



1 LOCATION  
SCALE:1: 100



2 ARTISTIC RENDERING

# PRELIMINARY & FINAL SITE PLAN

## MIXED USE BUILDING , VOSE + TAYLOR REDEVELOPMENT PLAN

SOUTH ORANGE, NEW JERSEY, 07079

BLOCK NUMBER 1006  
LOT NUMBERS 1,2,3,9,10,11,13 AND 14

| PROJECT DATA           |                                  |  |
|------------------------|----------------------------------|--|
| BLOCK NUMBER           | 1006                             |  |
| LOT NUMBERS            | 1,2,3,9,10,11,13 AND 14          |  |
| LOT AREA               | 61,146 SF                        |  |
| BUILDING FOOTPRINT     | 51,410 SF                        |  |
| RESIDENTIAL FLOOR AREA | 139,155 SF                       |  |
| RETAIL FLOOR AREA      | 12,105 SF                        |  |
| OFFICE FLOOR AREA      | 9,940 SF                         |  |
| DWELLING UNITS         | 110 UNITS                        |  |
| PARKING SPACES         | 205 SPACES                       |  |
| ZONING DISTRICT        | VOSE + TAYLOR REDEVELOPMENT PLAN |  |

| DRAWING LIST |                         |  |
|--------------|-------------------------|--|
| C1           | COVER SHEET — SITE PLAN |  |
| A1           | VOSE AVENUE LEVEL PLAN  |  |
| A2           | SOUTH ORANGE LEVEL PLAN |  |
| A3           | SECOND FLOOR PLAN       |  |
| A4           | THIRD FLOOR PLAN        |  |
| A5           | FOURTH FLOOR PLAN       |  |
| A6           | FIFTH FLOOR PLAN        |  |
| A7           | ROOF PLAN               |  |
| A8           | BUILDING ELEVATIONS     |  |
| A9           | BUILDING ELEVATIONS     |  |
| A10          | BUILDING SECTIONS       |  |
| A11          | ENLARGED ELEVATION      |  |

Marchetto  
Higgins  
Stieve

Architecture  
Planning  
Urban Design

Dean Marchetto  
NJ C07945

Michael Higgins  
NJ21A0130830

Bruce A Stieve  
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue  
Hoboken, NJ 07030

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201-795-0171 F

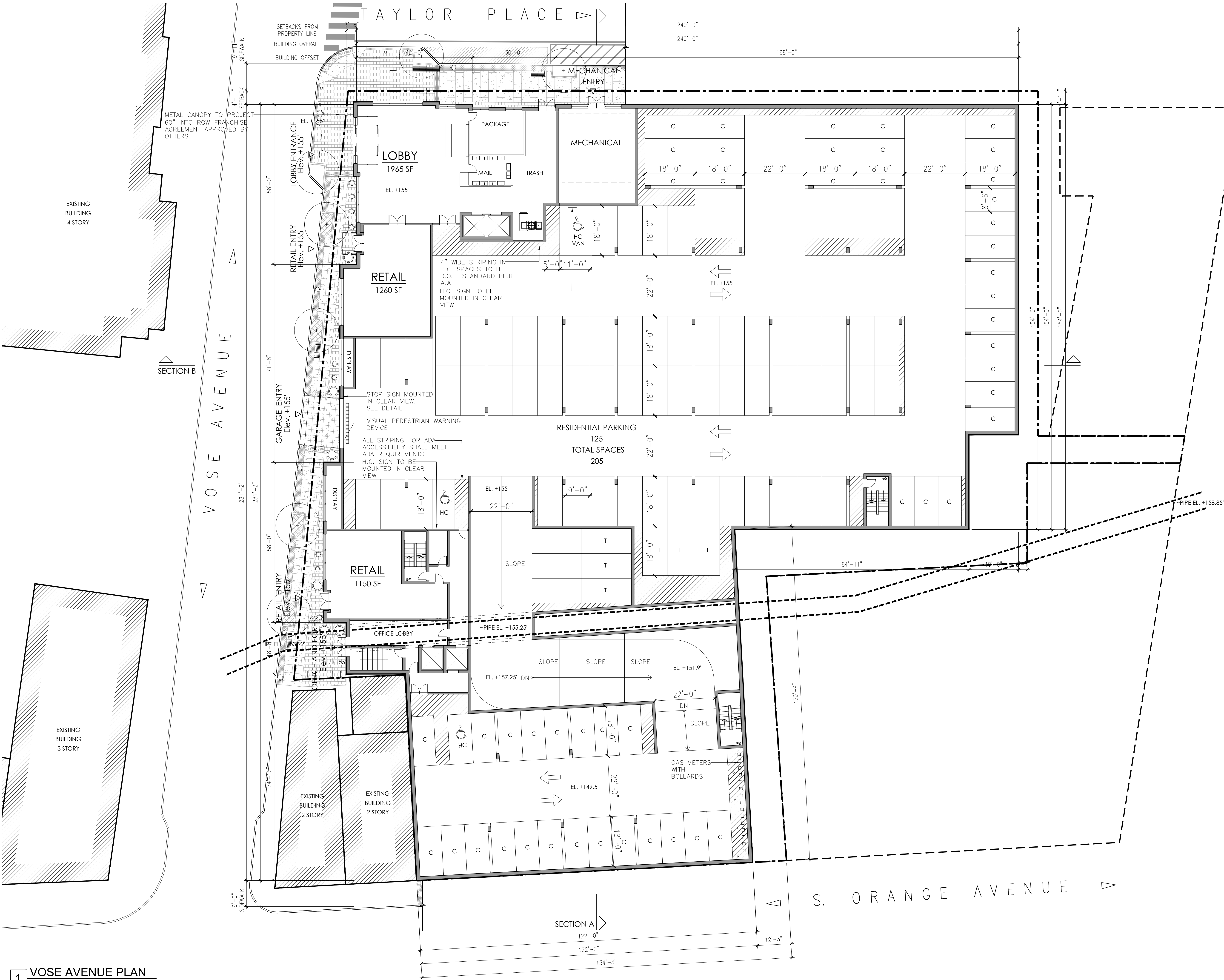
MHSArchitects.com

Prepared For:  
**VOSE AVE. APTS.  
URBAN RENEWAL,  
L.L.C.**  
447 Northfield Avenue, #200,  
West Orange, New Jersey 07052

Project Name:  
**MIXED USE BUILDING  
SOUTH ORANGE ,  
NEW JERSEY 07079**

|            |                                     |                           |
|------------|-------------------------------------|---------------------------|
|            |                                     | Job Number : 1610         |
|            |                                     | Scale : AS NOTED          |
|            |                                     | Drawn By : AS/ML/BR/BS/NP |
| Issue :    |                                     |                           |
| Date :     | For :                               |                           |
| 07.07.2020 | PRELIMINARY AND FINAL SITE PLAN SET |                           |
|            |                                     |                           |
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|            |                                     |                           |





1 VOSE AVENUE PLAN  
SCALE: 1/16" = 1'-0"

### GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE TOWNSHIP OF MONTCLAIR, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE TOWNSHIP OF MONTCLAIR, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

### 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 CIVIL DRAWINGS FOR SITE DETAILS AND CONDITIONS.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE LANDSCAPING DETAILS AND CONDITIONS.

### SITE PLAN & SURVEY DATA

SITE PLAN DATA IS TAKEN FROM A SITE BOUNDARY & TOPOGRAPHIC SURVEY DATED 05/23/2014 PREPARED BY:

PRONESTI SURVEYING INC.  
870 CEDAR POMPTON GROVE, AVENUE,  
NJ 07009

MICHAEL PRONESTI  
PROFESSIONAL LAND SURVEYOR  
NJ LIC. No. 37605

### PARKING CALCULATION

|                    |                                         |
|--------------------|-----------------------------------------|
| RESIDENTIAL SPACES | 1/UNIT<br>110 SPACES                    |
| OFFICE             | 3/ 1000 SF<br>9,940/ 1000<br>30 SPACES  |
| COMMERCIAL         | 4/ 1000 SF<br>12,105/ 1000<br>49 SPACES |
| TOTAL REQUIRED     | 189 SPACES                              |
| TOTAL PROPOSED     | 205 SPACES                              |

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Higgins  
Stieve

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NEW JERSEY 07079**

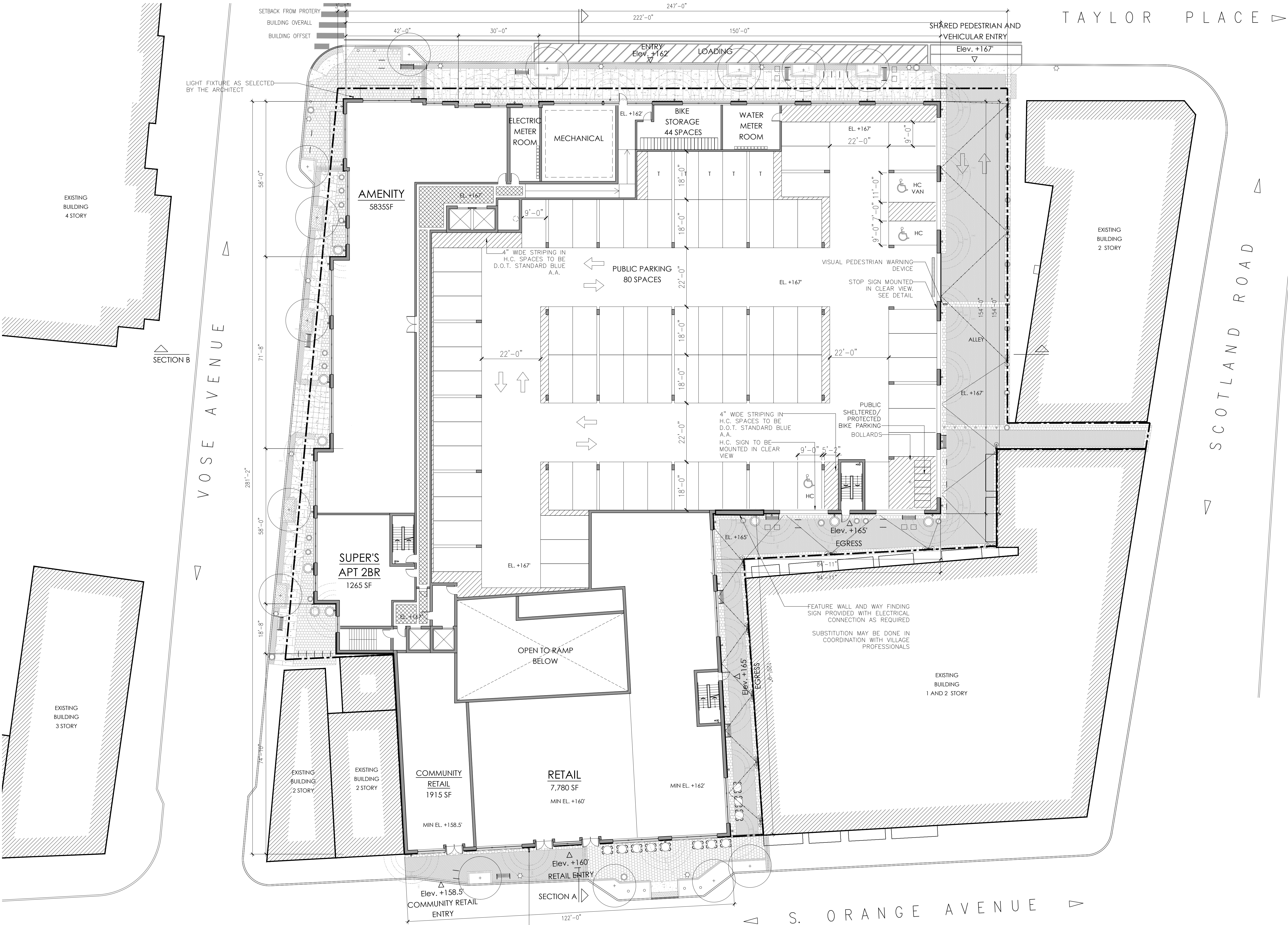
Job Number : 1610  
Scale : AS NOTED  
Drawn By : AS/ML/BR/  
BS/NP

|            |                                        |
|------------|----------------------------------------|
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VOSE AVENUE  
PLAN

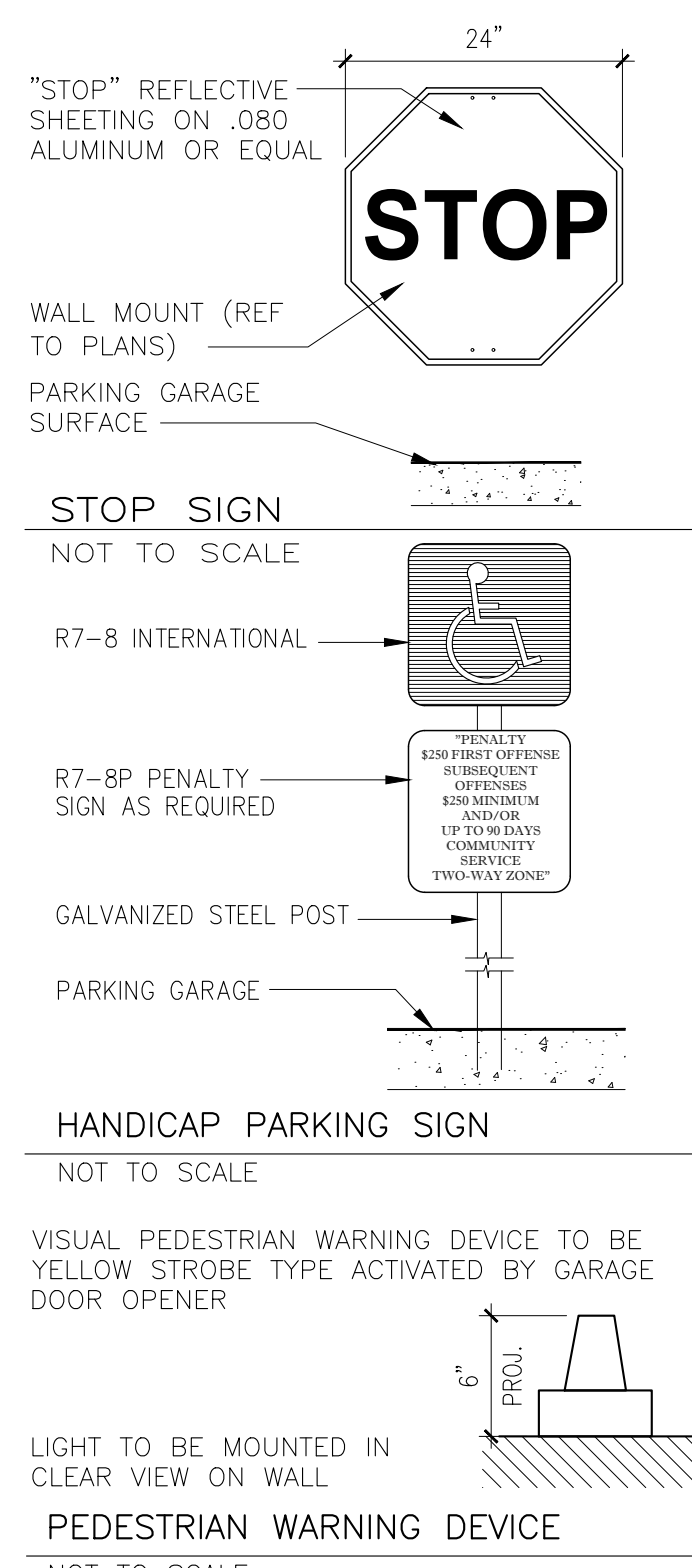
A1





**1 SOUTH ORANGE AVENUE PLAN**  
SCALE: 1/16" = 1'-0"

**PARKING DETAILS**



**BIKE PARKING DETAILS**

| SHELTERED/ PROTECTED BICYCLE PARKING        |                           |
|---------------------------------------------|---------------------------|
| MULTIFAMILY<br>(110 UNITS)                  | 0.18/UNIT<br>20 SPACES    |
| RETAIL<br>(12,105 SF)                       | 4/ 1000 SF<br>49 SPACES   |
| PUBLIC SHELTERED/ PROTECTED BICYCLE PARKING |                           |
| OFFICE<br>(9,940SF)                         | 0.5 / 1000 SF<br>5 SPACES |

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Stieve**  
  
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Planning  
Urban Design

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NI C07945

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|                               |                                           |
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## UNIT MIX DISTRIBUTION

|                   |      |
|-------------------|------|
| 27 - 1 BEDROOM    | 25%  |
| 5 - 1 BEDROOM +   | 5%   |
| 57 - 2 BEDROOM    | 51%  |
| 18 - 2 BEDROOM +  | 16%  |
| 3 - 3 BEDROOM     | 3%   |
| 110 - TOTAL UNITS | 100% |

## COAH UNITS - C

20% OF UNITS OR 22 UNITS ARE TO BE SET  
ASIDE AS AFFORDABLE.  
11 ONSITE UNITS WILL BE PROVIDED  
11 OFFSITE CONTRIBUTION WILL BE PROVIDED  
AS PER THE REDEVELOPMENT AGREEMENT.

## ONSITE UNITS PROVIDED

|                  |            |
|------------------|------------|
| 3 - 1 BEDROOM    | AS PER RDA |
| 5 - 2 BEDROOM    | AS PER RDA |
| 3 - 3 BEDROOM    | AS PER RDA |
| <hr/>            |            |
| 11 - TOTAL UNITS |            |

\*\* C UNIT DISTRIBUTION SHOWN IS CONCEPTUAL ONLY. FINAL UNIT LOCATIONS MAY CHANGE AS FLOOR PLANS DEVELOP

The image shows a business card for Marchetto Higgins Stieve. The left side features the company name in a large, white, serif font on a dark teal background. Below the name, the services 'Architecture', 'Planning', and 'Urban Design' are listed in a smaller, white, sans-serif font. The right side of the card is white and contains contact information for three individuals: Dean Marchetto (NJ CD7945, FAIA, PP), Michael Higgins (NJ21AD0130830, AIA, LEED), and Bruce A Stieve (NJ21AD0137710, AIA, CNU). At the bottom, the address '1225 Willow Avenue, Hoboken, NJ 07030' is printed in a dark teal, sans-serif font, followed by two phone numbers: '201-795-1505 P' and '201-795-0171 F'. The company website 'MHSArchitects.com' is at the very bottom in a dark teal, sans-serif font.

Prepared For:  
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URBAN RENEWAL,  
L.L.C.**  
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**SOUTH ORANGE ,**  
**NEW JERSEY 07079**



Job Number : 1610  
Scale : AS NOTED  
Drawn By : AS/ML/BR/BS/NE

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## SECOND FLOOR PLAN

# A3









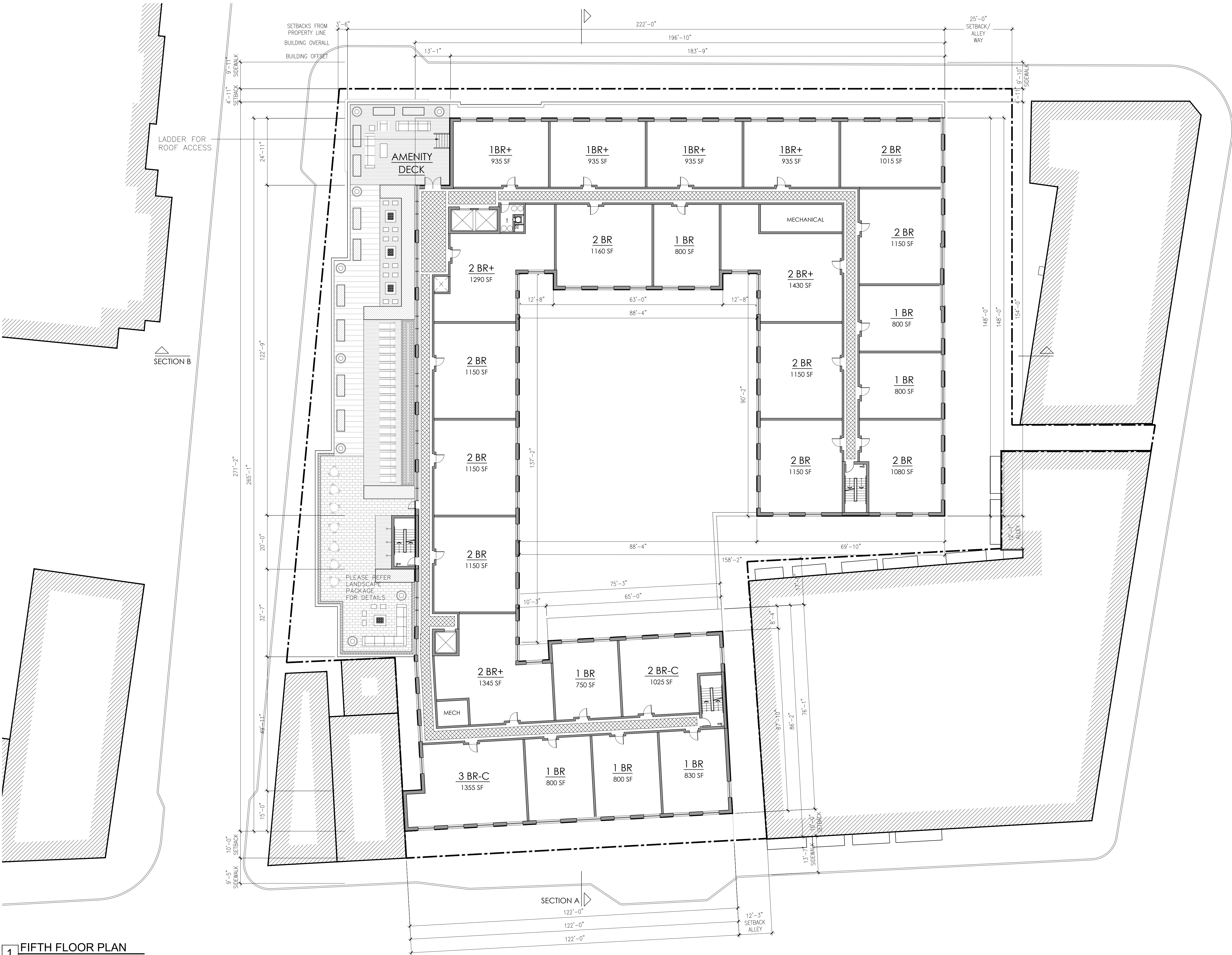
**1** FOURTH FLOOR PLAN  
SCALE:  $\frac{1}{16}" = 1'-0"$

FOURTH  
FLOOR PLAN

A5

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1 FIFTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**Marchetto  
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Urban Design

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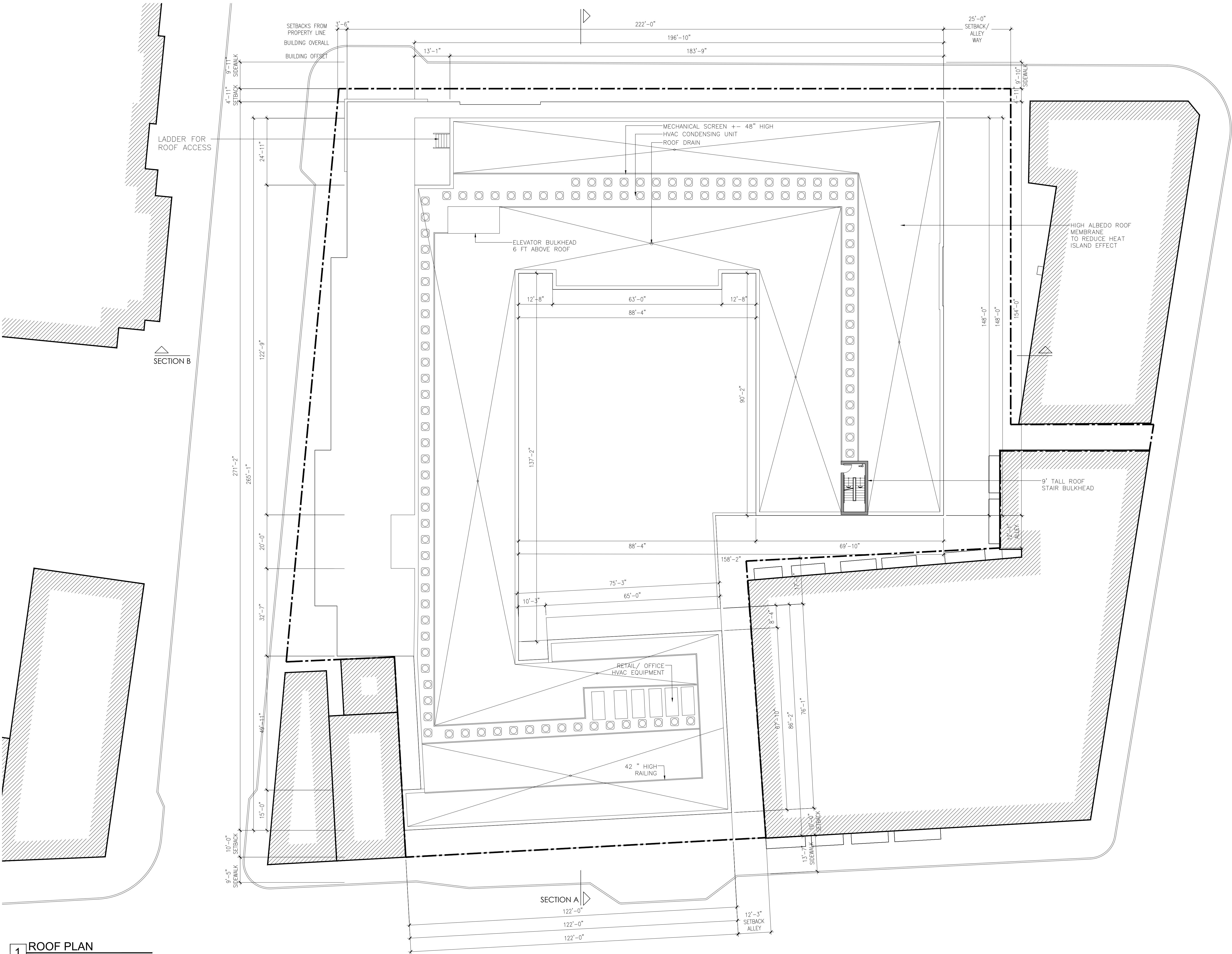
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**1** ROOF PLAN  
SCALE:  $\frac{1}{16}" = 1'-0"$

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Stieve**  
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Planning  
Urban Design

Dean Marchetto FAIA, PP  
NI C07945  
Michael Higgins AIA, LEED  
NI21A0130830  
Bruce A Stieve AIA, CNU  
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ROOF PLAN

**A7**



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MATERIAL PALLET

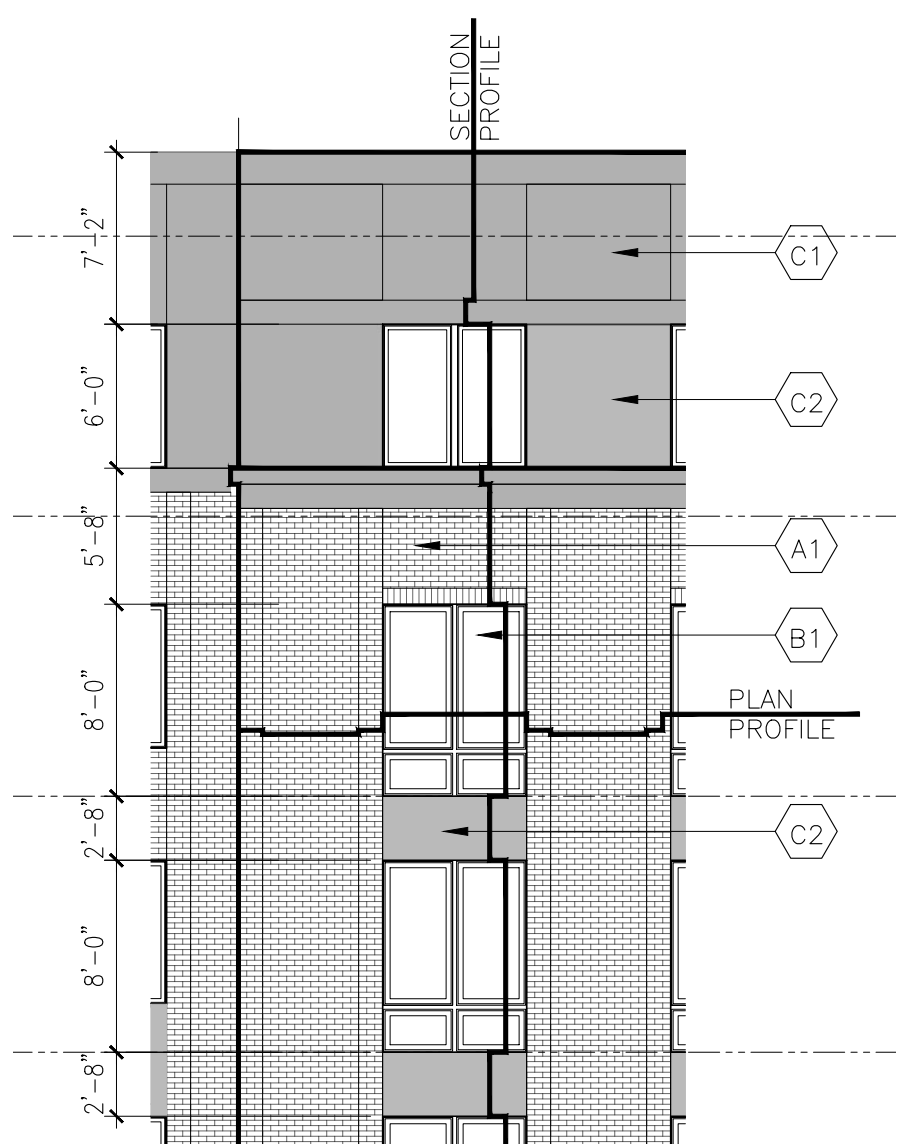




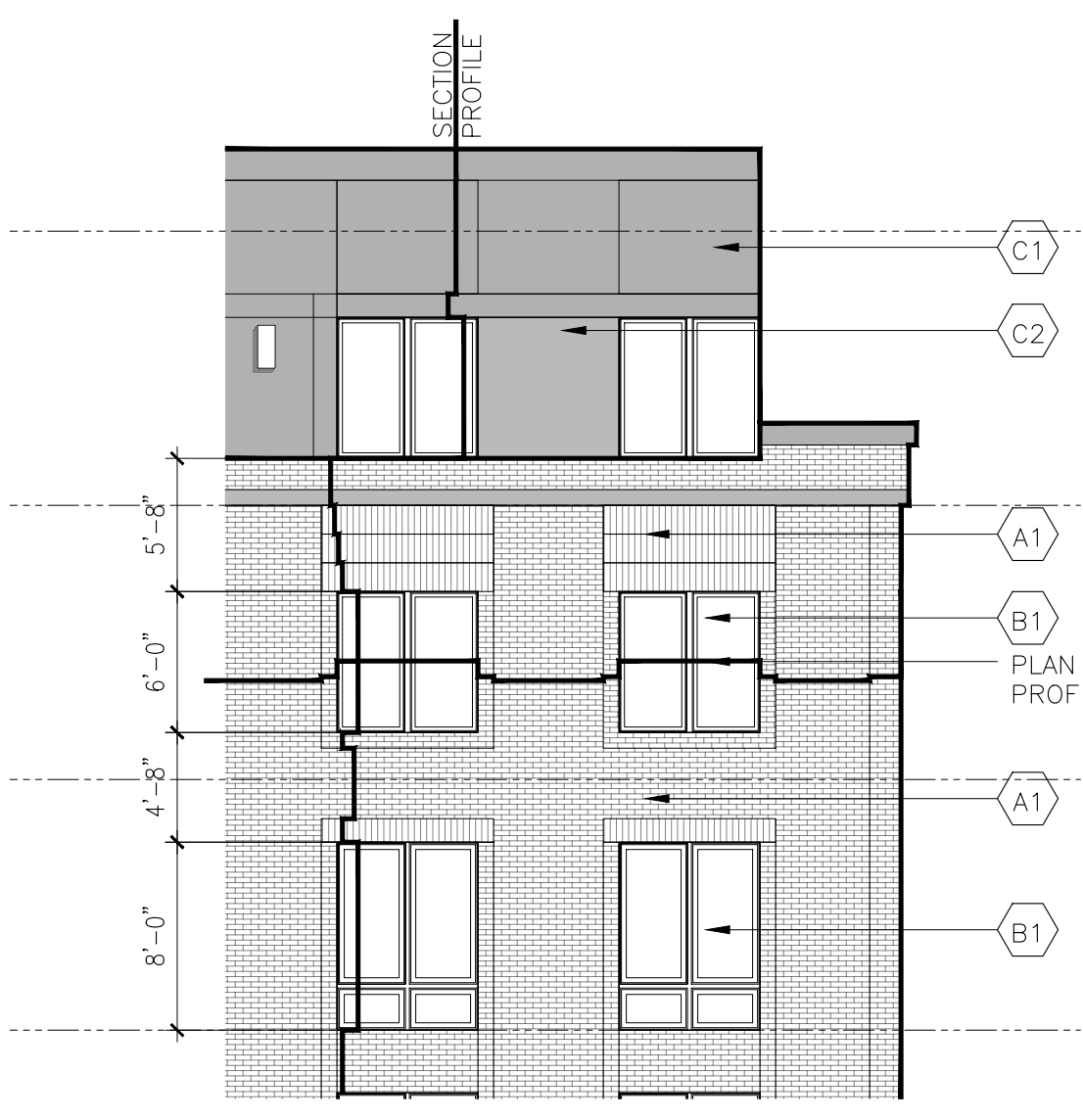
1 SCOTLAND ROAD ELEVATION  
SCALE: 1/16" = 1'-0"



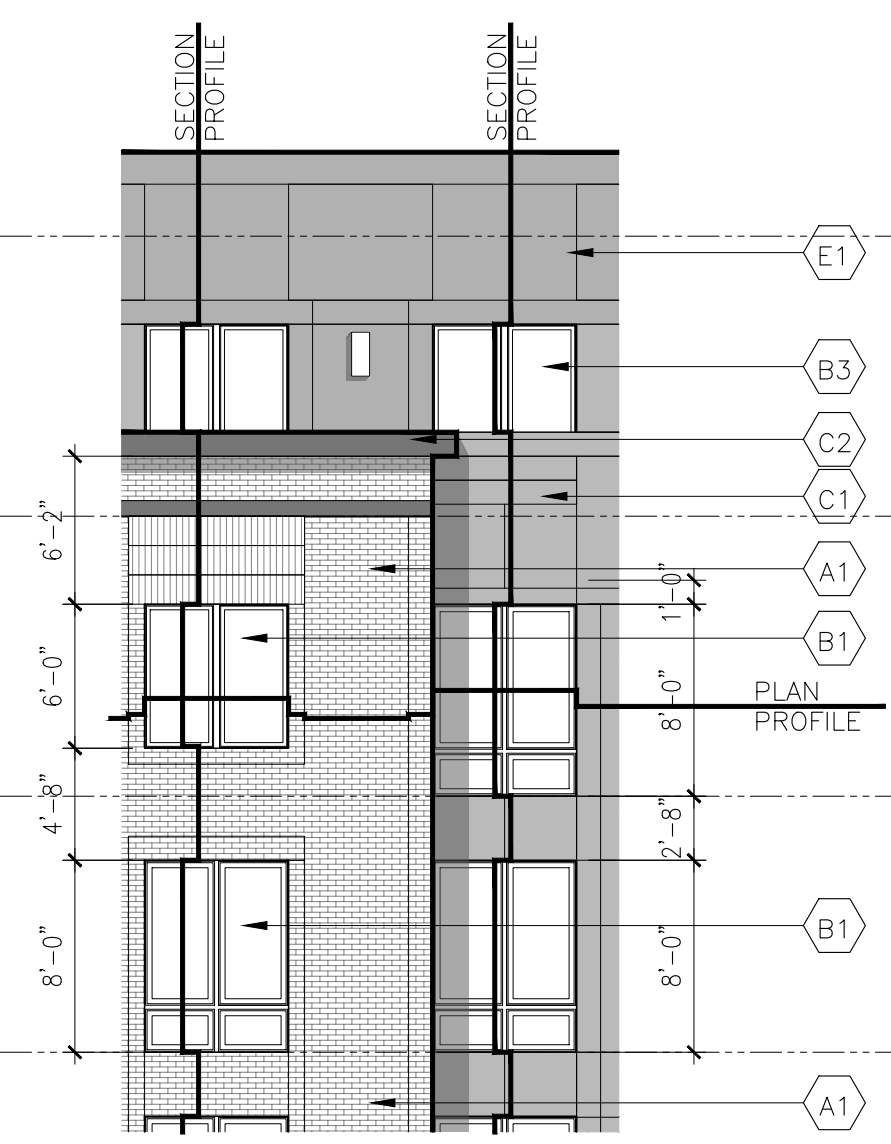
2 TAYLOR PLACE ELEVATION  
SCALE: 1/16" = 1'-0"



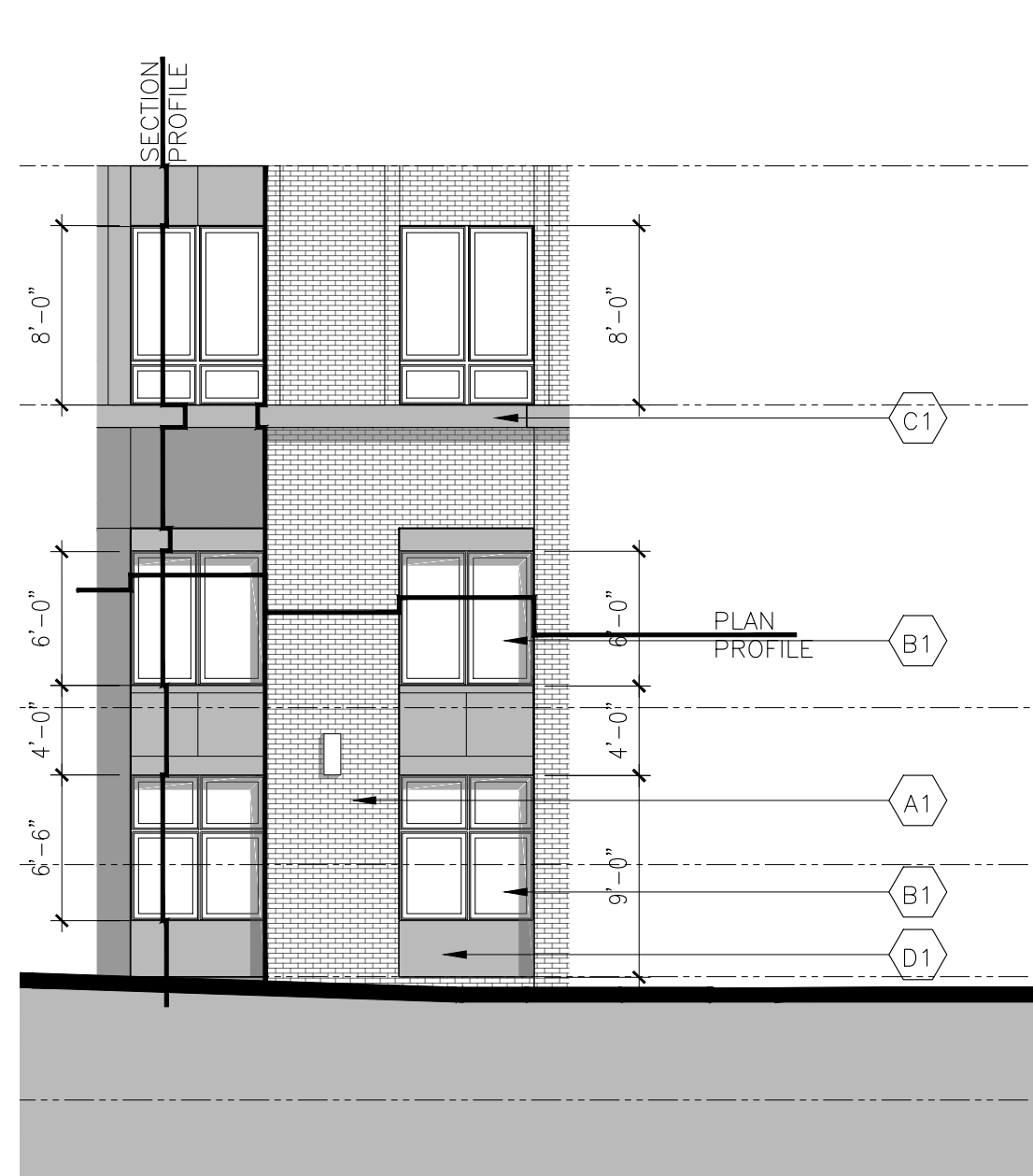
3 STOREFRONT DETAIL  
SCALE: 1/8" = 1'-0"



4 SETBACK DETAIL  
SCALE: 1/8" = 1'-0"

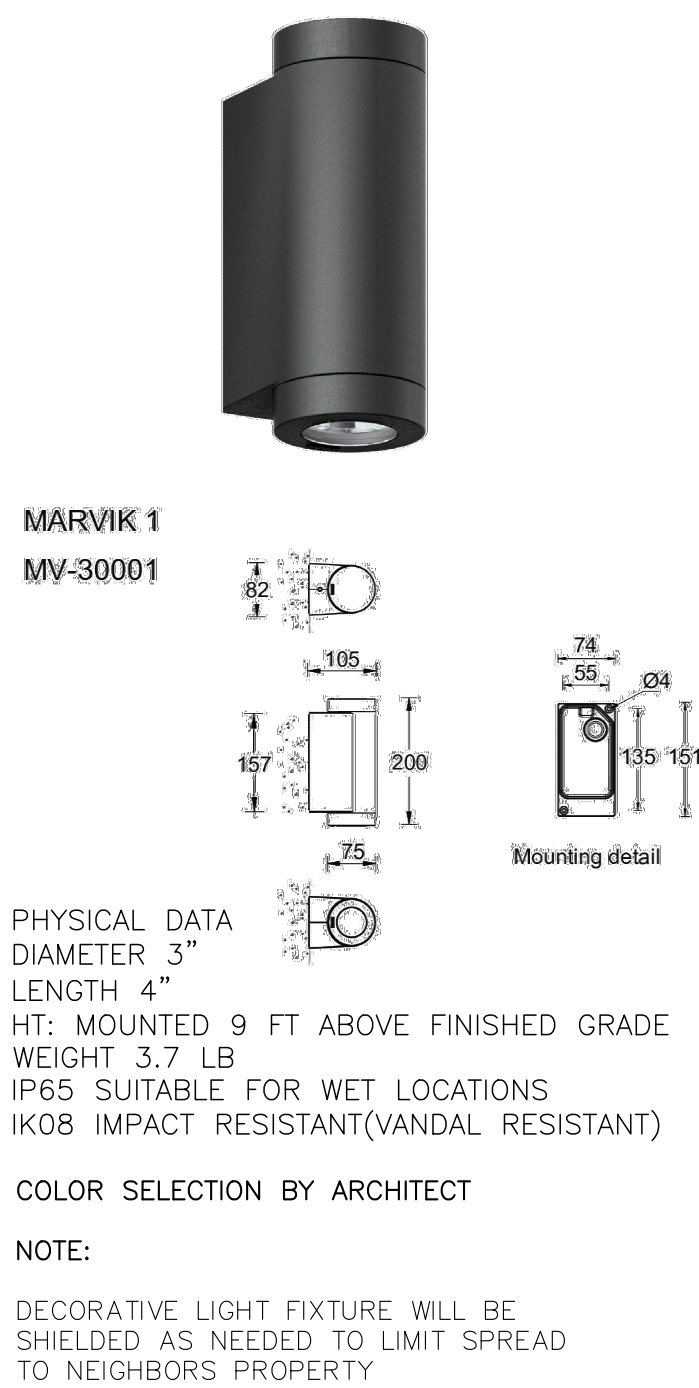


5 CORNICE AND BRICK DETAIL  
SCALE: 1/8" = 1'-0"



6 STOREFRONT ENTRY  
SCALE: 1/8" = 1'-0"

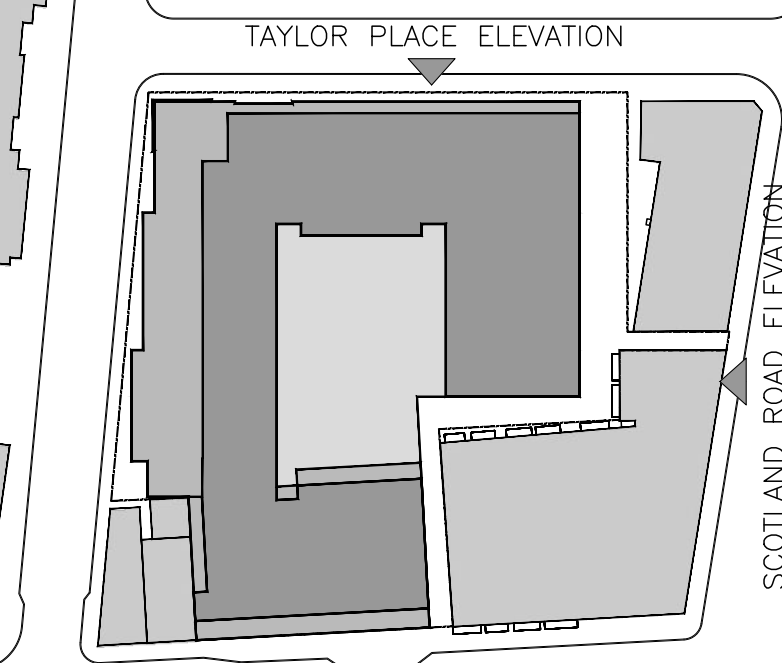
### EXTERIOR LIGHT DETAIL



### MATERIAL PALLET

|               |    |                 |
|---------------|----|-----------------|
| BRICK_COLOR_1 | A1 | KANSAS GOLD     |
| BRICK_COLOR_2 | A2 | MEDIUM IRONSPOT |
| BRICK_COLOR_3 | A3 | DARK IRONSPOT   |
| WINDOW_COLOR  | B1 | BLACK           |
| WINDOW_COLOR  | B2 | ELDRIDGE GRAY   |
| METAL_PANEL   | C1 | FAUX ZINC LIGHT |
| ACCENT_METAL  | C2 | FAUX ZINC DARK  |
| STONE_BASE    | D1 | NATURAL STONE   |

### ELEVATION KEY MAP



**Marchetto Higgins Stieve**  
Architectural  
Planning  
Urban Design

Dean Marchetto FAIA, PP  
Michael Higgins AIA, LEED  
Bruce A Stieve AIA, CNU

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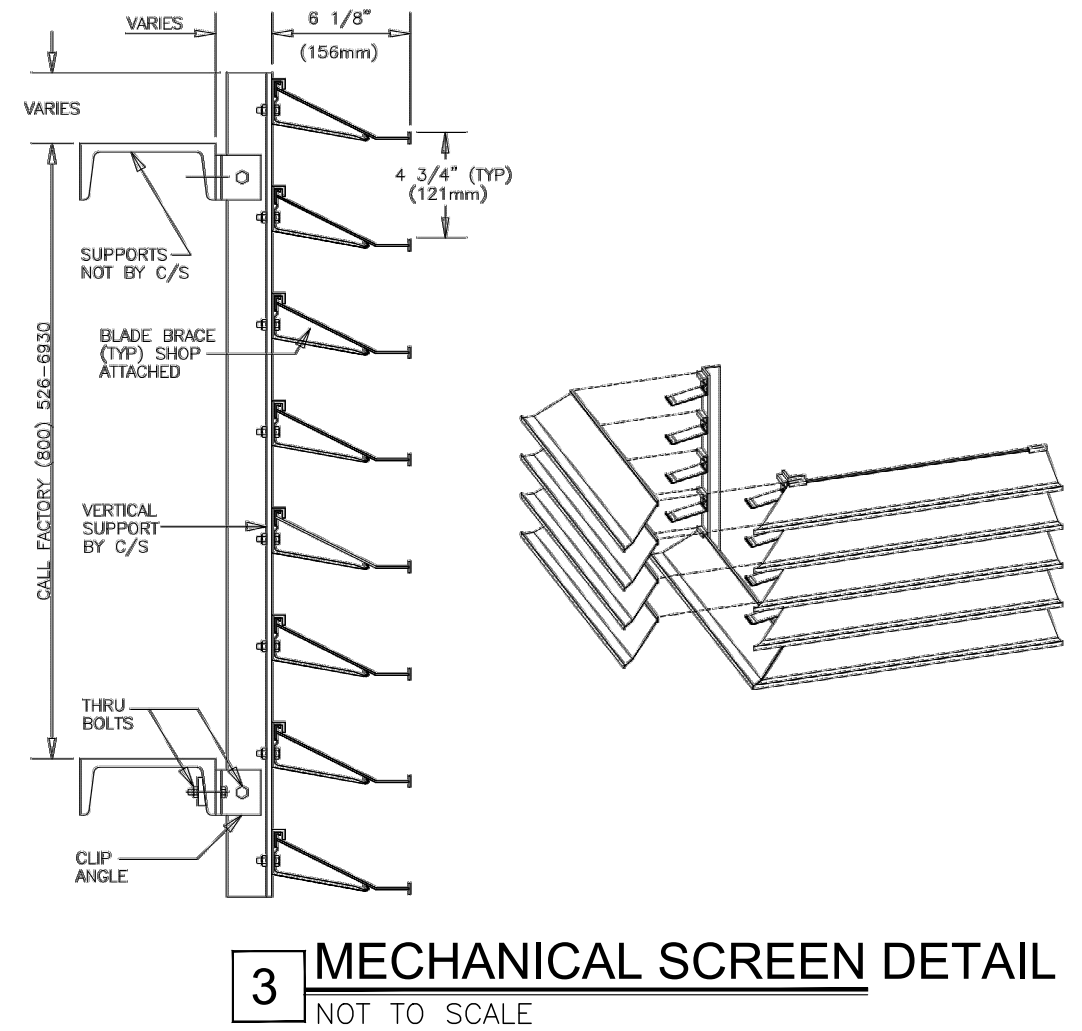
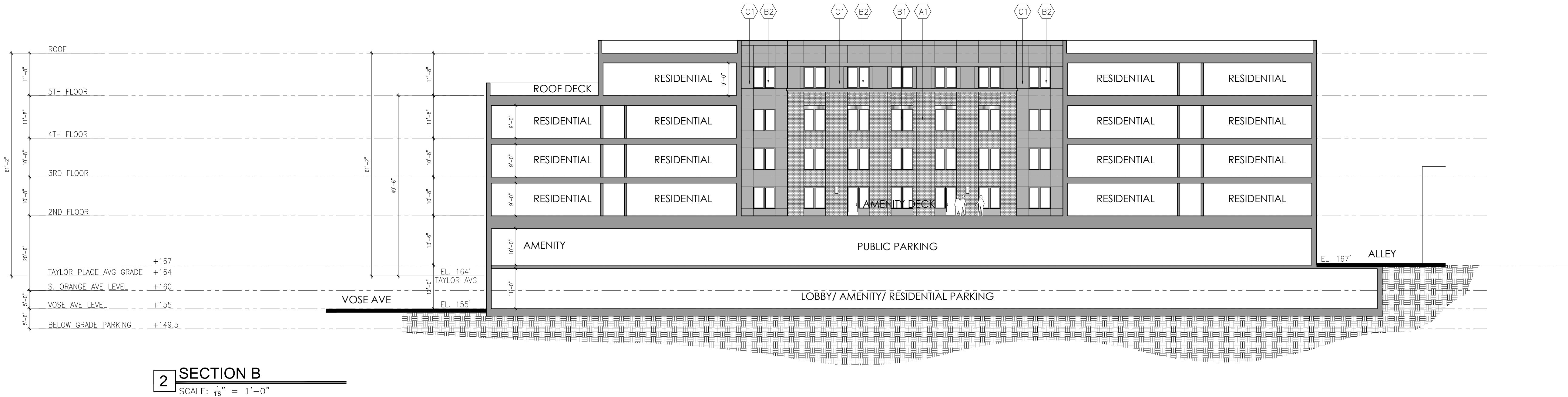
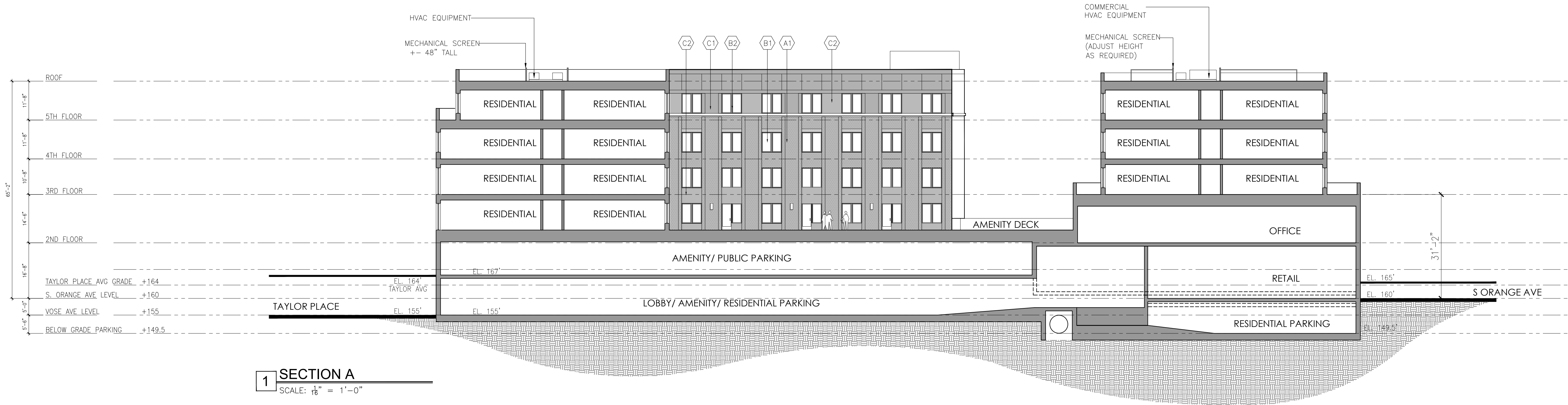
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**BUILDING  
ELEVATIONS &  
DETAILS**

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A9

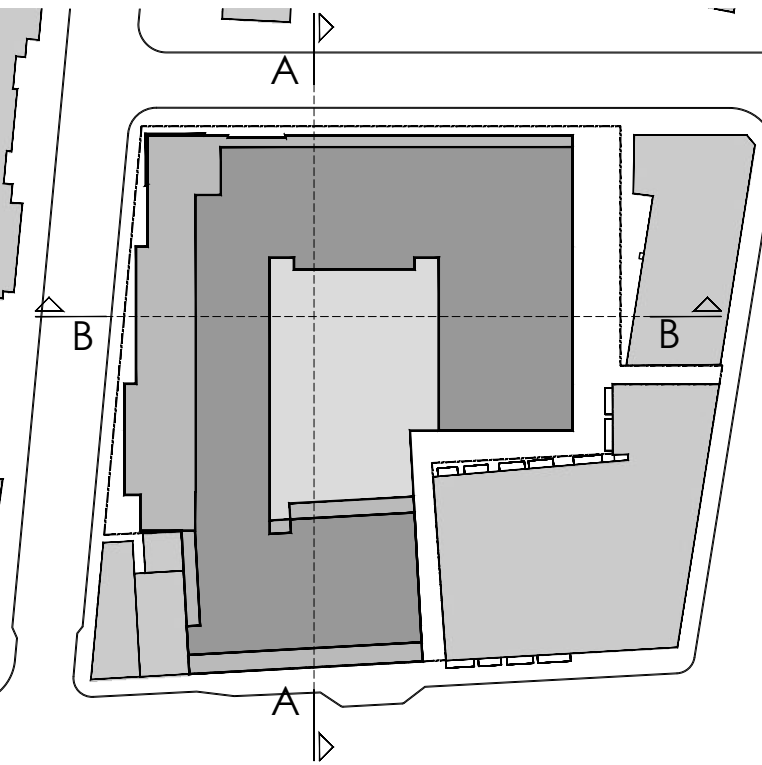




## MATERIAL PALLET

|               |    |                 |
|---------------|----|-----------------|
| BRICK_COLOR_1 | A1 | KANSAS GOLD     |
| BRICK_COLOR_2 | A2 | MEDIUM IRONSPOT |
| BRICK_COLOR_3 | A3 | DARK IRONSPOT   |
| WINDOW_COLOR  | B1 | BLACK           |
| WINDOW_COLOR  | B2 | ELDRIDGE GRAY   |
| METAL_PANEL   | C1 | FAUX ZINC LIGHT |
| ACCENT_METAL  | C2 | FAUX ZINC DARK  |
| STONE_BASE    | D1 | NATURAL STONE   |

## SECTION KEY MAP



**Marchetto  
Higgins  
Stieve**  
Architecture  
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**BUILDING  
SECTIONS**

**A10**





1 VOSE AVENUE ELEVATION DETAIL  
SCALE: 1/8" = 1'-0"

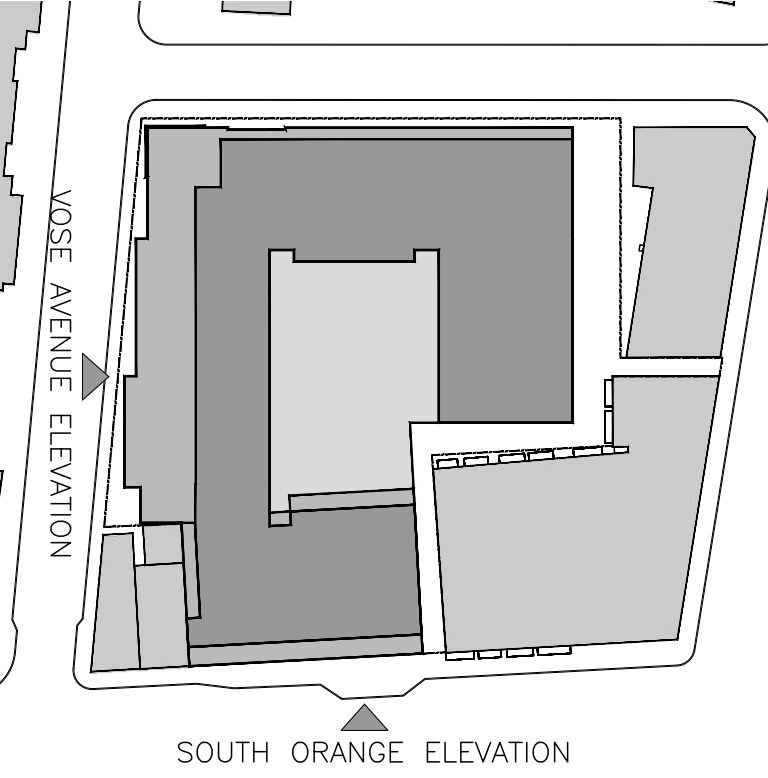


2 SOUTH ORNAGE AVE ELEVATION DETAIL  
SCALE: 1/8" = 1'-0"

## MATERIAL PALLET

|               |    |                 |
|---------------|----|-----------------|
| BRICK COLOR 1 | A1 | KANSAS GOLD     |
| BRICK COLOR 2 | A2 | MEDIUM IRONSPOT |
| BRICK COLOR 3 | A3 | DARK IRONSPOT   |
| WINDOW COLOR  | B1 | BLACK           |
| WINDOW COLOR  | B2 | ELDRIDGE GRAY   |
| METAL PANEL   | C1 | FAUX ZINC LIGHT |
| ACCENT METAL  | C2 | FAUX ZINC DARK  |
| STONE BASE    | D1 | NATURAL STONE   |

## ELEVATION KEY MAP



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ENLARGED  
ELEVATIONS

A11