

# DEPOT & PINE STREET REDEVELOPMENT

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

## SITE PLAN SUBMISSION

15 JULY 2020

BUILDING A						
FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL UNITS	TOTAL GSF
GSF	21,825	21,530	21,530	18,300		83,185
Unit Area	14,900	18,252	18,252	15,160		66,564
Common Area	8,925	3,278	3,278	3,140		18,621
						Unit GSF
1A	2	2	2	2	8	746
1B	1	1	1	1	4	799
1C	1	1	1	1	4	1018
<b>Total One Bedrooms</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	
2A	6	10	10	7	33	926
2B	4	4	4	4	12	935
2C	1	1	1	1	4	947
2D	1	1	1	1	4	997
<b>Total Two Bedrooms</b>	<b>12</b>	<b>16</b>	<b>16</b>	<b>9</b>	<b>53</b>	
3A					2	1320
<b>Total Three Bedrooms</b>					<b>2</b>	
<b>Total</b>	<b>16</b>	<b>20</b>	<b>20</b>	<b>15</b>	<b>71</b>	

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 GSF
3B	2	2	2		1412
3C	2	2	2		1498
<b>Total Three Bedrooms</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>12</b>	

BUILDING C					
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 GSF
3B	2	2	2		1412
3C	2	2	2		1498
<b>Total Three Bedrooms</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>12</b>	

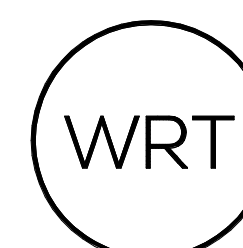
TOTAL PROJECT AREA				
	Units	Gross	Commons/Circu.	Total
Building A	71	66,564	16,821	83,185
Building B	12	16,926	40	16,966
Building C	12	16,926	40	16,966
<b>TOTAL</b>	<b>95</b>	<b>100,416</b>	<b>16,701</b>	<b>117,117</b>

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 ELEVATIONS

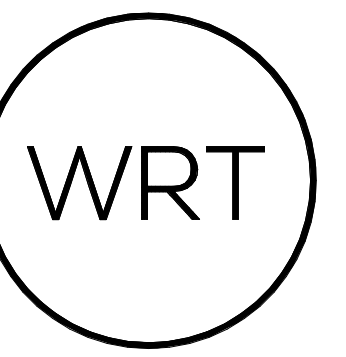
APPLICANT  
**pirhl** PIRHL DEVELOPERS, LLC  
 5 COMMERCE WAY, SUITE 210E  
 HAMILTON, NJ 08691  
 609.751.9664



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

CIVIL ENGINEER  
**ESE CONSULTANTS, INC.**  
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 FREEHOLD, NJ 07728  
 732.446.8446

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



BUILDING A - PERSPECTIVE VIEW

**DEPOT & PINE STREET REDEVELOPMENT**  
**PIHRL**

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

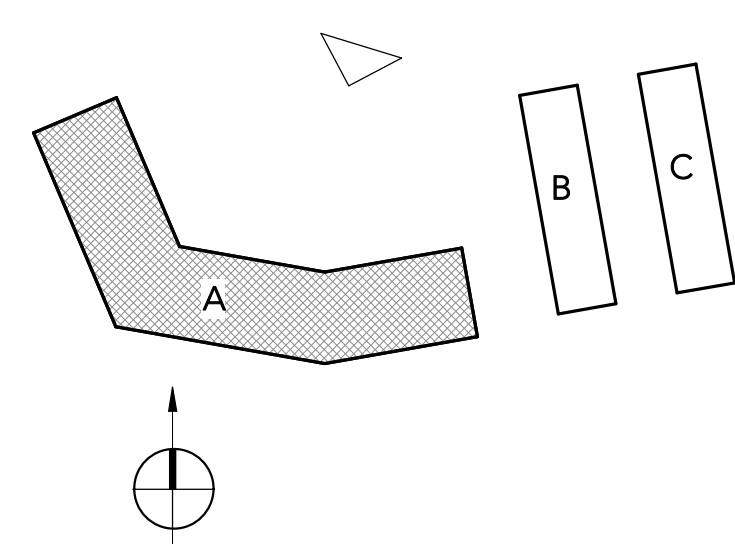
OWNER  
**PIHRL ACQUISITIONS LLC**  
5 COMMERCE WAY, SUITE 210E  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT  
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**MELILLO+BAUER ASSOCIATES**  
2339 HIGHWAY 34, BUILDING D-3  
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KEY PLAN



REV #	DATE	DESCRIPTION
01	07/15/20	SITE PLAN SUBMISSION

SEAL

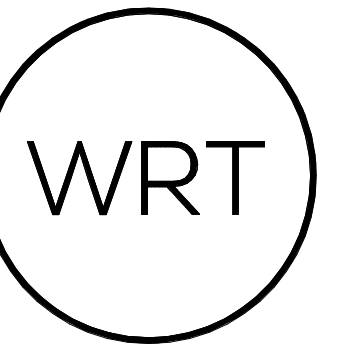
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SCALE

BLDG A - 3D VIEW

Z-001



BUILDING B & C PERSPECTIVE VIEW

**DEPOT & PINE STREET REDEVELOPMENT**  
**PIRHL**

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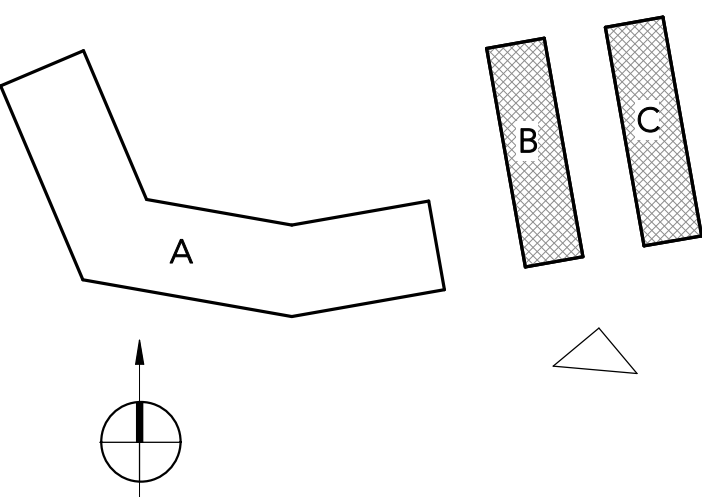
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KEYPLAN



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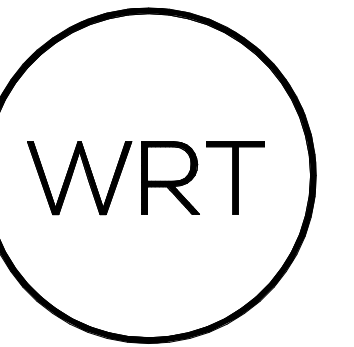
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BLDG B & C - 3D VIEW

Z-002



# DEPOT & PINE STREET REDEVELOPMENT

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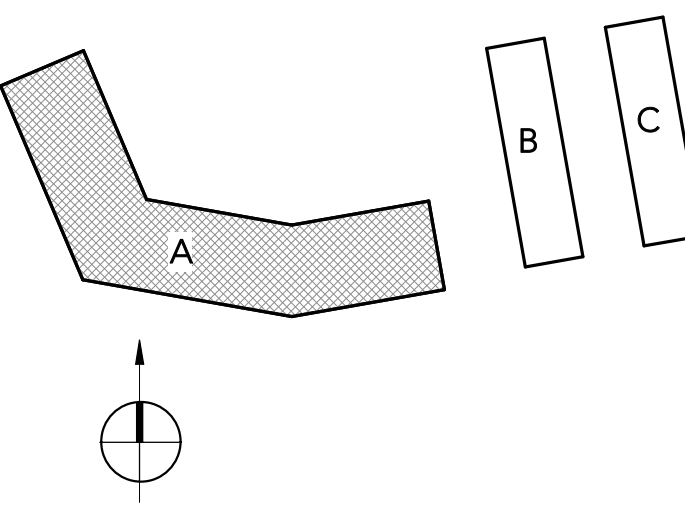
LANDSCAPE ARCHITECT  
**MELILLO+BAUER ASSOCIATES**  
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MANASQUAN, NJ 08736  
732.528.0664



**2** BLDG A - 2ND FLOOR PLAN (3RD FLOOR SIM)  
3/32" = 1'-0"

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

KEYPLAN



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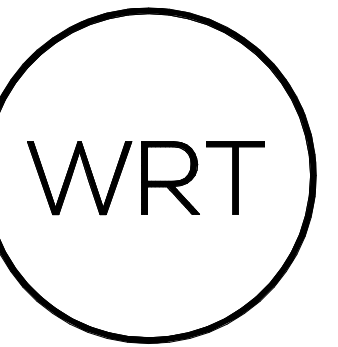
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SCALE 3/32" = 1'-0"

### BLDG A - FIRST, SECOND & THIRD FLOOR PLANS

# Z-101

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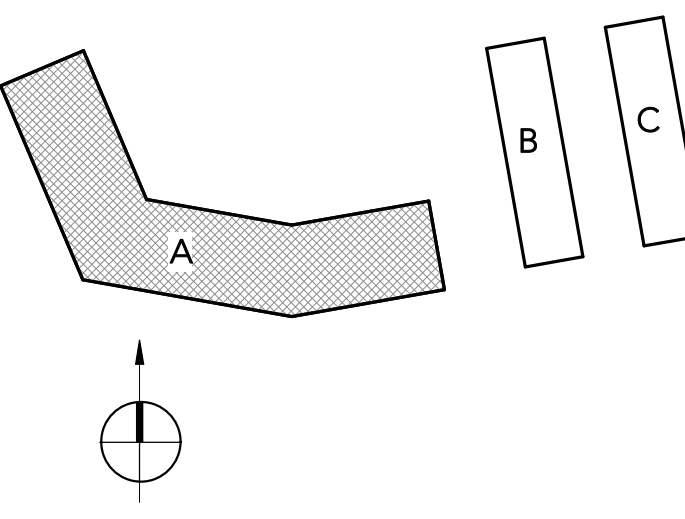
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2 BLDG A - ROOF PLAN  
3/32" = 1'-0"

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

KEYPLAN



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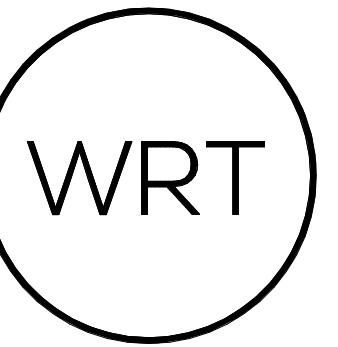
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SCALE 3/32" = 1'-0"

## BLDG A - FOURTH FLOOR & ROOF PLANS

# Z-102

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# DEPOT & PINE STREET REDEVELOPMENT

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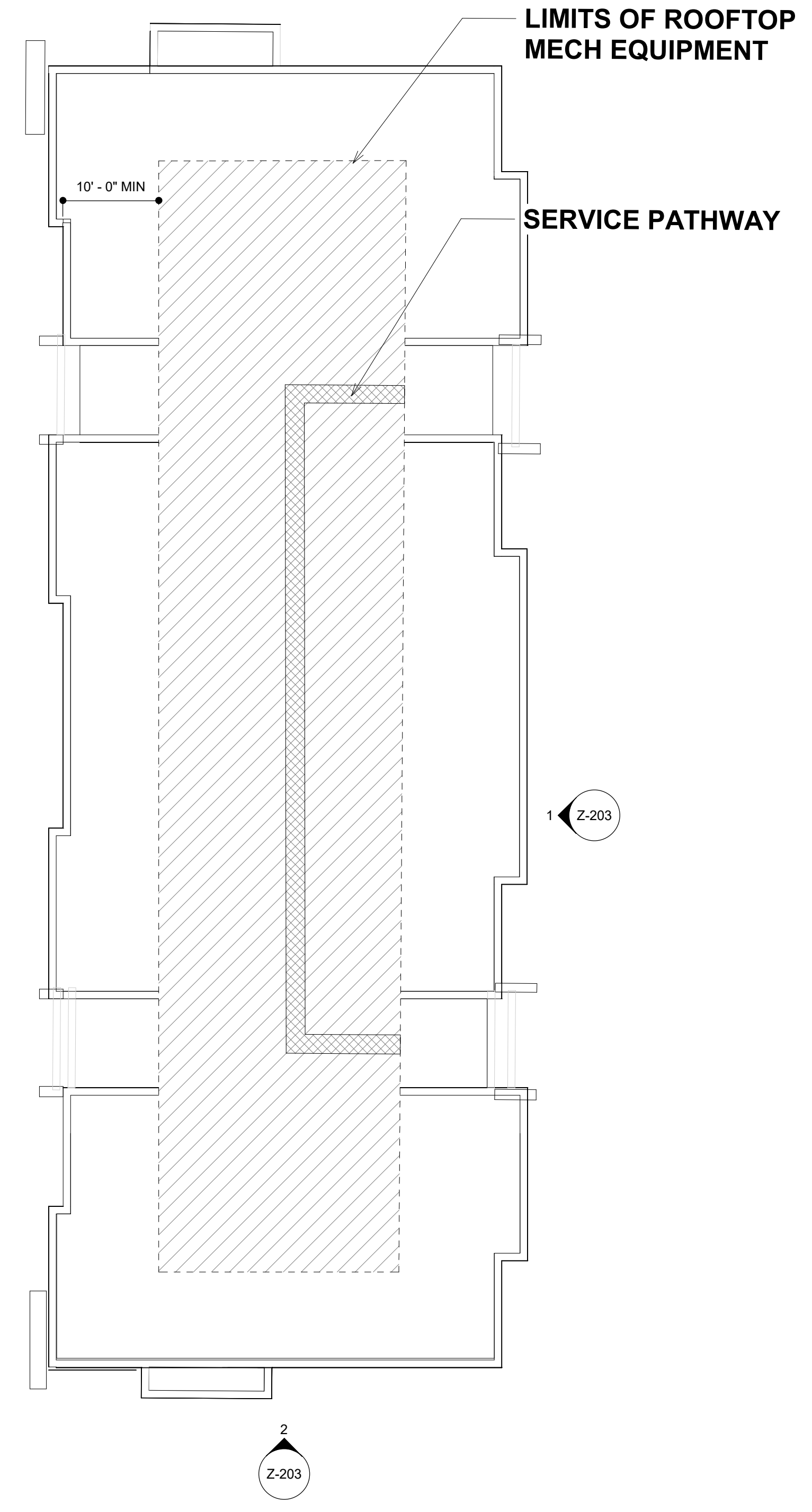
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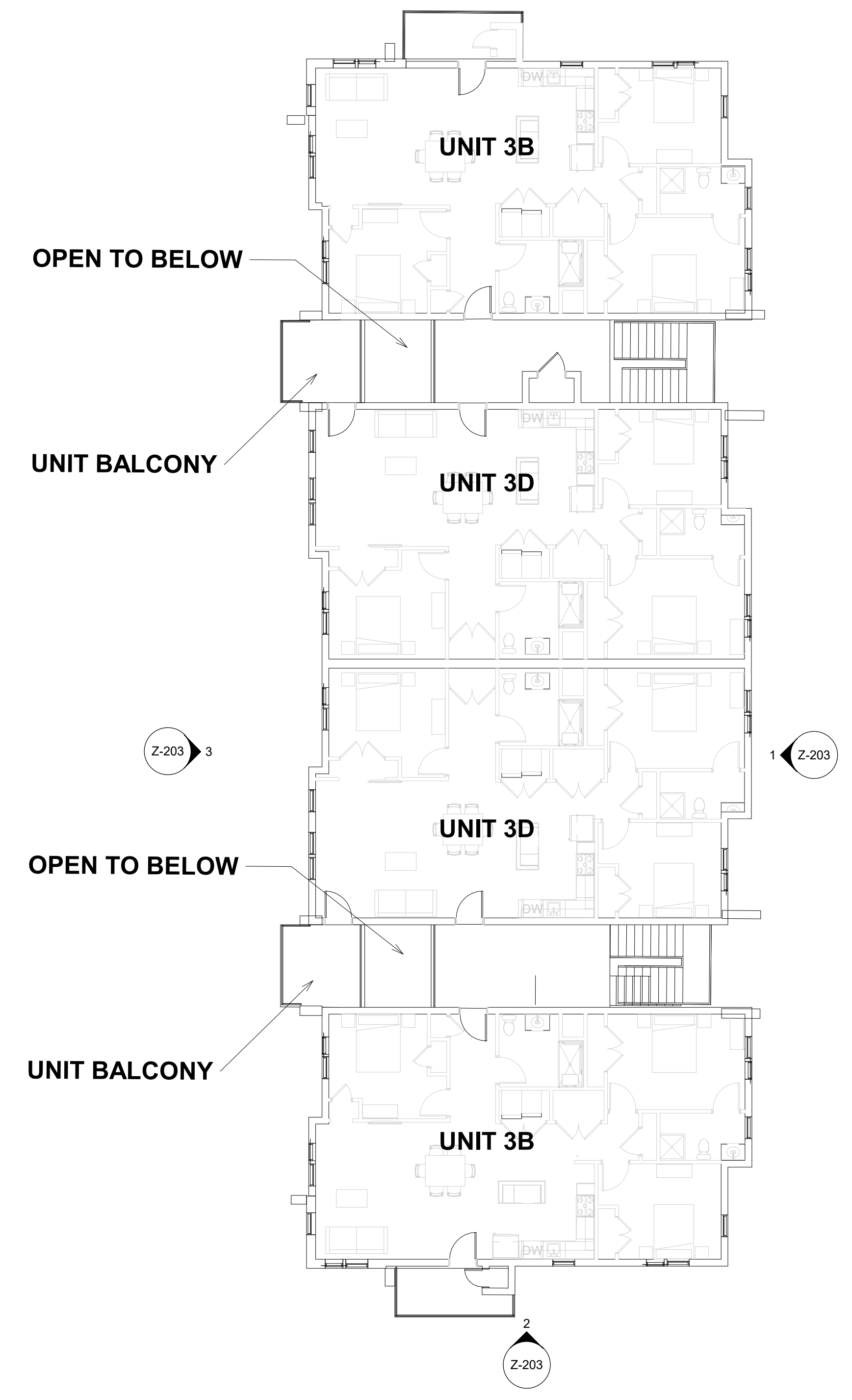
ARCHITECT  
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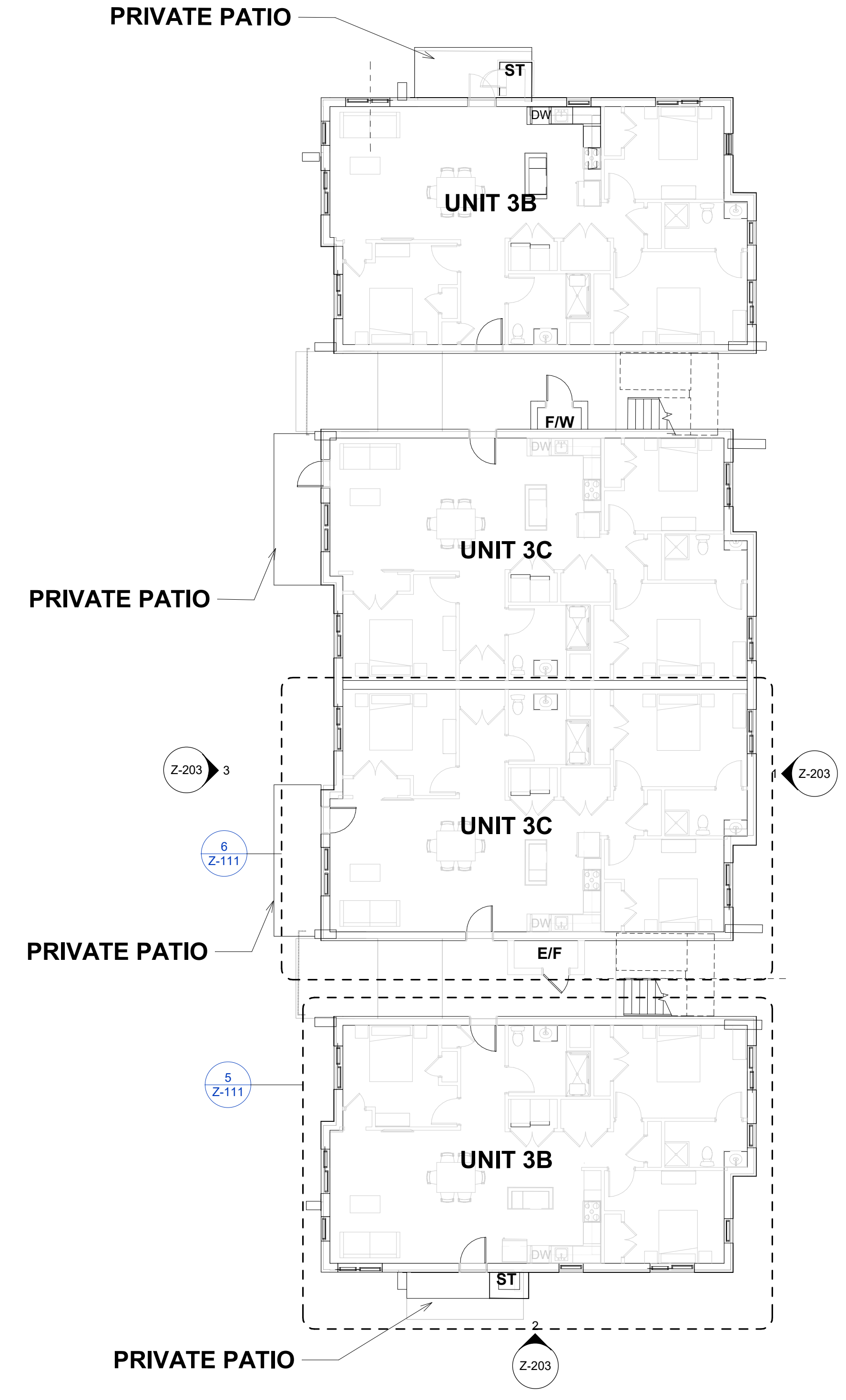
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**MELILLO+BAUER ASSOCIATES**  
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MANASQUAN, NJ 08736  
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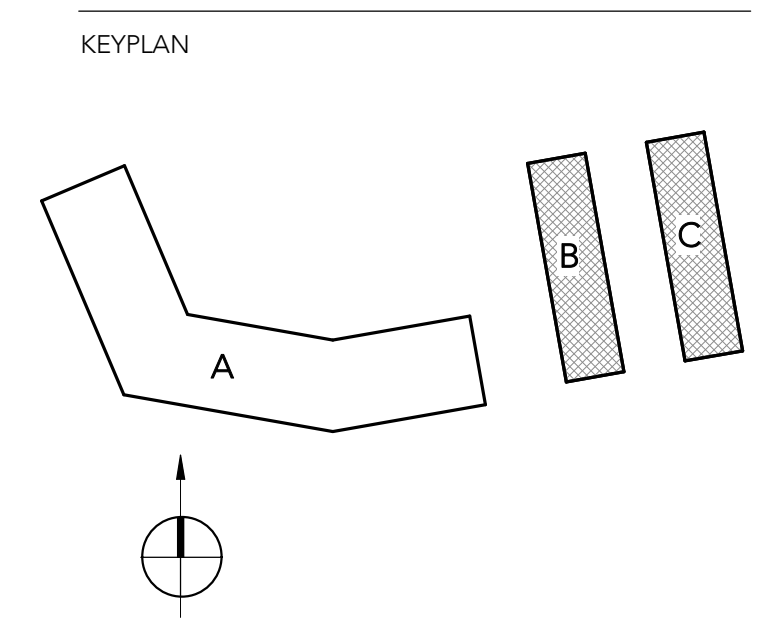
**3** BLDG B & C - ROOF  
3/32" = 1'-0"



**2** BLDG B & C - 2ND FLOOR PLAN (3RD FLOOR SIM)  
3/32" = 1'-0"



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



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1	07/15/20	SITE PLAN SUBMISSION

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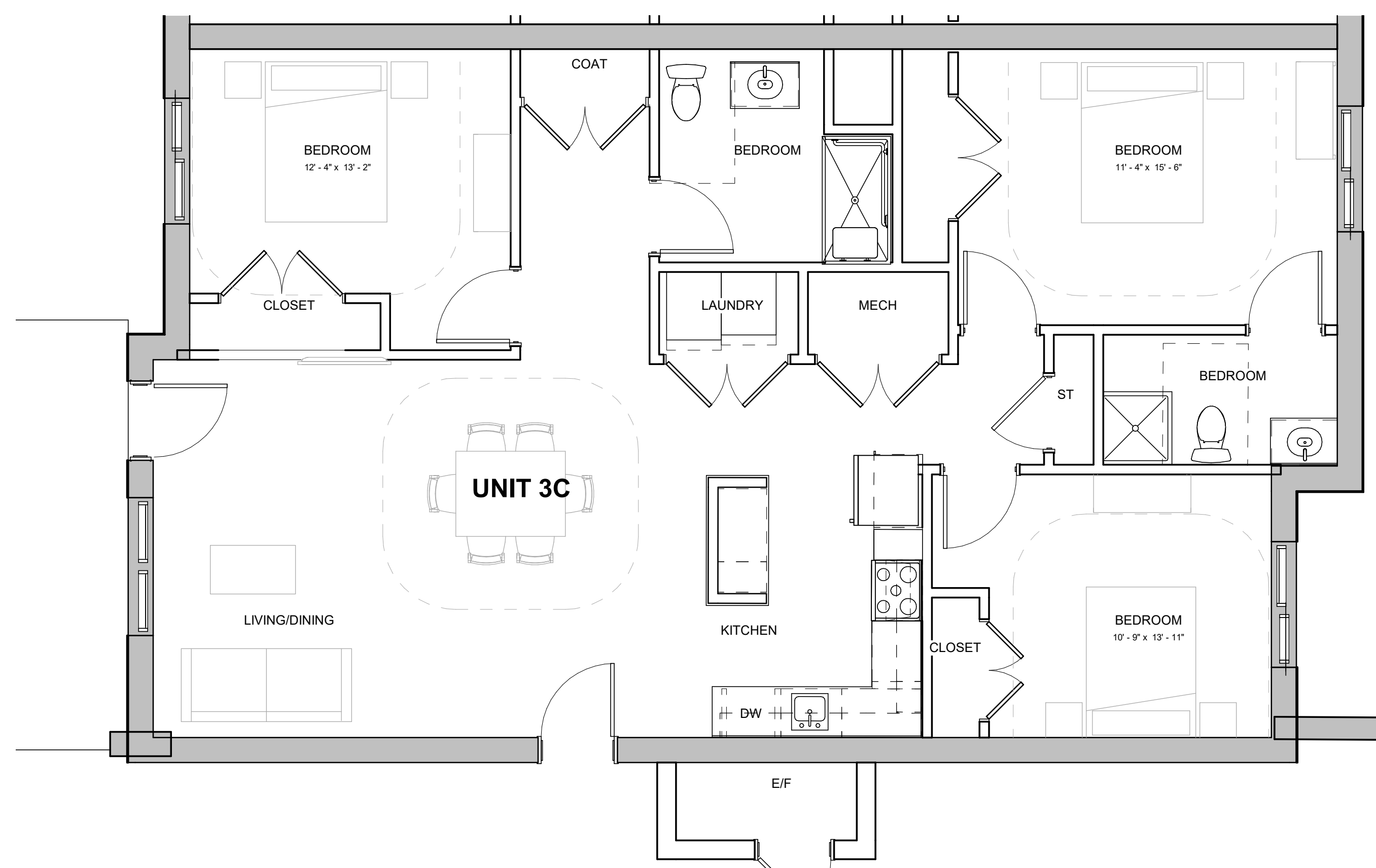
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SCALE 3/32" = 1'-0"

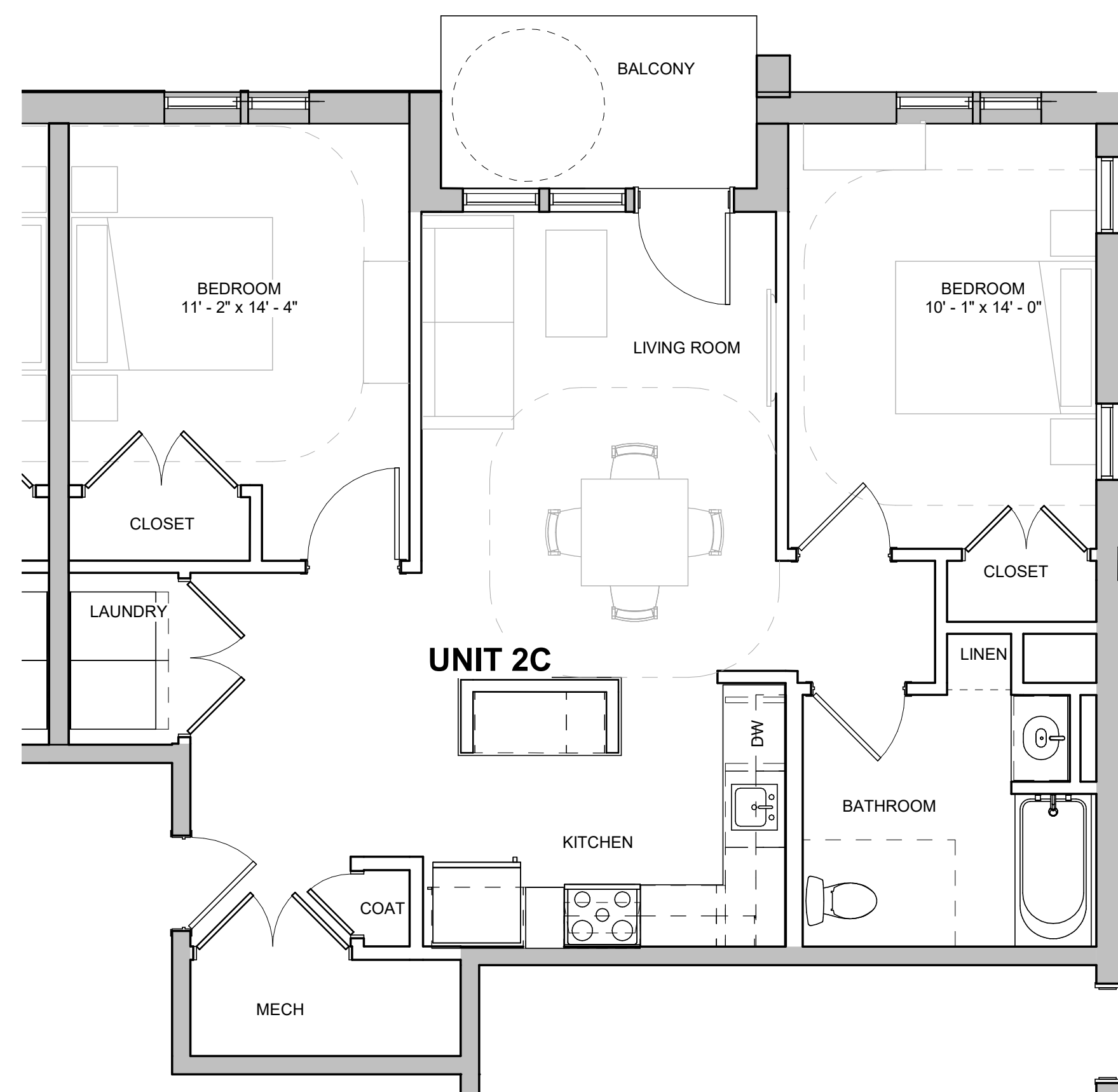
## BLDG B & C - FLOOR & ROOF PLANS

# Z-103

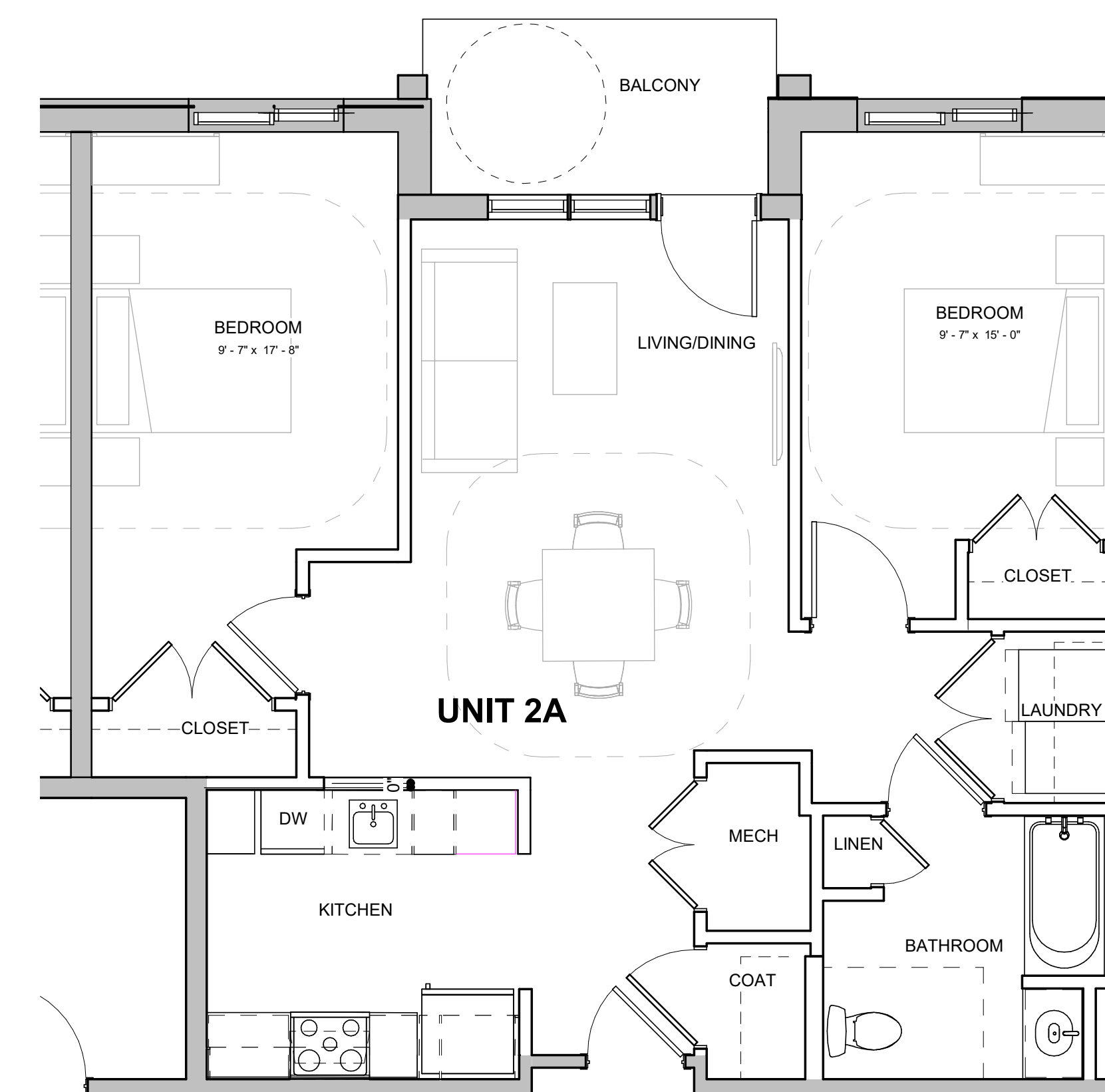
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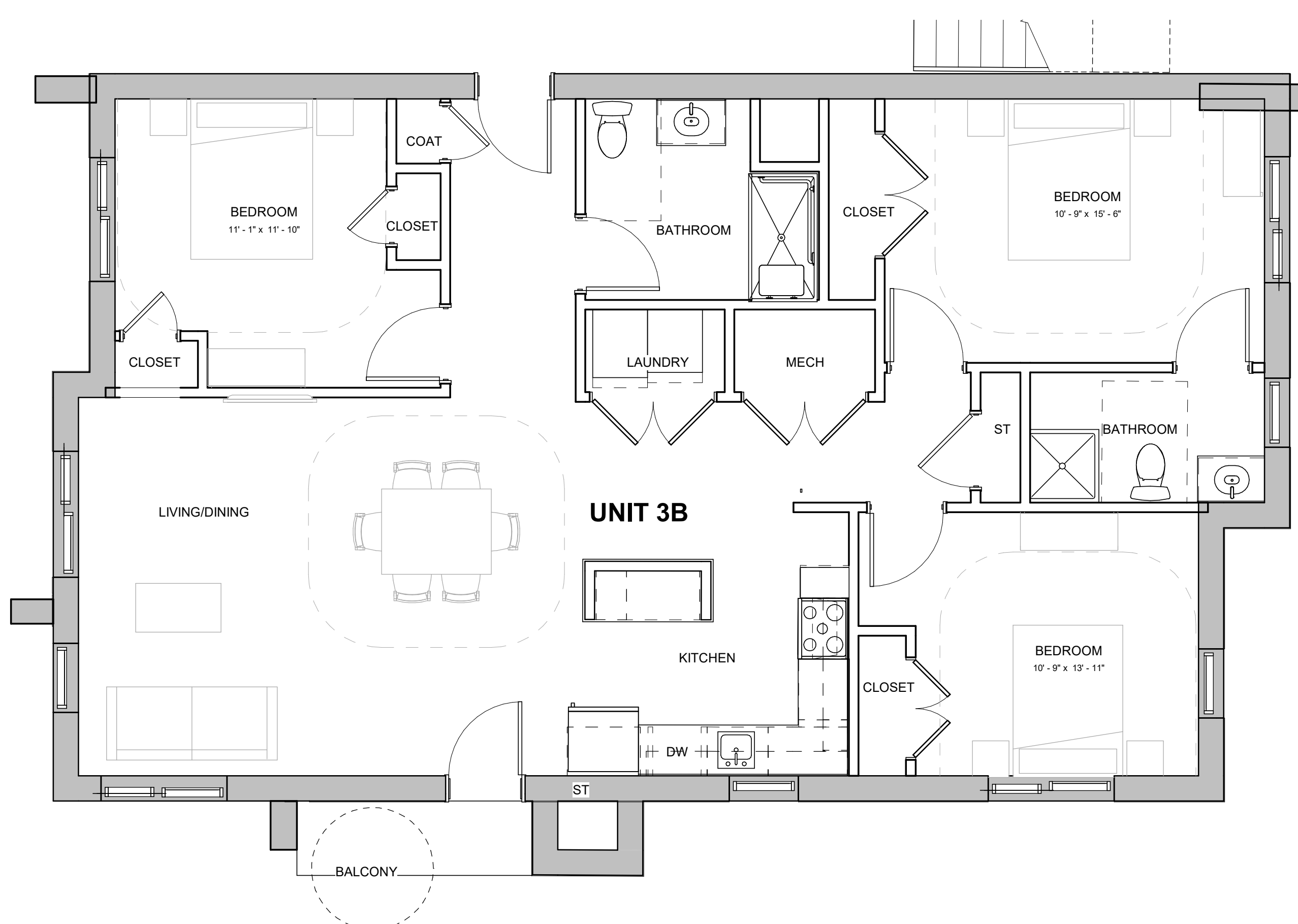
**6 BLDG B&C\_UNIT 3C**  
 1/4" = 1'-0"



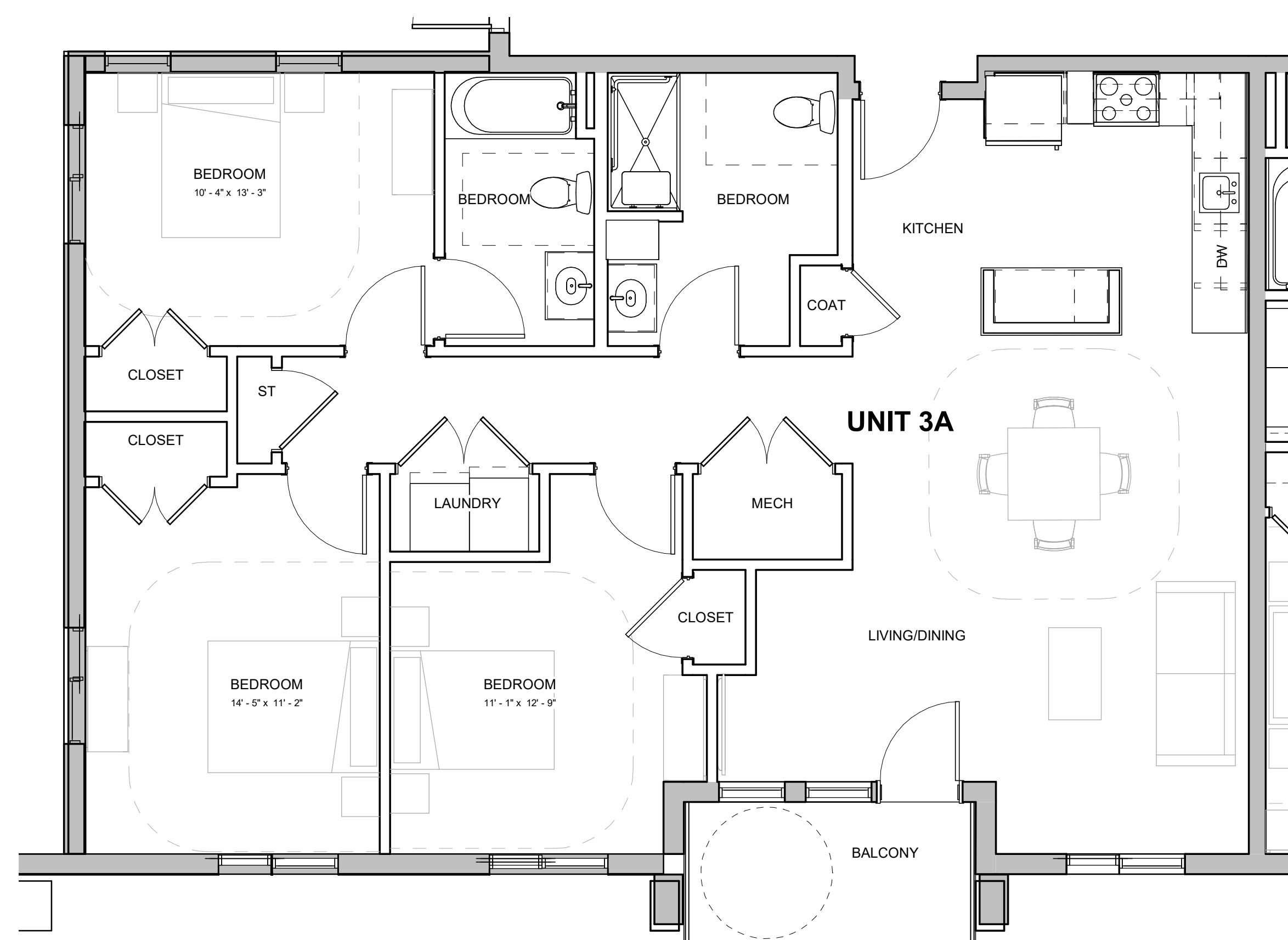
**4 BLDG A\_UNIT 2C**  
 1/4" = 1'-0"



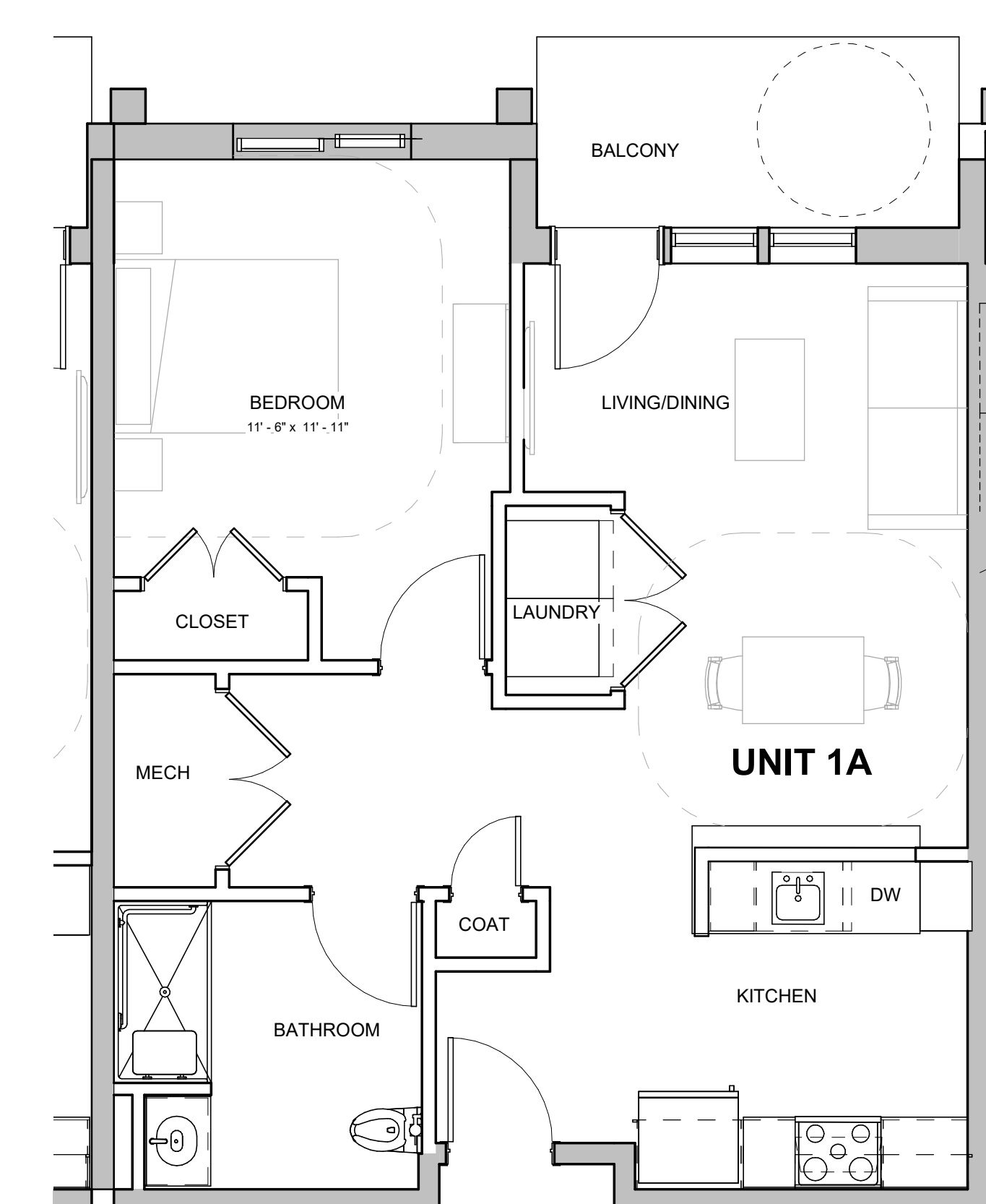
**2 BLDG A\_UNIT 2A**  
 1/4" = 1'-0"



**5 BLDG B&C\_UNIT 3B**  
 1/4" = 1'-0"

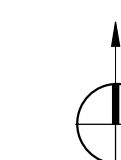
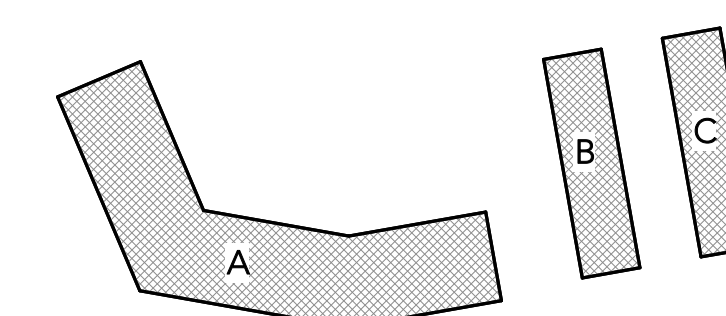


**3 BLDG A - UNIT 3A**  
 1/4" = 1'-0"



**1 BLDG A\_UNIT 1A**  
 1/4" = 1'-0"

KEYPLAN



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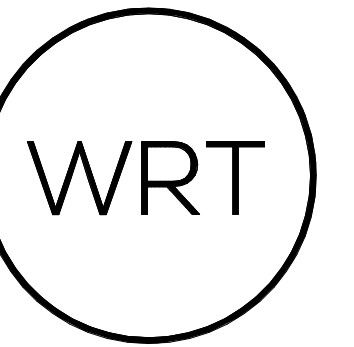
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 SCALE 1/4" = 1'-0"

**ENLARGED TYPICAL UNIT PLANS**  
**Z-111**



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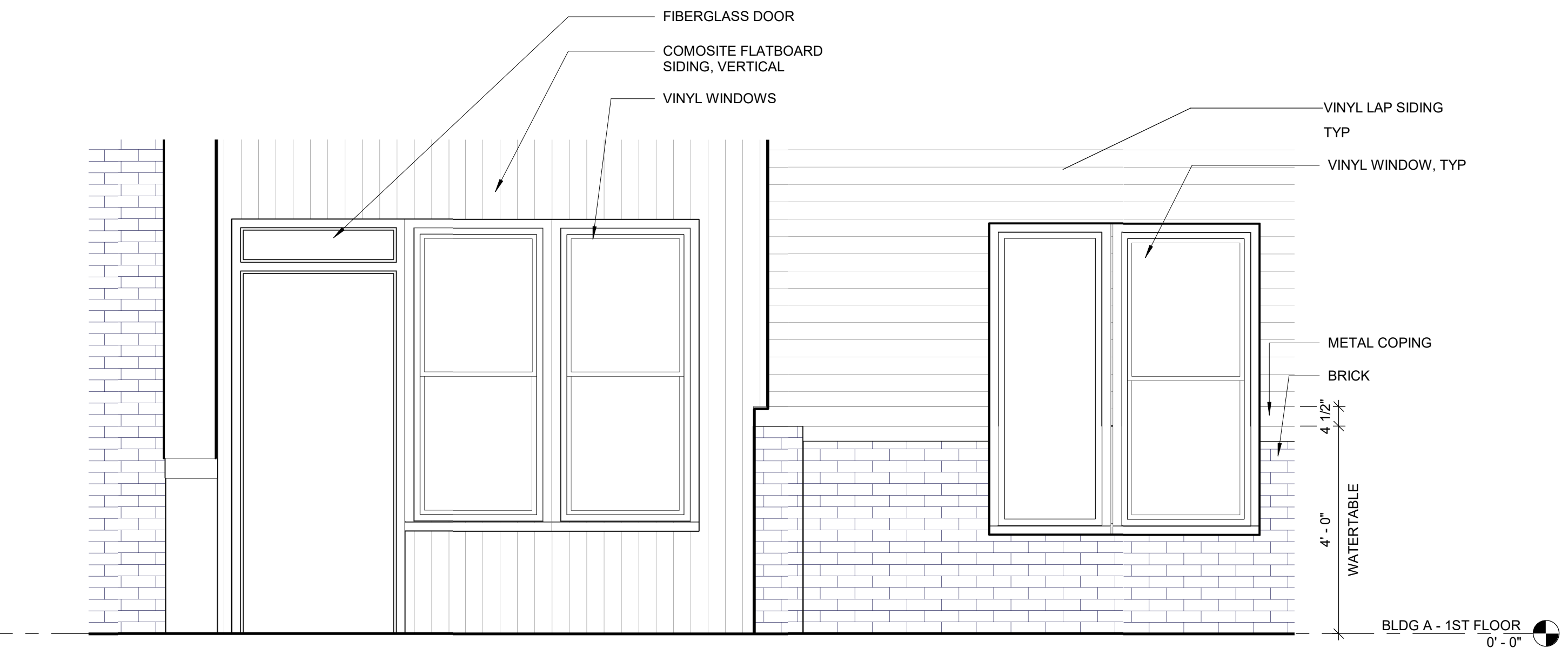
**6 ELEVATION - BLDG A - NORTHEAST**  
3/32" = 1'-0"



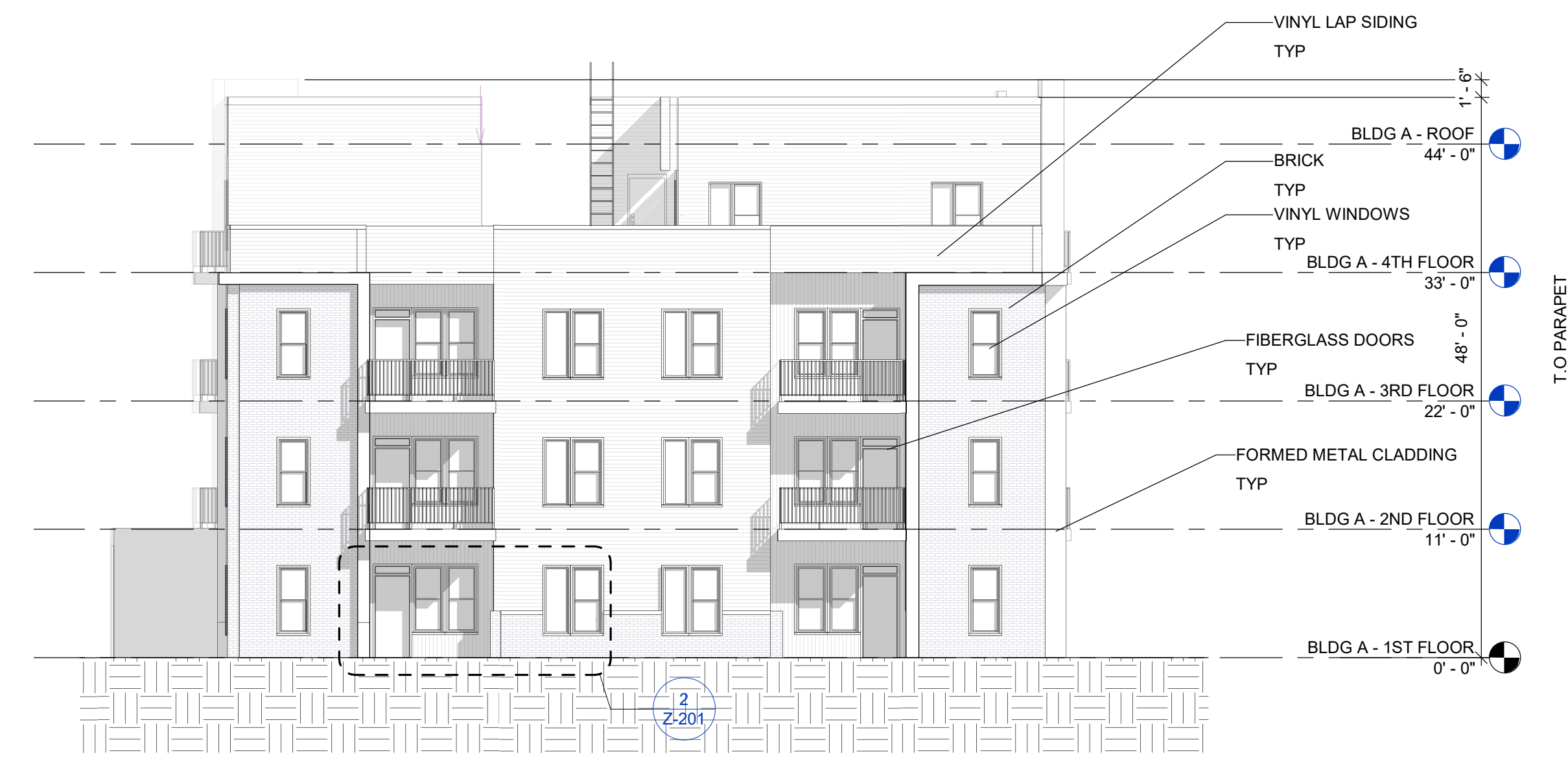
**5 ELEVATION - BLDG A - NORTH**  
3/32" = 1'-0"



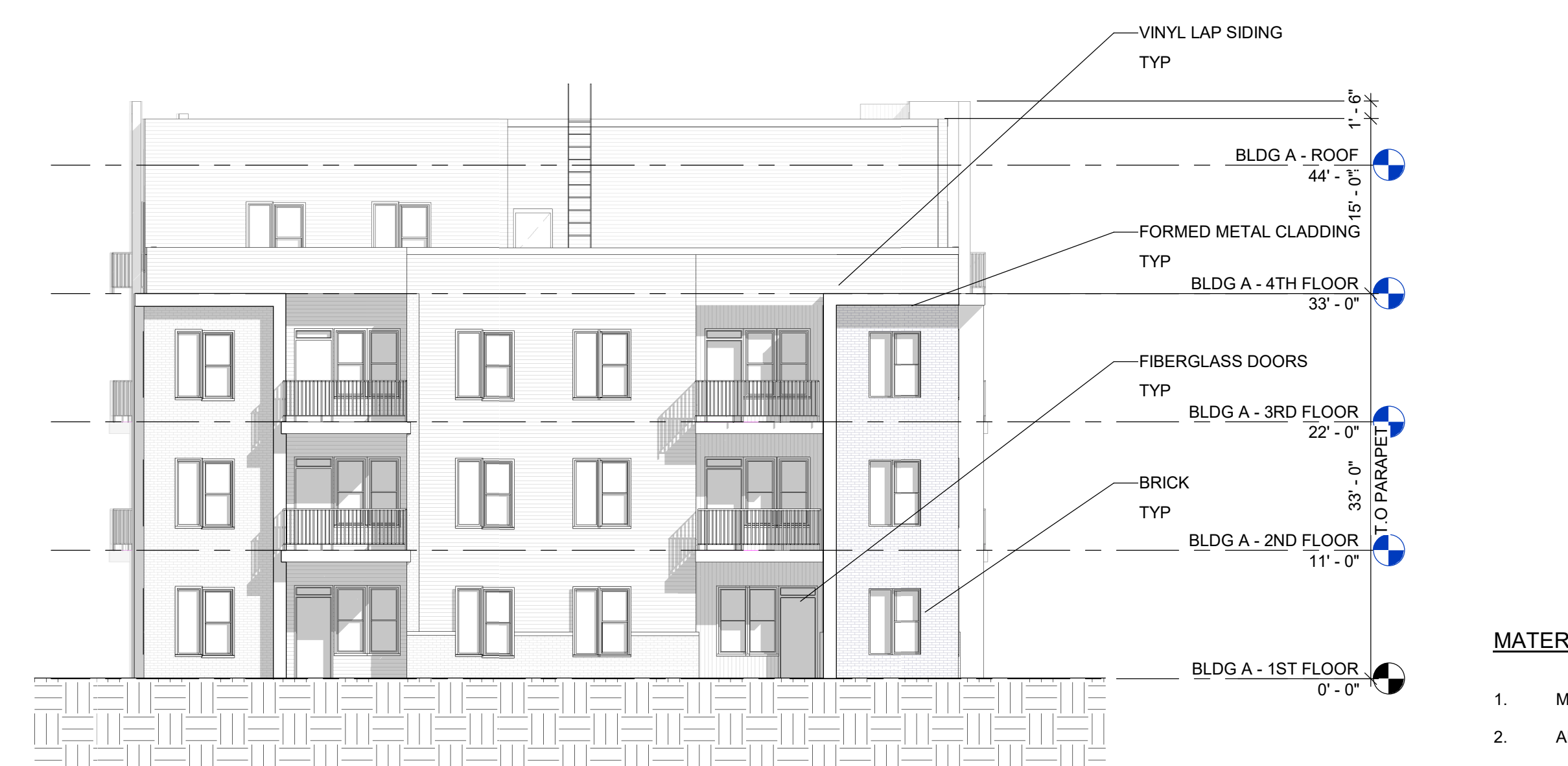
**4 ELEVATION - BLDG A - NORTHWEST**  
3/32" = 1'-0"



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

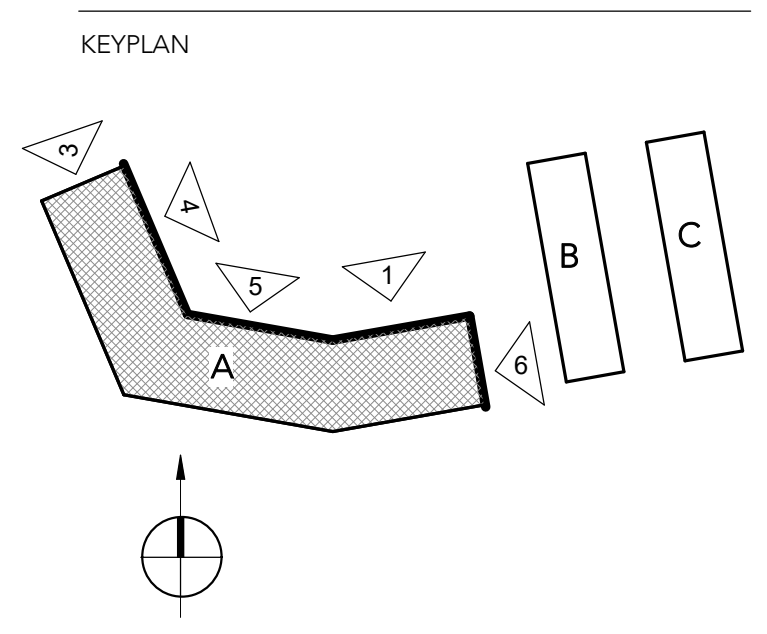


**3 ELEVATION - BLDG A - WEST**  
3/32" = 1'-0"



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

- MATERIAL NOTES:**
- METAL COPING
  - ALUMINUM BALCONY RAILINGS, TYP
  - BRICK
  - VINYL SIDING, COLOR 1
  - VINYL SIDING, COLOR 2
  - VERTICAL FAUX WOOD SIDING
  - FIBERGLASS DOOR
  - VINYL WINDOW AND TRIM, TYP
  - METAL TRIM



REV #	DATE	DESCRIPTION
1	07/15/20	SITE PLAN SUBMISSION

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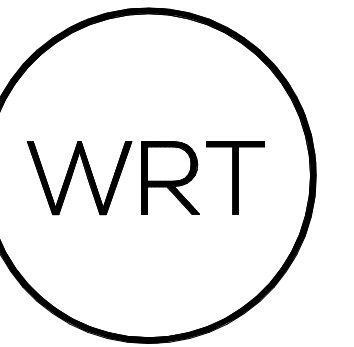
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## BLDG A - EXTERIOR ELEVATIONS

# Z-201

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MANASQUAN, NJ 08736  
732.528.0664



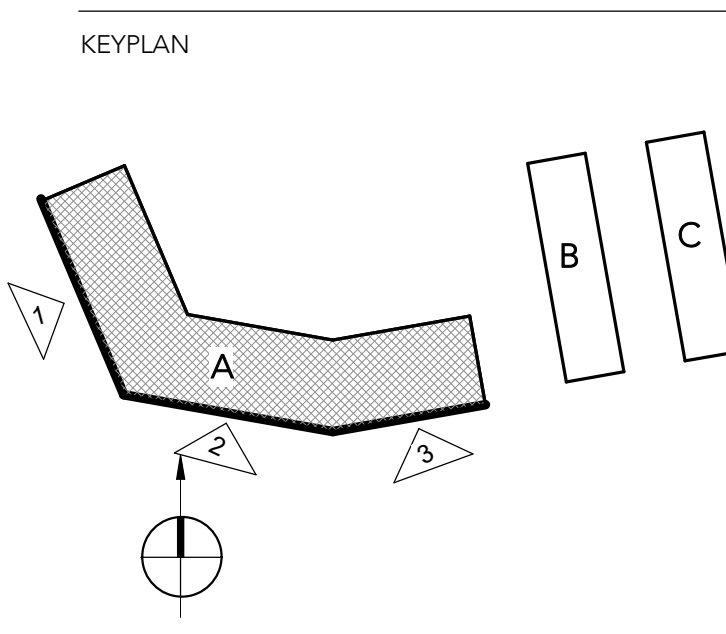
**3 ELEVATION - BLDG A - SOUTHEAST**  
3/32" = 1'-0"



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



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



REV #	DATE	DESCRIPTION
1	07/15/20	SITE PLAN SUBMISSION

SEAL

**MATERIAL NOTES:**

1. METAL COPING
2. ALUMINUM BALCONY RAILINGS, TYP
3. BRICK
4. VINYL SIDING, COLOR 1
5. VINYL SIDING, COLOR 2
6. VERTICAL FAUX WOOD SIDING
7. FIBERGLASS DOOR
8. VINYL WINDOW AND TRIM, TYP
9. METAL TRIM

WRT PROJECT # 8423  
ISSUE DATE 07/15/20  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 3/32" = 1'-0"

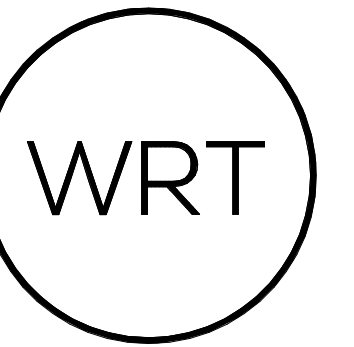
## BLDG A - EXTERIOR ELEVATIONS

# Z-202

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**SITE PLAN SUBMISSION**

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# DEPOT & PINE STREET REDEVELOPMENT

## pirhl

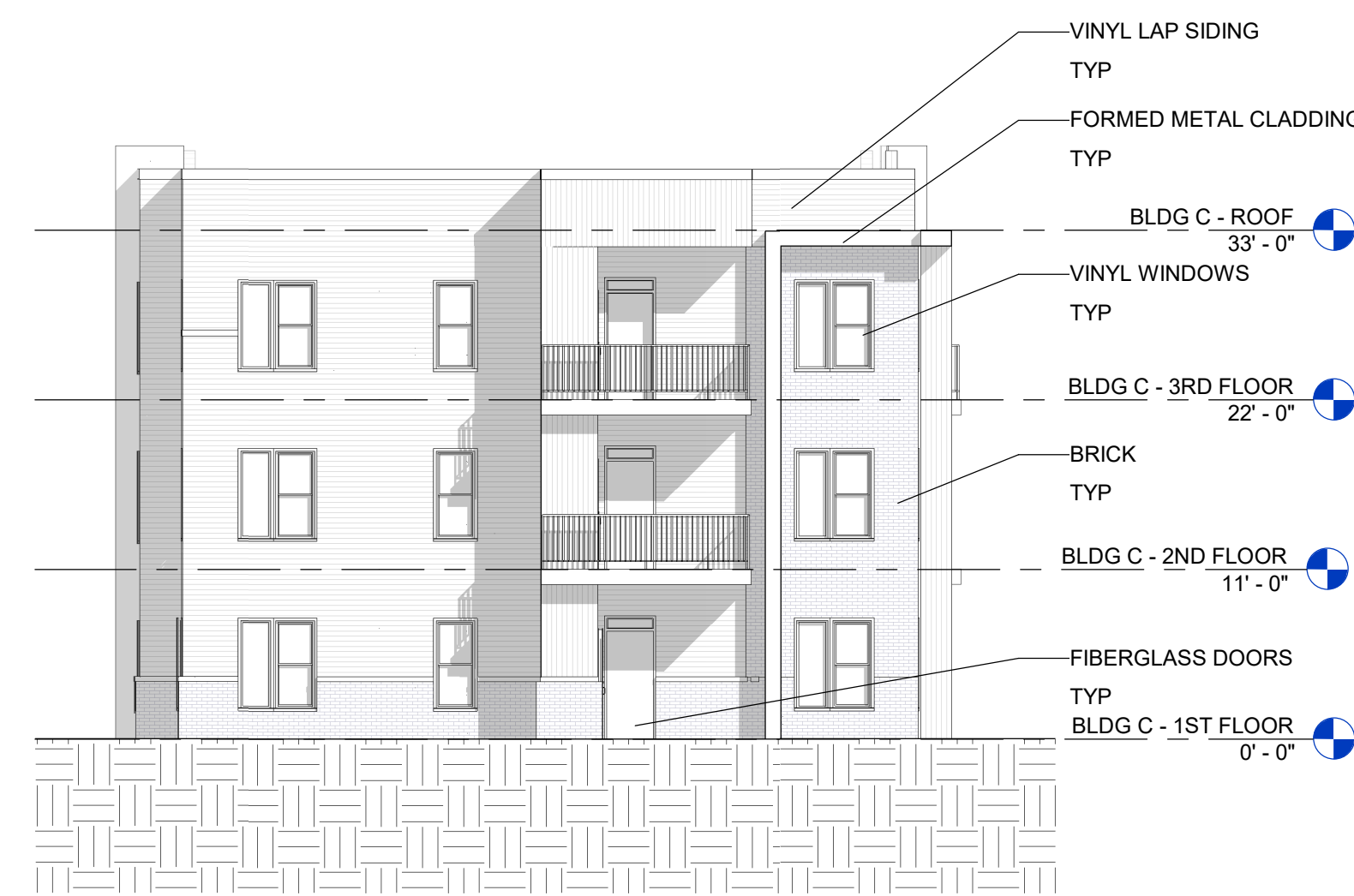
BLOCK 2301, LOTS 10-12 AND 14-16, TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

OWNER  
**PIHRL ACQUISITIONS LLC**  
5 COMMERCE WAY, SUITE 210E  
HAMILTON, NJ 08691  
609.751.9664

ARCHITECT  
**WALLACE ROBERTS & TODD, LLC**  
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, NJ 07728  
732.446.8446

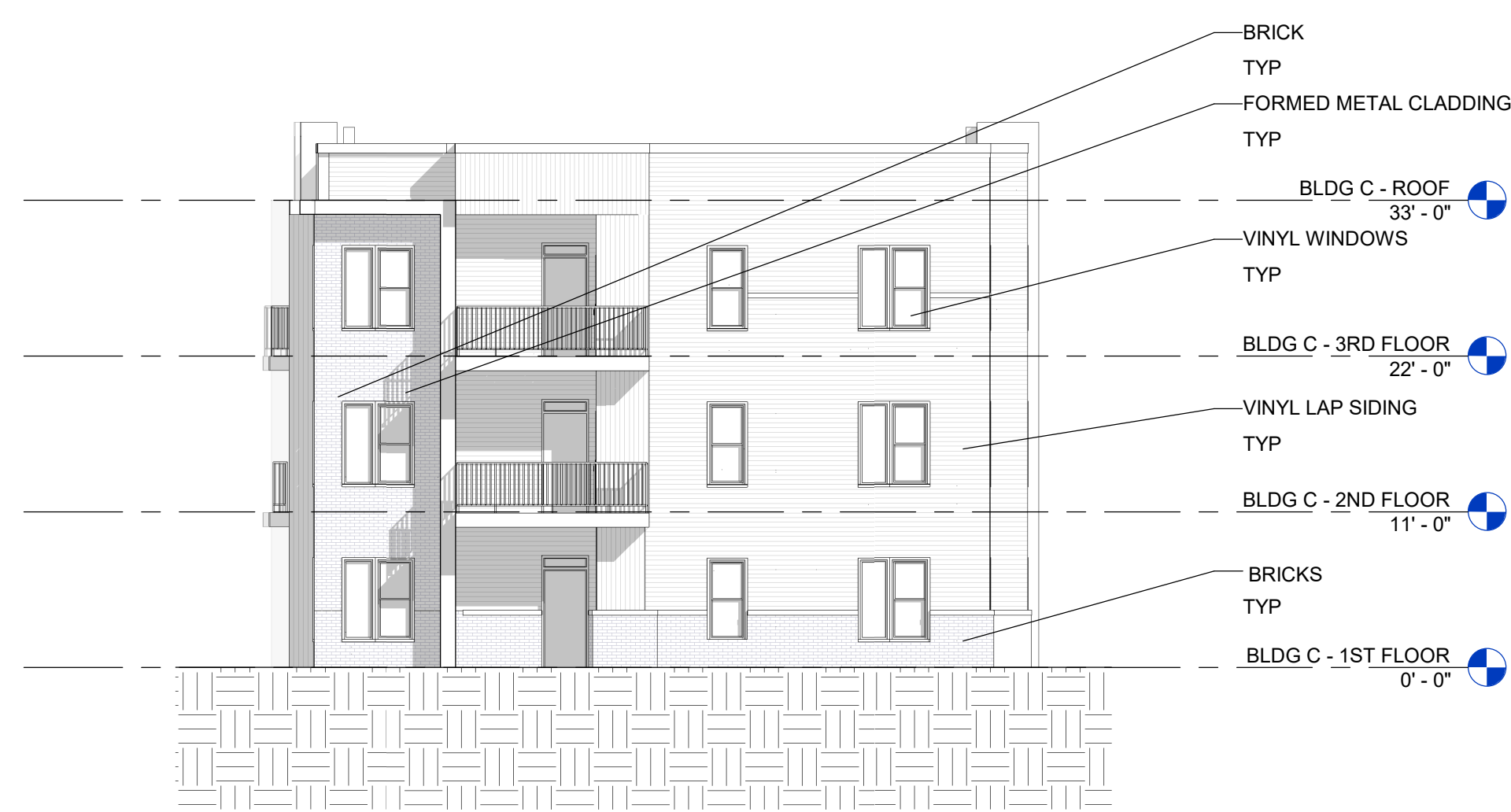
LANDSCAPE ARCHITECT  
**MELILLO+BAUER ASSOCIATES**  
2339 HIGHWAY 34, BUILDING D-3  
MANASQUAN, NJ 08736  
732.528.0664



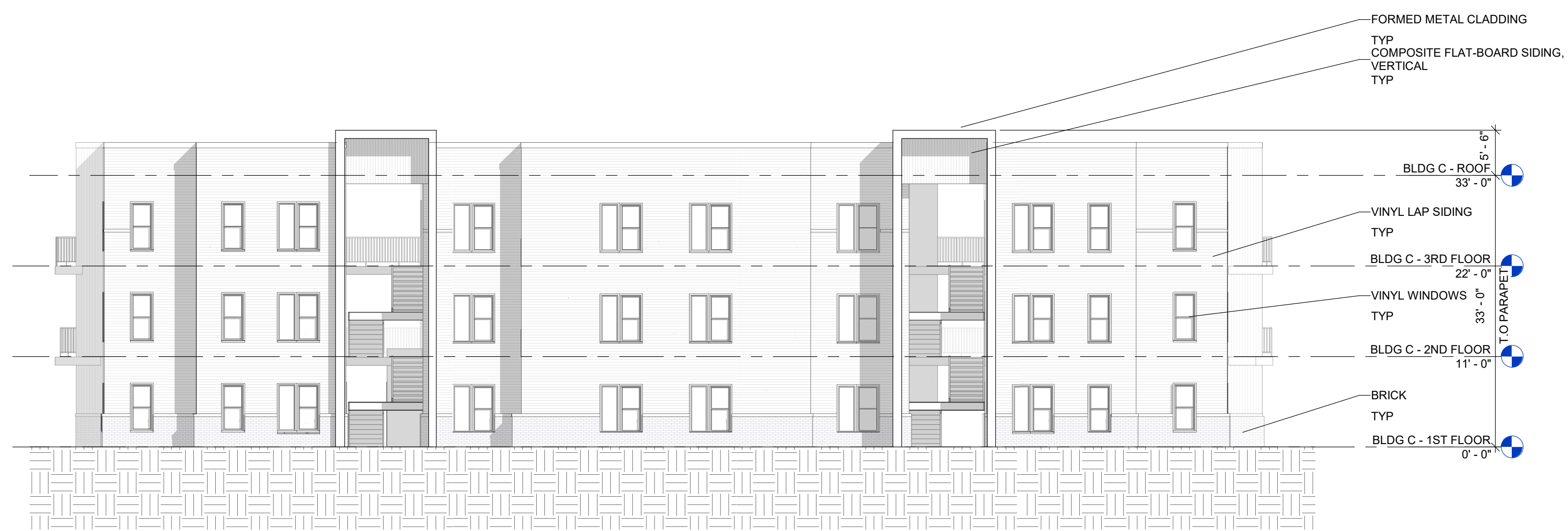
**4** ELEVATION - BLDG B AND C - NORTH  
3/32" = 1'-0"



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

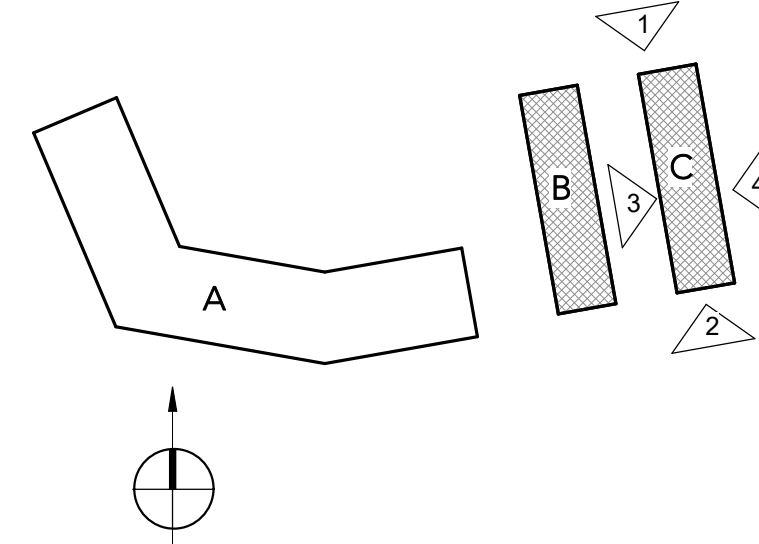


**2** ELEVATION - BLDG B AND C - SOUTH  
3/32" = 1'-0"



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

KEYPLAN



REV #	DATE	DESCRIPTION
	07/15/20	SITE PLAN SUBMISSION

SEAL

### MATERIAL NOTES:

- METAL COPING
- ALUMINUM BALCONY RAILINGS, TYP
- BRICK
- VINYL SIDING, COLOR 1
- VINYL SIDING, COLOR 2
- VERTICAL FAUX WOOD SIDING
- FIBERGLASS DOOR
- VINYL WINDOW AND TRIM, TYP
- METAL TRIM

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### SITE PLAN SUBMISSION

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CHECKED BY Checker  
SCALE 3/32" = 1'-0"

## BLDG B & C - EXTERIOR ELEVATIONS

# Z-203

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