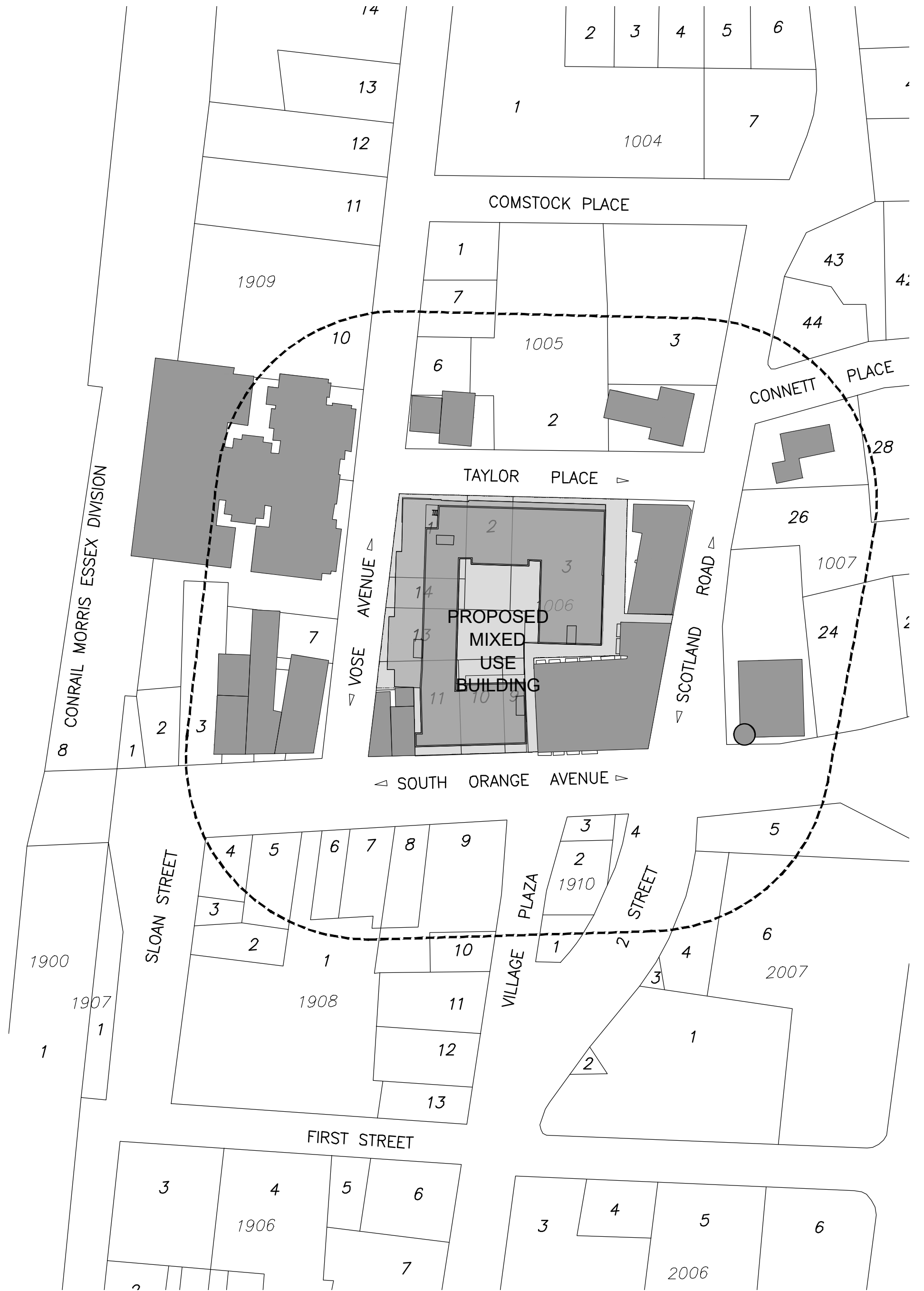




1 LOCATION
SCALE:1: 100



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	1,2,3,9,10,11,13 AND 14	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
A7.5	EQUIPMENT ELEVATION & GENERATOR
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
A10	BUILDING SECTIONS
A11	ENLARGED ELEVATION
A12	SIGNAGE COMPLIANT DIAGRAMS
A13	TEMPORARY BANNER SIGNS
A14	TEMPORARY BANNER SIGNS & FENCE DETAIL

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NJ 07945

Michael Higgins
NJ21A0130830

Bruce A Stieve
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
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	
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET	





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

BUILDING FACADE REVISIONS FOR AMENDED SITE PLAN APPROVAL

1. SITE PLAN OF VOSE APTS URBAN RENEWAL
LOTS 1,2,3,9,10,11,13,14 BLOCK 1006 ZONE: VOSE+ TAYLOR REDEVELOPMENT PLAN
DATE: AUGUST 5, 2020 SCALE: AS NOTED
APPLICANT: VOSE APTS. URBAN RENEWAL, LLC
2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF VOSE APTS. URBAN RENEWAL, LLC
ADDRESS: 447 NORTHFIELD AVENUE, SUITE 200 WEST ORANGE NJ 07052
PHONE:973-731-2600
DATE: APRIL 22, 2021
3. I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT
NAME: J. MICHAEL PETRY
ADDRESS: 155 PASSAIC AVENUE FAIRFIELD NJ 07004
TITLE & LICENSE: PROJECT ENGINEER, 36862
4. I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION,

(VILLAGE ENGINEER)

(DATE)

5. I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(IF IMPROVEMENTS INSTALLED)

(VILLAGE ENGINEER)

(DATE) _____

(IF BOND POSTED)

BUILDING PERMIT ISSUED

6. APPROVED BY THE PLANNING BOARD
PRELIMINARY FINAL

(CHAIRMAN)

(DATE) _____

DRAWING LIST	
C1	COVER SHEET – SITE PLAN
A1	3RD – 4TH FLOOR PLAN
A2	5TH FLOOR PLAN
A3	ELEVATION AND DETAILS
A4	MODEL VIEWS
A5	MODEL VIEWS

**Marchetto
Higgins
Stieve**

Architecture
Planning
Urban Design

Dean Marchetto NJ C07945	FAIA, PP
Michael Higgins NJ21A0130830	AIA, LEED
Bruce A Stieve NJ21A0137710	AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
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
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

REVISÉ
COVER SHEET

C1



PRELIMINARY & FINAL SITE PLAN

MIXED USE BUILDING , VOSE + TAYLOR REDEVELOPMENT PLAN

SOUTH ORANGE, NEW JERSEY, 07079

BLOCK NUMBER 1006

LOT NUMBERS 1

BUILDING FACADE REVISIONS FOR AMENDED SITE PLAN APPROVAL

1. SITE PLAN OF VOSE APTS URBAN RENEWAL
LOTS 1,2,3,9,10,11,13,14 BLOCK 1006 ZONE: VOSE+ TAYLOR REDEVELOPMENT PLAN
DATE: AUGUST 9, 2020 SCALE: AS NOTED
APPLICANT: VOSE APTS. URBAN RENEWAL, LLC

2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF VOSE APTS. URBAN RENEWAL, LLC
ADDRESS: 447 NORTHFIELD AVENUE, SUITE 200 WEST ORANGE NJ 07052
PHONE: 973-731-2600
DATE: APRIL 22, 2021

3. I HEREBY CERTIFY THAT HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT
NAME: J. MICHAEL PETRY
ADDRESS: 155 PASSAIC AVENUE FAIRFIELD NJ 07004
TITLE & LICENSE: PROJECT ENGINEER, 38862

4. I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(VILLAGE ENGINEER)

(DATE)

5. I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(IF IMPROVEMENTS INSTALLED)

(VILLAGE ENGINEER)

(DATE)

(IF BOND POSTED)

(VILLAGE CLERK)

(DATE)

6. APPROVED BY THE PLANNING BOARD
PRELIMINARY _____ FINAL _____

(CHAIRMAN)

(DATE)

BUILDING PERMIT ISSUED

DRAWING LIST	
C1	COVER SHEET – SITE PLAN
A1	3RD – 4TH FLOOR PLAN
A2	5TH FLOOR PLAN
A3	ELEVATION AND DETAILS
A4	MODEL VIEWS
A5	MODEL VIEWS

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

201-795-1505 P
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 :	For :
Date : 03.03.2021	AMENDED SITE PLAN
07.07.2021	DRG REVIEW COMMENTS

REVISED
COVER SHEET

C1

Copyright © 2021 Marchetto, Higgins, Stieve Architects P.C.



20	-	1	BEDROOM	18%
12	-	1	BEDROOM +	11%
71	-	2	BEDROOM	65%
4	-	2	BEDROOM +	4%
3	-	3	BEDROOM	2%
110	-		TOTAL UNITS	100%

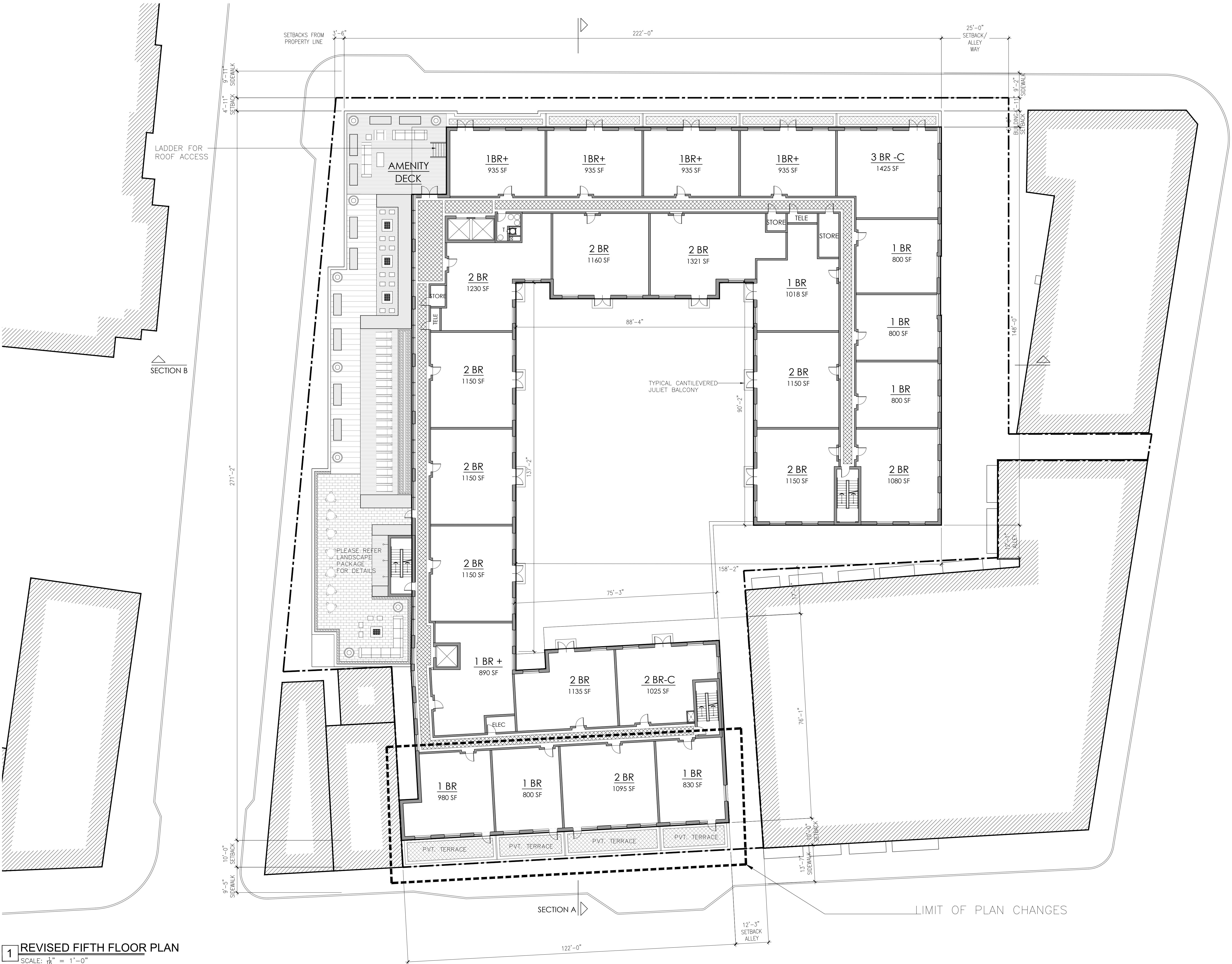
Prepared For:
VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.
 447 Northfield Avenue, #200,
 West Orange, New Jersey 07052


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

REVISED THIRD -
FOURTH
FLOOR PLAN

A1

Copyright © 2021 Marchetto, Higgins, Stieve Architects P.C.



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

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NI C07945
Michael Higgins AIA, LEED
NJ21A0130830
Bruce A Stieve AIA, CNU
NJ21A0137710

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
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 :	For :
Date : 07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

**REVISED FIFTH
FLOOR PLAN**

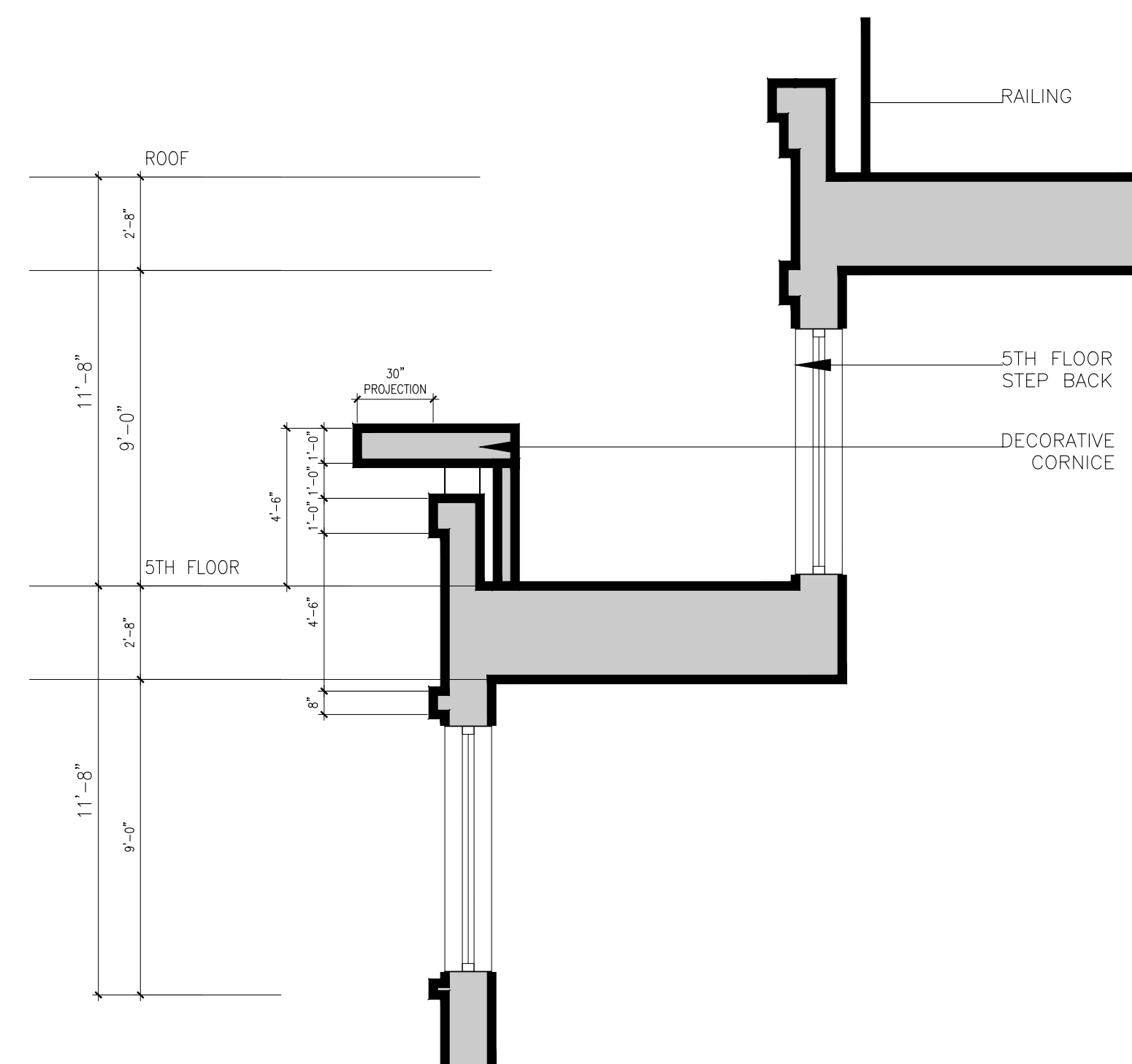
A2



1 SOUTH ORANGE AVE
SCALE: 1/8" = 1'-0"



2 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



3 SECTION PROFILE AT 5TH FLOR
SCALE: 1/4" = 1'-0"

**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

201-795-1505 P
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

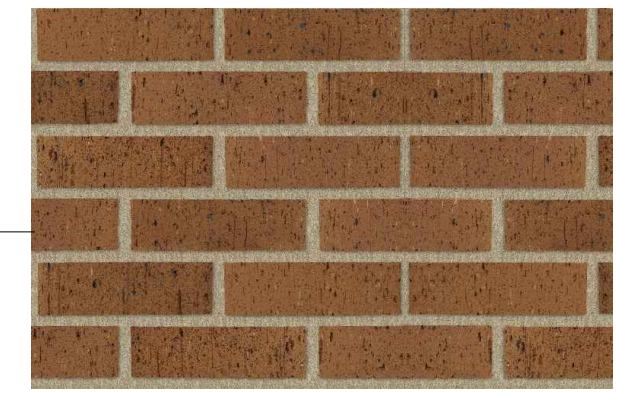
Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

**ELEVATION
AND DETAILS**

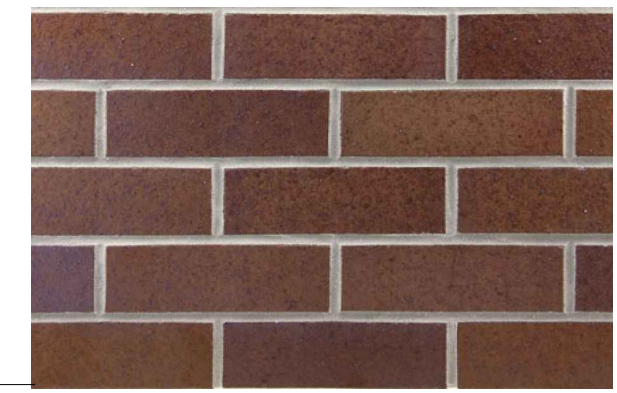
A3



METAL PANEL A
Manufacturer: Fairview Architectural
Product: Vitrabond
Color: Faux Zinc Light
or approved equal by Architect



BRICK TYPE A
Manufacturer: Cloud Ceramics
Color: Kansa Gold
Size: Modular
Texture: Smooth
or approved equal by Architect



BRICK TYPE B
Manufacturer: Endicott
Color: Medium ironspot
Size: Modular
Texture: Smooth
or approved equal by Architect



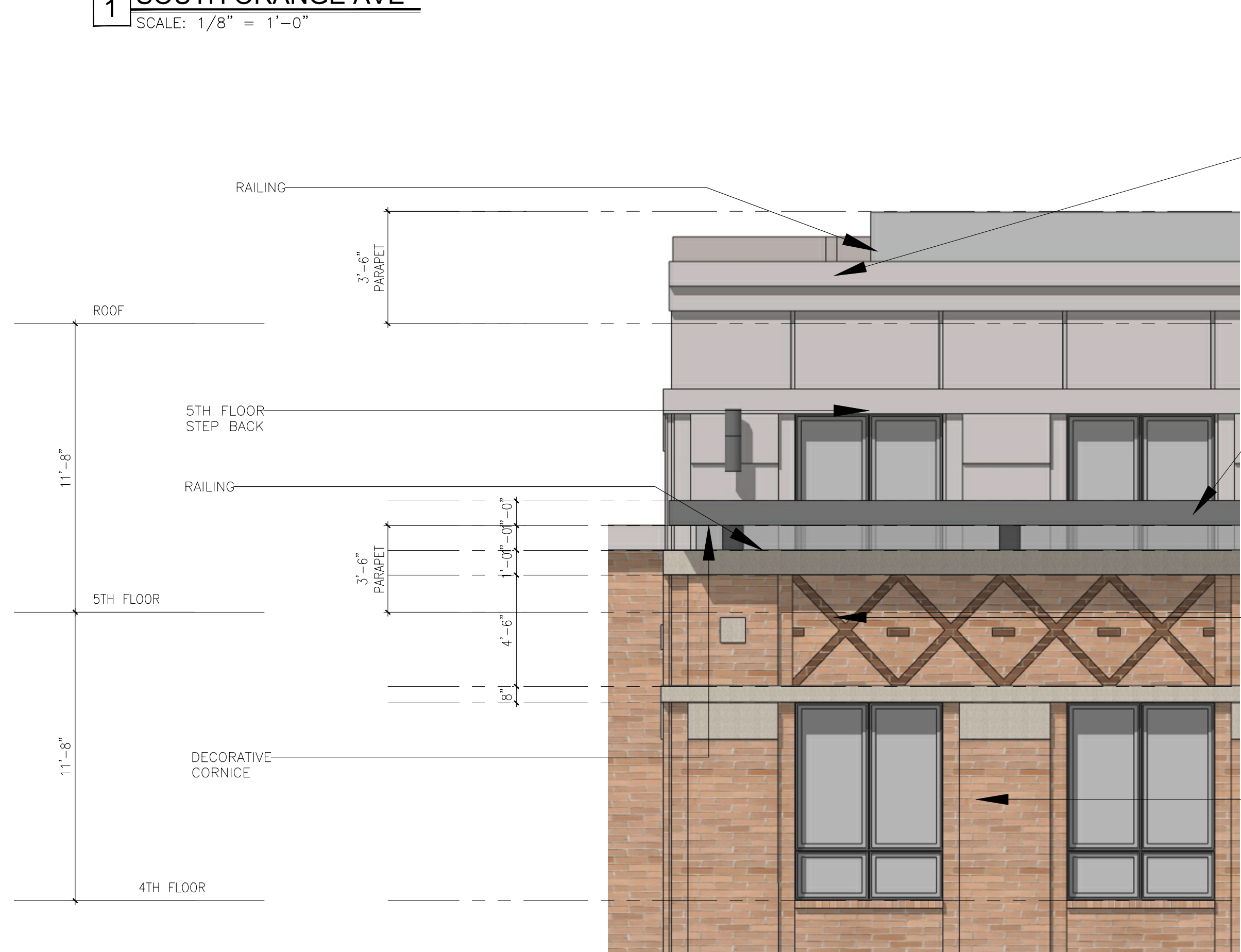
CAST STONE
Manufacturer: American Art Stone
Color: Natural Stone #B19
or approved equal by Architect



METAL PANEL A
Manufacturer: Fairview Architectural
Product: Vitrabond
Color: Faux Zinc Charcoal VB5260
or approved equal by Architect

1 SOUTH ORANGE AVE

SCALE: 1/8" = 1'-0"

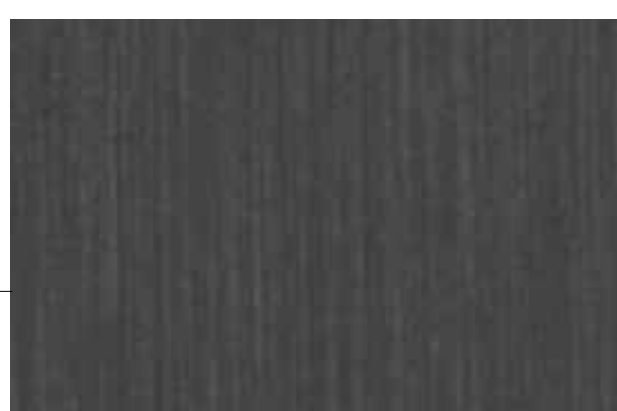


2 CORNICE DETAIL

SCALE: 1/4" = 1'-0"



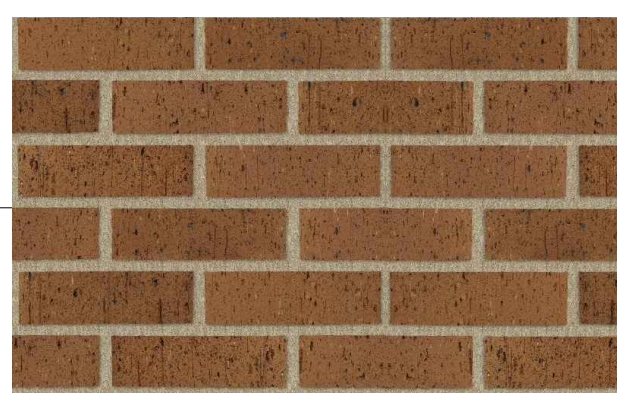
METAL PANEL A
Manufacturer: Fairview Architectural
Product: Vitrabond
Color: Faux Zinc Light
or approved equal by Architect



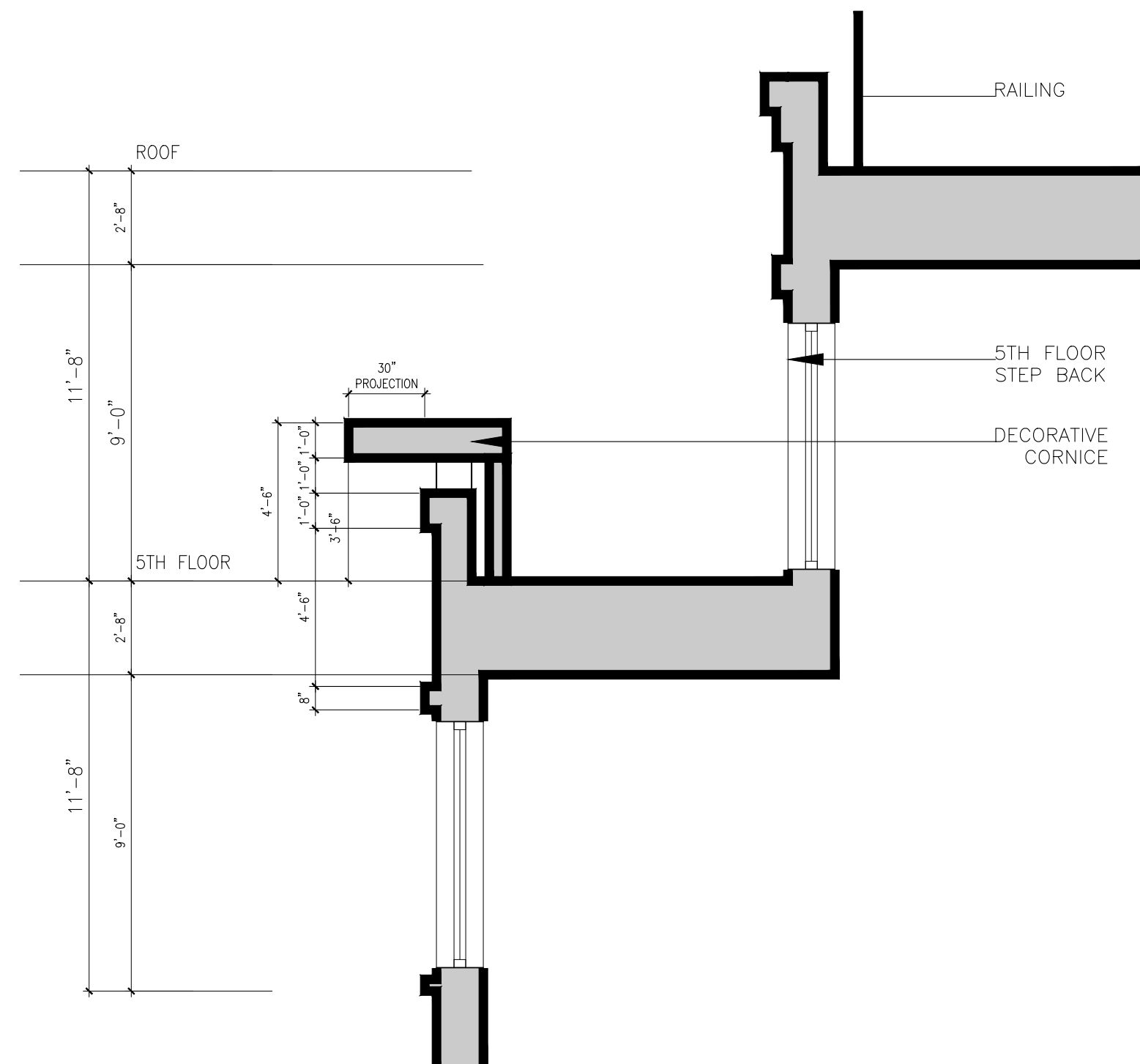
METAL PANEL A
Manufacturer: Fairview Architectural
Product: Vitrabond
Color: Faux Zinc Charcoal VB5260
or approved equal by Architect



BRICK TYPE B
Manufacturer: Endicott
Color: Medium ironspot
Size: Modular
Texture: Smooth
or approved equal by Architect



BRICK TYPE A
Manufacturer: Cloud Ceramics
Color: Kansa Gold
Size: Modular
Texture: Smooth
or approved equal by Architect



3 SECTION PROFILE AT 5TH FLOR

SCALE: 1/4" = 1'-0"

**Marchetto
Higgins
Stieve**

Architecture
Planning
Urban Design

Dean Marchetto
NI C07945
Michael Higgins
NJ21A0130830
Bruce A Stieve
NJ21A0137710

FAIA, PP
AIA, LEED
AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
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 : 03.03.2021
07.07.2021
For :
AMENDED SITE PLAN
DRG REVIEW COMMENTS

ELEVATION
AND DETAILS

A3



1 VIEW 2 ORIGINAL CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING EAST
SCALE: N.T.S



2 VIEW 2 PROPOSED CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING EAST
SCALE: N.T.S

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NJ E07945

Michael Higgins
NJ21A0130830

Bruce A Stieve
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
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
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

MODEL VIEWS **A4**



1 VIEW 1 ORIGINAL CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST
SCALE: N.T.S



2 VIEW 1 PROPOSED CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST
SCALE: N.T.S

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

201-795-1505 P
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
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET
09.11.2020	REVIEW COMMENTS 1
12.11.2020	RESOLUTION COMMENTS
04.09.2021	RESOLUTION COMPLIANCE REPORT #1

MODEL VIEWS **A5**



1 VIEW 1 ORIGINAL CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST
SCALE: N.T.S



2 VIEW 1 PROPOSED CONCEPT RENDERING SOUTH ORANGE AVENUE LOOKING WEST
SCALE: N.T.S



CAST STONE
Manufacturer: American Art Stone
Color: Natural Stone #B19
or approved equal by Architect



BRICK TYPE C
Manufacturer: Taylor
Color: 319 Gray
or approved equal by Architect

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design

Dean Marchetto
NI C07945

Michael Higgins
NJ21A0130830

Bruce A Stieve
NJ21A0137710

FAIA, PP

AIA, LEED

AIA, CNU

1225 Willow Avenue
Hoboken, NJ 07030

201-795-1505 P
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 :
03.03.2021	AMENDED SITE PLAN
07.07.2021	DRG REVIEW COMMENTS



VOSE AVE APARTMENTS, URBAN RENEWAL, LLC.

SOUTH ORANGE AVE LOOKING EAST

March 10, 2021

SOUTH ORANGE, NEW JERSEY 07079

BRICK TYPE C
Manufacturer: Endicott
Color: Medium ironspot

Copyright © 2021 Marchetto, Higgins, Stieve Architects P.C.
Job Number: 1610

Marchetto
Higgins
Stieve

Architecture
Planning
Urban Design