

# 78-88 LOCUST AVE

Bloomfield, New Jersey

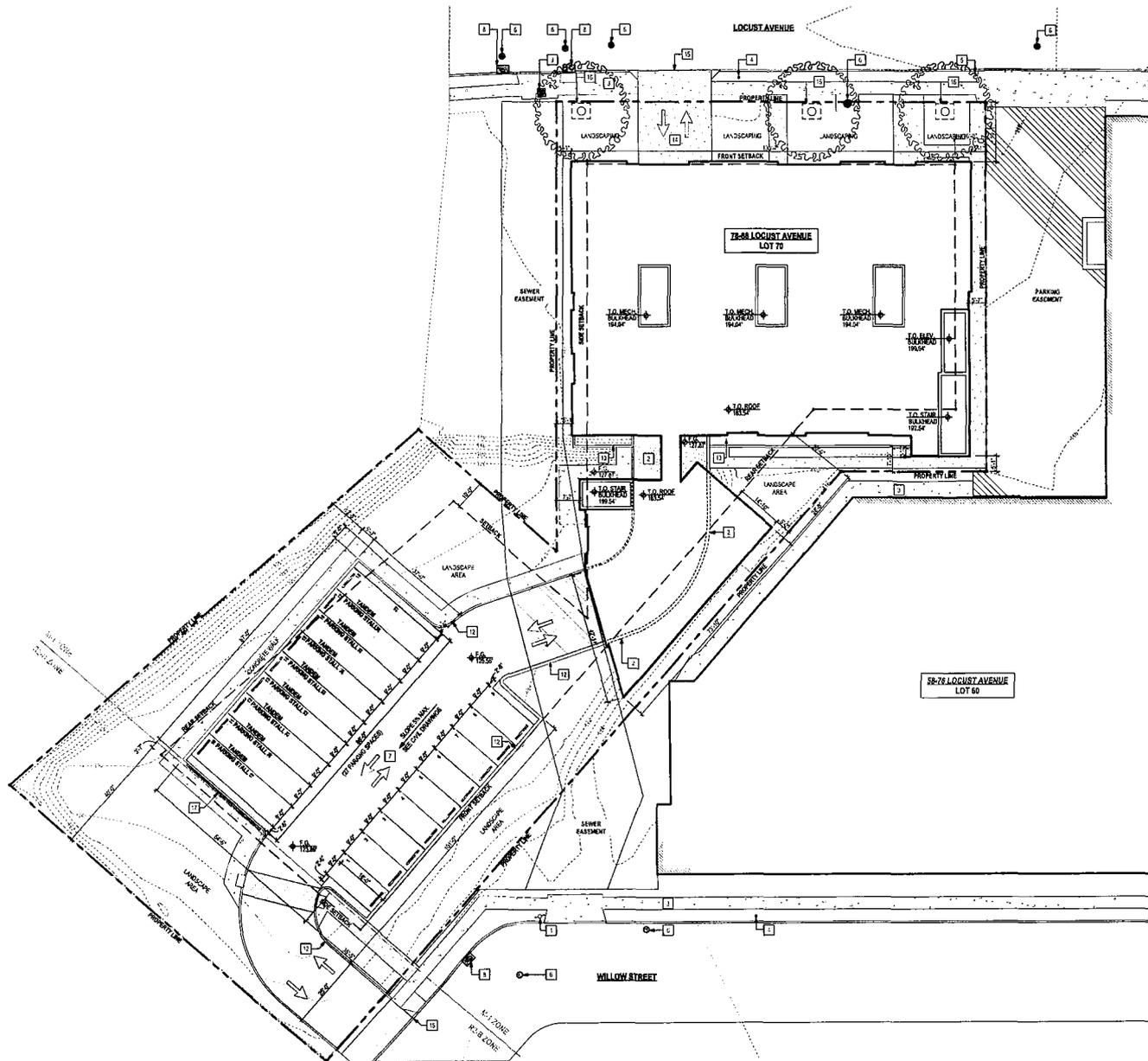
PROPOSED 6-STORY 44 UNIT MULTIFAMILY BUILDING W/ PARKING ON VACANT LOT

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Photo Sheets G.01 PHOTO CONTEXT SHEETS	
Site A3.00 SURVEY A3.01 FEMA FIRM MAP A3.11 PROPOSED SITE PLAN A3.21 ZONING ANALYSIS	<b>Project Data</b> APPLICANT: Gilmor Realty LLC 5701 Church Rd. Apt. PKRY, 14th Floor New Jersey 07001 LOT TO OWNER: Gilmor Realty LLC 5701 Church Rd. Apt. PKRY, 14th Floor New Jersey 07001 LOT 16 OWNER: Arnold Storage Vents, LLC 2045 Emerald Parkway Dr., SW 4th Fl 200 Cleveland, OH 44115 PROJECT ADDRESS: 78-88 Locust Avenue Bloomfield, New Jersey 07003
Plans A1.00 '1ST' FLOOR PLAN - PARKING A1.10 2ND FLOOR PLAN - RESIDENTIAL LOBBY A1.20 3RD-5TH TYPICAL FLOOR PLAN A1.30 ROOF DECK FLOOR PLAN	PROJECT ADDRESS: 78-88 Locust Avenue Bloomfield, New Jersey 07003 BLOCK/LOT: Block 129 Lot 79 LEGAL JURISDICTION: Township of Bloomfield FLOOD ZONE: Yes ZONING DESIGNATION: M-100-UB (M-100-Zone for use as a property)
Elevations A2.00 NORTH ELEVATION A2.01 EAST ELEVATION A2.02 SOUTH ELEVATION A2.03 WEST ELEVATION	<b>Code + Zoning Information</b> APPLICABLE CODES & ORDINANCES: 2018 BC - NJ ED, 2021 NPC - NJ ED, 2022 MPA (1) 2021 - MCO - NJ ED, ADMINISTRATIVE CODES - BC, CC, BCRD, BCRD-II, CC, CC-1, CC-2, CC-3, CC-4, CC-5, CC-6, CC-7, CC-8, CC-9, CC-10, CC-11, CC-12, CC-13, CC-14, CC-15, CC-16, CC-17, CC-18, CC-19, CC-20, CC-21, CC-22, CC-23, CC-24, CC-25, CC-26, CC-27, CC-28, CC-29, CC-30, CC-31, CC-32, CC-33, CC-34, CC-35, CC-36, CC-37, CC-38, CC-39, CC-40, CC-41, CC-42, CC-43, CC-44, CC-45, CC-46, CC-47, CC-48, CC-49, CC-50, CC-51, CC-52, CC-53, CC-54, CC-55, CC-56, CC-57, CC-58, CC-59, CC-60, CC-61, CC-62, CC-63, CC-64, CC-65, CC-66, CC-67, CC-68, CC-69, CC-70, CC-71, CC-72, CC-73, CC-74, CC-75, CC-76, CC-77, CC-78, CC-79, CC-80, CC-81, CC-82, CC-83, CC-84, CC-85, CC-86, CC-87, CC-88, CC-89, CC-90, CC-91, CC-92, CC-93, CC-94, CC-95, CC-96, CC-97, CC-98, CC-99, CC-100, CC-101, CC-102, CC-103, 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**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

site plan keynotes	
1	(E) POWER POLE
2	PARKING DRIVEWAY BELOW
3	(E) CONCRETE WALKWAY/SIDEWALK
4	(E) FIRE HYDRANT
5	(E) BOLLARD
6	(E) SAIL MANHOLE
7	(A) ASPHALT
8	ASLT
9	UTILITY LID
10	(E) WATER MAIN/PIPE
11	NOT USED
12	REMAINING SITE WALL, SEE CIVIL
13	PLASTER
14	SLOPED CONCRETE DRIVEWAY, SEE CIVIL DRAWINGS
15	(A) CURB CUT, SEE CIVIL DRAWINGS
16	TREE PIT
17	MOTORIZED SLIDING GATE

site plan legend	
---	(E) CONTOUR LINE
[ ]	CONCRETE
[ ]	ASP-HALT
[ ]	EASEMENT

general notes	
1.	
2.	
3.	



**AB design studio, inc.**  
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AUGUSTIN PEYCHINOV  
NJ ARCHITECT LICENSE # 21A02205430  
SITE PLAN PLANE NUMBER  
NEGLIA ENGINEERING ASSOC.  
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TEL: (201) 939-4895  
E-MAIL: nea@negliaengineering.com

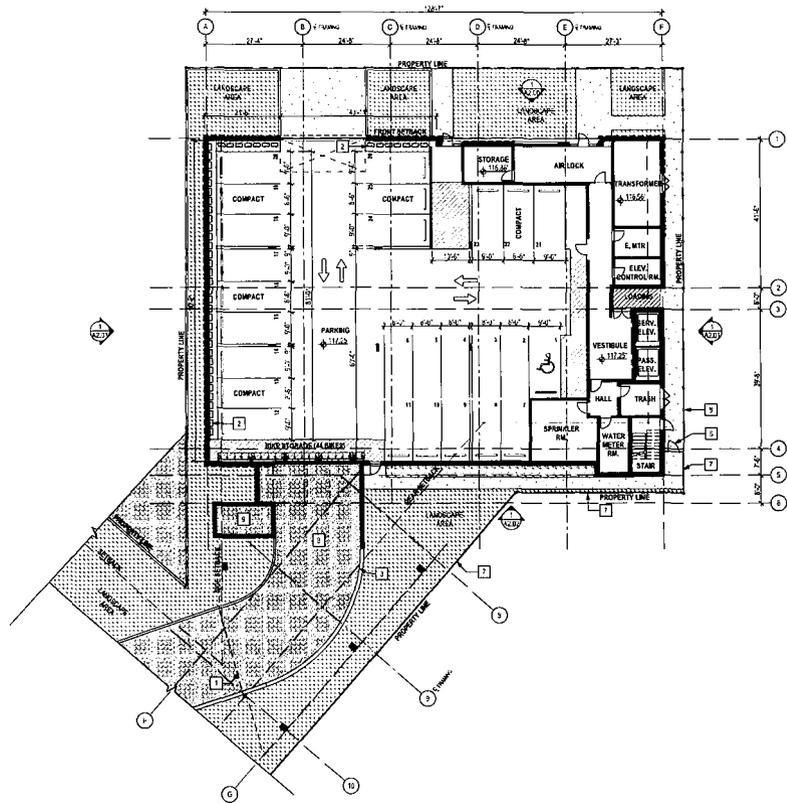


**PRINT DATE: 10/13/2023**  
PLANNING/ZONING SUBMISSION: PT

**PROJECT INFO**  
PROJECT: 23237-13  
**78-88 LOCUST AVE**

PROJECT ADDRESS: 78 Locust Avenue  
Bloomfield New Jersey  
OWNER CONTACT: Vernon Contractors - Development  
(212) 421-2000





**1ST FLOOR PLAN - PARKING**  
SCALE: 1/16" = 1'-0"

**floor plan keynotes**

- 1 LINE OF BUILDING ABOVE
- 2 GAS METERS
- 3 RETAINING WALL. SEE CIVIL DRAWINGS
- 4 LID OF TRANSFORMER ROOM
- 5 PLANTER
- 6 12" TALL FENCE DOOR TO MATCH ADJACENT FENCE. PROVIDE PANDA HARDWARE
- 7 12" TALL WOOD FENCE
- 8 6" DIAMETER BOLLARD. SEE CIVIL DRAWINGS
- 9 FILL SEE CIVIL
- 10 PLANTER BELOW
- 11 2-HOUR RATED HORIZONTAL EXIT DOORS
- 12 STRUCTURAL CONCRETE COLUMN

**symbol legend**

- ◀ ▶ DRAIN
- ↕ ELEVATION

**general notes**

1. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
3. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.



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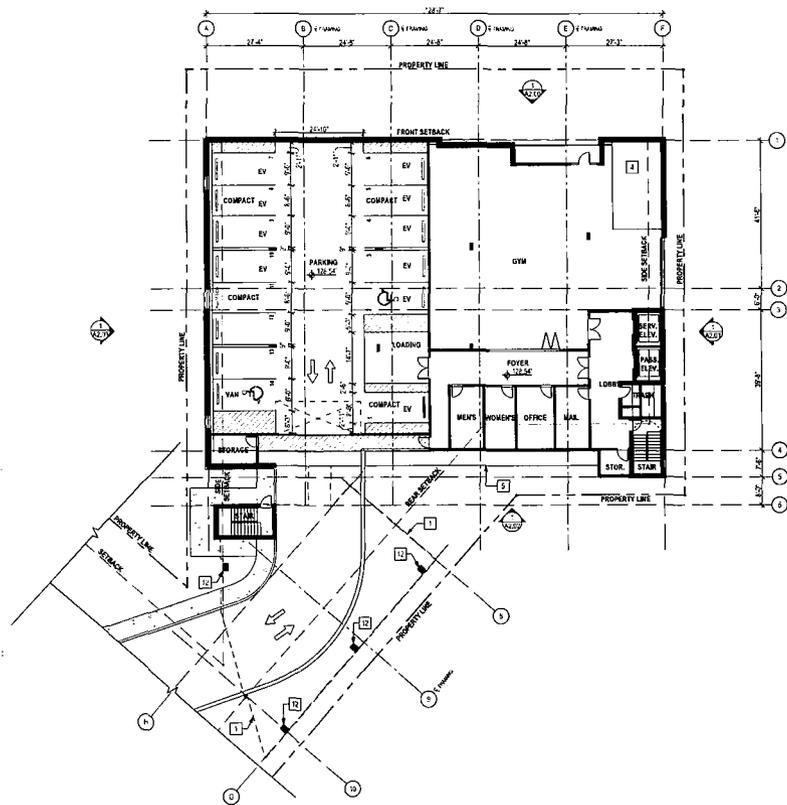


**PRINT DATE: 10/13/2023**  
 PLANNING/ZONING SUBMISSION #1

**78-88 LOCUST AVE**

PROJECT ADDRESS: 78 Locust Avenue  
 BLOCK/LOT: 406/100  
 OWNER CONTACT: Vernon Construction - Development  
 (201) 421-2560





**2ND FLOOR PLAN - RESIDENTIAL LOBBY**

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

**floor plan keynotes**

- 1 LINE OF BUILDING ABOVE
- 2 GAS METERS
- 3 RETAINING WALL, SEE CIVIL DRAWINGS
- 4 LID OF TRANSFORMER ROOM
- 5 PLANTER
- 6 10' TALL FENCE DOOR TO MATCH ADJACENT FENCE, PROVIDE PAINC HARDWARE
- 7 10' TALL WOOD FENCE
- 8 8" DIAMETER RO. LAND, SEE CIVIL DRAWINGS
- 9 FILL, SEE CIVIL
- 10 PLANTER BELOW
- 11 2-HOUR RATED HORIZONTAL EXIT DOORS
- 12 STRUCTURAL, CONCRETE COLUMN

**symbol legend**

- ◊ DATUM
- ⊕ ELEVATION

**general notes**

1. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. DO NOT FORGET TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
3. REFER TO 1-SHEETS FOR GENERAL NOTES, DIMENSIONS, ELEVANCES, REQUIREMENTS, ETC.



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**Submittals / Revisions**

**PRINT DATE: 10/13/2023**

PLANNING ZONING SUBMISSION: P1

NO.	DATE	DESCRIPTION

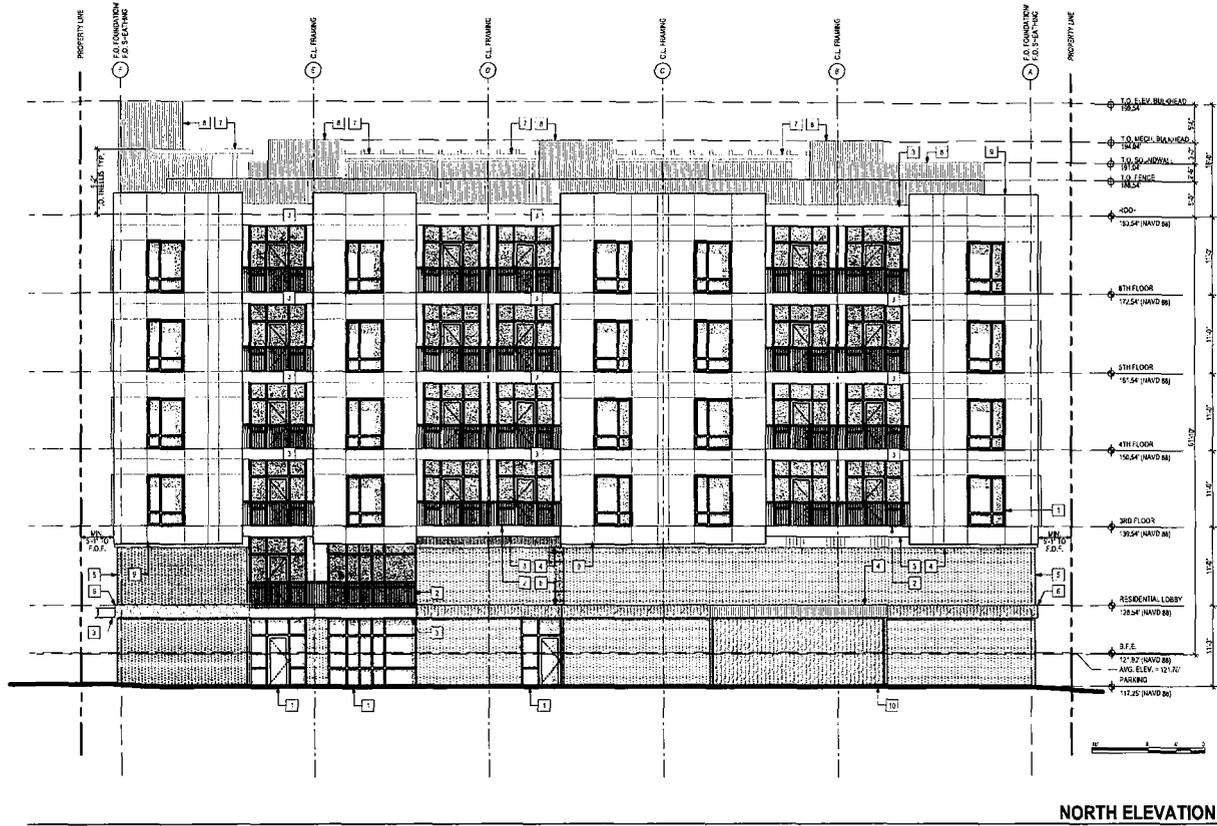
**PROJECT INFORMATION**

PROJECT: 78-88 LOCUST AVE  
 78-88 LOCUST AVE  
 BRIDGEWATER, NJ 08808  
 OWNER CONTACT: Vernon Construction - Development  
 (908) 421-3000



GROSS SQUARE FOOTAGE			GROSS SQUARE FOOTAGE		
FLOOR	ROOM NAME	AREA	FLOOR	ROOM NAME	AREA
<b>PARKING</b>					
APN LOOR		274	5TH FLOOR	501 BALC.	51
BIKE STORAGE (44 BIKES)		1,122		501 UNIT (AFFORDABLE)	1,121
C. WTR.		43		502 BALC.	43
ELEV. COYTRD. W.H.		35		503 UNIT	963
HALL		72		504 BALC.	43
LOADING		21		504 UNIT	976
PARKING		1,555		505 BALC.	43
SPRINKLER RIL		318		505 UNIT	962
STORAGE		138		506 BALC.	43
TRASH CHAMBER		85		506 UNIT	976
TRASH		99		507 BALC.	43
VEHICLE		427		507 UNIT	962
WATER METER RM.		127		507 BALC.	43
		10,260 sq ft		507 UNIT	976
<b>RESIDENTIAL LOBBY</b>					
POWER		538		508 BALC.	43
GYM		3,267		508 UNIT	1,121
LOBBY		487		509 BALC.	51
MAIL		15		509 UNIT	1,131
MEPS		159		510 BALC.	51
OFFICE		193		510 UNIT	962
PARKING		2,128		511 BALC.	51
STOR.		21		511 UNIT	1,121
STORAGE		82		512 BALC.	51
TRASH		54		512 UNIT	962
WOODS		118		513 BALC.	51
		12,825 sq ft		513 UNIT	962
<b>3RD FLOOR</b>					
		12,231 sq ft		514 BALC.	51
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				630 UNIT	





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**elevation keynotes**

- 1 THERMALLY BROKEN ALUMINUM ASSEMBLY BY FINISHER OR EQUAL FINISH BLACK
- 2 METAL RAILING
- 3 EXPOSED ALUCOBOND FASCIA
- 4 NORMAN BRICK IN SOLDIER COURSE PATTERN
- 5 NORMAN BRICK IN STRETCHER COURSE PATTERN
- 6 BRICK BELT COURSE IN HERRINGBONE PATTERN
- 7 WOOD PERGOLA
- 8 VERTICAL CORRUGATED METAL
- 9 ALUCOBOND METAL COMPOSITE PANELS
- 10 PERFORATED METAL ROLL-UP GARAGE DOOR
- 11 LOUVERED MECHANICAL DOORS
- 12 APPROX. LINE OF ADJACENT BUILDING (LOT 61). SEE SURVEY SITE PLAN FOR ADDITIONAL INFO
- 13 STRUCTURAL CONCRETE COLUMN
- 14 OPEN TO GARAGE INTERIOR

**symbol legend**

- DATUM
- ELEVATION

**general notes**

- 1. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- 2. MAX CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
- 3. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.



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SUBMITTER: REGIA ENGINEERING

PRINT DATE: 10/13/2023

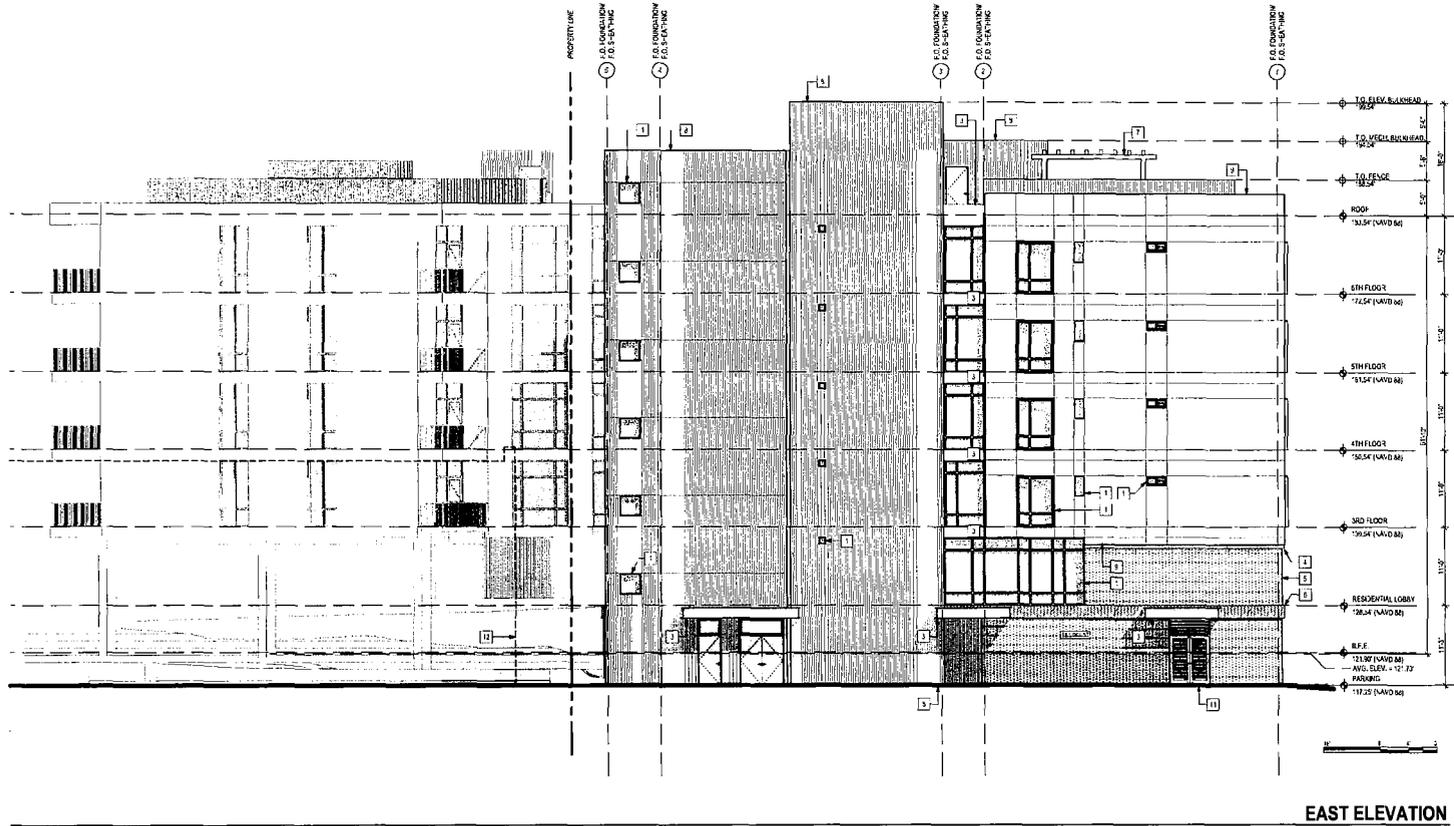
PLANNING / ZONING SUBMISSION AT

NO.	DATE	DESCRIPTION

78-88 LOCUST AVE

PROJECT NUMBER: 78-88 LOCUST AVE  
73 Locust Avenue  
Bldg 1000 New York  
LAWYER: Vinton Construction - Development  
(732) 421-2000



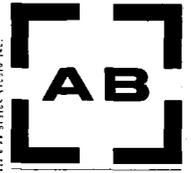


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

- elevation keynotes**
- 1 THERMALLY BROKEN ALUMINUM ASSEMBLY BY KAWNEER OR EQUAL, FINISH BLACK
  - 2 METAL RAILING
  - 3 EXPOSED ALUCOBOND FASDA
  - 4 NORMAN BRICK IN SOLDIER COURSE PATTERN
  - 5 NORMAN BRICK IN STRETCHER COURSE PATTERN
  - 6 BRICK MET. COURSE IN HERINGBONE PATTERN
  - 7 WOOD PERGOLA
  - 8 VERTICAL CORRUGATED METAL
  - 9 ALUCOBOND METAL COMPOSITE PANELS
  - 10 PERFORATED METAL ROLL-UP GARAGE DOOR
  - 11 LOUVERED MECHANICAL DOORS
  - 12 APPROX. LINE OF ADJACENT BUILDING (LOT 6), SEE SURVEY & SITE PLAN FOR ADDITIONAL INFO
  - 13 STRUCTURAL CONCRETE COLUMN
  - 14 OPEN TO GARAGE INTERIOR

- symbol legend**
- D Datum
  - E Elevation

- general notes**
1. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
  2. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION, CONTRACTOR TO VERIFY WALL FINISHES AND COMPONENT PRIOR TO CONSTRUCTION.
  3. REFER TO SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES REQUIREMENTS, ETC.



**AB design studio, inc.**  
476 S. HALEY ST. #1011 1047 W. HICK BLVD.  
2ND FL. SUITE 2000 2ND FL. SUITE 2000  
P O BOX 1011 1047 W HICK BLVD

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NJ ARCHITECT LICENSE # 21A102285300

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ADMINISTRATIVE

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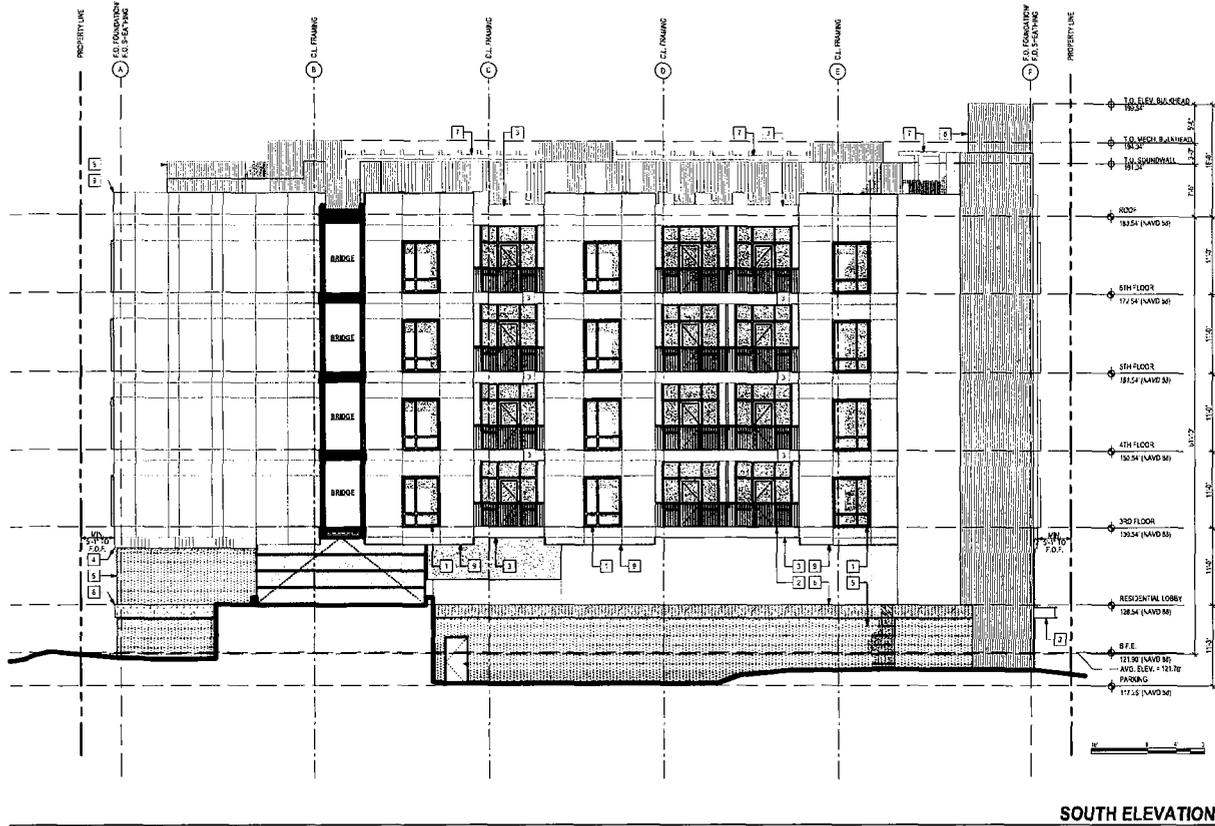
PLANNING ZONING SUBMISSION #1

78-88 LOCUST AVE

75 Locust Avenue  
Bloomfield New Jersey

Victor Construction - Development  
(201) 421-2555





**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**Elevation keynotes**

- 1 THERMALLY BROKEN ALUMINUM ASSEMBLY BY KAWNEER OR EQUAL FINISH BLACK
- 2 METAL RAILING
- 3 EXPOSED ALUCOSOND FASCIA
- 4 NORMAN BRICK IN SOLDIER COURSE PATTERN
- 5 NORMAN BRICK IN STRETCHER COURSE PATTERN
- 6 BRICK BELT COURSE IN HERRINGBONE PATTERN
- 7 WOOD PERGOLA
- 8 VERTICAL CURVED METAL
- 9 ALUCOSOND METAL COMPOSITE PANELS
- 10 PERFORATED METAL ROLL-UP GARAGE DOOR
- 11 LOWVISED MECHANICAL DOORS
- 12 APPROX. LINE OF ADJACENT BUILDING (LOT #6). SEE SURVEY & SITE PLAN FOR ADDITIONAL INFO
- 13 STRUCTURAL CONCRETE COLUMN
- 14 OPEN TO GARAGE INTERIOR

**symbol legend**

- OUTLINE
- ELEVATION

**general notes**

1. ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
2. VOID CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONVEY TO VENDOR WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
3. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CL. MARKERS, ACCESSORIES, ETC.



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NJ ARCHITECT LICENSE # 21A102205408  
DATE: 10/13/2023  
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**ARCHITECT'S DIVISION**

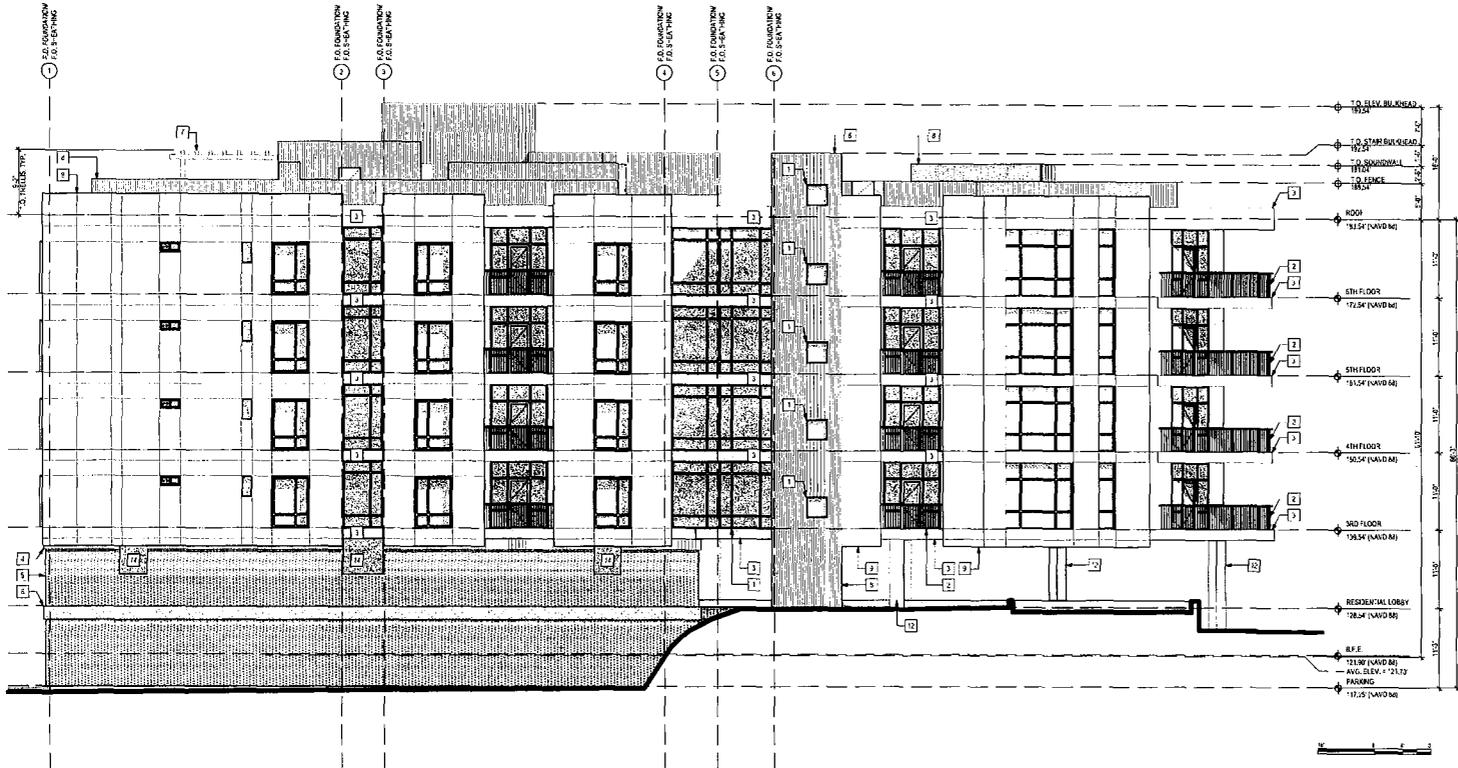
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PLANNING ZONING SUBMISSION #1

PROJECT FILE # 78-88 LOCUST AVE

PROJECT ADDRESS: 78 Locust Avenue  
Bloomfield, New Jersey  
OWNER CONTACT: Verion Construction - Development  
(201) 421-2000





**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**elevation keynotes**

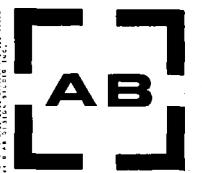
- 1 THERMALLY BRIDGED ALUMINUM ASSEMBLY BY KAWNEER OR EQUAL FINISH BLACK
- 2 METAL RAILING
- 3 EXPOSED ALUMINUM FASCIA
- 4 NORMAN BRICK IN SOLDIER COURSE PATTERN
- 5 NORMAN BRICK IN STRECHER COURSE PATTERN
- 6 BRICK OF 1 COURSE IN HERRINGBONE PATTERN
- 7 WOOD PERGOLA
- 8 VERTICAL CORRUGATED METAL
- 9 ALUMINUM METAL COMPOSITE PANELS
- 10 PERFORATED METAL ROLLUP GARAGE DOOR
- 11 LOUVERED MECHANICAL DOORS
- 12 APPROX. LINE OF ADJACENT BUILDING (LOT #); SEE SURVEY & SITE PLAN FOR ADDITIONAL INFO
- 13 STRUCTURAL CONCRETE COLUMN
- 14 OPEN TO GARAGE INTERIOR

**symbol legend**

- ◊ DATUM
- ◊ ELEVATION

**general notes**

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3. REFER TO SHEETS FOR OTHER NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.



**AB design studio, inc.**  
ARCHITECTS • INTERIOR DESIGN • EXHIBIT DESIGN

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**PLANNING ZONING SUBMISSION #1**

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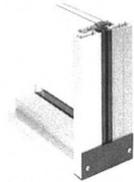
78-88 LOCUST AVE





SOAK WHITE  
WINDOW / DOOR FRAMES  
KAWNEER - HIGH PERFORMANCE PAINTS

BURMAN SERIES  
EXPOSED METAL / TRIM  
KYNAR - HIGH PERFORMANCE PAINTS



WINDOWS / DOOR SYSTEMS  
KAWNEER AA6400 THERMAL WINDOWS

**WINDOWS/DOORS/EXPOSED METAL**

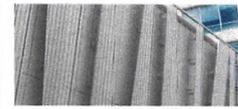


Metal tube verticals and horizontal top and bottom rails

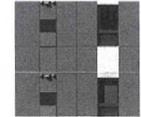


Matte Black 275A1307  
Kynar paint colors

**RAILINGS**



METAL COMPOSITE PANELS - CORRUGATED



METAL COMPOSITE PANELS

**COMPOSITE METAL PANEL SIDING**



Cabanas - Metal Columns to wood trellis



Cabanas - Metal Columns to wood trellis



Private Cabanas - Wood Decking



Cabanas - Metal Columns to wood trellis



Ipe decking and landscaping



Ipe decking and landscaping



Ipe decking at Rooftop deck

**ROOFTOP DECKING AND AMENITIES**



Hinkley LED Luna - Two Wall Mount  
Alcove lighting



Tegel 18" Outdoor Wall Sconce in Charcoal  
narrow 10 degrees / up and down

**EXTERIOR LIGHTING**



BRICK PATTERN - SOLDIER  
NORMAN BRICK



BRICK PATTERN  
DECORATIVE BELT COURSE



BRICK PATTERN - STRETCHER  
NORMAN BRICK



Plymouth  
BRICK COLOR BLEND



Black Hills Vetroir  
BRICK COLOR BLEND



Plymouth  
BRICK COLOR BLEND

**BRICK - PATTERNS AND COLORS**



**AB design studio, inc.**

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SUBMITTER / REVISIONS

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FOR REGULATORY APPROVAL ONLY. NOT FOR CONSTRUCTION

