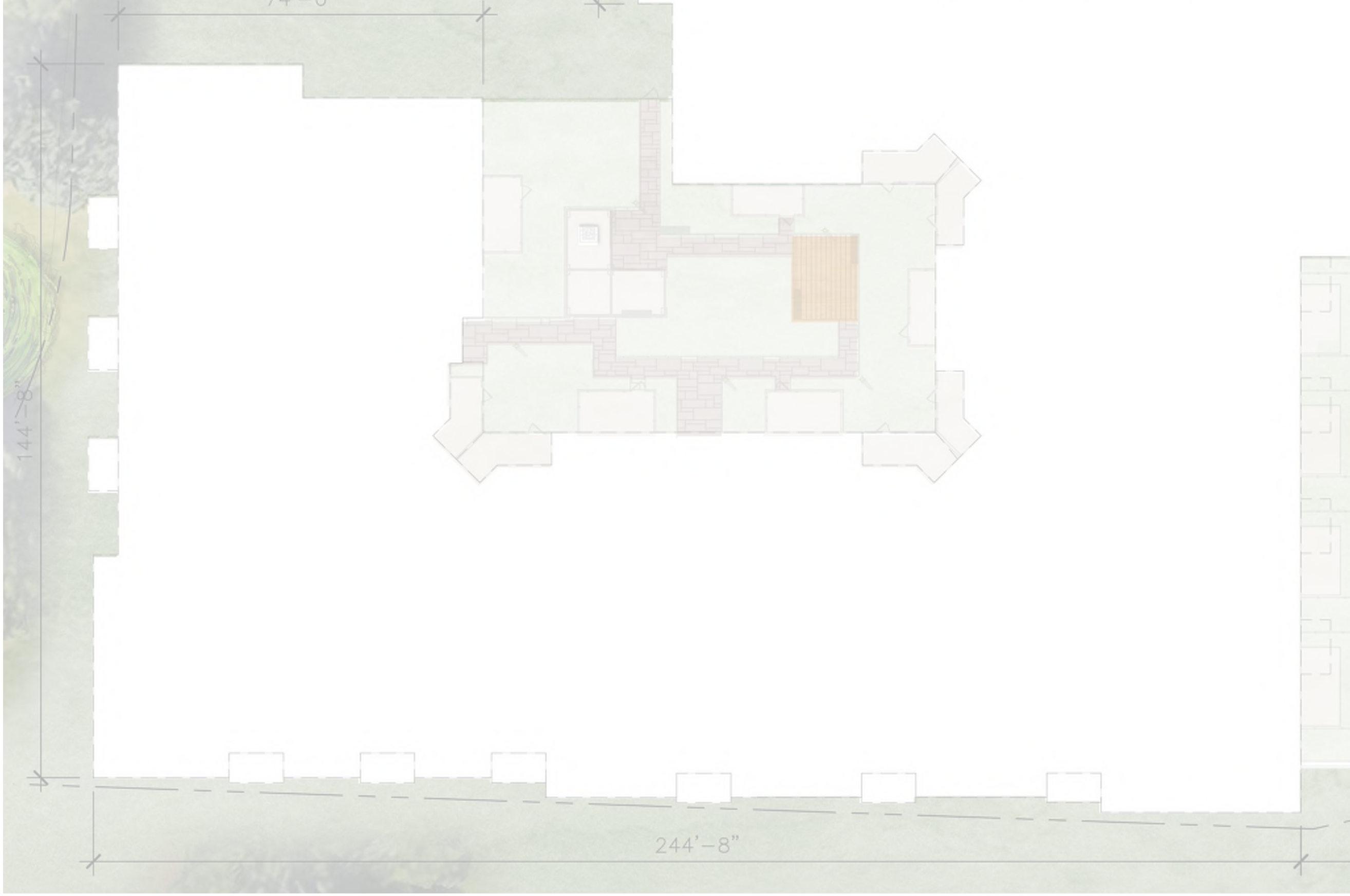
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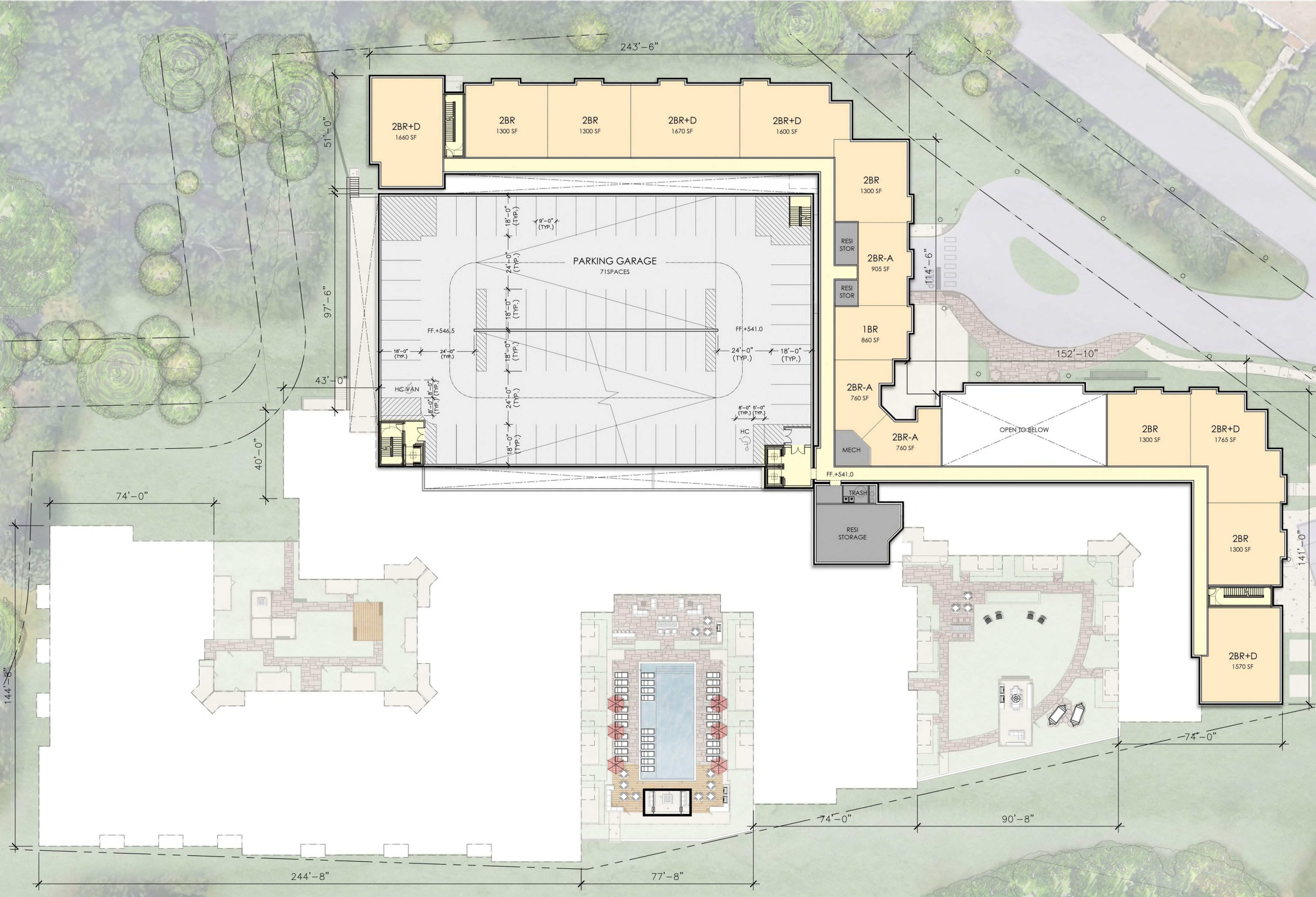
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01 SECTION 1 - SECOND / SECTION 3 - BASEMENT 2 FLOOR PLAN  
SCALE: 1" = 20'-0"

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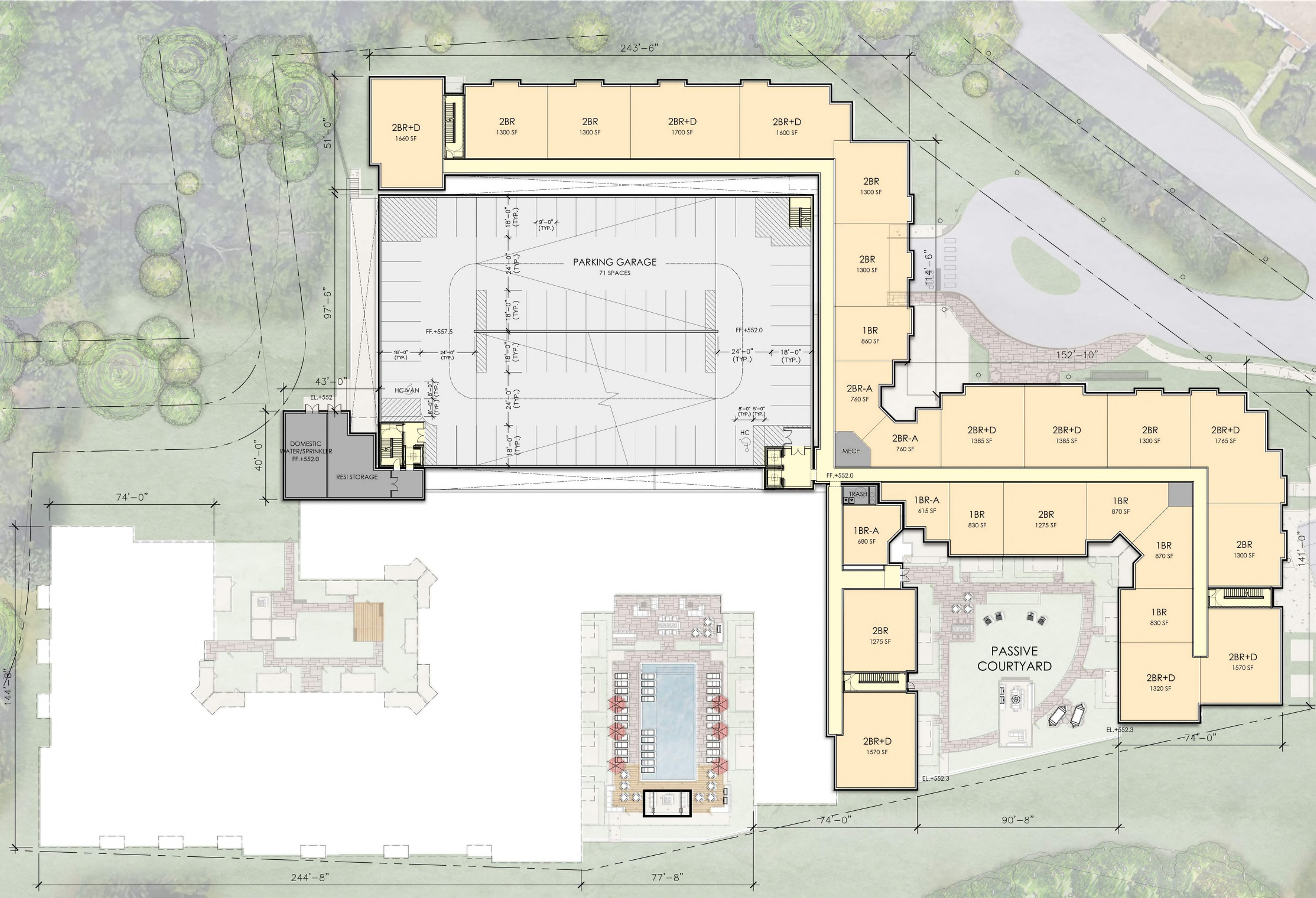
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**A-03**  
SECTION 1 2ND / SECTION 3  
B2 FLOOR PLANS





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

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

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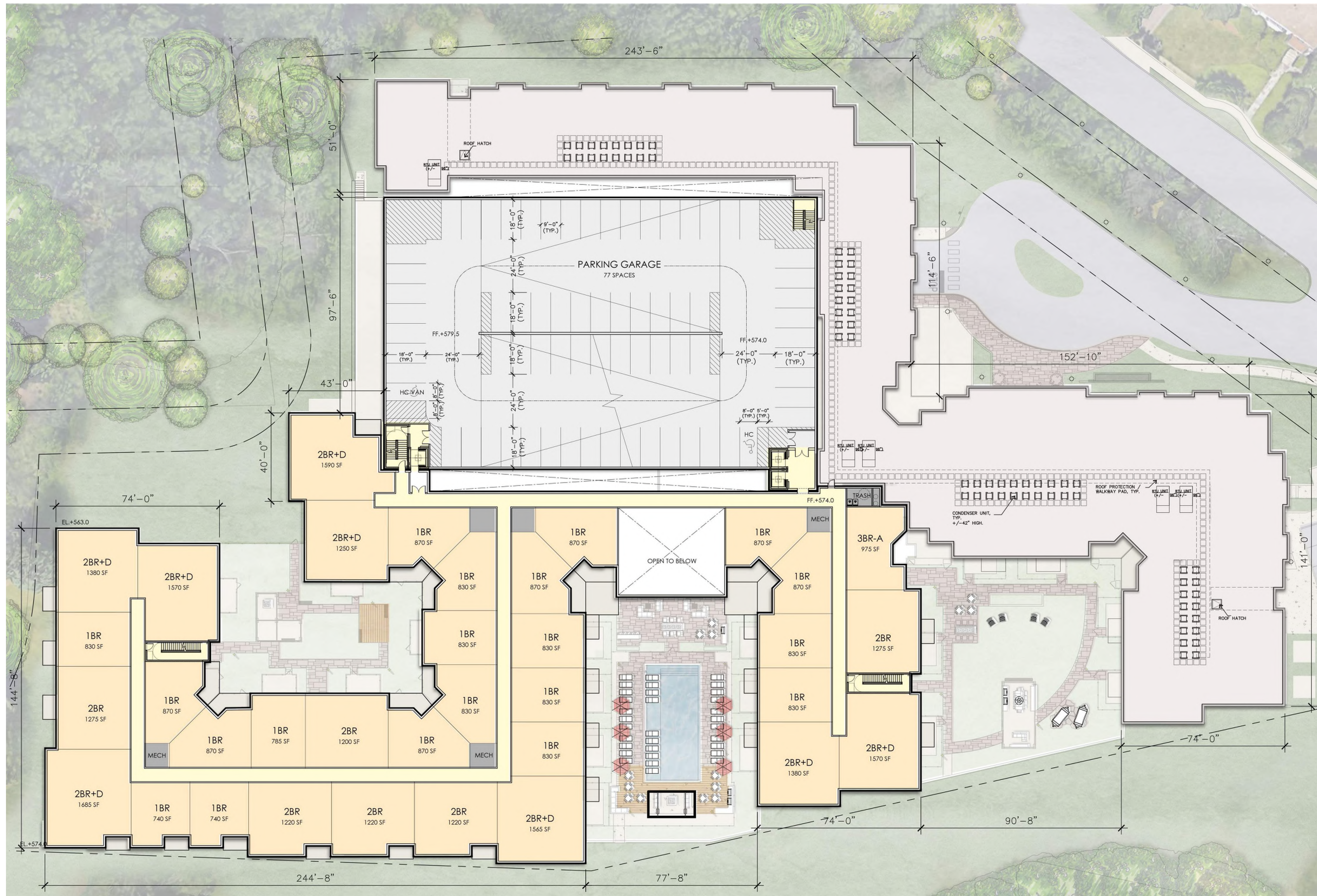
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**A-05**  
SECTION 1 4TH/ SECTION 2 1ST/  
SECTION 3 2ND FLOOR PLANS

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

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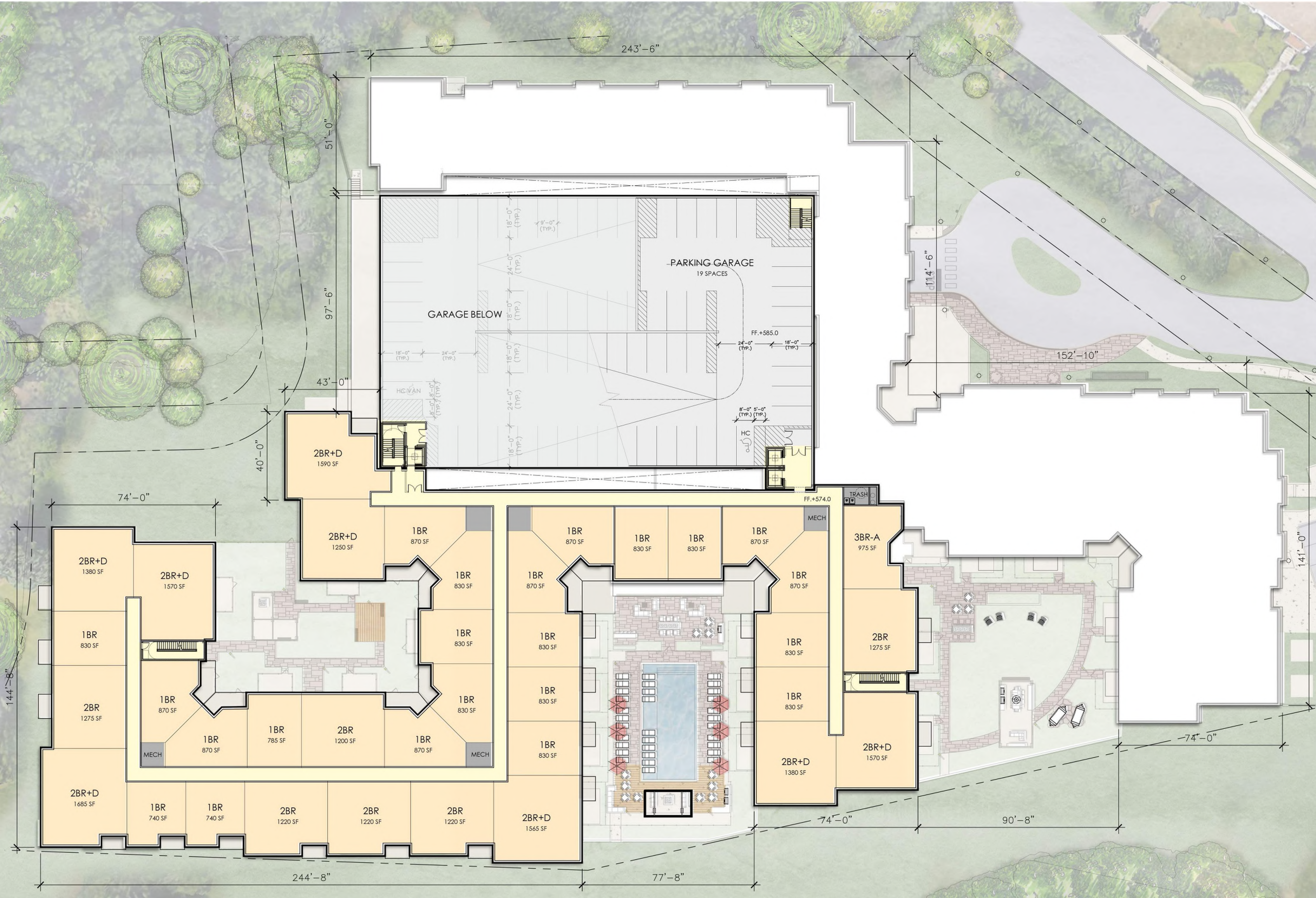


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 **A-06**  
SECTION 2 2ND / SECTION 3  
3RD FLOOR PLANS





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

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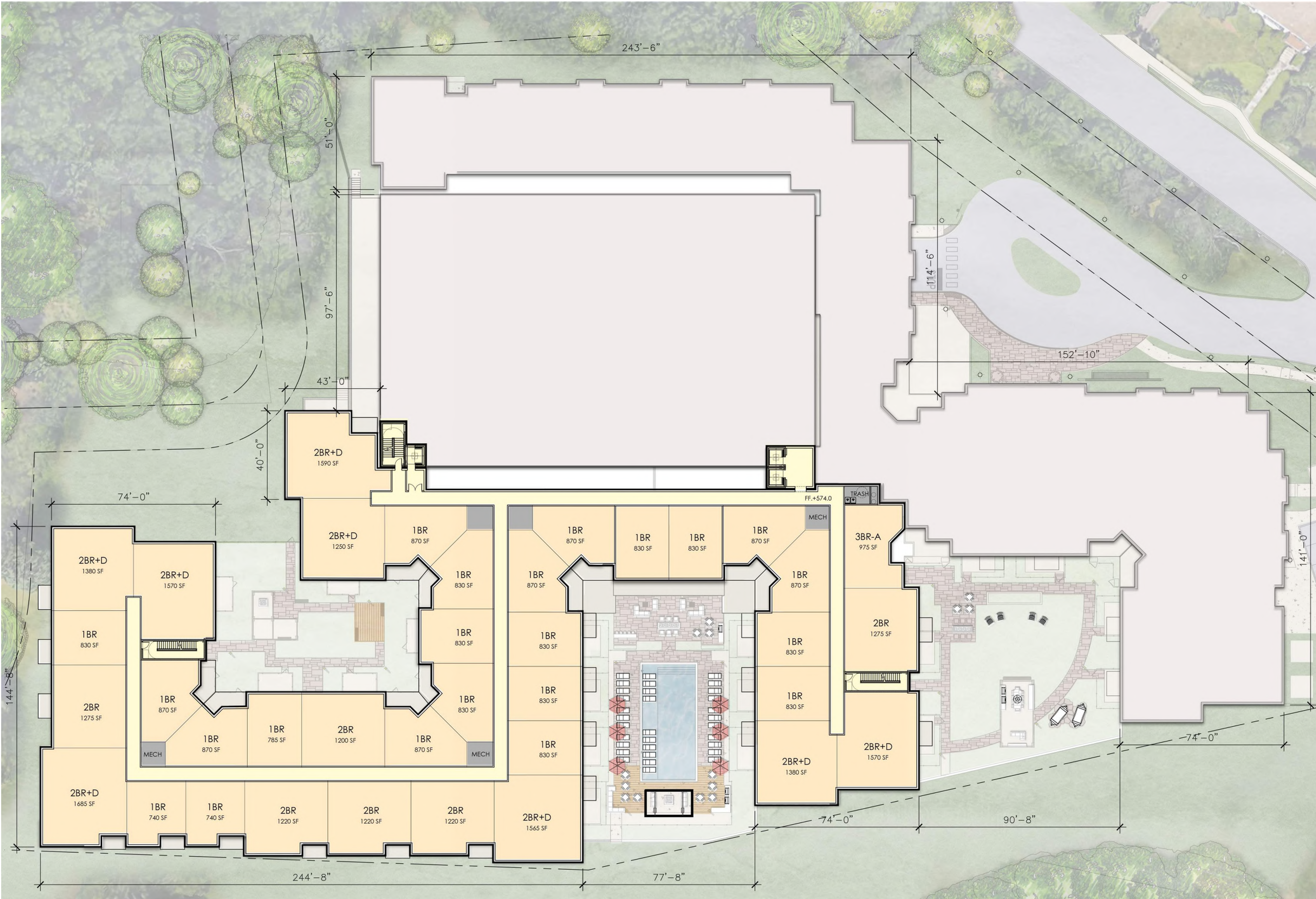
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**A-07**  
SECTION 2 THIRD / SECTION 3  
FOURTH FLOOR PLANS

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

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**ONE SUNSET AVE**  
VERONA, NEW JERSEY  
BLOCK 303, LOT 4

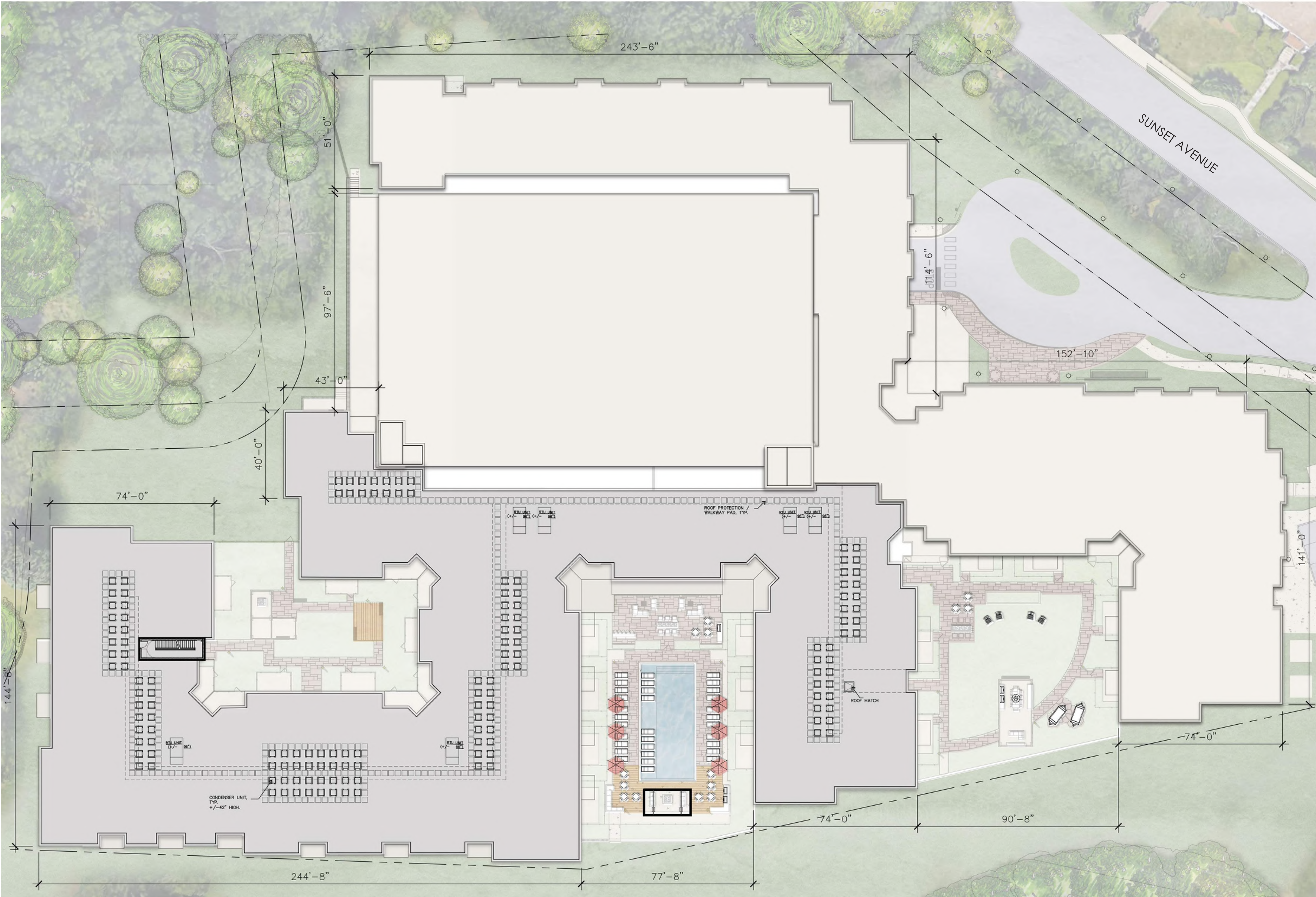
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**A-08**  
SECTION 2 FOURTH FLOOR  
PLANS

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

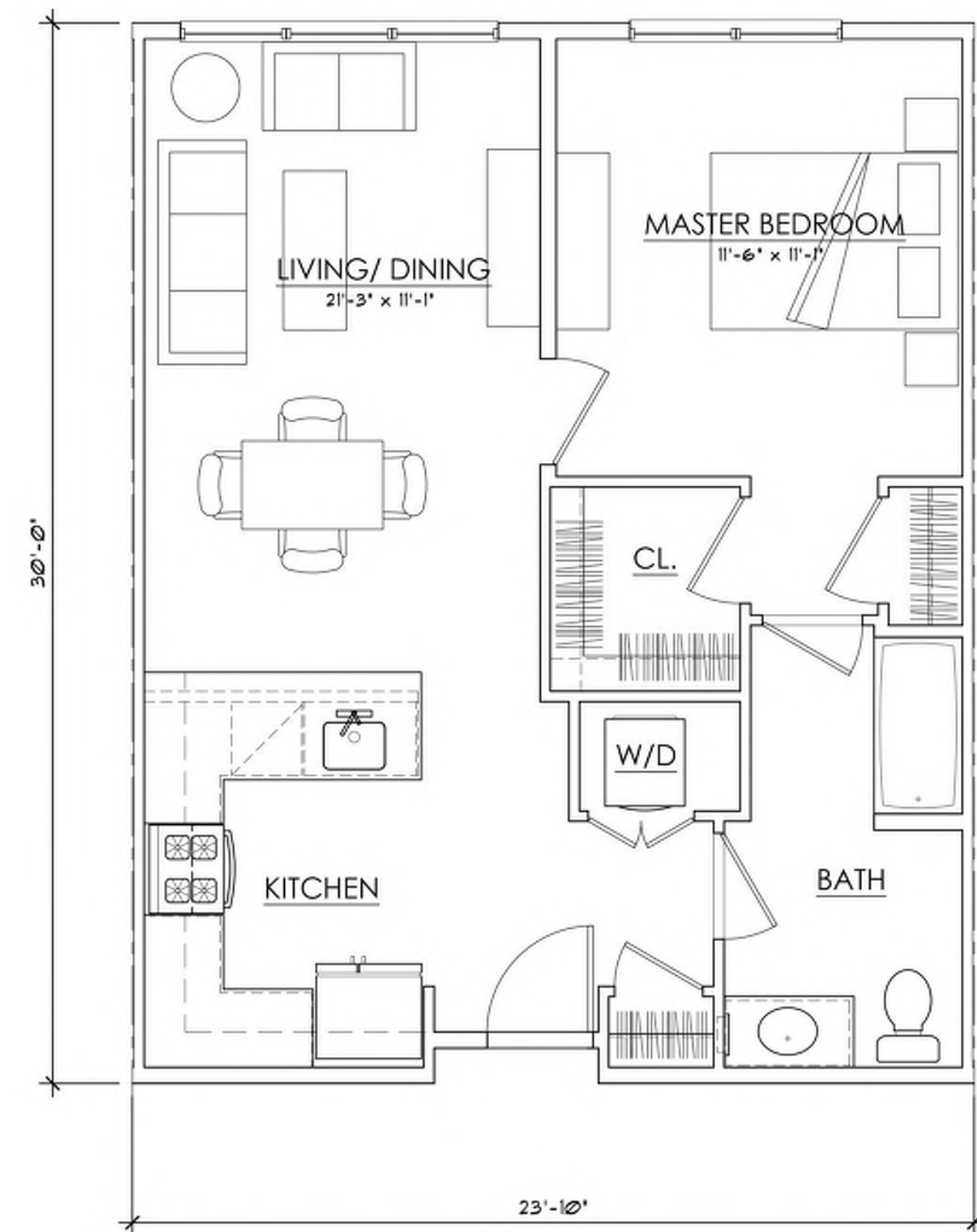
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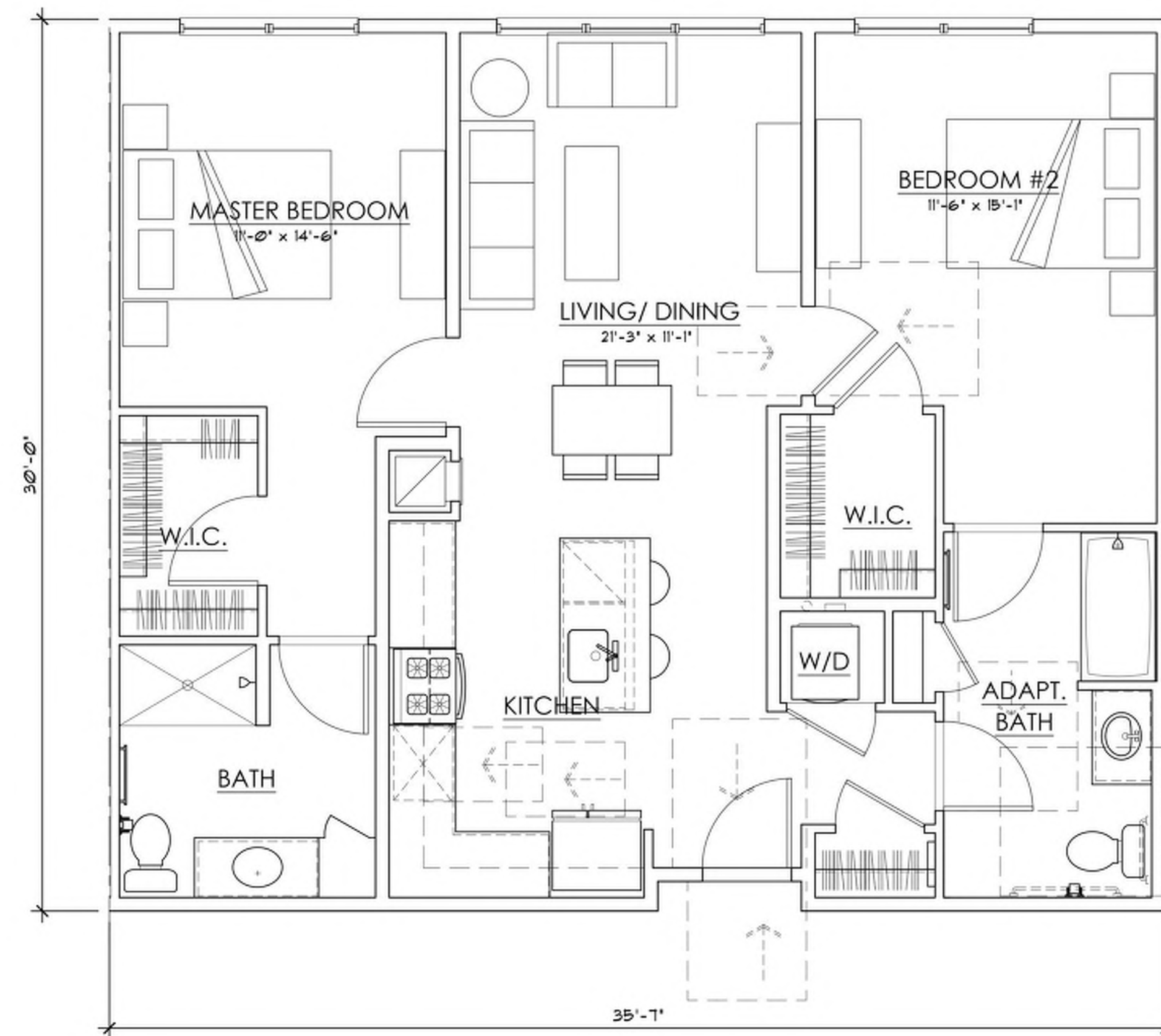
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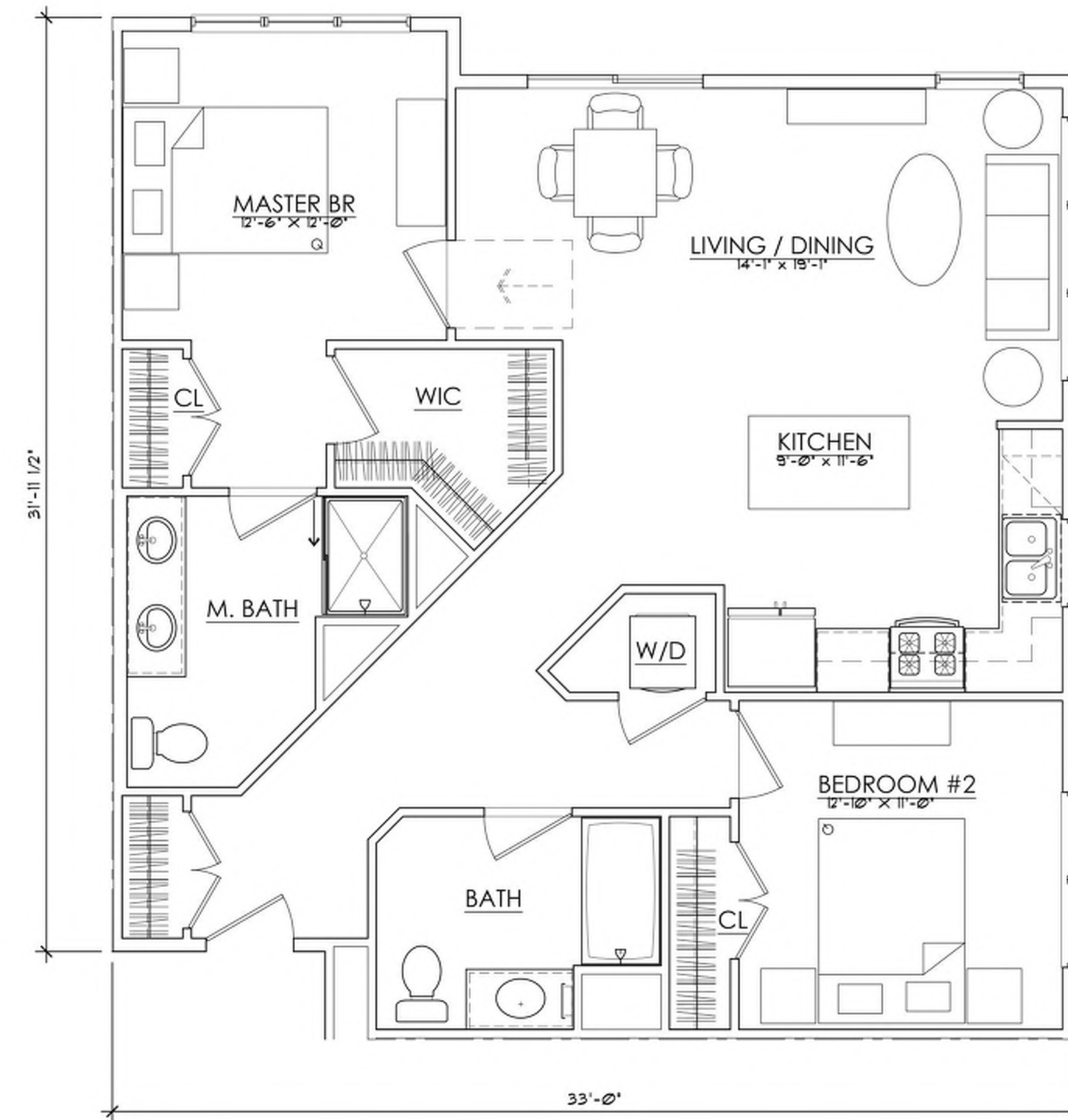




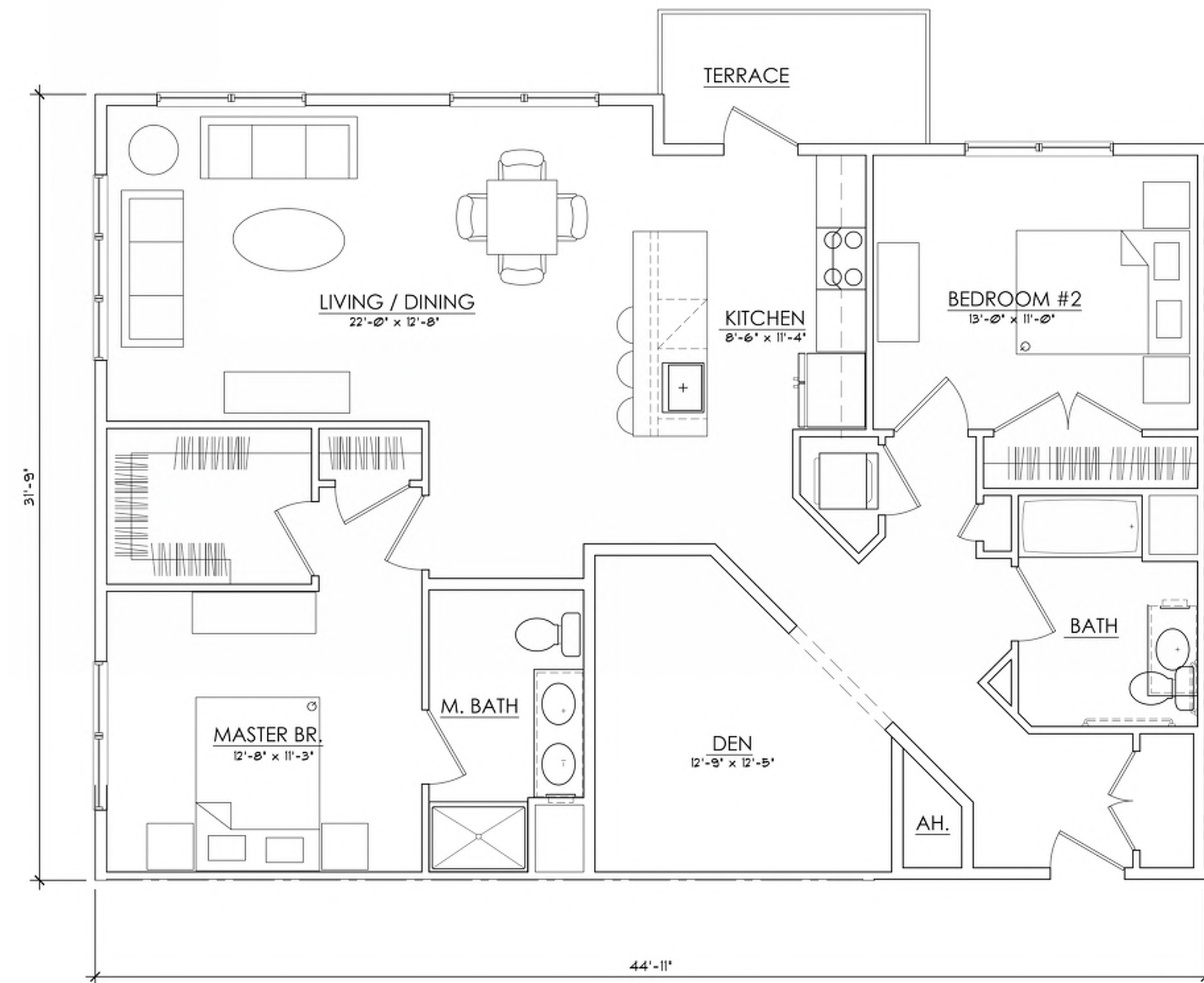
02 TYPICAL ONE BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



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



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



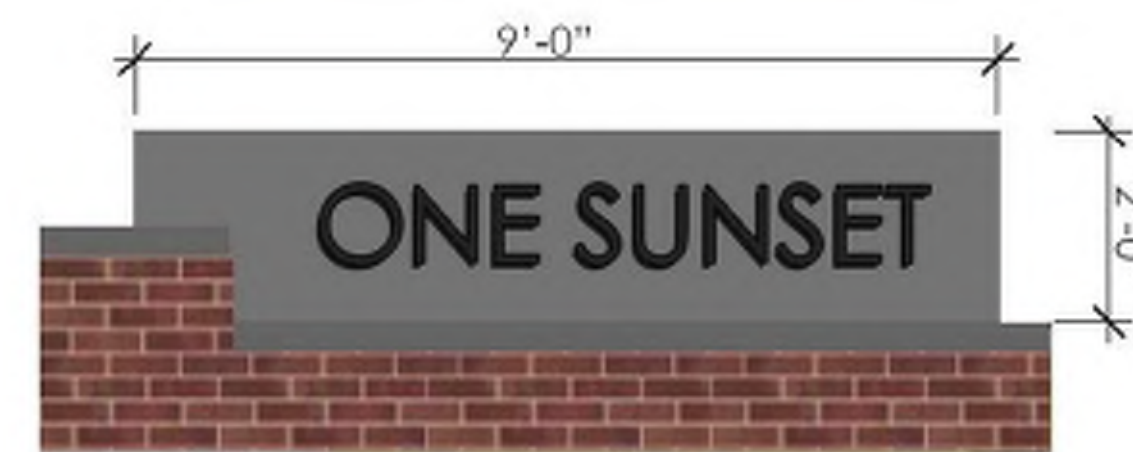
01 TYPICAL TWO BEDROOM UNIT + DEN  
SCALE: 1/4" = 1'-0"

#### 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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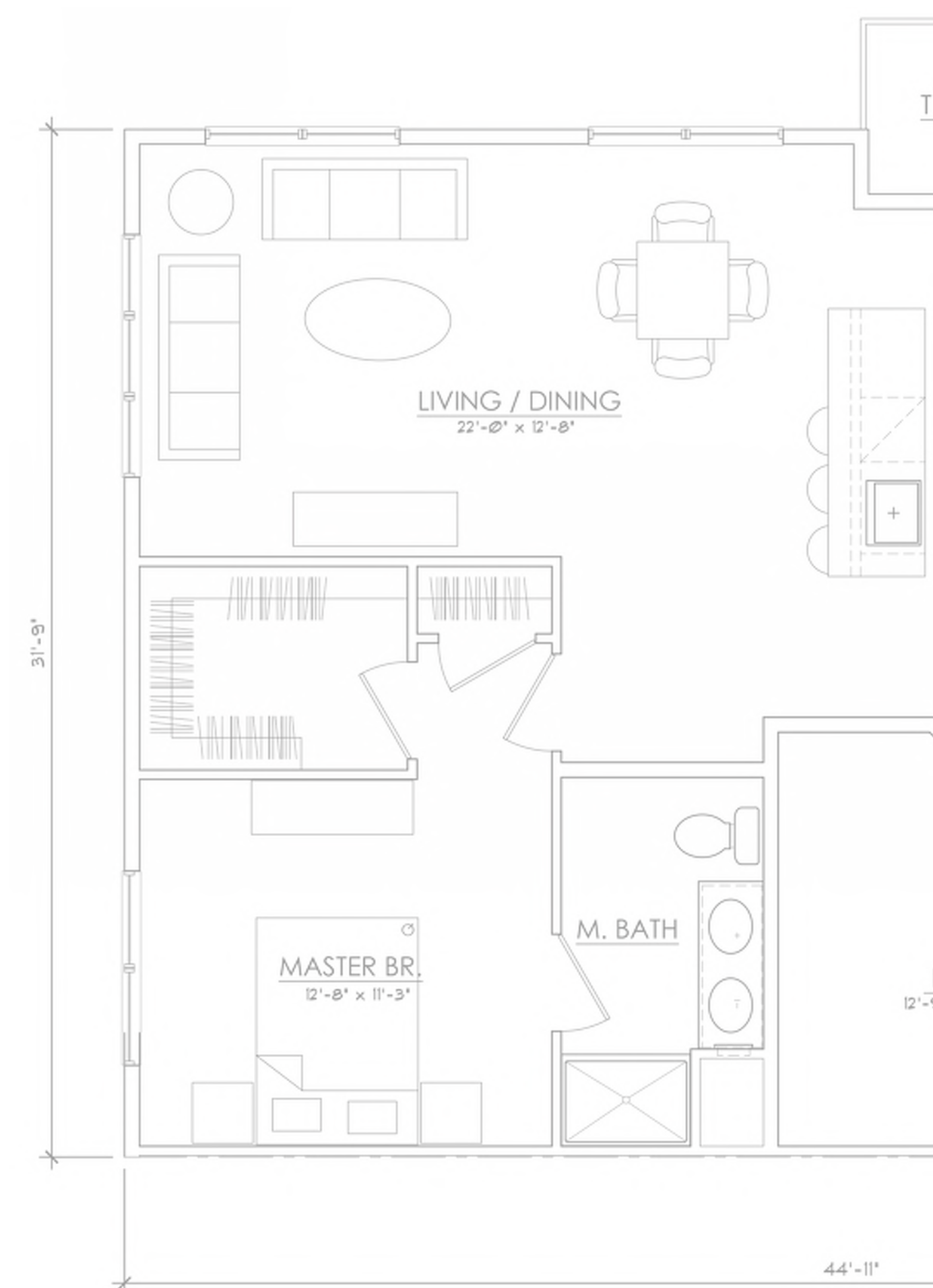
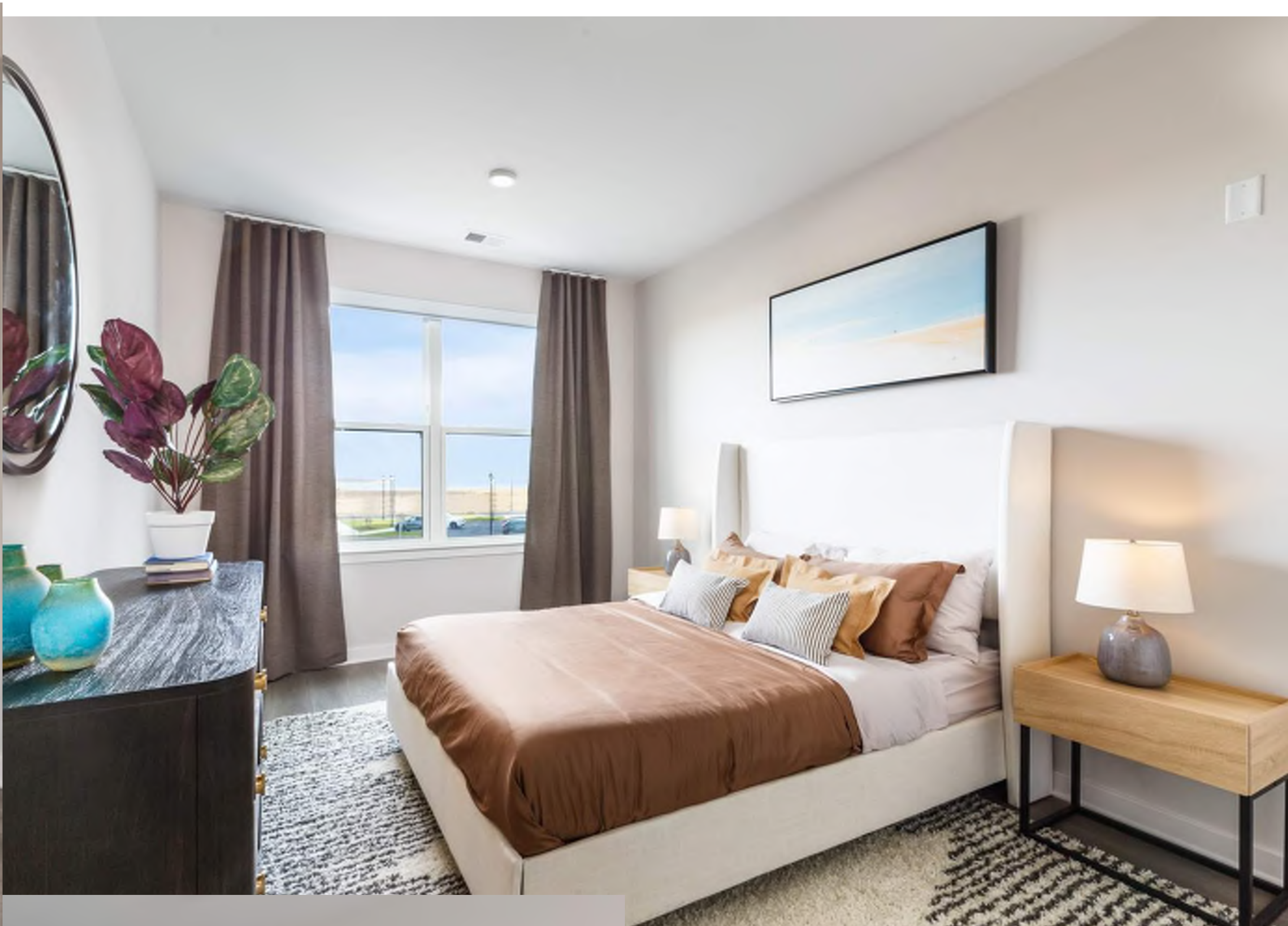
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**A-12**  
TYPICAL UNIT PLANS/  
SIGNAGE

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



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**A-12**  
TYPICAL UNIT PLANS/  
SIGNAGE

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ARTISTIC PERSPECTIVE

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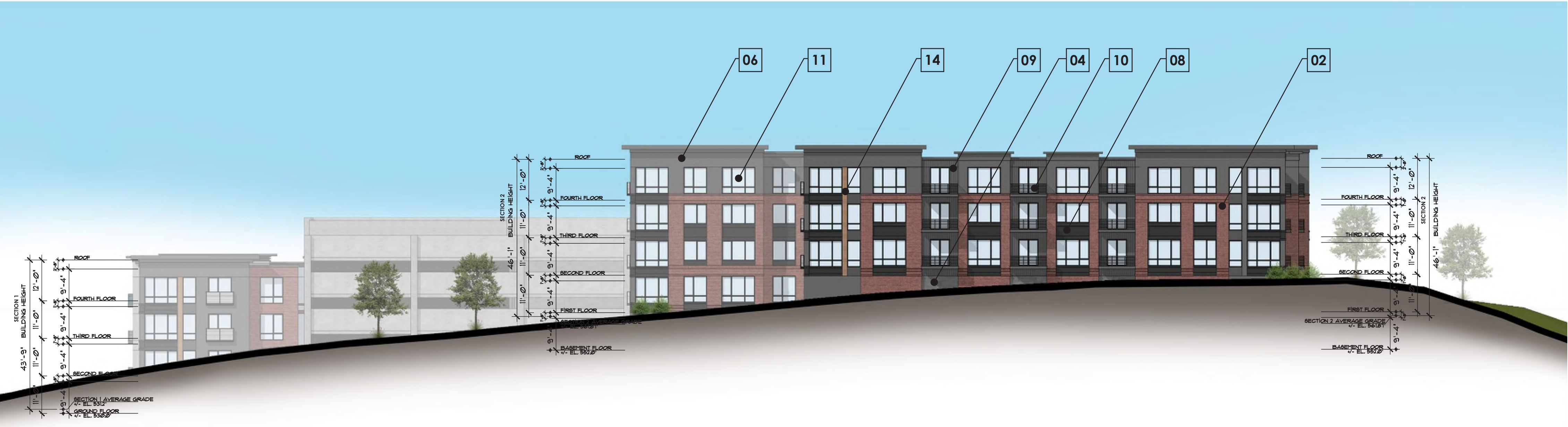






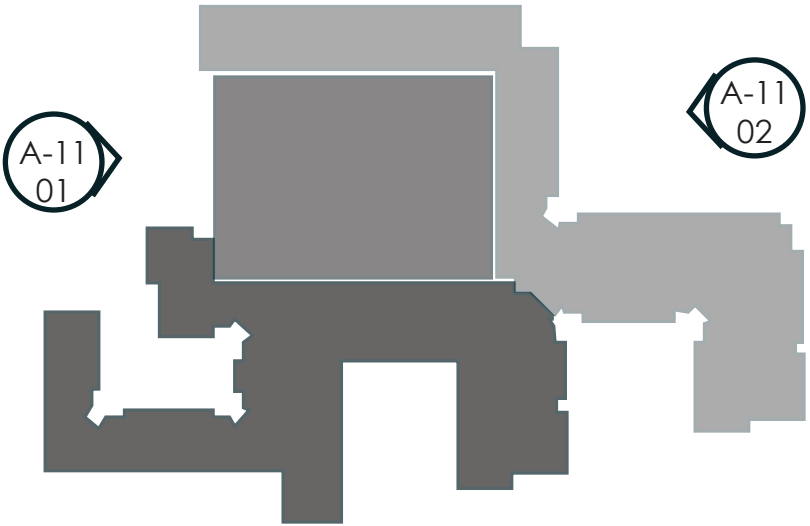


02 EAST BUILDING ELEVATION  
SCALE: 1" = 20'-0"



01 WEST BUILDING ELEVATION  
SCALE: 1" = 20'-0"

KEY PLAN:



MATERIALS KEY:

- 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

NOTES:

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

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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

PARAPET WALLS ARE TO BE MAXIMUM 48".

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**A-11**  
BUILDING ELEVATIONS