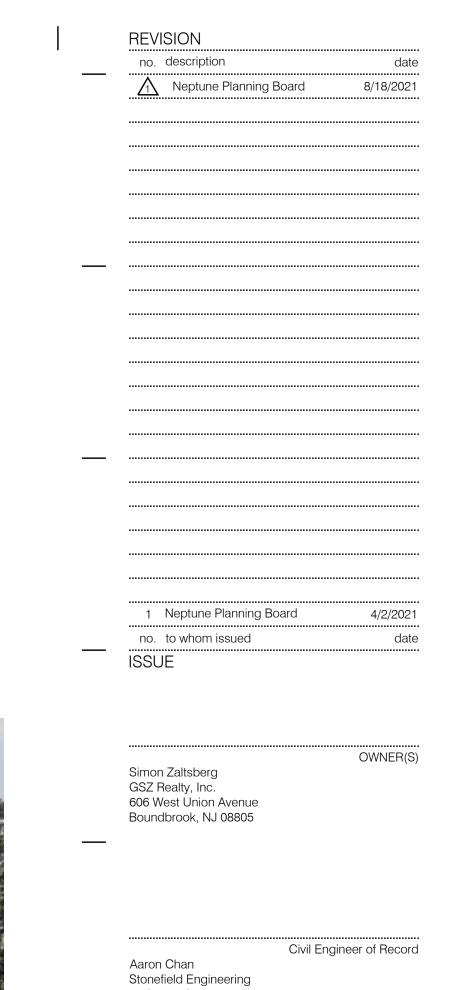


BANGS AVE APARTMENTS

505 Route 35 Neptune, NJ



15 Spring Street, Princeton, NJ 08542 T 609.362.6900 | M 856.524.3699 | F 201.340.4472 achan@stonefieldeng.com | stonefieldeng.com

Bangs Ave. Apartments

505 Route 35 Neptune, NJ 07753

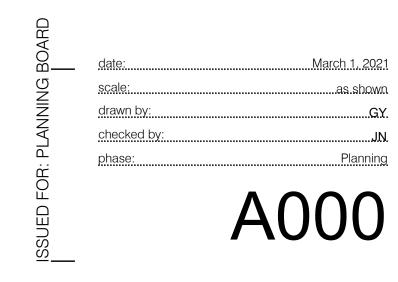
Block: # 249 - Lots: # 1,4,5,6 & 10.1 Block: # 250 - Lots: # 1.01 & 3

nastasi architects



NY license: 021

Cover Sheet



505 ROUTE 35 REDEVELOPMENT

NEPTUNE, NJ MONMOUTH COUNTY, NEW JERSEY 07753

PROJECT DATA:

	Simon Zaltsberg GSZ Realty, Inc. 606 West Union A Boundbrook, NJ 08	
APPLICANT:	GSZ Realty, Inc. 606 West Union A Boundbrook, NJ 0	
LOCATION:	BLOCK 249 - LOTS BLOCK 250 - LOTS 505 ROUTE 35 NEPTUNE, NEW J	S 1.01 & 3
LOT AREA:	58,677 SF.	
BUILDING FOO	8,4 17, 17,	490 SF (GROUND FL) ,435 SF (2ND FL) ,435 SF (3RD FL) ,435 SF (4TH FL)
NET RESIDEN	TIAL AREA:	
		14,355 SF (2ND FL) 14,355 SF (3RD FL) 14,355 SF (4TH FL)
TOTAL NET RI	ESIDENTIAL AREA:	43,065 SF
HALLWAYS:		1,870 SF 1,870 SF 1,870 SF
TOTAL HALLW	/AY AREA:	5,610 SF
NON-RESIDEN	ITIAL SPACE BREA	AKDOWN:
GROUND FLO COMMERCIAL		
LOT COVERAG	<u>GE:</u>	
		- 005 % 00 /50 405
RESIDENTIAL	AREA ALLOWABLE 20,521 GSF PER F	E: @35 % COVERAGE = FLOOR.
	20,521 GSF PER F	FLOOR. : @30% COVERAGE =
RESIDENTIAL FAR FAR ALLOWAE	20,521 GSF PER F AREA PROPOSED	FLOOR. : @30% COVERAGE = FLOOR F)
RESIDENTIAL FAR FAR ALLOWAE FAR PROPOSI	20,521 GSF PER F AREA PROPOSED 17,435 GSF PER F BLE: 0.6 (30,536 S	FLOOR. : @30% COVERAGE = FLOOR F)
FAR FAR ALLOWAE FAR PROPOSI PARKING SPA COMERCIAL F RESIDENTIAL	20,521 GSF PER F AREA PROPOSED 17,435 GSF PER F BLE: 0.6 (30,536 S ED: 1.04 (60,795 SF CES PROVIDED: PARKING:	FLOOR. : @30% COVERAGE = FLOOR F) 17 SPACES 80 SPACES
FAR FAR ALLOWAE FAR PROPOSI PARKING SPA COMERCIAL F RESIDENTIAL TOTAL PARKII	20,521 GSF PER F AREA PROPOSED 17,435 GSF PER F BLE: 0.6 (30,536 S ED: 1.04 (60,795 SF CES PROVIDED: PARKING: PARKING:	FLOOR. : @30% COVERAGE = FLOOR F) 17 SPACES 80 SPACES 97 SPACES
FAR FAR ALLOWAE FAR PROPOSI PARKING SPA COMERCIAL F RESIDENTIAL TOTAL PARKII	20,521 GSF PER F AREA PROPOSED 17,435 GSF PER F BLE: 0.6 (30,536 S ED: 1.04 (60,795 SF CES PROVIDED: PARKING: PARKING: PARKING: NG PROPOSED: UNIT TYPES PROVIDED:	FLOOR. : @30% COVERAGE = FLOOR F) 17 SPACES 80 SPACES 97 SPACES
FAR FAR ALLOWAE FAR PROPOSI PARKING SPA COMERCIAL F RESIDENTIAL TOTAL PARKII RESIDENTIAL 1 BEDROOM L 2 BEDROOM L	20,521 GSF PER F AREA PROPOSED 17,435 GSF PER F BLE: 0.6 (30,536 S ED: 1.04 (60,795 SF CES PROVIDED: PARKING: PARKING: PARKING: NG PROPOSED: UNIT TYPES PROVIDED:	FLOOR. : @30% COVERAGE = FLOOR F) 17 SPACES 80 SPACES 97 SPACES //IDED: 18 UNITS 24 UNITS

DRAWING LIST:

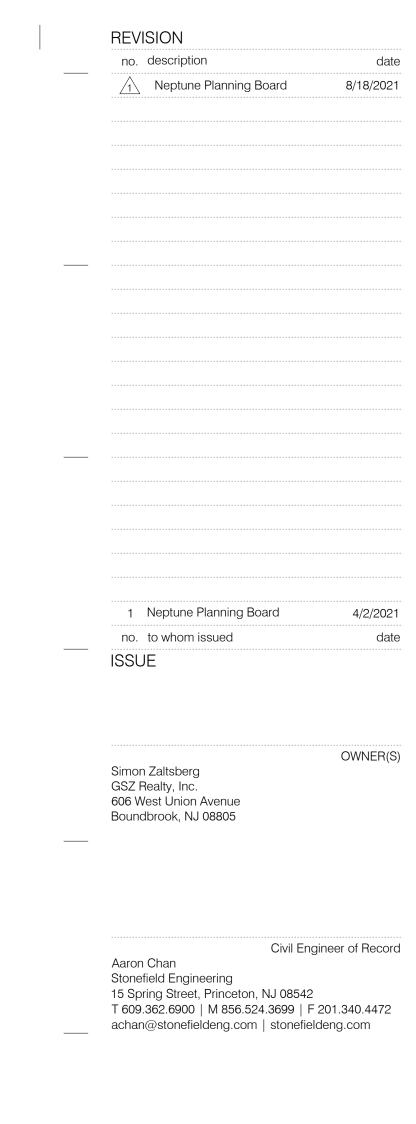
DIAWING LIST.		
TITLE SH	<u>EET</u>	
A000	TITLE SHEET	
GENERAL	INFORMATION	
A001	DRAWING LIST, LOCATION MAP & PROJECT DATA	
FLOOR PLANS		
A100	GROUND FLOOR PLAN	
A101	2nd, 3rd, & 4th Floor PLan	
A200	BUILDING ELEVATIONS	



LOCATION AERIAL



LOCATION MAP



Bangs Ave. Apartments

505 Route 35 Neptune, NJ 07753

Block: # 249 - Lots: # 1,4,5,6 & 10.1 Block: # 250 - Lots: # 1.01 & 3

n a s t a s i



Zoning Information Location Map

date:

Scale:

Scale:

As shown

drawn by:

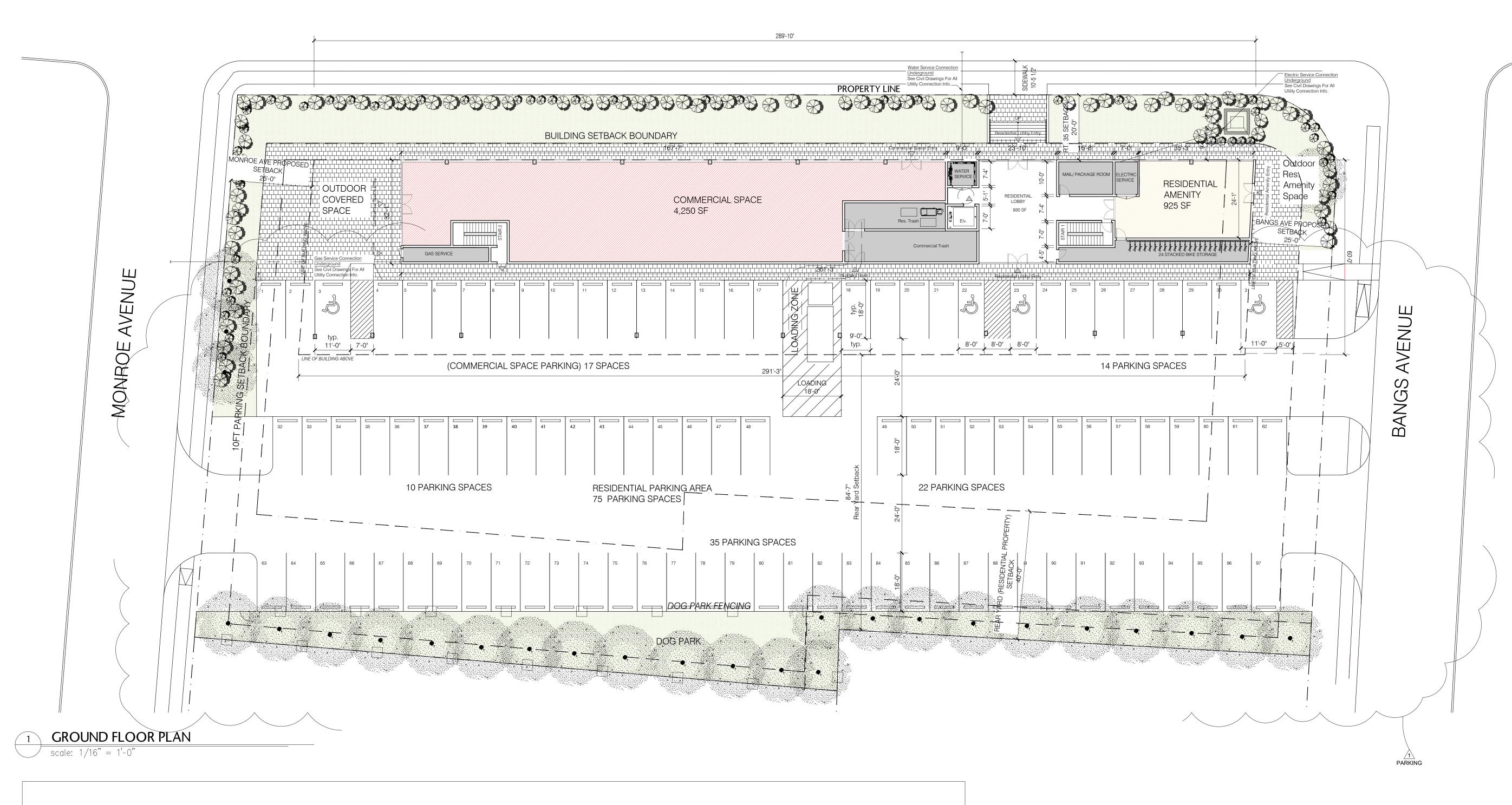
Checked by:

Sphase:

AOO1



NEW JERSEY STATE HIGHWAY RT 35



PROJECT DATA: LOT AREA: 58,677 SF

GROUND FLOOR GSF: 8,490 SF GROUND FLOOR NET RESIDENTIAL/COMMON: 1,860 SF

GROUND FLOR COMMERCIAL: 4,250 SF

RESIDENTIAL UNIT TOTAL BREAK DOWN

18 UNITS 2 BR: 24 UNITS TOTAL: 42 UNITS

RESIDENTIAL UNIT BREAKDOWN PER FLOOR:

6 UNITS 8 UNITS 2BR:

RSIS PARKING REQUIREMENTS

SPACES

1 BR @ 1.8 PER UNIT 32 SPACES 2 BR @ 2.0 PER UNIT : **48 SPACES** RESIDENTIAL PARKING REQ'D:

PROPOSED RESIDENTIAL PARKING: **SPACES**

COMMERCIAL SPACE REQUIREMENT 1 SPACE PER 250 SF(4,250 SF) = 17 SPACES

COMMERCIAL PARKING PROVIDED: 17 SPACES

TOTAL PARKING REQ'D RESIDENTIAL (AS PER RSIS): 80 SPACES

TOTAL PARKING PROPOSED: 97 SPACES

no. to whom issued Simon Zaltsberg GSZ Realty, Inc. 606 West Union Avenue Boundbrook, NJ 08805 Civil Engineer of Record Aaron Chan Stonefield Engineering 15 Spring Street, Princeton, NJ 08542 T 609.362.6900 | M 856.524.3699 | F 201.340.4472 achan@stonefieldeng.com | stonefieldeng.com Bangs Ave.

REVISION

Neptune Planning Board

8/18/2021

OWNER(S)

Apartments 505 Route 35

Neptune, NJ 07753

Block: # 249 - Lots: # 1,4,5,6 & 10.1

Block: # 250 - Lots: # 1.01 & 3

nastas architects

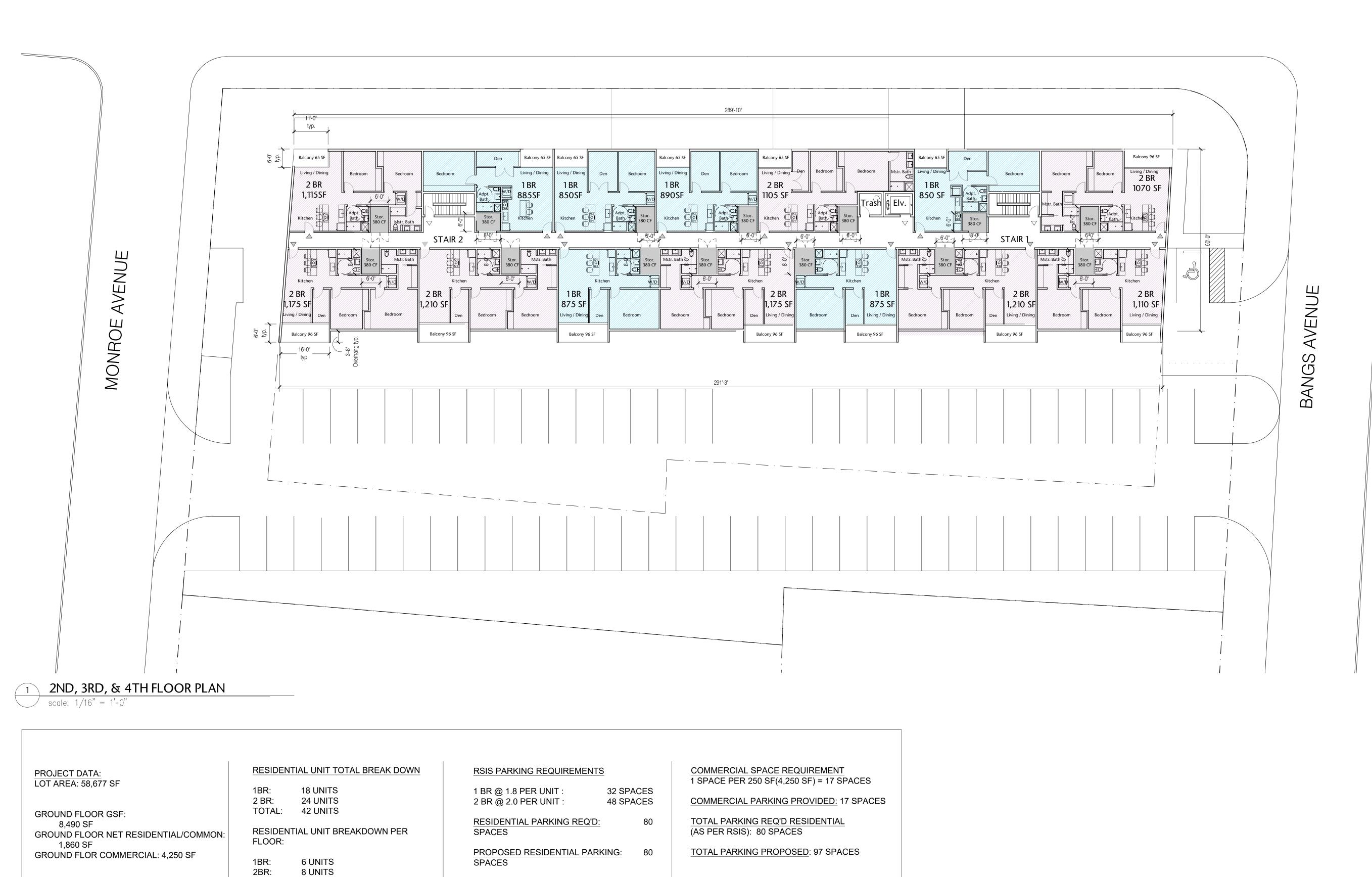


NY license: 021574

Ground Floor Plan

March 1, 2021 checked by:

NEW JERSEY STATE HIGHWAY RT 35



 Neptune Planning Board no. to whom issued OWNER(S) Simon Zaltsberg GSZ Realty, Inc. 606 West Union Avenue Boundbrook, NJ 08805 Civil Engineer of Record Aaron Chan Stonefield Engineering 15 Spring Street, Princeton, NJ 08542 T 609.362.6900 | M 856.524.3699 | F 201.340.4472 achan@stonefieldeng.com | stonefieldeng.com Bangs Ave. Apartments 505 Route 35 Neptune, NJ 07753 Block: # 249 - Lots: # 1,4,5,6 & 10.1 Block: # 250 - Lots: # 1.01 & 3 nastasi architects

REVISION

1 Neptune Planning Board

8/18/2021



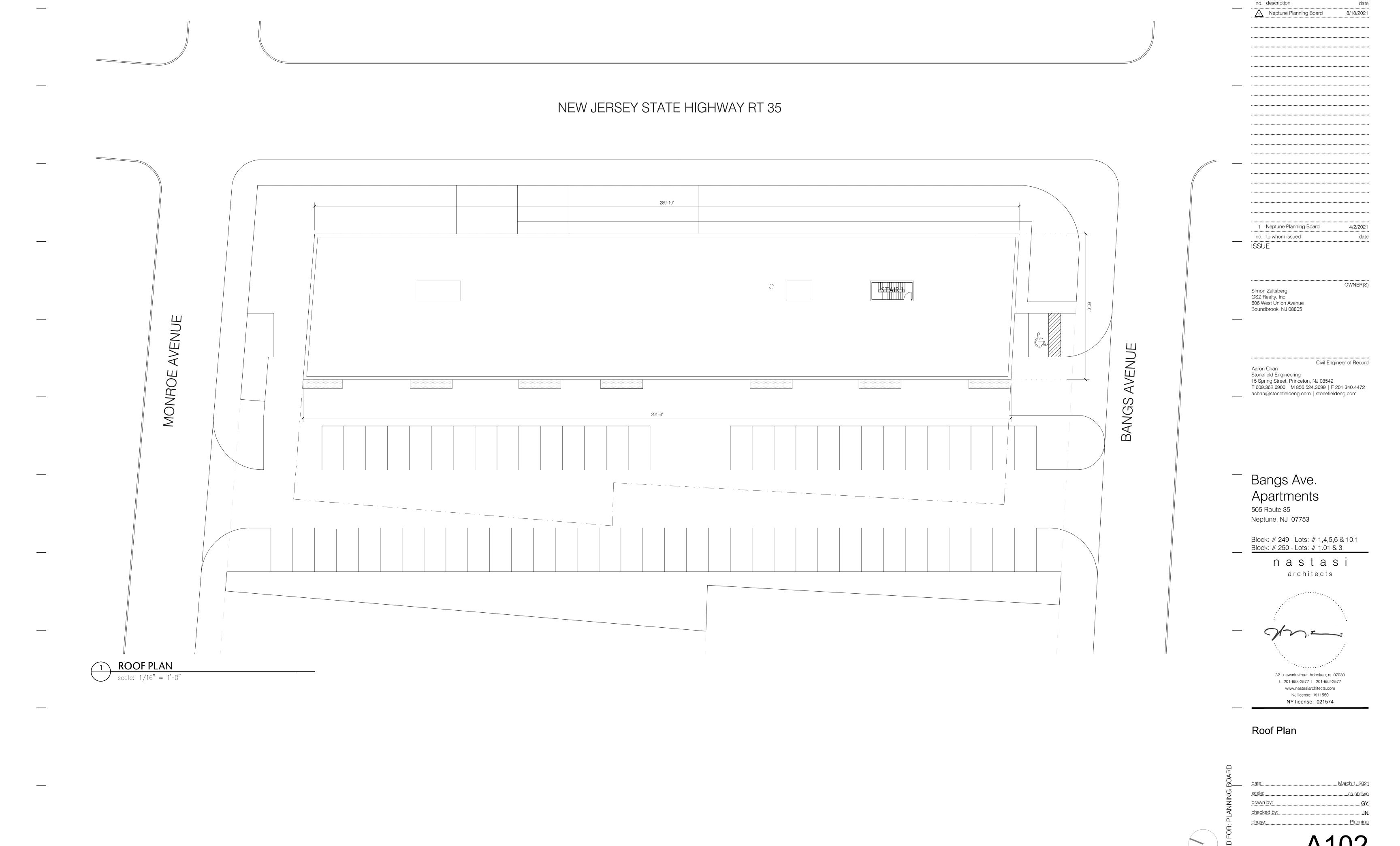
321 newark street hoboken, nj 070 t: 201-653-2577 f: 201-652-257 www.nastasiarchitects.com NJ license: Al11550 NY license: 021574

2nd, 3rd, & 4th Floor Plans

CED FOR: PLANNING BOARL

date: March 1, 2021
scale: as shown
drawn by: GY
checked by: JN
phase: Planning

A101



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REVISION





PARKING LOT ELEVATION (WEST) scale: 1/16" = 1'-0"

418 HEIGHT EXEMPTIONS AND PERMITTED PROJECTIONS Height exemptions. The maximum height requirements for each zone district shall

to all structures in all zone districts, except as follows:

1. Chimneys, flues, ventilators, skylights, towers, water tanks, cooling towers, church spires, cupolas, belfries, clock towers, flagpoles and all other decorative features and necessary mechanical appurtenances and similar features usually carried above the roof level, shall be exempt from the height provisions of this Ordinance provided:

- (a) The aggregate area covered by all such features shall not exceed
- of the area of the roof of the building of which they are a part. (b) The height of each such feature shall not exceed fifteen (15) feet
- above the level of such roof, except for church spires which may exceed the required height by thirty-five (35') feet.
- (c) All such features shall be constructed, or enclosed within walls, of a material and design in harmony with that of the main walls of the building of which they are a part.

3. Parapet walls not extending more

limitation shall be exempt from height

than four (4) feet above the maximum requirements set forth in this Chapter.

Bangs Ave. Apartments 505 Route 35

REVISION

8/18/2021

4/2/2021

OWNER(S)

Civil Engineer of Record

Block: # 249 - Lots: # 1,4,5,6 & 10.1

Block: # 250 - Lots: # 1.01 & 3 nastas



Building Elevations

NJ license: Al11550 NY license: 021574

March 1, 2021