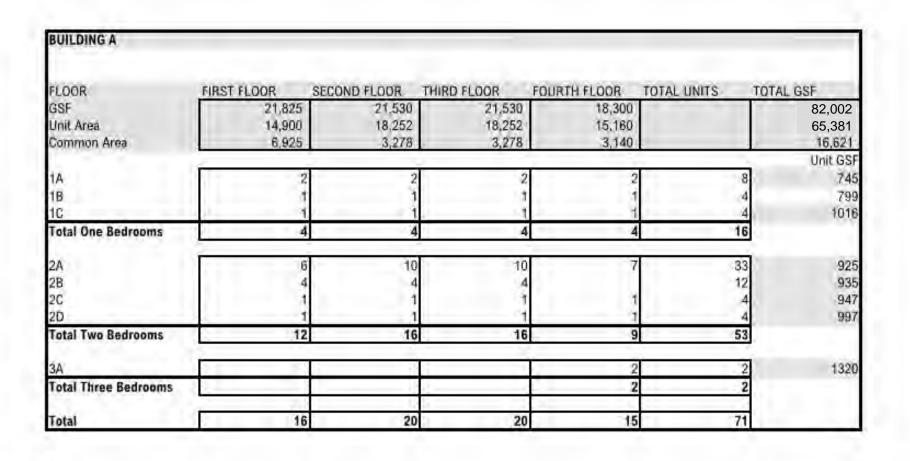
BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

SITE PLAN SUBMISSION

15 JULY 2020



BUILDING B					
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS	TOTAL GSF
GSF	5,682	5,642	5,642		16,966
Unit Area	5,642	5,642	5,642		16,926
Common Area	40				40
					Unit GSI
3B	2	2	2		1412
3C	2	. 2	2		1409
Total Three Bedrooms	4	4	4	r = 1	
Total	4	4	4	1:	2

BUILDING C					
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL UNITS	TOTAL GSF
GSF Unit Area	5,682 5,642	5,642 5,642	5,642 5,642		16,966 16,926
Common Area	40.				Unit GSF
3B	2	2	2		1412 1409
3C Total Three Bedrooms	4	4	4		1405
Total	4		4	1	2

	Units			Commons/Circu	u. Total	Total	
	Count	Gross	5	Gross	Gross		
Building A		71	65,381	16,6	521	82,002	
Building B		12	16,926		40	16,966	
Building C		12	16,926	1	40	16,966	

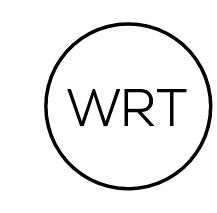
SHEET LIST				
SHEET NUMBER	SHEET NAME			
ARCHITECTURAL				
Z-000	COVER SHEET			
Z-001	BLDG A - 3D VIEW			
Z-002	BLDG B & C - 3D VIEW			
Z-101	BLDG A - FIRST, SECOND & THIRD FLOOR PLANS			
Z-102	BLDG A - FOURTH FLOOR & ROOF PLANS			
Z-103	BLDG B & C - FLOOR & ROOF PLANS			
Z-111	ENLARGED TYPICAL UNIT PLANS			
Z-201	BLDG A - EXTERIOR ELEVATIONS			
Z-202	BLDG A - EXTERIOR ELEVATIONS			
Z-203	BLDG B & C - EXTERIOR ELEVEATIONS			







BUILDING A - PERSPECTIVE VIEW



BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

PIHRL ACQUISITIONS LLC

5 COMMERCE WAY, SUITE 210E HAMILTON, NJ 08691 609.751.9664

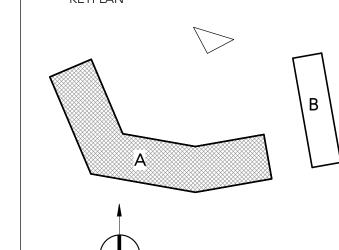
ARCHITECT

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 100 FREEHOLD, JK 07728 732.446.8446

LANDSCAPE ARCHITECT MELILLO+BAUER ASSOCIATES 2339 HIGHWAY 34, BUILDING D-3 MANASQUAN, NJ 08736 732.528.0664



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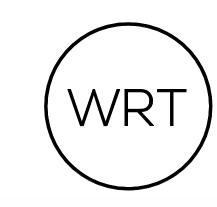
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BLDG A - 3D VIEW



BUILDING B & C PERSPECTIVE VIEW



BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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ARCHITECT WALLACE ROBERTS & TODD, LLC

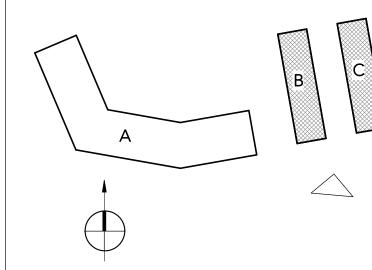
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LANDSCAPE ARCHITECT MELILLO+BAUER ASSOCIATES

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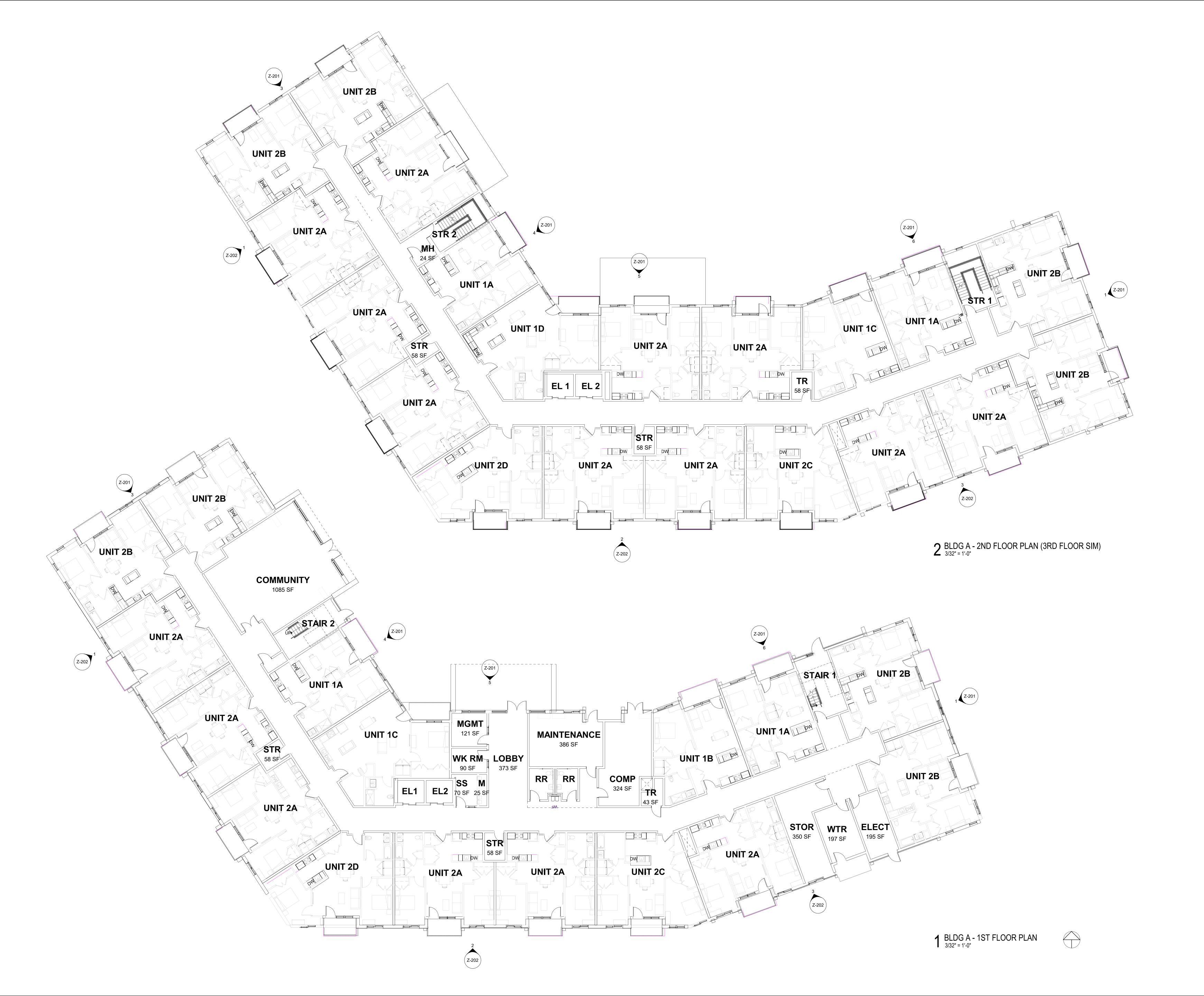
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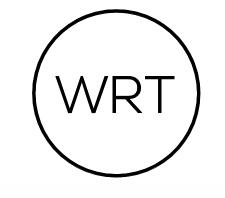
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BLDG B & C - 3D VIEW





BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

OWNER
PIHRL ACQUISITIONS LLC

5 COMMERCE WAY, SUITE 210E HAMILTON, NJ 08691 609.751.9664

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.

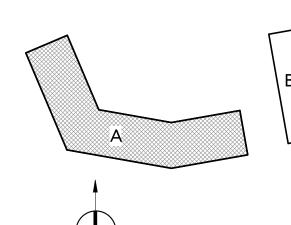
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LANDSCAPE ARCHITECT

MELILLO+BAUER ASSOCIATES

MELILLO+BAUER ASSOCIATES
2339 HIGHWAY 34, BUILDING D-3
MANASQUAN, NJ 08736
732.528.0664

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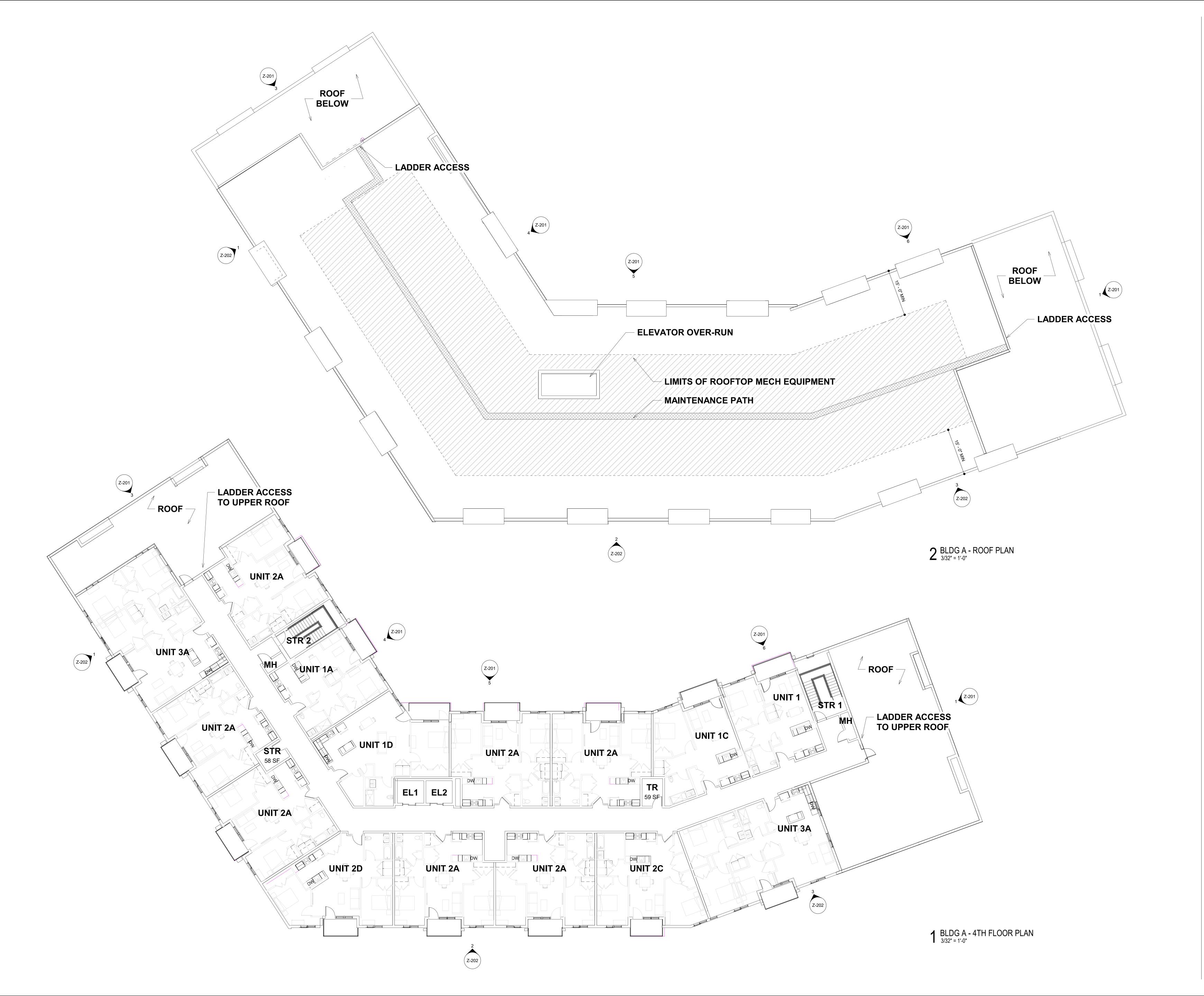
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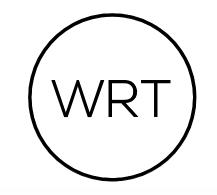
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SCALE 3/32" = 1'-0"

BLDG A - FIRST, SECOND & THIRD FLOOR PLANS





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ARCHITECT

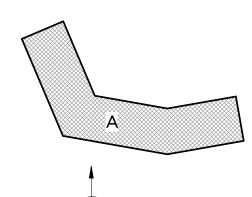
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LANDSCAPE ARCHITECT MELILLO+BAUER ASSOCIATES 2339 HIGHWAY 34, BUILDING D-3 MANASQUAN, NJ 08736 732.528.0664

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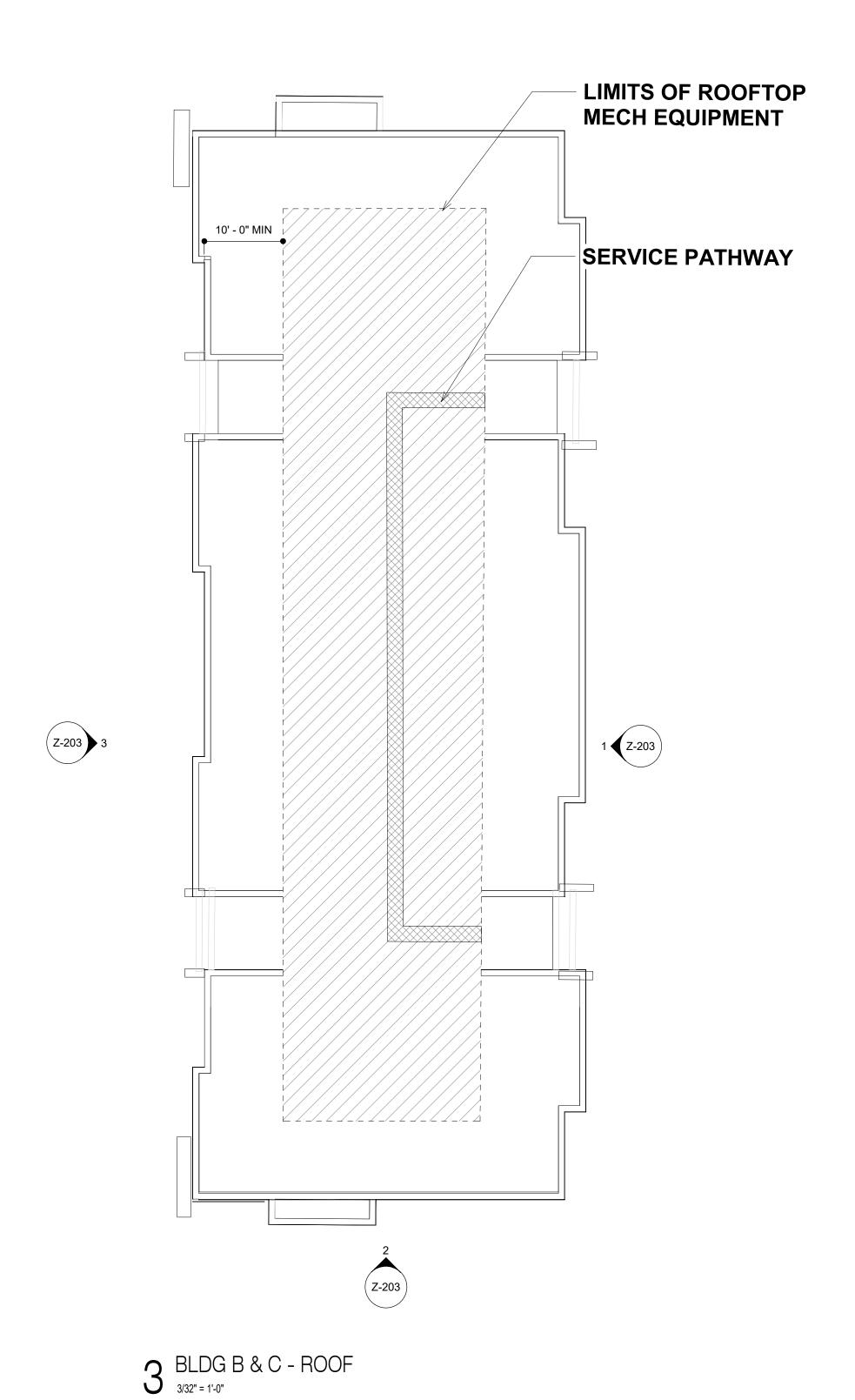
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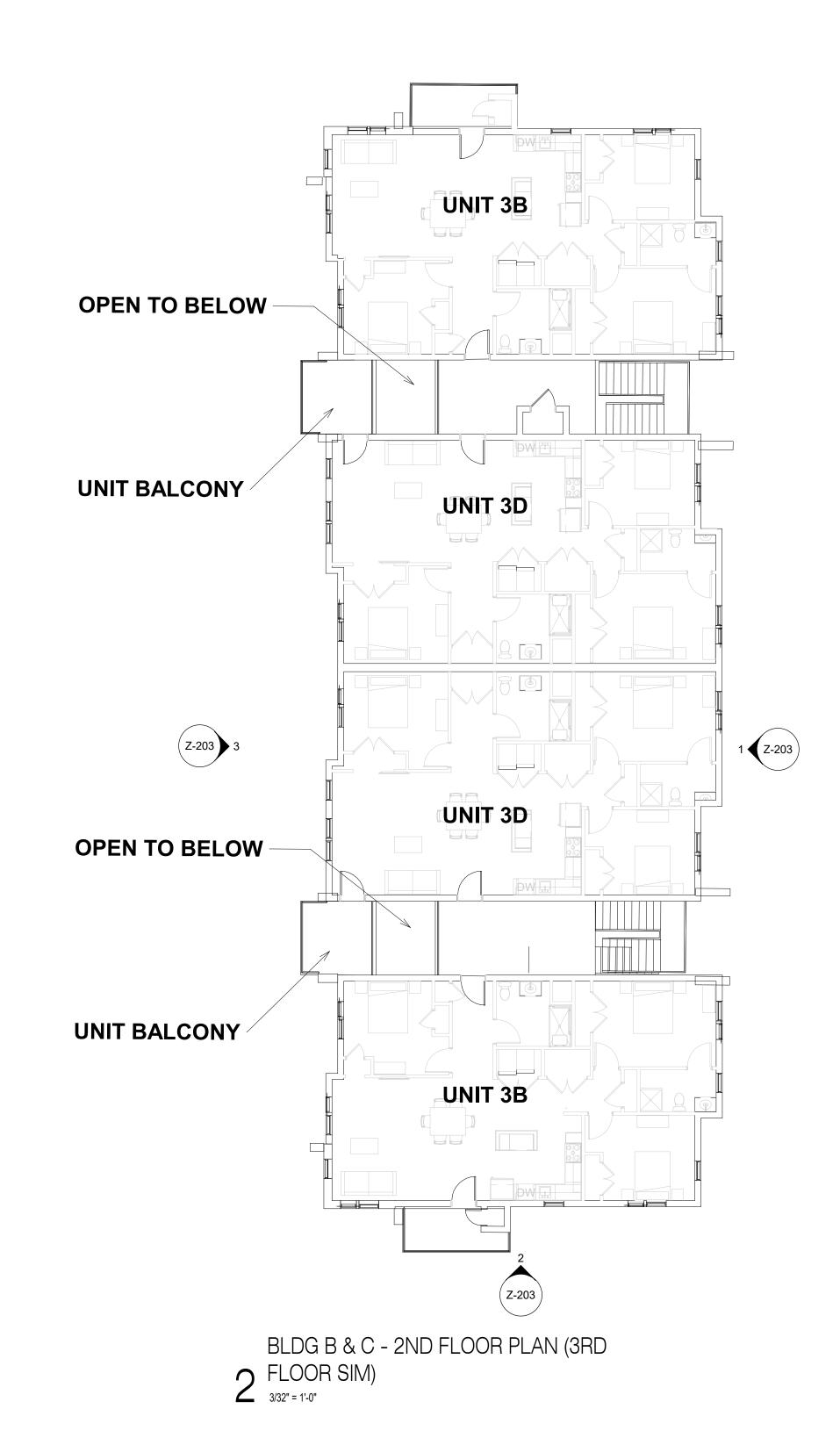
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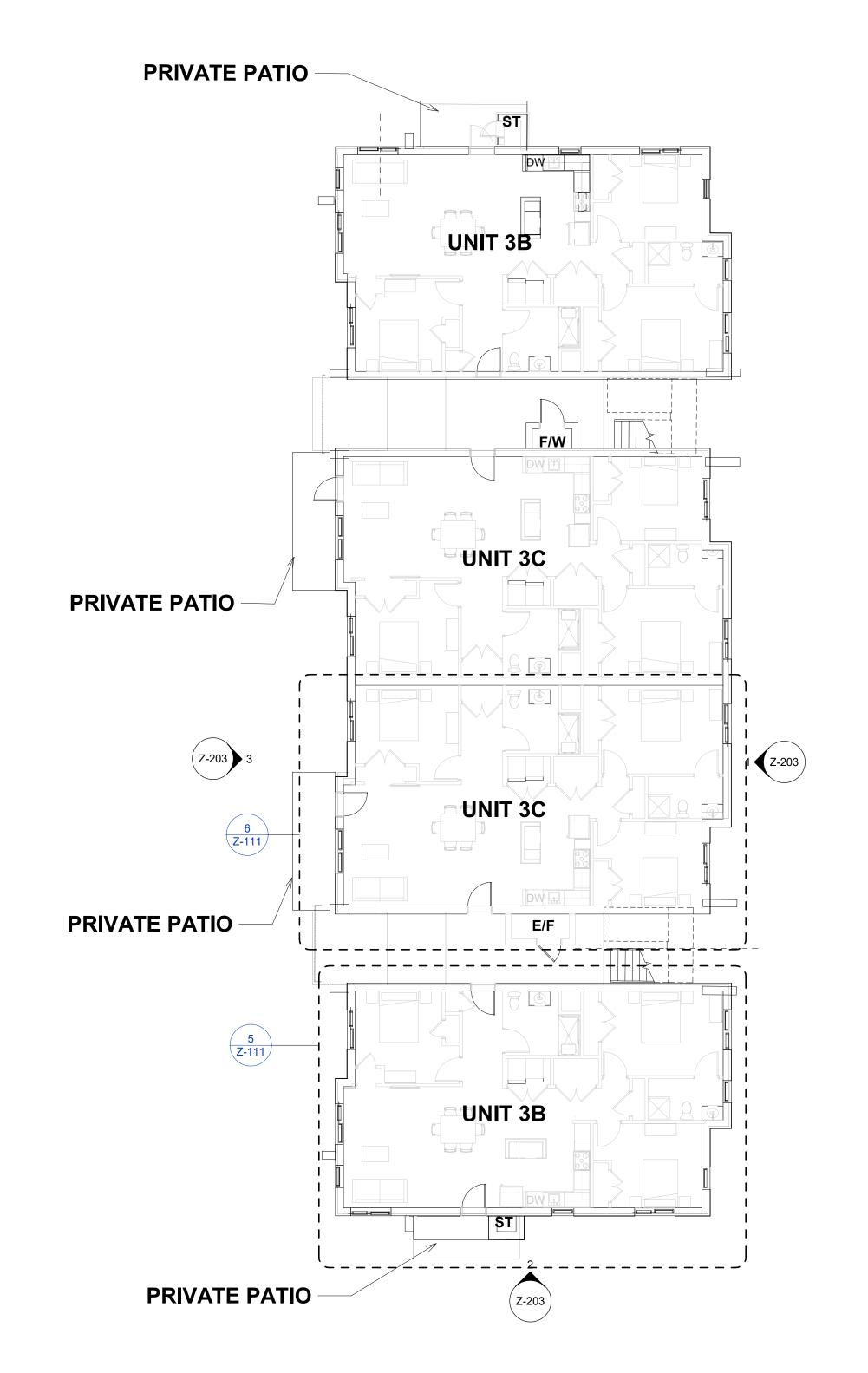
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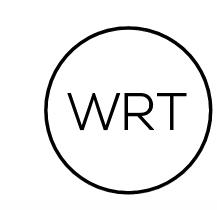
BLDG A - FOURTH FLOOR & **ROOF PLANS**







1 BLDG B & C - 1ST FLOOR PLAN 3/32" = 1'-0"



BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

OWNER PIHRL ACQUISITIONS LLC

5 COMMERCE WAY, SUITE 210E HAMILTON, NJ 08691 609.751.9664

ARCHITECT

WALLACE ROBERTS & TODD, LLC

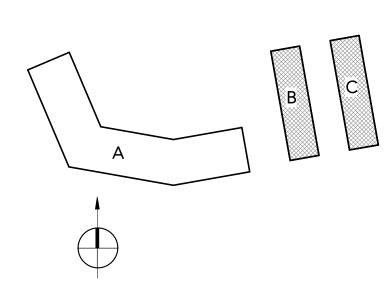
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BLDG B & C - FLOOR & ROOF PLANS

Z-103



BEDROOM

DW # _ _ _ _

E/F

BEDROOM

11' - 4" x 15' - 6"

BEDROOM

10' - 9" x 13' - 11"

BEDROOM

12' - 4" x 13' - 2"

UNIT 3C

CLOSET

LIVING/DINING

6 BLDG B&C_UNIT 3C



BALCONY

LIVING ROOM

UNIT 2C

KITCHEN

BEDROOM

11' - 2" x 14' - 4"

CLOSET

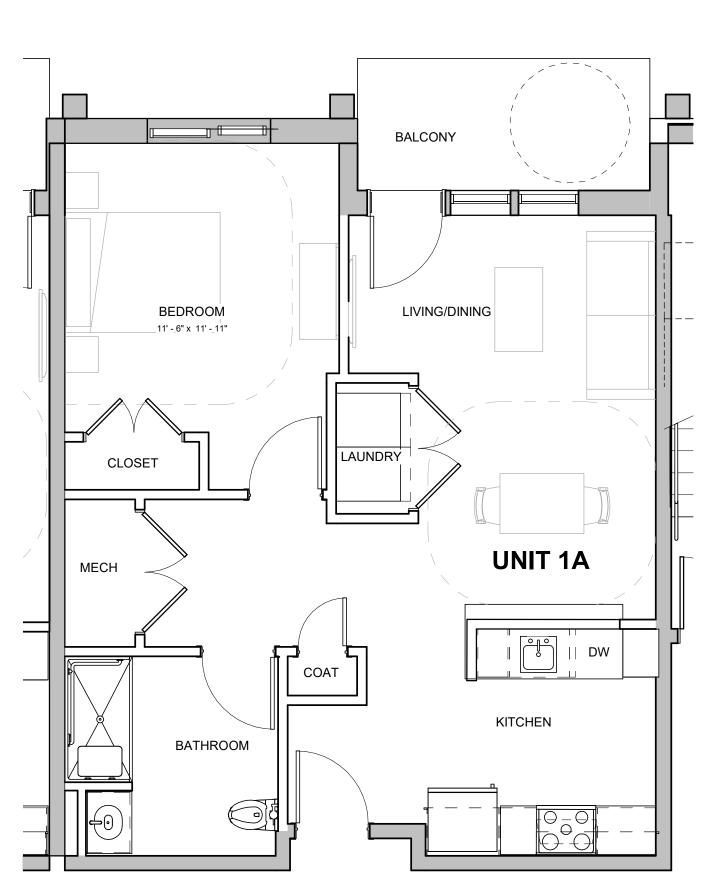
LAUNDRY

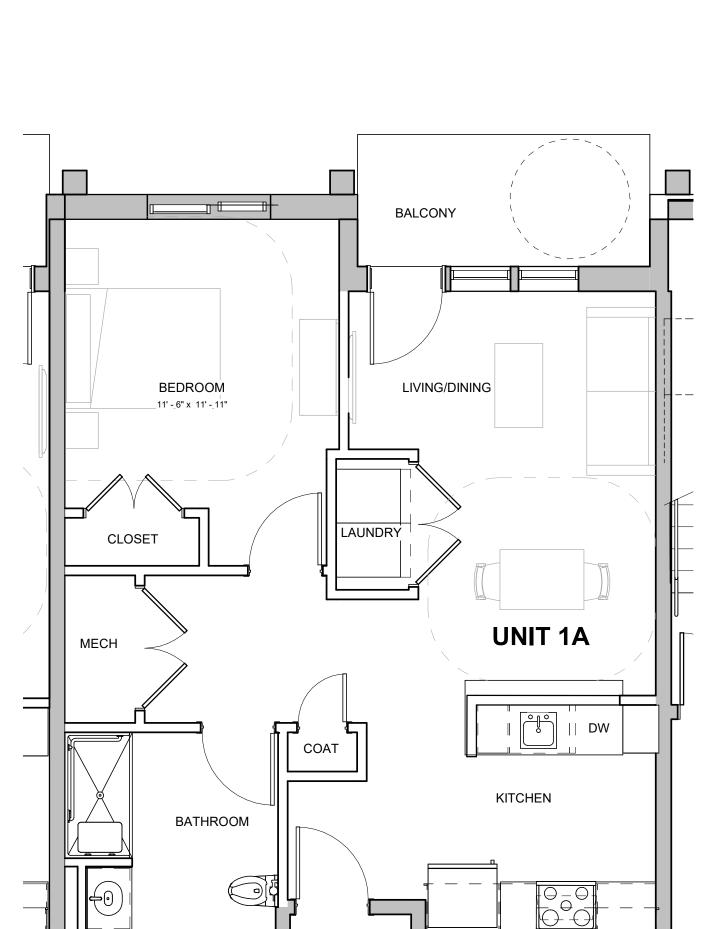
4 BLDG A_UNIT 2C

3 BLDG A - UNIT 3A

BEDROOM 10' - 1" x 14' - 0"

BATHROOM





BALCONY

LIVING/DINING

MECH

UNIT 2A

KITCHEN

2 BLDG A_UNIT 2A

1 BLDG A_UNIT 1A 1/4" = 1'-0"

BEDROOM

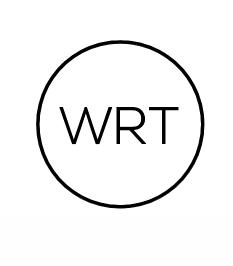
9' - 7" x 17' - 8"

- - - - CLOSET- -

BEDROOM

9' - 7" x 15' - 0"

BATHROOM



DEPOT & PINE STREET REDEVELOPMENT

BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

OWNER PIHRL ACQUISITIONS LLC

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ARCHITECT

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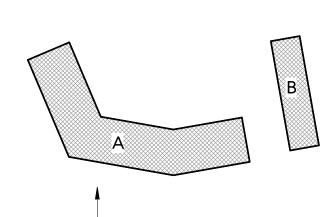
215.732.5215 WRTDESIGN.COM CIVIL ENGINEER

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LANDSCAPE ARCHITECT

MELILLO+BAUER ASSOCIATES 2339 HIGHWAY 34, BUILDING D-3 MANASQUAN, NJ 08736 732.528.0664

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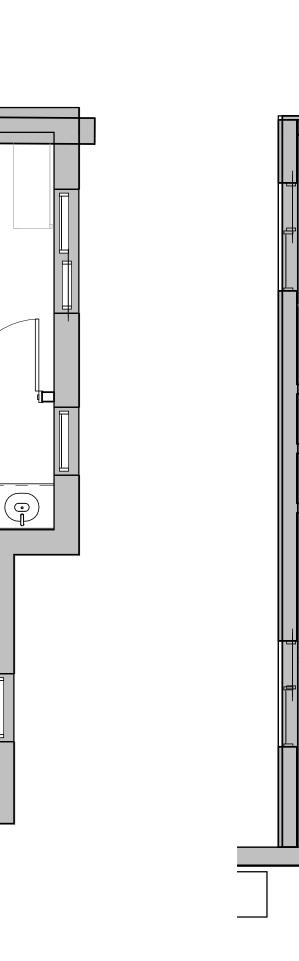
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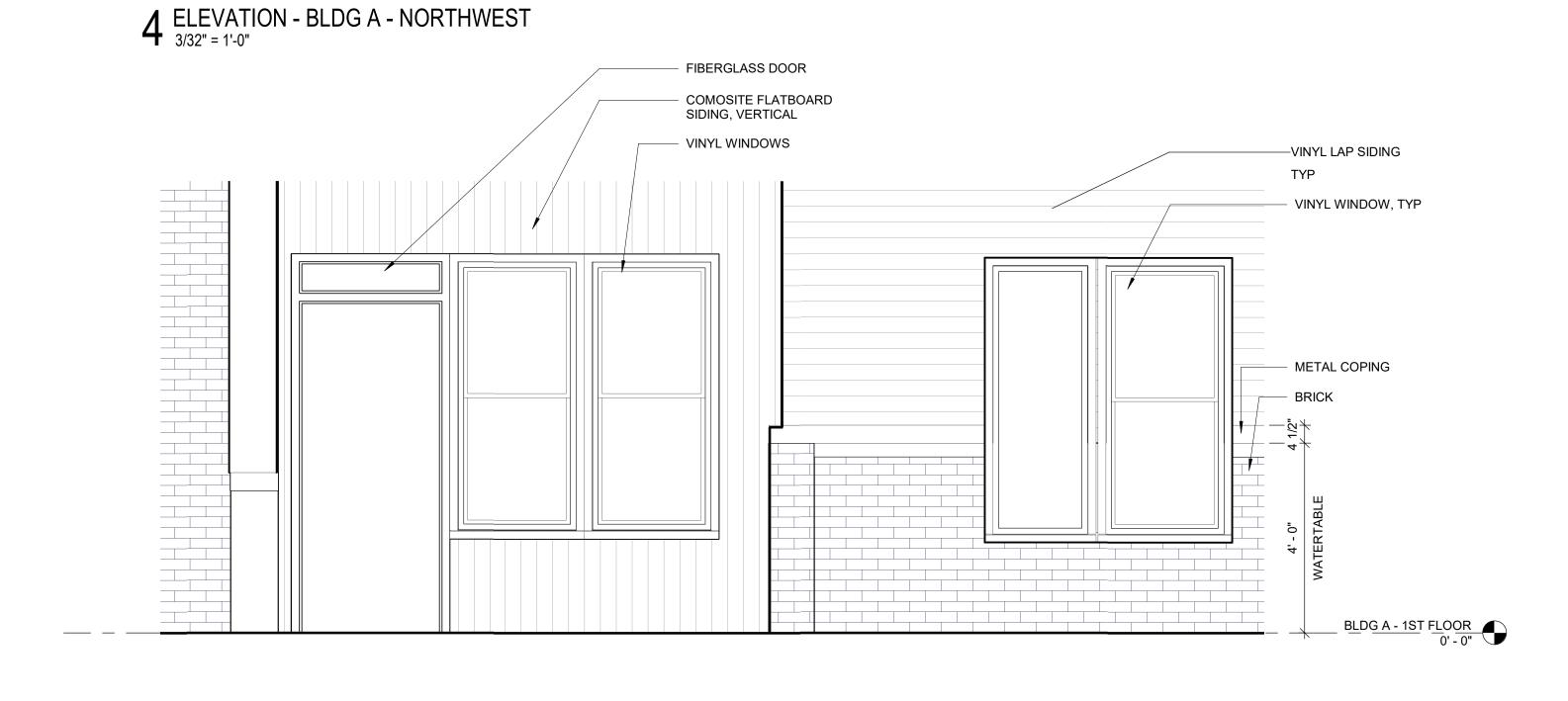
1/4" = 1'-0" SCALE **ENLARGED TYPICAL UNIT**

PLANS Z-111





2 ELEVATION DETAIL. TYP. 1/2" = 1'-0"





COMPOSITE FLAT-BOARD SIDING,

-ALUMINUM BALCONY RAILS

VERTICAL

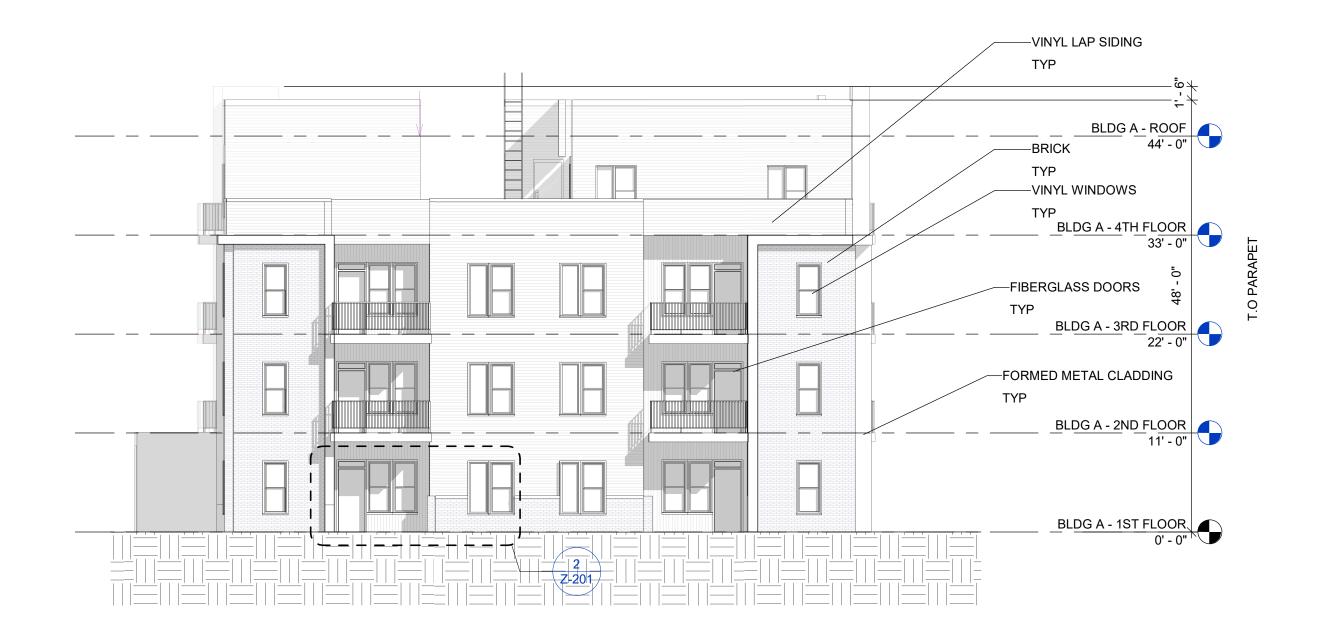
6 ELEVATION - BLDG A - NORTHEAST 3/32" = 1'-0"



1 ELEVATION - BLDG A - EAST 3/32" = 1'-0"

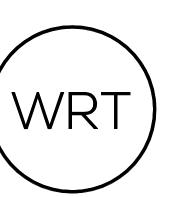


3 ELEVATION - BLDG A - WEST 3/32" = 1'-0"



5 ELEVATION - BLDG A - NORTH 3/32" = 1'-0"





DEPOT & PINE STREET REDEVELOPMENT

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PIHRL ACQUISITIONS LLC

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OWNER

732.446.8446

100 WILLOW BROOK ROAD, SUITE 100 FREEHOLD, JK 07728 LANDSCAPE ARCHITECT

MELILLO+BAUER ASSOCIATES 2339 HIGHWAY 34, BUILDING D-3

MANASQUAN, NJ 08736 732.528.0664

KEYPLAN

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MATERIAL NOTES:

METAL COPING

BRICK

4. VINYL SIDING, COLOR 1

5. VINYL SIDING, COLOR 2

7. FIBERGLASS DOOR

9. METAL TRIM

6. VERTICAL FAUX WOOD SIDING

8. VINYL WINDOW AND TRIM, TYP

ALUMINUM BALCONY RAILINGS, TYP

SEAL

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CHECKED BY Checker As indicated SCALE BLDG A - EXTERIOR

ELEVATIONS

2 ELEVATION - BLDG A - SOUTH 3/32" = 1'-0"





3 ELEVATION - BLDG A - SOUTHEAST

MATERIAL NOTES:

BLDG A - ROOF

BLDG A - 4TH FLOOR

BLDG A - 3RD FLOOR

-VINYL WINDOWS

BLDG A - 2ND FLOOR

-BRICK

TYP

—FORMED METAL CLADDING

- METAL COPING
- 2. ALUMINUM BALCONY RAILINGS, TYP BRICK
- 4. VINYL SIDING, COLOR 1
- 5. VINYL SIDING, COLOR 2
- VERTICAL FAUX WOOD SIDING
- FIBERGLASS DOOR

METAL TRIM

- 8. VINYL WINDOW AND TRIM, TYP

WRT

DEPOT & PINE STREET REDEVELOPMENT

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CIVIL ENGINEER ESE CONSULTANTS, INC.

-FORMED METAL CLADDING

-FIBERGLASS DOORS

-VINYL LAP SIDING

BLDG A - 4TH FLOOR 33' - 0"

BLDG A - 3RD FLOOR 22' - 0"

BLDG A - 2ND FLOOR 11' - 0"

BLDG A - 1ST FLOOR 0' - 0"

-VINYL WINDOWS

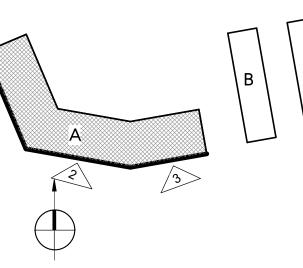
COMPOSITE FLAT-BOARD SIDING,
VERTICAL
TYP

BLDG A - ROOF

100 WILLOW BROOK ROAD, SUITE 100 FREEHOLD, JK 07728 732.446.8446

LANDSCAPE ARCHITECT MELILLO+BAUER ASSOCIATES 2339 HIGHWAY 34, BUILDING D-3 MANASQUAN, NJ 08736 732.528.0664

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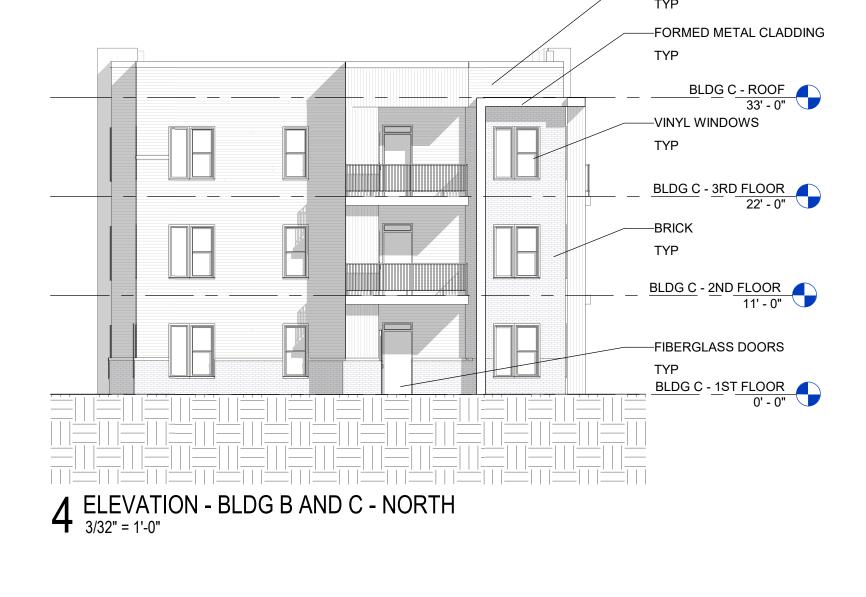
SITE PLAN SUBMISSION

WRT PROJECT # 8423

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3/32" = 1'-0" SCALE BLDG A - EXTERIOR

ELEVATIONS



2 ELEVATION - BLDG B AND C - SOUTH 3/32" = 1'-0"

---VINYL LAP SIDING

—FORMED METAL CLADDING

BLDG C - 3RD FLOOR 22' - 0"

BLDG C - 1ST FLOOR 0' - 0"

-VINYL WINDOWS

-VINYL LAP SIDING



1 ELEVATION - BLDG B AND C - EAST 3/32" = 1'-0"

MATERIAL NOTES:

FORMED METAL CLADDING

TYP COMPOSITE FLAT-BOARD SIDING, VERTICAL TYP

BLDG C - ROOF 33' - 0"

-VINYL LAP SIDING

-VINYL WINDOWS 💆

BLDG C - 3RD FLOOR

BLDG C - 2ND FLOOR

BLDG C - 1ST FLOOR 0' - 0"

METAL COPING

7. FIBERGLASS DOOR

METAL TRIM

2. ALUMINUM BALCONY RAILINGS, TYP

BRICK 4. VINYL SIDING, COLOR 1

5. VINYL SIDING, COLOR 2 6. VERTICAL FAUX WOOD SIDING

8. VINYL WINDOW AND TRIM, TYP

ELEVEATIONS

WRT

DEPOT & PINE STREET REDEVELOPMENT

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WRT PROJECT # 8423

ISSUE DATE 07/15/20 DRAWN BY Author CHECKED BY Checker SCALE 3/32" = 1'-0"

BLDG B & C - EXTERIOR