

MULTI-FAMILY RESIDENTIAL BLOCK 7400 , LOT 1 AND 13

DRAWING LIST

C1	COVER SHEET
A1	BASEMENT (PARKING) FLOOR PLAN
A2	GROUND FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	ROOF FLOOR PLAN
A6	TYP. UNIT LAYOUTS / SIGN DETAIL
A7	ELEVATIONS
A8	ELEVATION & SECTION
A9	ELEVATION & SECTION
A10	SHADOW STUDY

PRELIMINARY & FINAL SITE PLAN

PRELIMINARY & FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY, THIS ____ DAY OF _____, 2023.

_____ Board Chairman

_____ Board Secretary

_____ Board Planner

_____ Board Engineer

1225 Willow Avenue
Hoboken, NJ 07030

1422 Grand Street
Suite 5B
Hoboken, NJ 07030

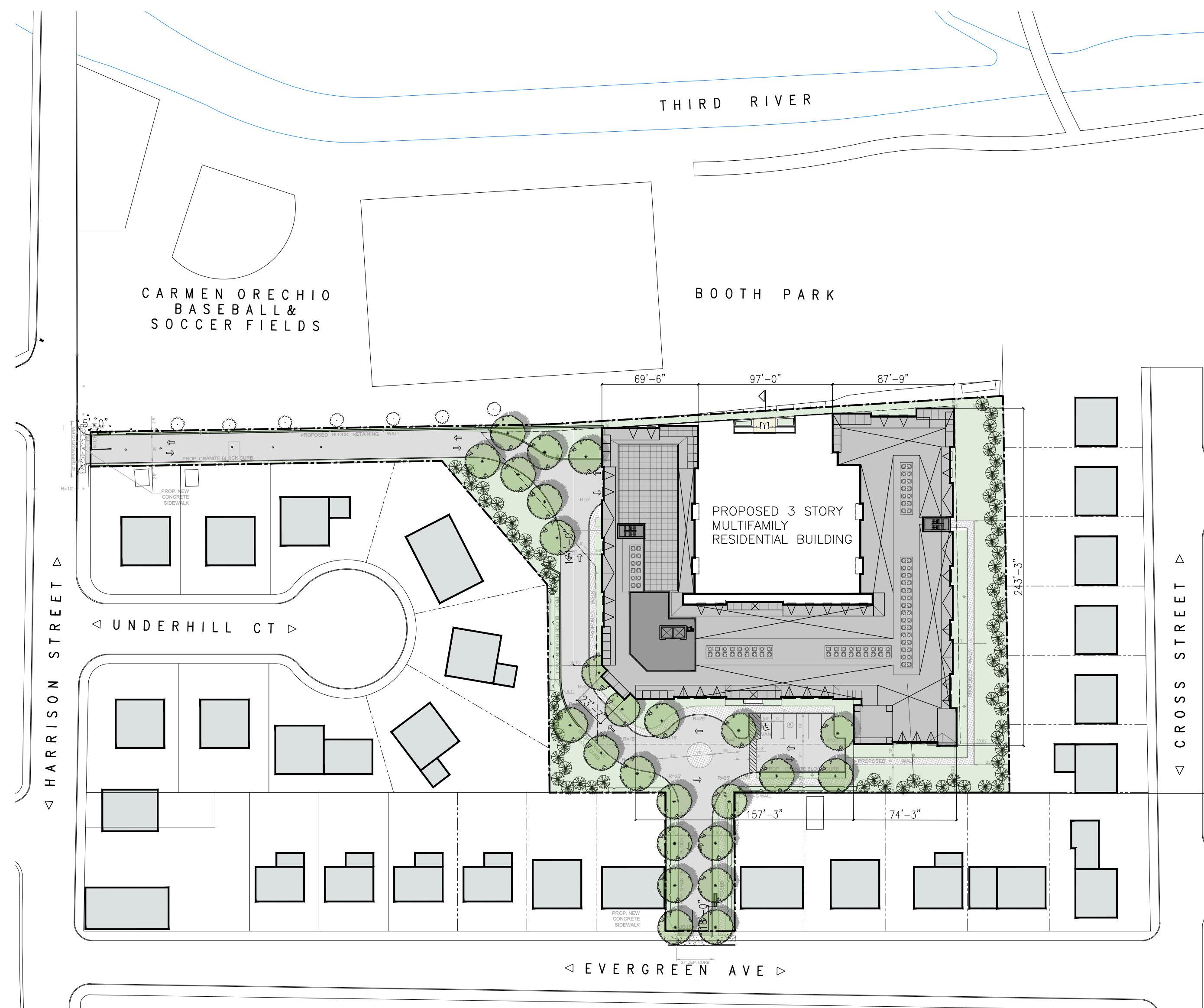

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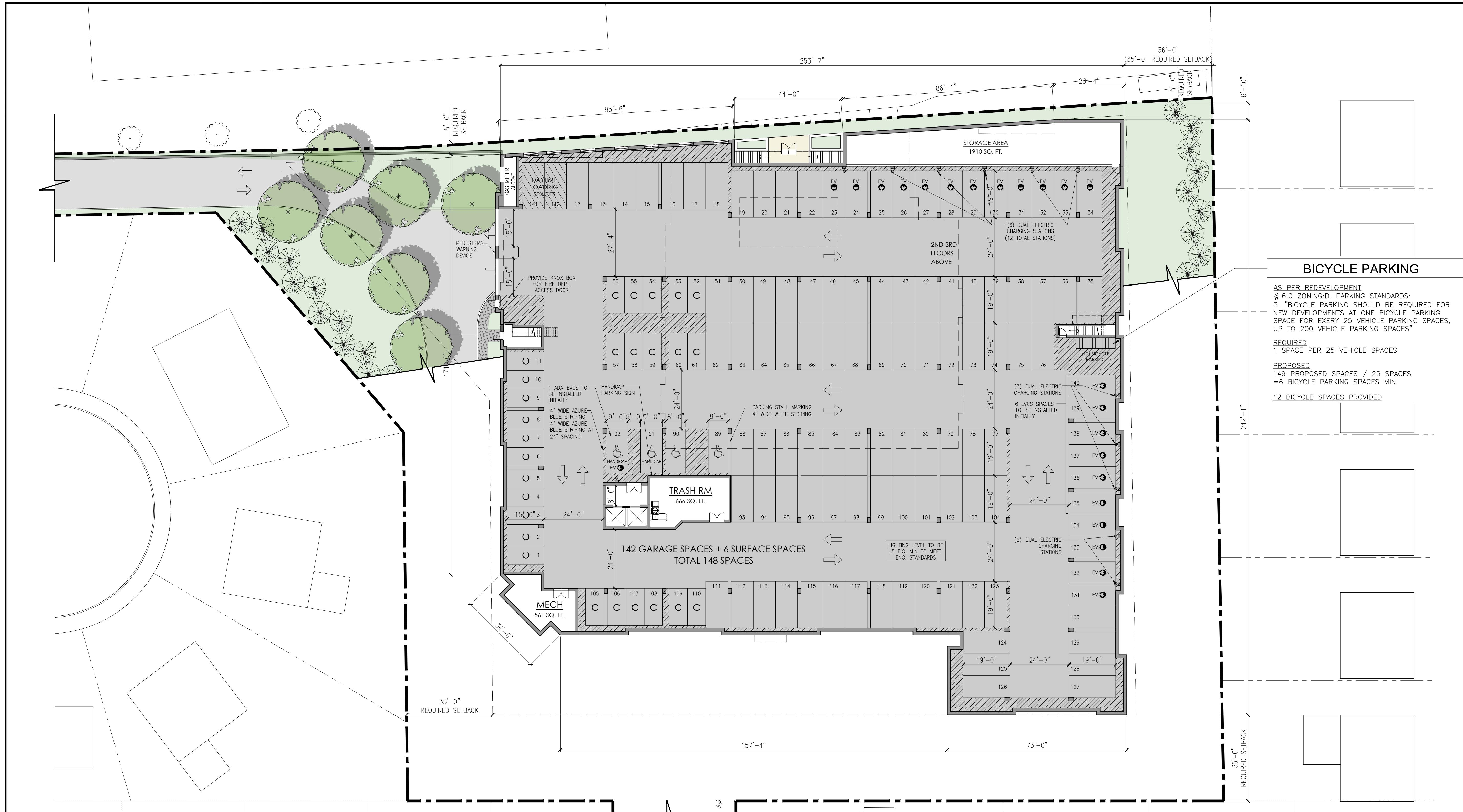
COVER SHEET

C1

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1 SITE PLAN



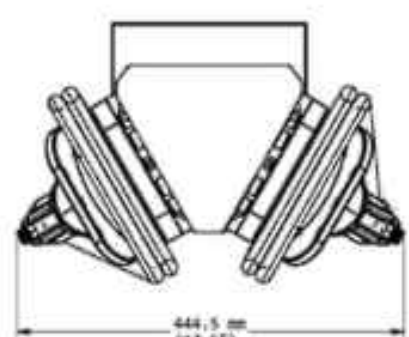
1 BASEMENT FLOOR PLAN

SCALE: 1:20=1'-0"



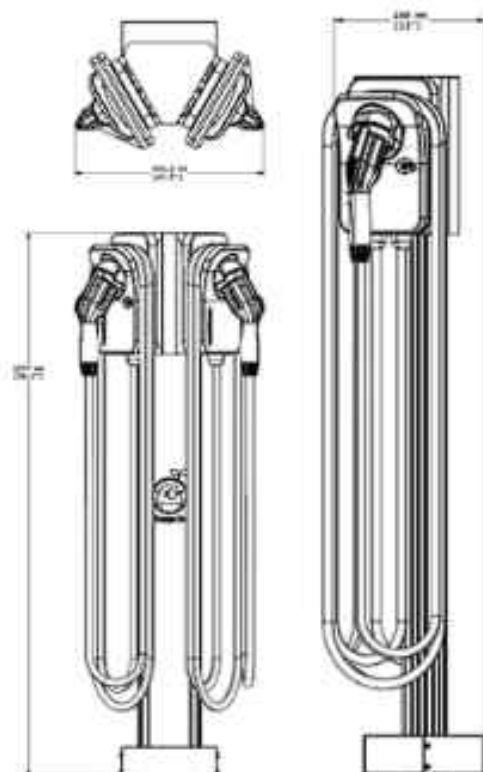
ChargePoint CPF50 for Multifamily Datasheet

Dual Pedestal Mount
CPF50-L23-PEDMNT-Dual



2 EV CHARGING STATION

NOT TO SCALE



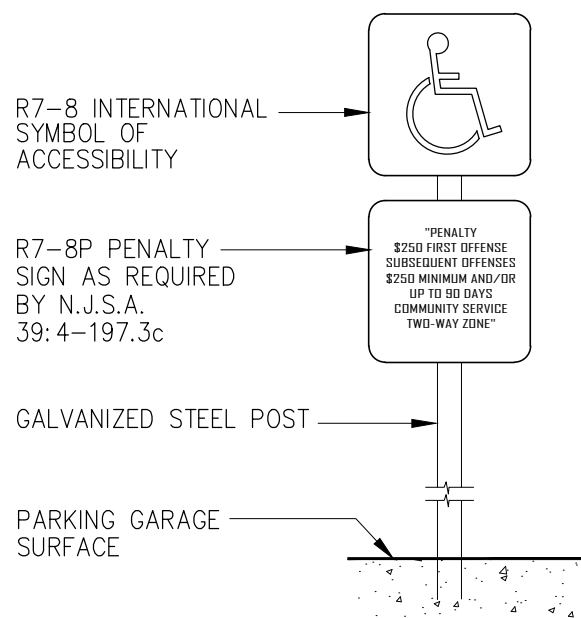
VISUAL PEDESTRIAN
WARNING DEVICE TO BE
YELLOW STROBE TYPE
ACTIVATED BY GARAGE DOOR
OPENER
LIGHT TO BE
MOUNTED IN
CLEAR VIEW
ON WALL

PEDESTRIAN WARNING DEVICE

NOT TO SCALE

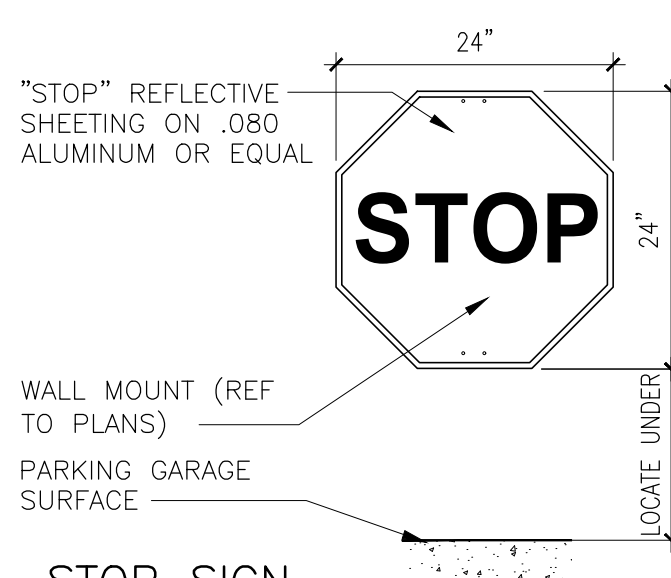
3 GARAGE SIGN DETAILS

SCALE: 1/20" = 1'-0"



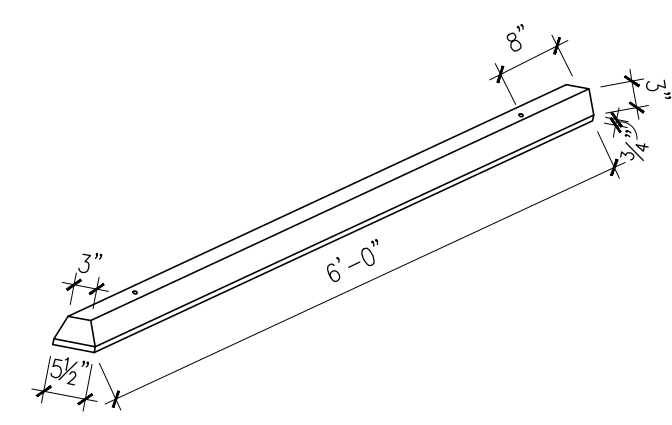
HANDICAP PARKING SIGN

NOT TO SCALE



STOP SIGN

NOT TO SCALE



PRECAST CONCRETE BUMPER

NOT TO SCALE

GENERAL NOTES

- 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 NUTLEY, N.J.
- 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 NUTLEY, NJ
- 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.

PARKING

PROPOSED	
GARAGE PARKING	= 142 SPACES
SURFACE PARKING	= 6 SPACES
TOTAL PARKING	= 148 SPACES

INCLUDING:	
EV SPACES	= 23 SPACES
COMPACT SPACES (20% COMPACT SPACES PERMITTED)	= 27 SPACES
HANDICAP SPACES (GARAGE)	= 4 SPACES
HANDICAP VAN (SURFACE)	= 1 SPACE

EV PARKING

STATE OF NEW JERSEY
219TH LEGISLATURE - S3223
EV CHARGING STATIONS REDUCTION
15% EV PROVIDED FROM 148 SPACES REQUIRED
= 23 EV SPACES PROVIDED

IF 15% EV CHARGING SPACES ARE PROVIDED,
10% PARKING SPACES DEDUCTION ARE PERMITTED.
85 UNITS X 1.75 = 149 SPACES
149 SPACES - 15 SPACES CREDIT
= 134 REQUIRED SPACES AS PER EV SPACES

TOTAL EV SPACES PROVIDED 23 SPACES

DAY	= 8 EV SPACES
3 YEARS	= +8 EV SPACES
6 YEARS	= +7 EV SPACES

BICYCLE PARKING

AS PER REDEVELOPMENT
§ 6.0 ZONING.D. PARKING STANDARDS:
3. "BICYCLE PARKING SHOULD BE REQUIRED FOR NEW DEVELOPMENTS AT ONE BICYCLE PARKING SPACE FOR EVERY 25 VEHICLE PARKING SPACES, UP TO 200 VEHICLE PARKING SPACES"

REQUIRED
1 SPACE PER 25 VEHICLE SPACES

PROPOSED
149 PROPOSED SPACES / 25 SPACES
= 6 BICYCLE PARKING SPACES MIN.

12 BICYCLE SPACES PROVIDED

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NJ C07945

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Michael Buldo AIA
NJ21A101786800
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NJ21A102161600

1225 Willow Avenue
Hoboken, NJ 07030

1422 Grand Street
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Hoboken, NJ 07030

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PROJECT NAME:
**MULTI-FAMILY
RESIDENTIAL BUILDING**
35 EVERGREEN AVE.
NUTLEY, NJ 07110

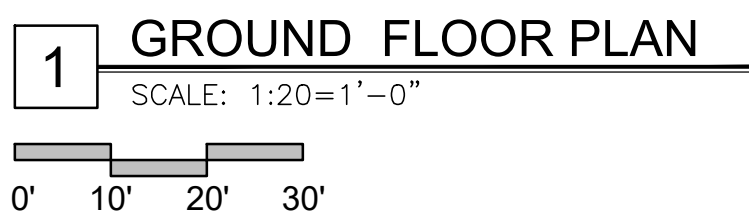
PREPARED FOR:
**DIAMOND SPRING
REAL ESTATE
INVESTMENT, LLC.**
P.O. BOX 295
FLORHAM PARK, NJ

Issue #	Date	For
1	11/14/2023	PRELIMINARY & SITE PLAN REVISION
2	01/03/2024	PRELIMINARY & SITE PLAN REVISION
3	01/25/2024	PRELIMINARY & SITE PLAN REVISION

	Project Number :	2228
	Scale :	AS NOTED
	Drawn By :	VN
	Checked By :	BS

BASEMENT
FLOOR PLAN

A1



UNIT MIX TOTALS		
1 BEDROOM	9 UNITS	(11%)
1 BEDROOM +DEN	1 UNIT	(1%)
2 BEDROOMS	75 UNITS	(88%)
TOTAL UNITS PROPOSED	85 UNITS	(100%)

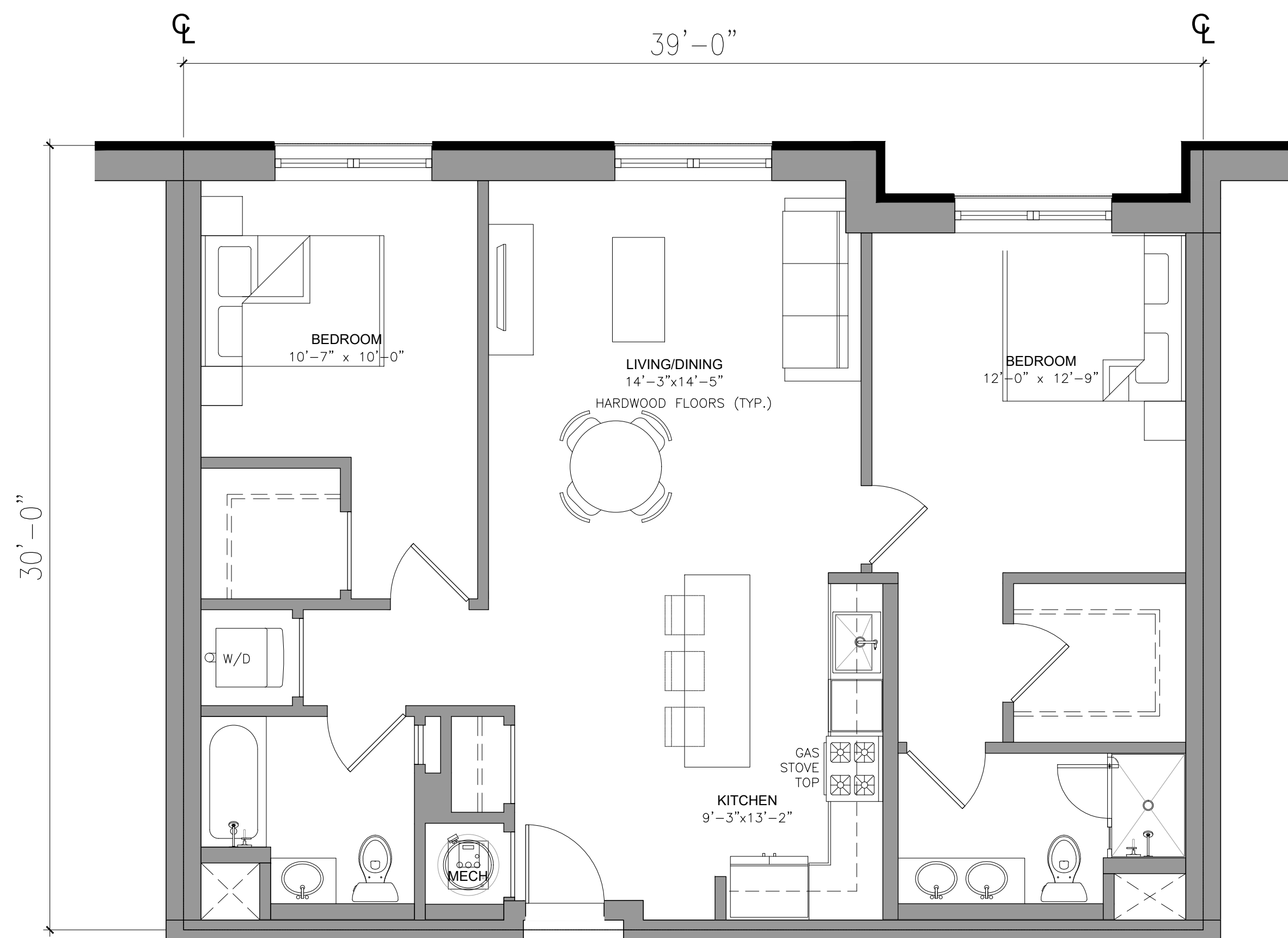
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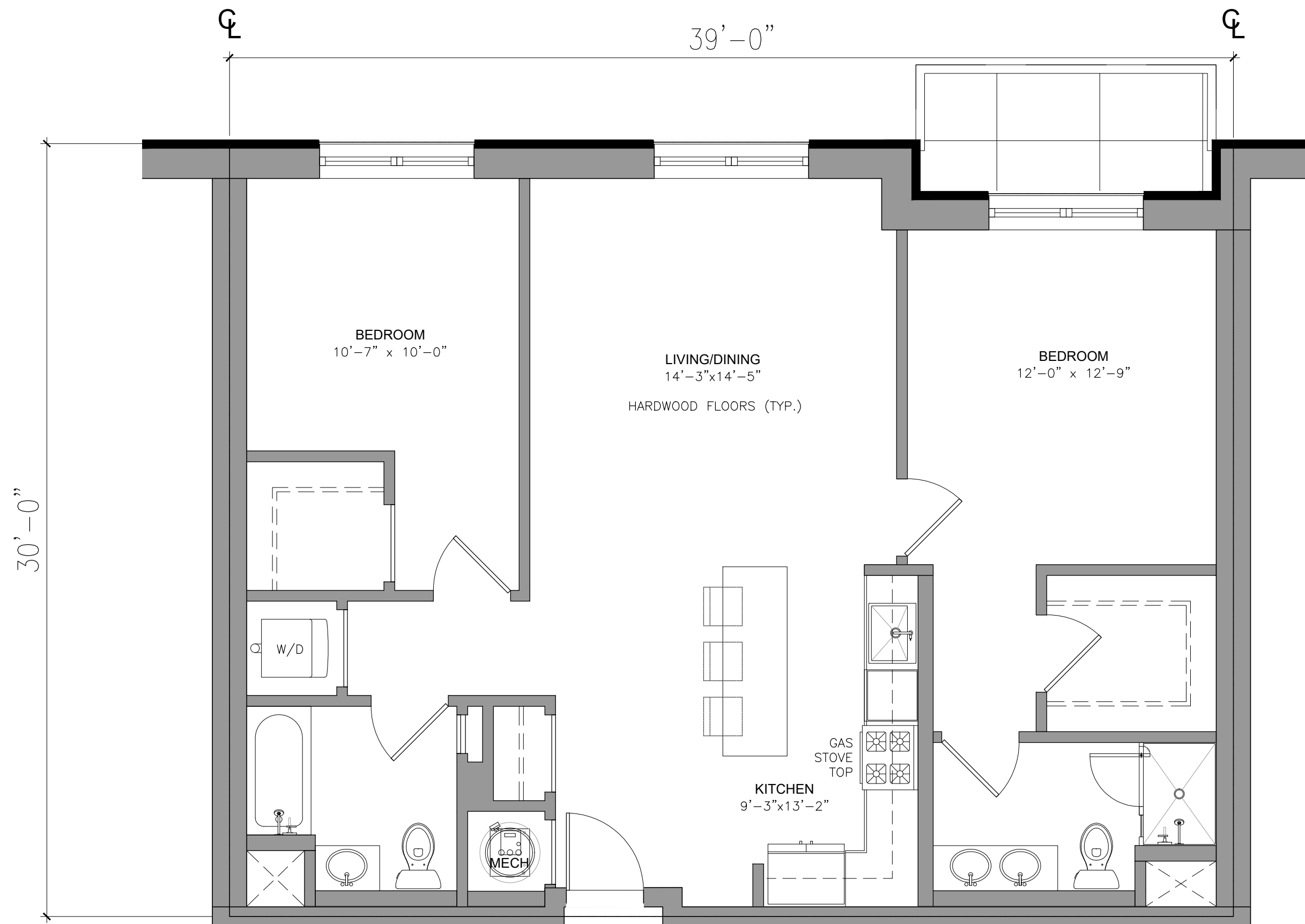
	Project Number :	2228
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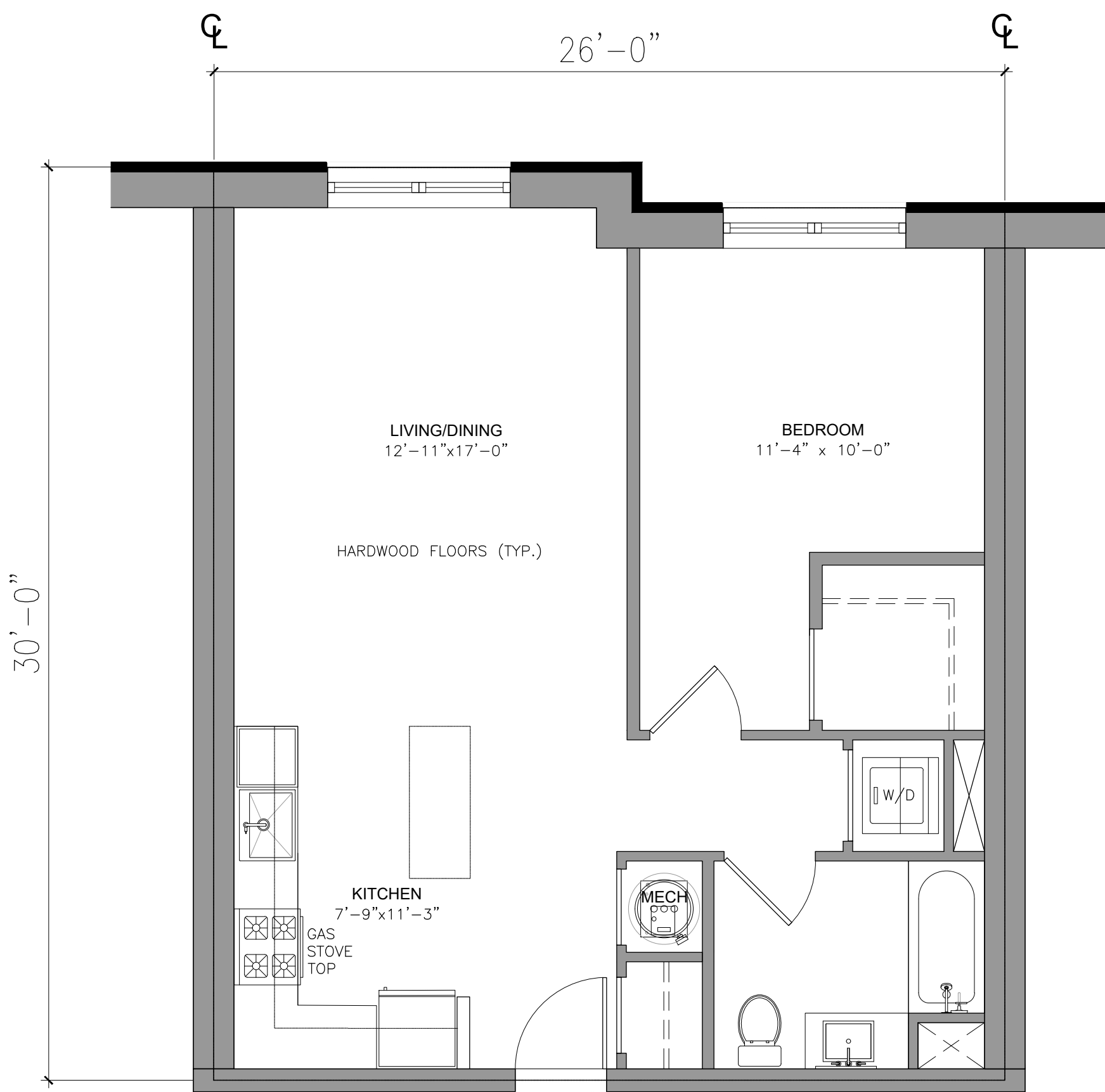


2 TYP. TWO BEDROOM UNIT LAYOUT - 1,050 SF
SCALE: 1/4"=1'-0"

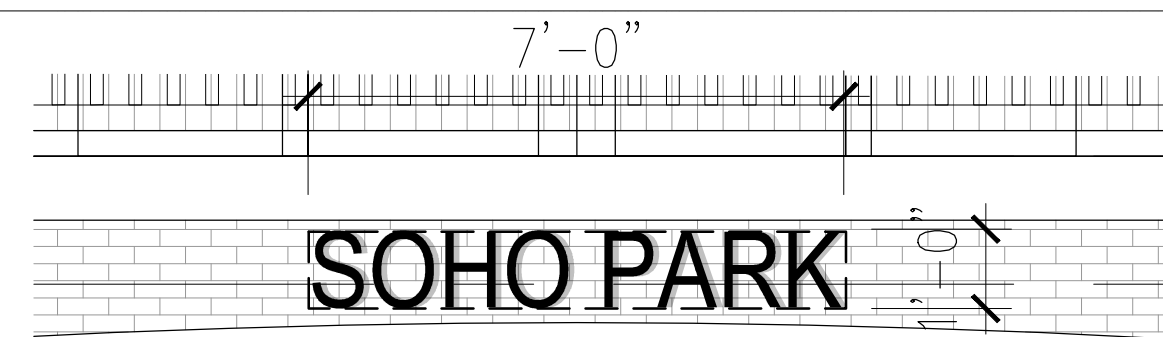


3 TYP. TWO BEDROOM UNIT LAYOUT WITH BALCONY- 1,231 SF
SCALE: 1/4"=1'-0"

*ALL TYP. UNIT LAYOUTS & INTERIOR FINISHES TO COMPLY WITH REDEVELOPMENT SECTION 8.0 (m)(ii).(iii.)



1 TYP. ONE BEDROOM UNIT LAYOUT - 766 SF
SCALE: 1/4"=1'-0"



RDP = § 6.0 ZONING; C.BULK STANDARDS: DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS: 15. OTHER REQUIREMENTS: c:"ALL PROJECT SIGNAGE SHALL EITHER MEET THE TOWNSHIP OF NUTLEY ORDINANCE ARTICLE XXII, "SIGNS" OR SUBMIT A SEPARATE SIGN PACKAGE TO THE PLANNING BOARD FOR REVIEW AND APPROVAL;"

LDO = § TOWNSHIP OF NUTLEY ORDINANCE ARTICLE XXII, "SIGNS"

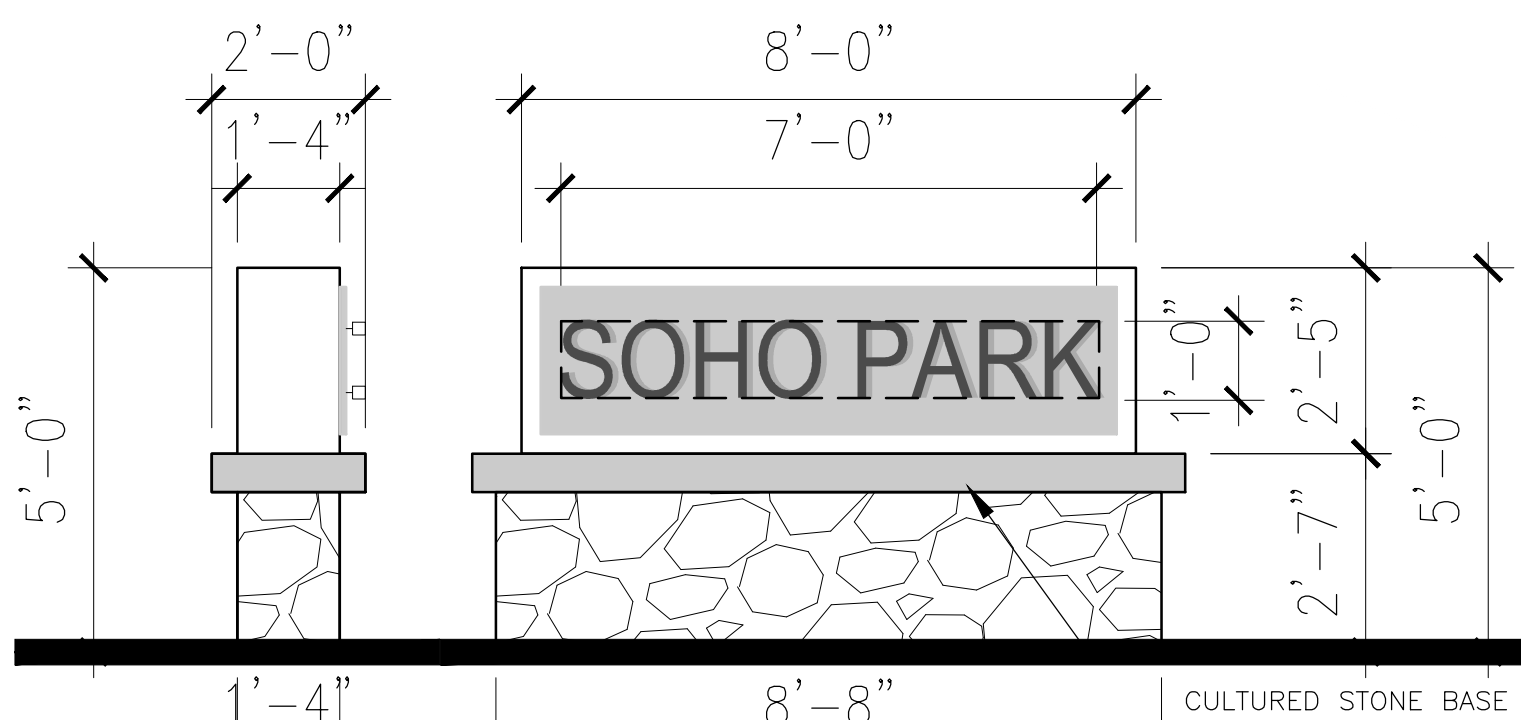
PERMITTED SIGNAGE ALLOWED AS PER B-3A DISTRICT

- MAX HEIGHT: 5 FT.
- MAX DISPLAY AREA: 25 SQ.FT.

PROPOSED BUILDING SIGNAGE DETAIL:

- HEIGHT OF LETTERS: 12 IN.
- AREA: 7 SQ.FT.
- MATERIAL: ACCENT METAL CHANNEL LETTERS
- COLOR: POWDER COATED FINISH TO MATCH GREY PATINA PANEL
- LIGHT: LED BACKLIT / HALO

4 BUILDING SIGNAGE DETAIL
SCALE: 1"=30'



RDP = § 6.0 ZONING; C.BULK STANDARDS: DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS: 15. OTHER REQUIREMENTS: c:"ALL PROJECT SIGNAGE SHALL EITHER MEET THE TOWNSHIP OF NUTLEY ORDINANCE ARTICLE XXII, "SIGNS" OR SUBMIT A SEPARATE SIGN PACKAGE TO THE PLANNING BOARD FOR REVIEW AND APPROVAL;"

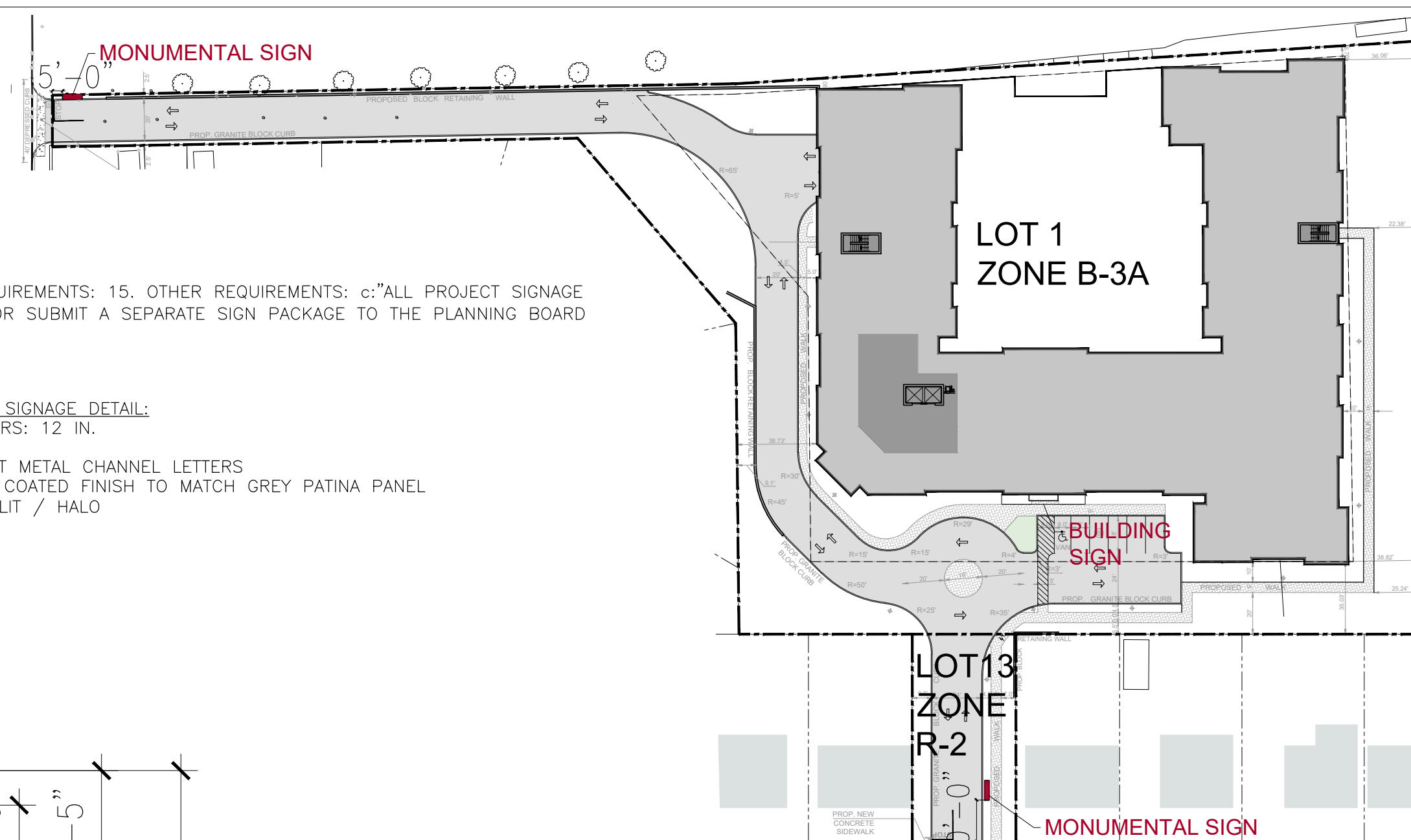
PERMITTED: LOT 13 (R-2 ZONE)

- MAX AREA: 8 SQ.FT.
- MAX. HEIGHT: 5 FT. ABOVE GROUND
- SETBACK: 18 FT. FROM FRONT PROPERTY LINE

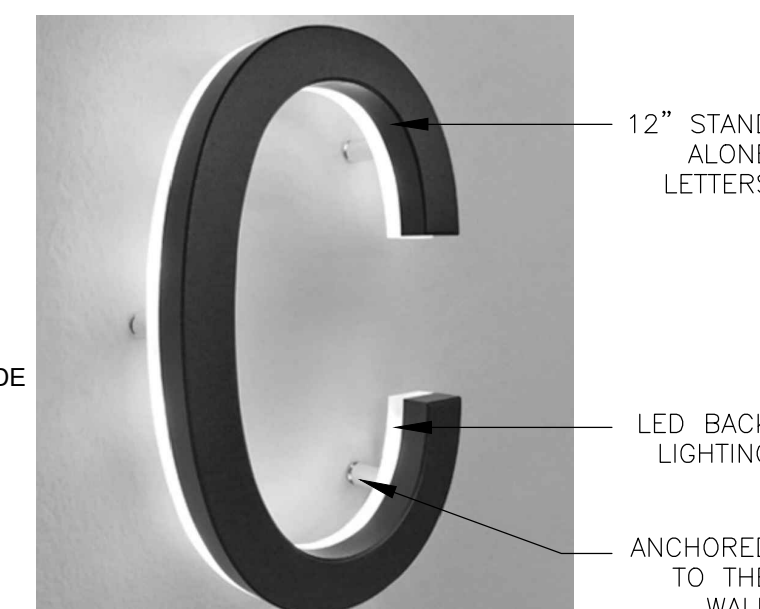
PERMITTED: LOT 1 (B-3A ZONE)

- MAX AREA: 25 SQ.FT.
- HEIGHT: 5 FT. ABOVE GROUND
- SETBACK: 5 FT. ANY PROPERTY LINE

5 MONUMENTAL SIGNAGE DETAIL
SCALE: 1"=30'



6 KEY DIAGRAM
SCALE: NTS



7 3D VIEW OF MOUNTED ALUMINUM CHANNEL LETTER W/ LED BACKLIT / HALO LIGHTS



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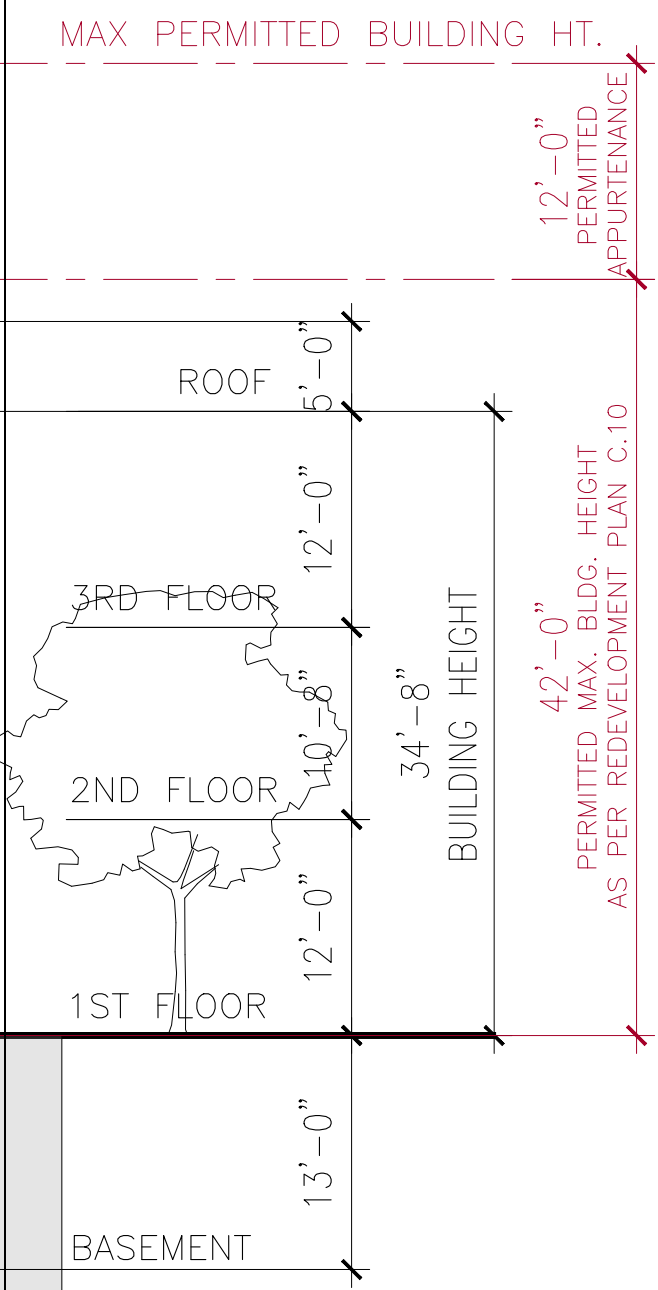
PREPARED FOR:
**DIAMOND SPRING
REAL ESTATE
INVESTMENT, LLC.**
P.O. BOX 295
FLORHAM PARK, NJ

Issue:
Date: 11/14/2023 For: PRELIM AND FINAL SITE PLAN

Project Number: 2228
Scale: AS NOTED
Drawn By: VN
Checked By: BS

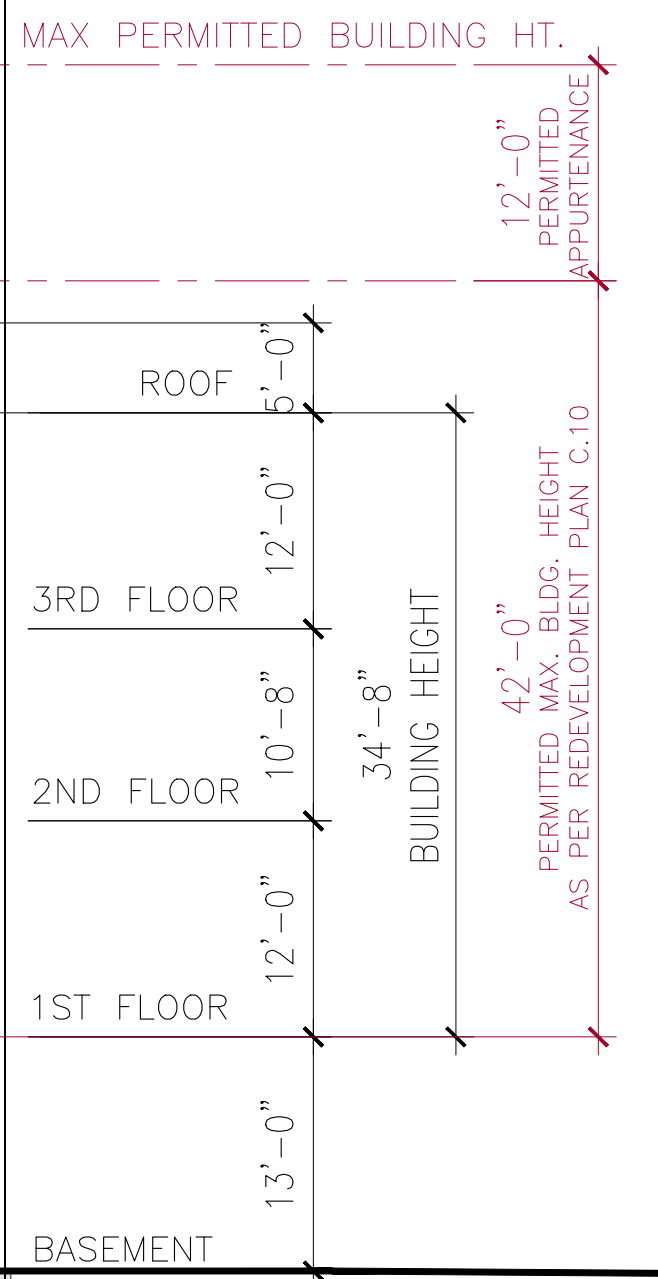
TYP. UNIT
LAYOUTS/
SIGN DETAIL

A6

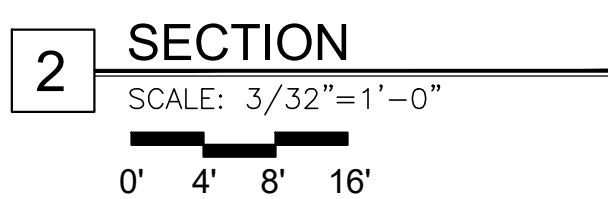
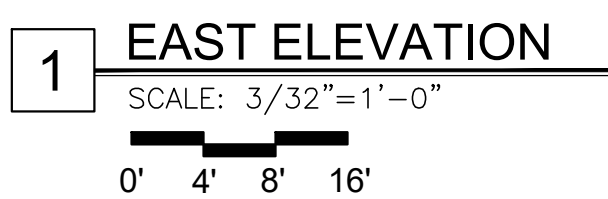


METAL PANEL
REYNOLBOND
ZINC PATINA COLOR

HARDIE PANEL BOARD
NAVAJO BEIGE COLOR
SMOOTH



CULTURED STONE



A9

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An aerial photograph of the same site, showing the proposed building footprint overlaid on the landscape. The footprint is a large, irregular polygon with a central rectangular area and several smaller rectangular extensions. The building is shown in a light gray color, contrasting with the surrounding green grass and trees. The surrounding area includes a golf course, a parking lot, and a residential neighborhood with houses and streets.

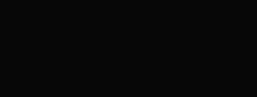
An aerial photograph showing a proposed development site. The site is a large, irregularly shaped area with a mix of green grass and brownish soil. It is surrounded by residential neighborhoods with houses and trees. A road intersection is visible on the left side of the image. The site is outlined in black, and a small blue rectangular area is marked within it.

An aerial photograph showing a proposed development site. The site is a large, irregularly shaped lot with a dark, shaded area representing the building footprint and a lighter area representing the parking lot. The site is surrounded by residential neighborhoods with houses and trees. A road is visible on the left side of the image.

An aerial photograph showing a proposed development site. The site is a large, irregularly shaped lot with a dark, shaded area representing the building footprint and a lighter area representing the parking lot. The site is surrounded by residential neighborhoods with houses and trees. A road is visible on the left side of the image.

An aerial photograph showing the proposed building footprint in red on a green field. The field is bordered by a road on the left and a residential area with houses and trees on the right. A golf course is visible in the background.

An aerial photograph showing a proposed development site. The site is a large, irregularly shaped plot of land, outlined in orange. It contains a large, light-colored rectangular area, likely a parking lot or open space, and a smaller, darker rectangular area, possibly a pool or a building footprint. The site is surrounded by a residential neighborhood with many houses and trees. A road is visible on the left side of the image.

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	Michael Buldo NJ21A101786800 NY 035161	AIA
	Vincent Marchetto NJ21A102161600	AIA

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[illegible]SHADOW
STUDY

A10