

# 1100-1118 SOUTH AVE BLOCK 623, LOTS 1, 2 & 3, PLAINFIELD, NJ CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY



OWNER/GC:  
HERO DEVELOPMENT  
122 Main Street  
West Orange, NJ, 07052

**CITY OF PLAINFIELD APPROVALS**

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY OF UNION APPROVALS**

COUNTY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

Date  $\Delta$  02-27-2023 REVISION FOR PLANNING BOARD  
Date  $\Delta$  01-13-2023 PER CME REVIEW NO. 3  
Date  $\Delta$  12-09-2022 PER CME LETTER NO.2  
Revisions

Robert G Dooley Jr Architect  
46 Gosselin Avenue  
Oceanport, NJ 07757

Phone 732-272-7794  
email rgdarchitect@gmail.com

**Project**


1100-1118 SOUTH AVE  
PLAINFIELD, NJ  
BLOCK 623,  
LOTS 1, 2 & 3

## RENDERING AND SUMMARY OF DEWLLING UNITS

SUMMARY OF FLOOR AREA AND SCHEDULE OF DWELLING UNITS												
SUMMARY OF FLOOR AREA							SCHEDULE OF D.U.S					
FLR.	GROSS AREA	PARKING AREA	RESIDENTIAL AREA	COMMON AREA	SALEABLE AREA	EFFICIENCY	FLR.	STUDIO	1BDRM	1BDRM+LOFT	2BDRM	NUMBER OF DU
BASEMENT	5542	NA	NA	NA	NA	NA	1 ST	NA	NA	NA	NA	NA
1 ST	5765	27423	NA	5765	NA	NA	2 ND	NA	16	NA	6	22
2 ND	22463	NA	19236	3227	19236	85.63%	3 RD	NA	16	NA	6	22
3 RD	22463	NA	19236	3227	19236	85.63%	4 TH	NA	16	NA	6	22
4 TH	22463	NA	19236	3227	19236	85.63%	5 TH	1	10	NA	4	15
5 TH	22463	NA	18231	4232	18231	85.63%	LOFT	NA	NA	7	NA	7
LOFT	4397	NA	1985	2412	1985	45.14%	TOTAL	1	58	7	22	88
TOTAL	105556	27423	77924	22090	77924		TOTAL %	1.10%	65.91%	7.95%	25.00%	
TOTAL %(FAR)	2.727686185											

\*Occupancy Classification Proposed Group M Mercantile/Retail, Residential R-2 Apartments, Low Hazard Storage S-2 Parking Storage

\*Construction Types I-A Parking, V-A Apartments, from IBC NJ Table 601

Seal & Signature 	Date	10-12-2022
	Project number	2201
	Drawn by	Y.Y.
	Checked by	R.G.D.
<b>A000-00</b>		
Robert G Dooley Jr NY Lic. 020740 NJ Lic. 013035		1 OF 9



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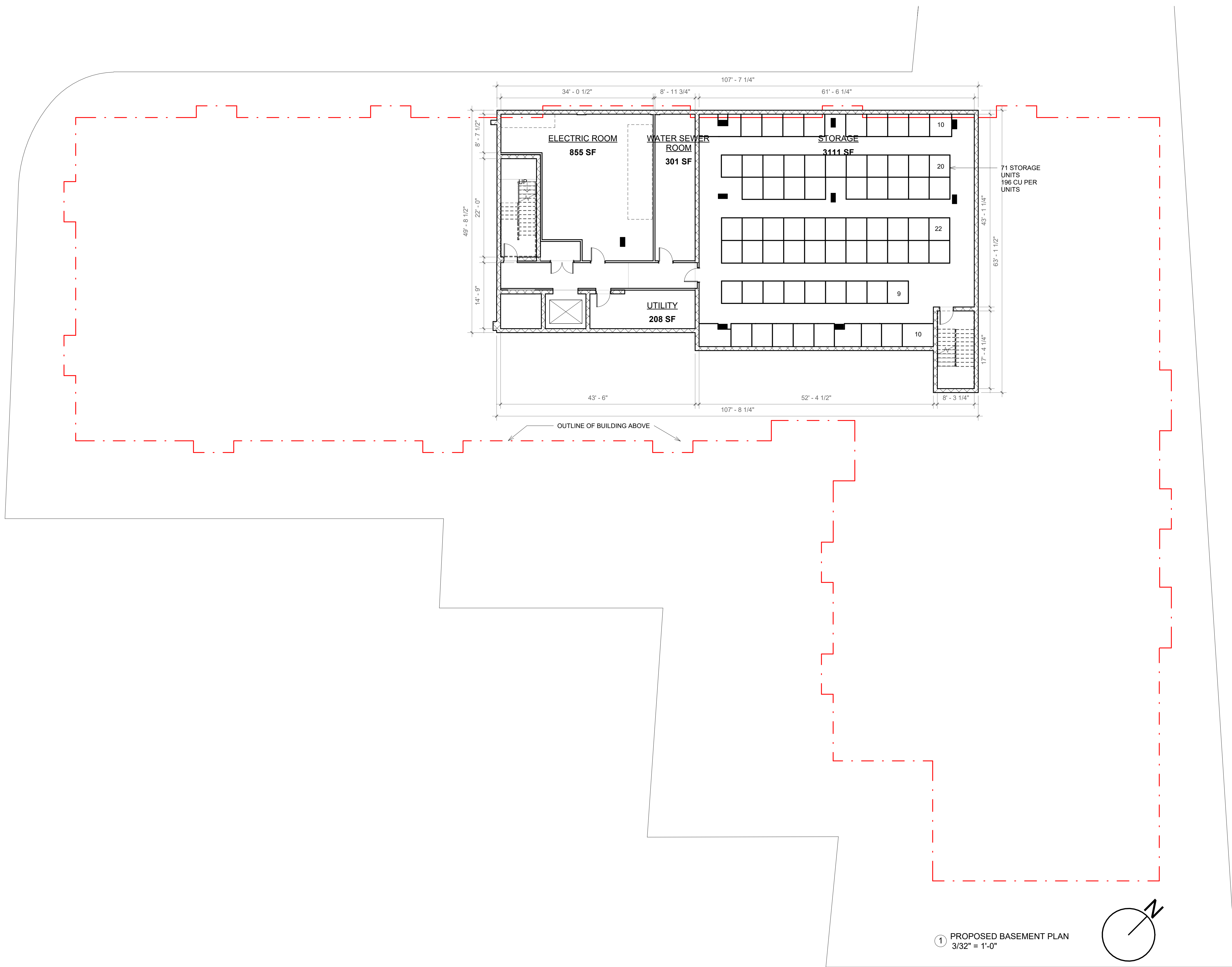
Project  
1100-1118 SOUTH AVE  
PLAINFIELD, NJ  
BLOCK 623,  
LOTS 1, 2 & 3

**PROPOSED BASEMENT  
FLOOR PLAN**

Seal & Signature	Date	10-12-2022
	Project number	2201
	Drawn by	Y.Y.
	Checked by	R.G.D.

**A100-00**

Robert G Dooley Jr  
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OWNER/GC:  
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- KEYNOTES:
- 1 EV CHARGING STATION W/ TWO PLUGS (TYP.) (26 PLUGS PROVIDED)
  - 2 TWO DIRECTION CAR COMING SIGN WITH AUDIBLE BUZZER AND THROUGH BEAM OR REFLECTIVE SENSORS

Date 12-02-2023 REVISION FOR PLANNING BOARD  
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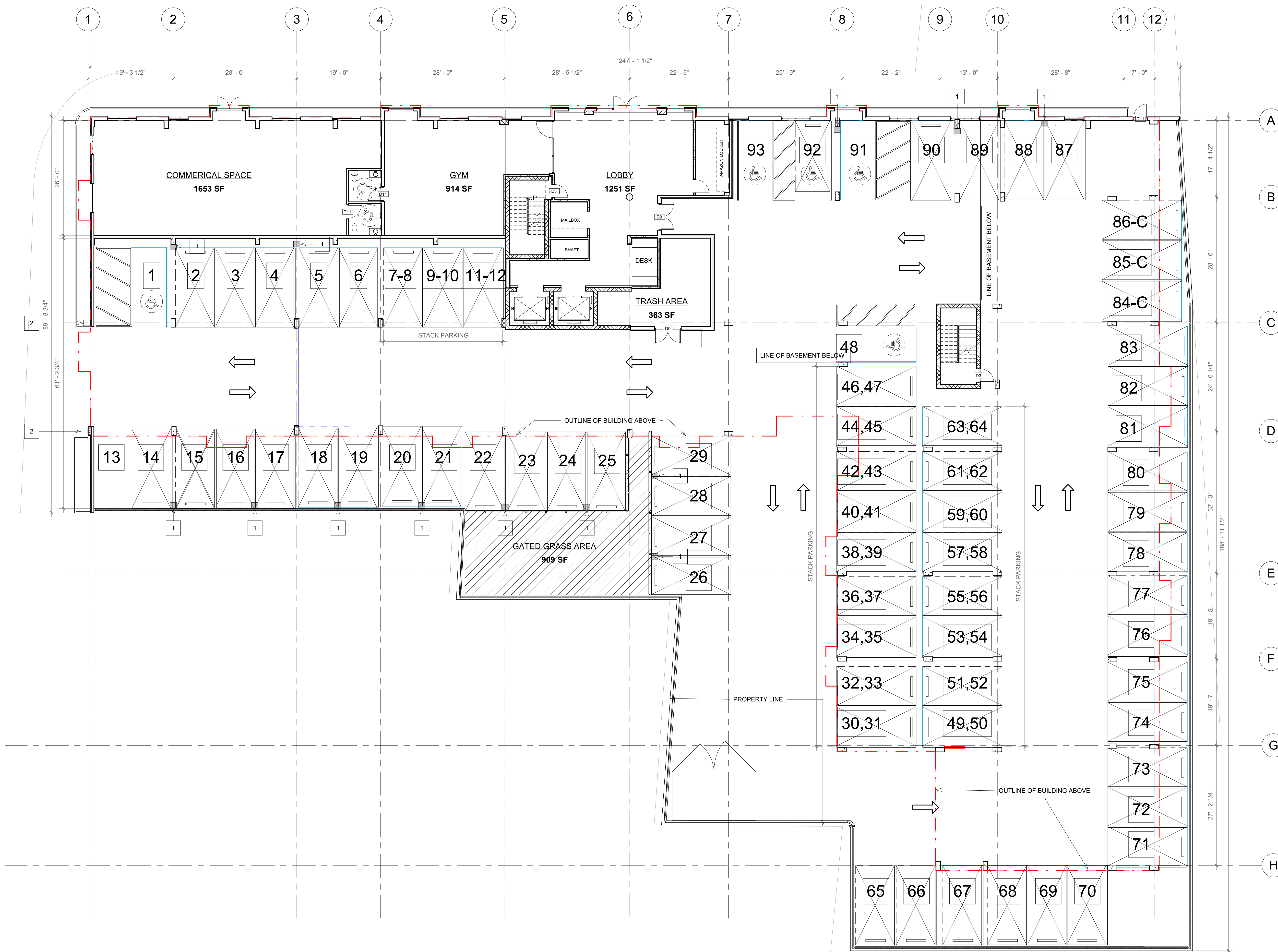
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**PROPOSED  
1ST/GROUND FLOOR  
PLAN**

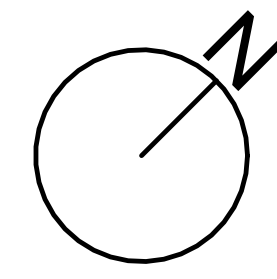
Seal & Signature	Date	10-12-2022
	Project number	2201
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*Robert G Dooley Jr*  
**A101-00**

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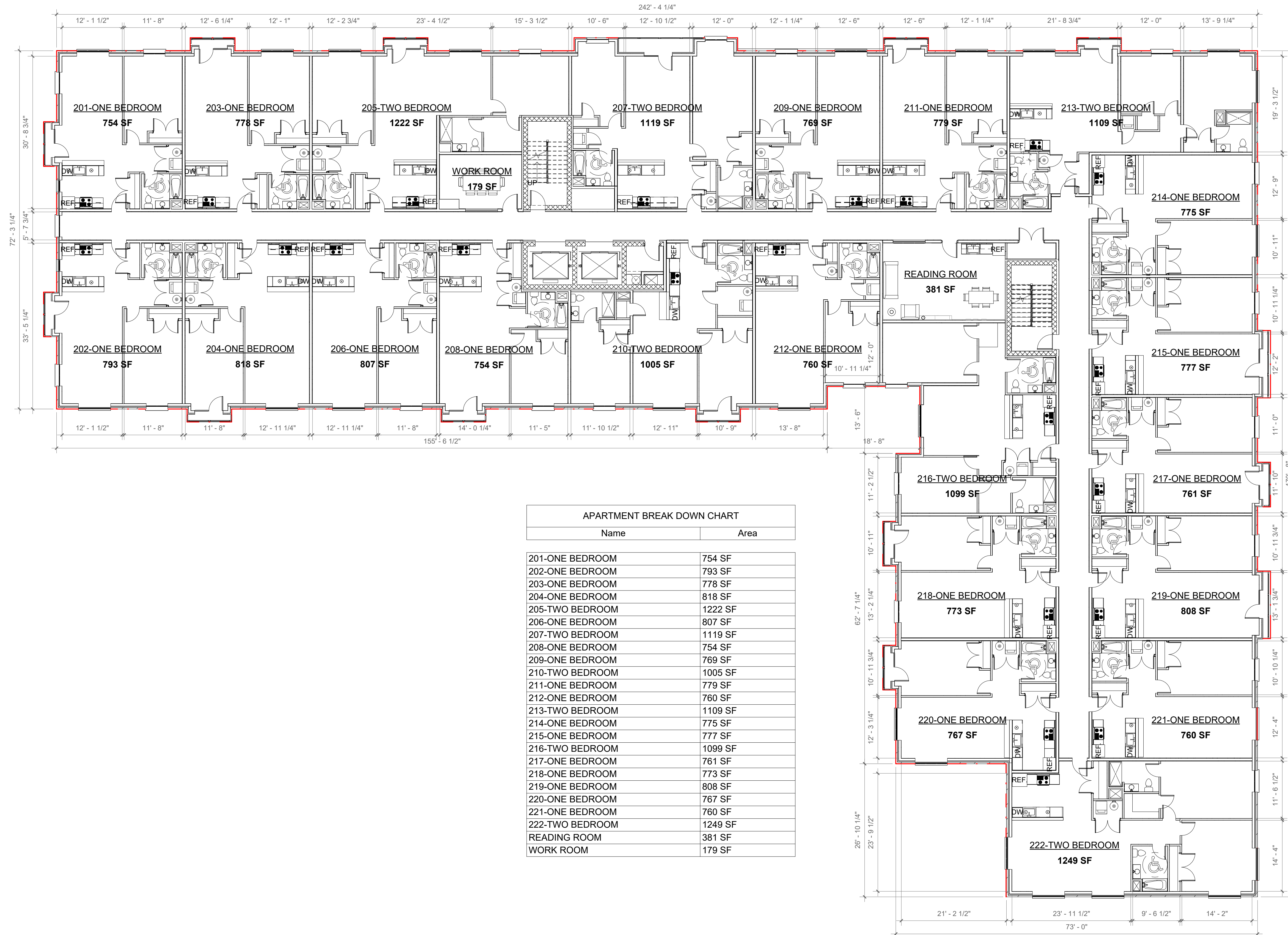


1 PROPOSED 1ST/GROUND FLOOR  
3/32" = 1'-0"



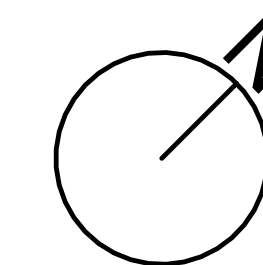


OWNER/GC:  
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APARTMENT BREAK DOWN CHART	
Name	Area
201-ONE BEDROOM	754 SF
202-ONE BEDROOM	793 SF
203-ONE BEDROOM	778 SF
204-ONE BEDROOM	818 SF
205-TWO BEDROOM	1222 SF
206-ONE BEDROOM	807 SF
207-TWO BEDROOM	1119 SF
208-ONE BEDROOM	754 SF
209-ONE BEDROOM	769 SF
210-TWO BEDROOM	1005 SF
211-ONE BEDROOM	779 SF
212-ONE BEDROOM	760 SF
213-TWO BEDROOM	1109 SF
214-ONE BEDROOM	775 SF
215-ONE BEDROOM	777 SF
216-TWO BEDROOM	1099 SF
217-ONE BEDROOM	761 SF
218-ONE BEDROOM	773 SF
219-ONE BEDROOM	808 SF
220-ONE BEDROOM	767 SF
221-ONE BEDROOM	760 SF
222-TWO BEDROOM	1249 SF
READING ROOM	381 SF
WORK ROOM	179 SF

1 PROPOSED 2ND FLOOR PLAN  
3/32" = 1'-0"



Date 1 02-27-2023 REVISION FOR PLANNING BOARD  
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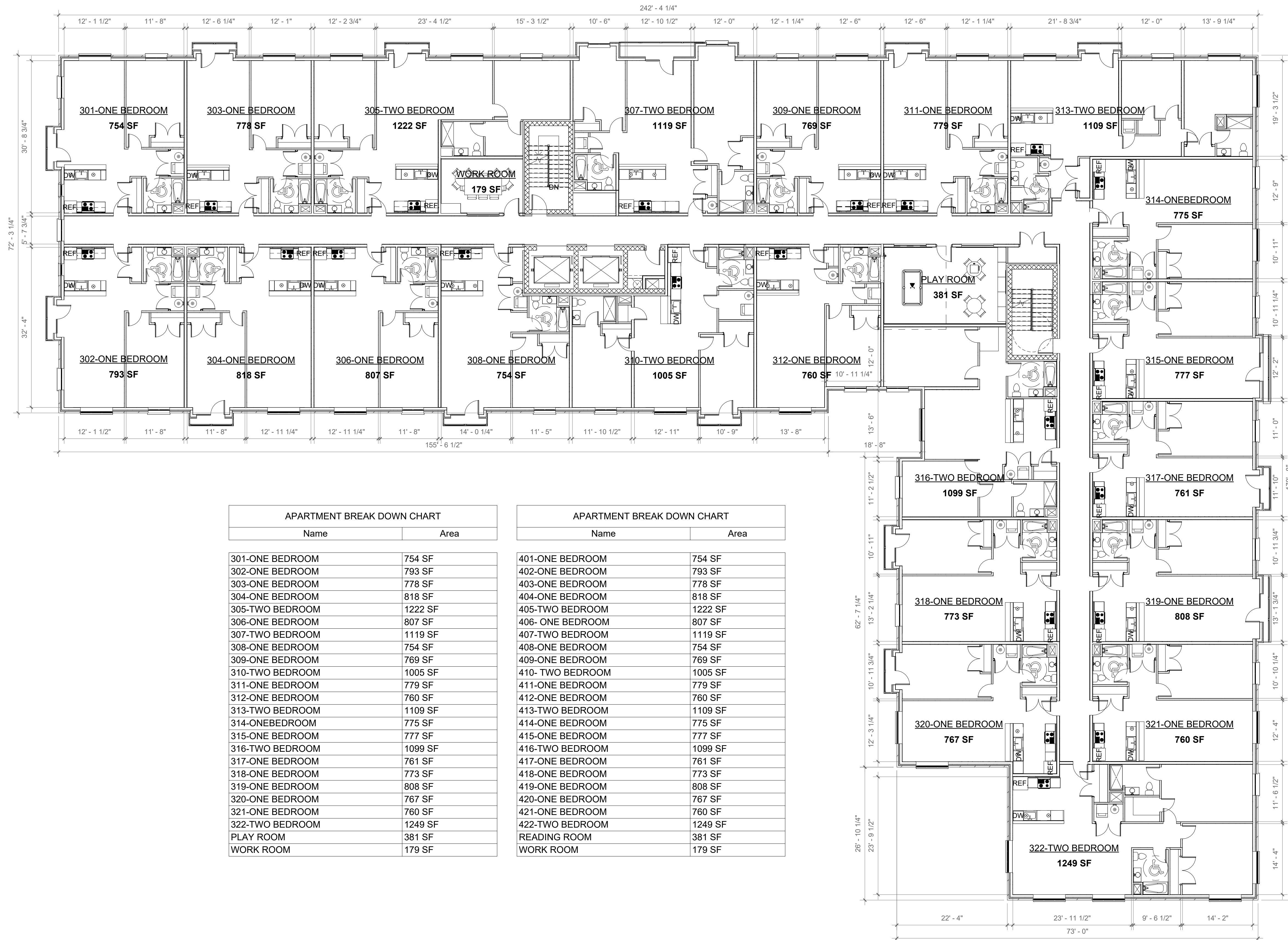
Project  
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LOTS 1, 2 & 3

PROPOSED 2ND FLOOR PLAN

Seal & Signature	Date	10-12-2022
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A102-00		
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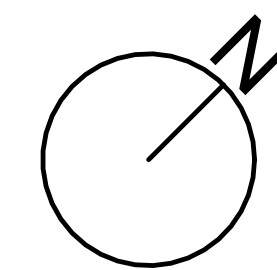
OWNER/GC:  
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APARTMENT BREAK DOWN CHART	
Name	Area
301-ONE BEDROOM	754 SF
302-ONE BEDROOM	793 SF
303-ONE BEDROOM	778 SF
304-ONE BEDROOM	818 SF
305-TWO BEDROOM	1222 SF
306-ONE BEDROOM	807 SF
307-TWO BEDROOM	1119 SF
308-ONE BEDROOM	754 SF
309-ONE BEDROOM	769 SF
310-TWO BEDROOM	1005 SF
311-ONE BEDROOM	779 SF
312-ONE BEDROOM	760 SF
313-TWO BEDROOM	1109 SF
314-ONEBEDROOM	775 SF
315-ONE BEDROOM	777 SF
316-TWO BEDROOM	1099 SF
317-ONE BEDROOM	761 SF
318-ONE BEDROOM	773 SF
319-ONE BEDROOM	808 SF
320-ONE BEDROOM	767 SF
321-ONE BEDROOM	760 SF
322-TWO BEDROOM	1249 SF
PLAY ROOM	381 SF
WORK ROOM	179 SF

APARTMENT BREAK DOWN CHART	
Name	Area
401-ONE BEDROOM	754 SF
402-ONE BEDROOM	793 SF
403-ONE BEDROOM	778 SF
404-ONE BEDROOM	818 SF
405-TWO BEDROOM	1222 SF
406- ONE BEDROOM	807 SF
407-TWO BEDROOM	1119 SF
408-ONE BEDROOM	754 SF
409-ONE BEDROOM	769 SF
410- TWO BEDROOM	1005 SF
411-ONE BEDROOM	779 SF
412-ONE BEDROOM	760 SF
413-TWO BEDROOM	1109 SF
414-ONE BEDROOM	775 SF
415-ONE BEDROOM	777 SF
416-TWO BEDROOM	1099 SF
417-ONE BEDROOM	761 SF
418-ONE BEDROOM	773 SF
419-ONE BEDROOM	808 SF
420-ONE BEDROOM	767 SF
421-ONE BEDROOM	760 SF
422-TWO BEDROOM	1249 SF
READING ROOM	381 SF
WORK ROOM	179 SF

1 PROPOSED 3RD & 4TH FLOOR PLAN  
3/32" = 1'-0"



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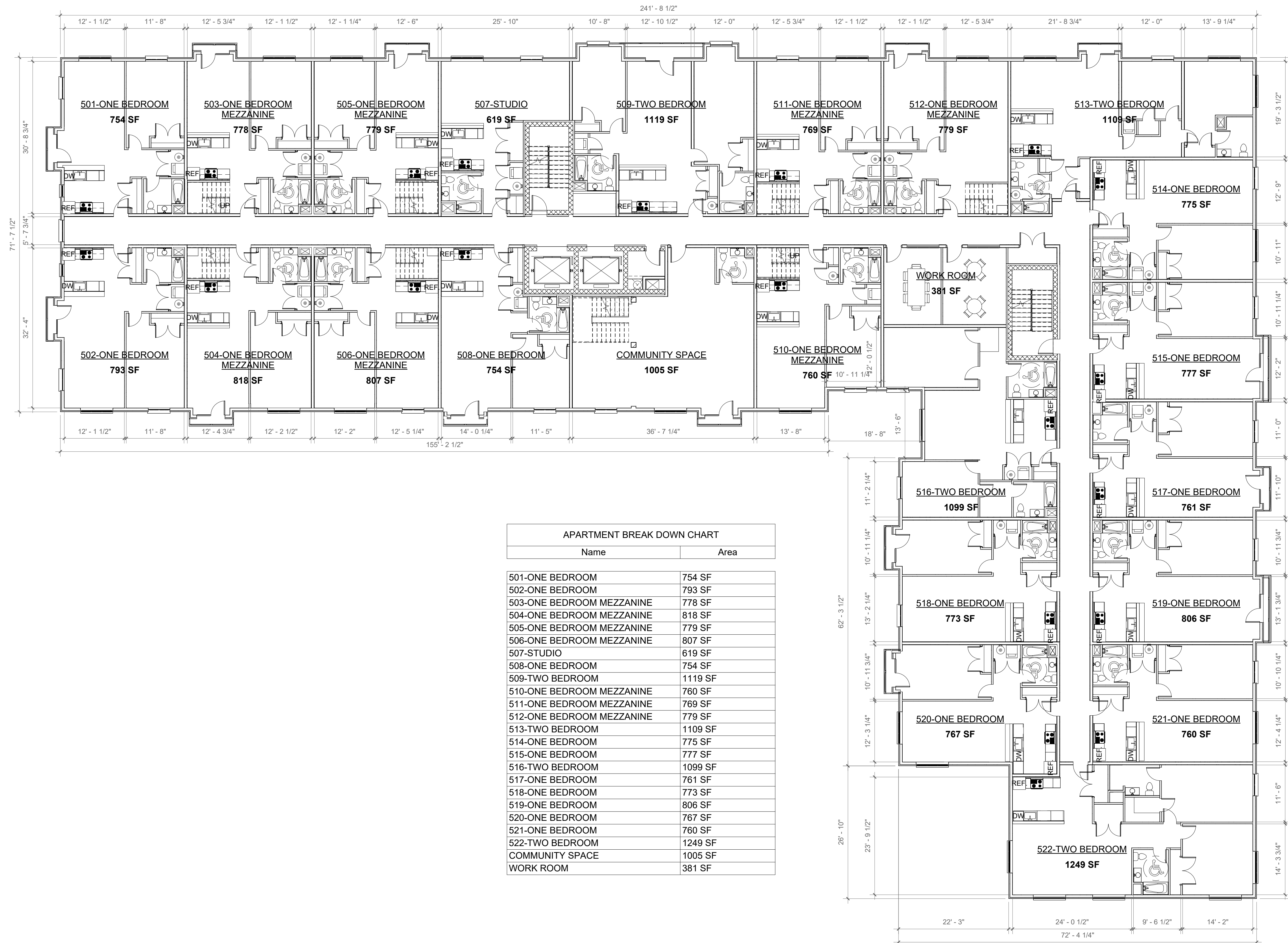
PROPOSED 3RD&4TH  
FLOOR PLAN

Seal & Signature	Date	10-12-2022
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*Robert G Dooley Jr*  
**A103-00**

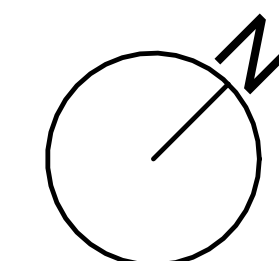


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APARTMENT BREAK DOWN CHART	
Name	Area
501-ONE BEDROOM	754 SF
502-ONE BEDROOM	793 SF
503-ONE BEDROOM MEZZANINE	778 SF
504-ONE BEDROOM MEZZANINE	818 SF
505-ONE BEDROOM MEZZANINE	779 SF
506-ONE BEDROOM MEZZANINE	807 SF
507-STUDIO	619 SF
508-ONE BEDROOM	754 SF
509-TWO BEDROOM	1119 SF
510-ONE BEDROOM MEZZANINE	760 SF
511-ONE BEDROOM MEZZANINE	769 SF
512-ONE BEDROOM MEZZANINE	779 SF
513-TWO BEDROOM	1109 SF
514-ONE BEDROOM	775 SF
515-ONE BEDROOM	777 SF
516-TWO BEDROOM	1099 SF
517-ONE BEDROOM	761 SF
518-ONE BEDROOM	773 SF
519-ONE BEDROOM	806 SF
520-ONE BEDROOM	767 SF
521-ONE BEDROOM	760 SF
522-TWO BEDROOM	1249 SF
COMMUNITY SPACE	1005 SF
WORK ROOM	381 SF

1 PROPOSED 5TH FLOOR PLAN  
3/32" = 1'-0"



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PROPOSED 5TH FLOOR  
PLAN

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*Robert G Dooley Jr*  
**A104-00**



OWNER/GC:  
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KEYNOTES:

- 1 3' 6" HIGH RAILING
- 2 3' HIGH PLANTER
- 3 6' SCREEN WALL
- 4 3'-6" HIGH PARAPET AND CORNICE
- 5 6' SCREEN/LOUVER AROUND HVAC UNIT
- 6 2' HIGH PLANTER BOXES (COMMUNITY GARDEN)

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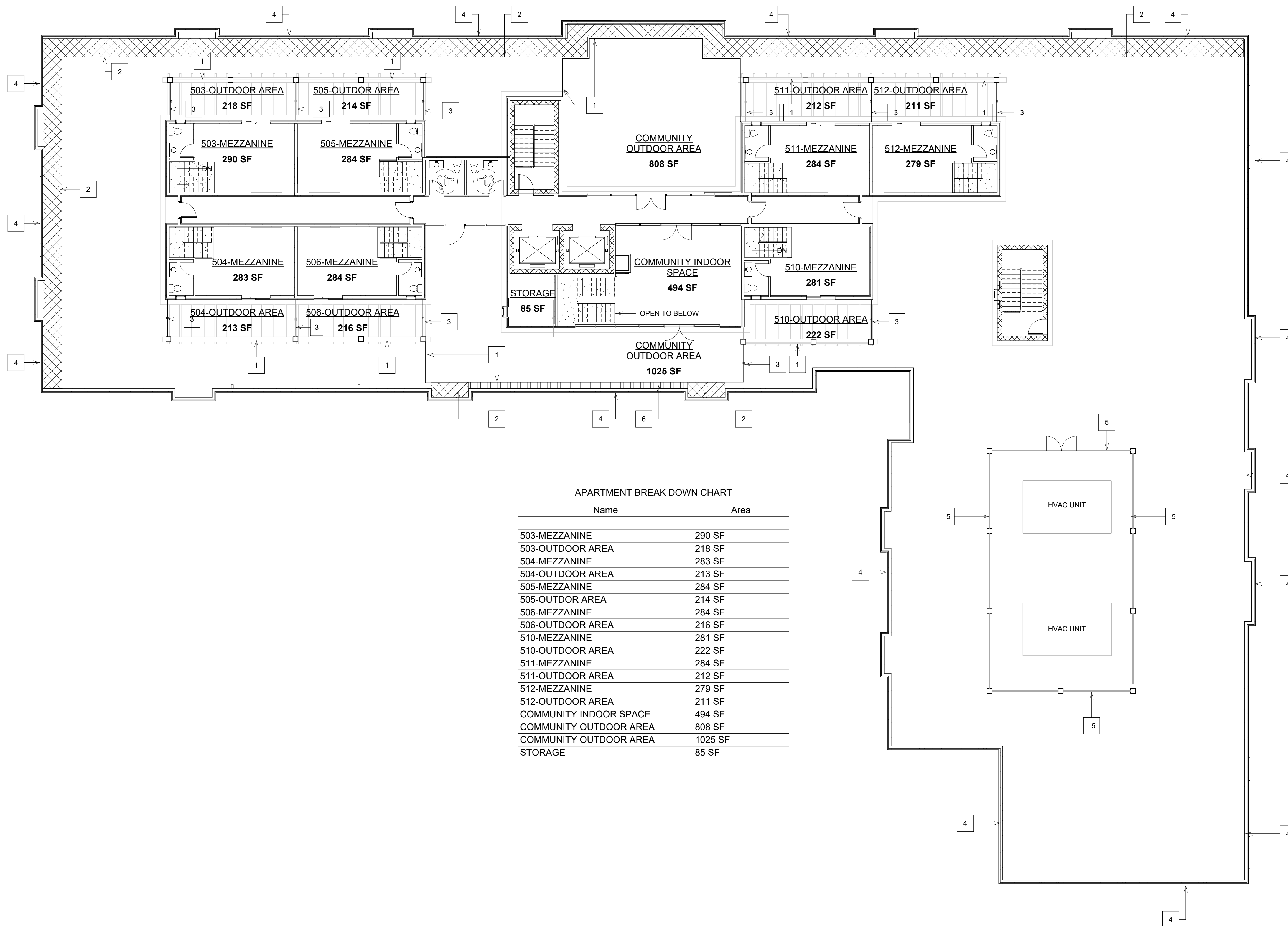
Project  
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LOTS 1, 2 & 3

PROPOSED  
MEZZANINE/ROOF  
FLOOR PLAN

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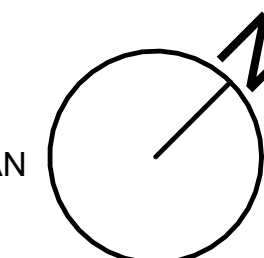
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**A105-00**

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APARTMENT BREAK DOWN CHART	
Name	Area
503-MEZZANINE	290 SF
503-OUTDOOR AREA	218 SF
504-MEZZANINE	283 SF
504-OUTDOOR AREA	213 SF
505-MEZZANINE	284 SF
505-OUTDOOR AREA	214 SF
506-MEZZANINE	284 SF
506-OUTDOOR AREA	216 SF
510-MEZZANINE	281 SF
510-OUTDOOR AREA	222 SF
511-MEZZANINE	284 SF
511-OUTDOOR AREA	212 SF
512-MEZZANINE	279 SF
512-OUTDOOR AREA	211 SF
COMMUNITY INDOOR SPACE	494 SF
COMMUNITY OUTDOOR AREA	808 SF
COMMUNITY OUTDOOR AREA	1025 SF
STORAGE	85 SF

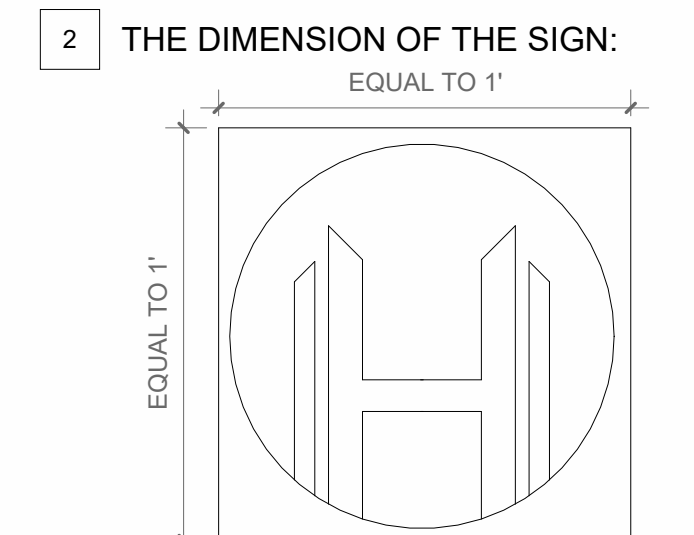
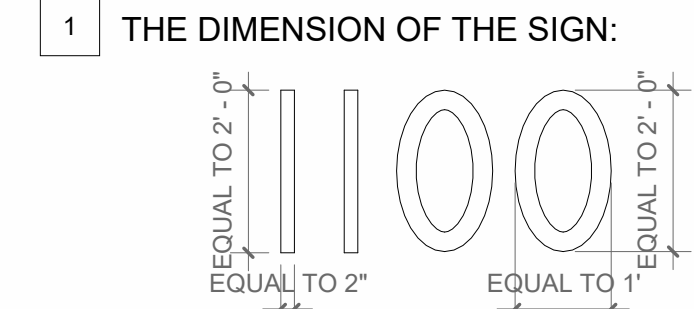
1 PROPOSED MEZZANINE /ROOF PLAN  
3/32" = 1'-0"





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KEYNOTES:



\*MATERIAL TBD  
\*TOP OF SIGN 5' AFF

3 VINYL FENCE POST (POSTS) @8'-0"-6"x6" WITH 1'-6" RETAINING WALL AS BASE

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PROPOSED FRONT AND REAR ELEVATIONS

Seal & Signature	Date	10-12-2022
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	Drawn by	Y.Y.
	Checked by	R.G.D.

*Robert G Dooley Jr*  
**A201-00**

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- BRICK-MORNING DOVE FROM GLEN GERY
- EFIS-NO.31316 FROM STO (CREAM COLOR)
- EFIS-NO.37100 FROM STO (DARK COLOR)



1 PROPOSED REAR ELEVATION  
3/32" = 1'-0"

- BRICK-MORNING DOVE FROM GLEN GERY
- EFIS-NO.31316 FROM STO (CREAM COLOR)
- EFIS-NO.37100 FROM STO (DARK COLOR)



2 PROPOSED FRONT ELEVATION  
3/32" = 1'-0"





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KEYNOTES:

- 1 VINYL FENCE POST (POSTS) @8'0"-6"x6" WITH 1'6" RETAINING WALL AS BASE
- 2 TWO DIRECTION CAR COMING SIGN WITH AUDIBLE BUZZER AND THROUGH BEAM OR REFLECTIVE SENSORS

Date 1 02-27-2023 REVISION FOR PLANNING BOARD  
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PROPOSED LEFT AND  
RIGHT ELEVATIONS

Seal & Signature	Date	10-12-2022
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	Checked by	R.G.D.

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**A202-00**

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- BRICK-MORNING DOVE FROM GLEN GERY
- EFIS-NO.31316 FROM STO (CREAM COLOR)
- EFIS-NO.37100 FROM STO (DARK COLOR)



- BRICK-MORNING DOVE FROM GLEN GERY
- EFIS-NO.31316 FROM STO (CREAM COLOR)
- EFIS-NO.37100 FROM STO (DARK COLOR)

