

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 01-13-2023 PER CME REVIEW NO. 3

Date 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

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

A000-00

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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							
1 ST	4874	27429	NA	4682	NA		1 ST	NA	NA	NA	NA	NA
2 ND	23245	NA	20080	3150	20080	86.38%	2 ND	NA	16	NA	NA	6
3 RD	23245	NA	20080	3150	20080	86.38%	3 RD	NA	16	NA	NA	6
4 TH	23245	NA	20080	3150	20080	86.38%	4 TH	NA	16	NA	NA	6
5 TH	23245	NA	20080	4141	20080	86.38%	5 TH	1	10	NA	4	15
LOFT	4408	NA	1981	1431	1981	44.90%	LOFT	NA	NA	7	NA	7
TOTAL	107804	27429	82301	19704	82301		TOTAL	1	58	7	22	88
TOTAL %(FAR)	2.78577704						TOTAL %	1.10%	65.91%	7.95%	25.00%	

*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



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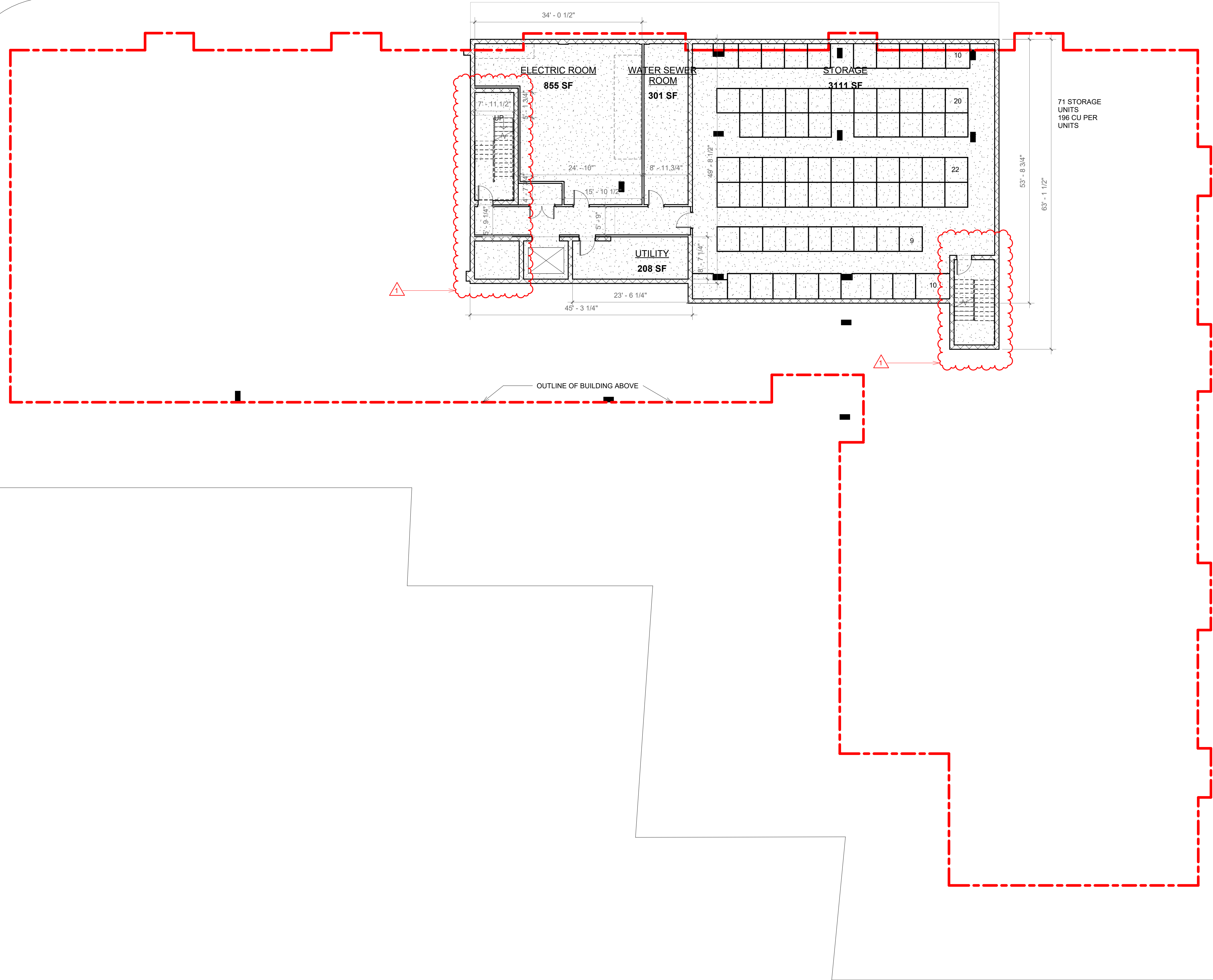
PROPOSED BASEMENT PLAN

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

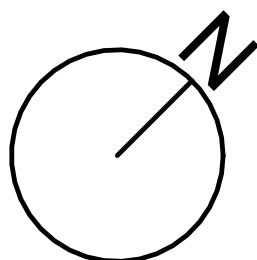
A100-00

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1 PROPOSED BASEMENT PLAN
3/32" = 1'-0"





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KEYNOTES:
1 EV CHARGING STATION W/ TWO PLUGS (TYP.)

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PROPOSED 1ST/GROUND FLOOR PLAN

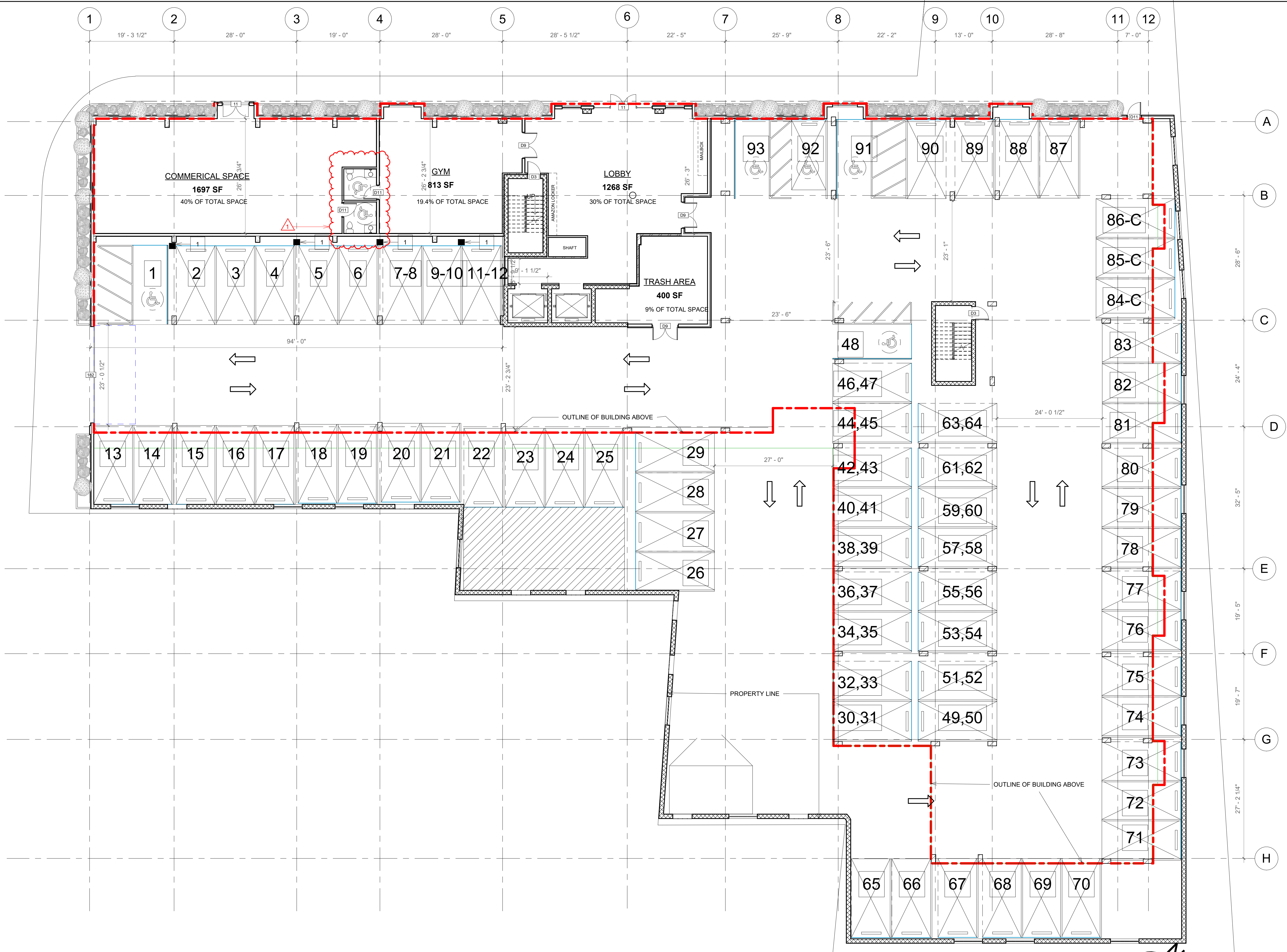
Seal & Signature	Date	10-12-2022
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1 PROPOSED 1ST/GROUND FLOOR PLAN
3/32" = 1'-0"



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PROPOSED 2ND FLOOR PLAN

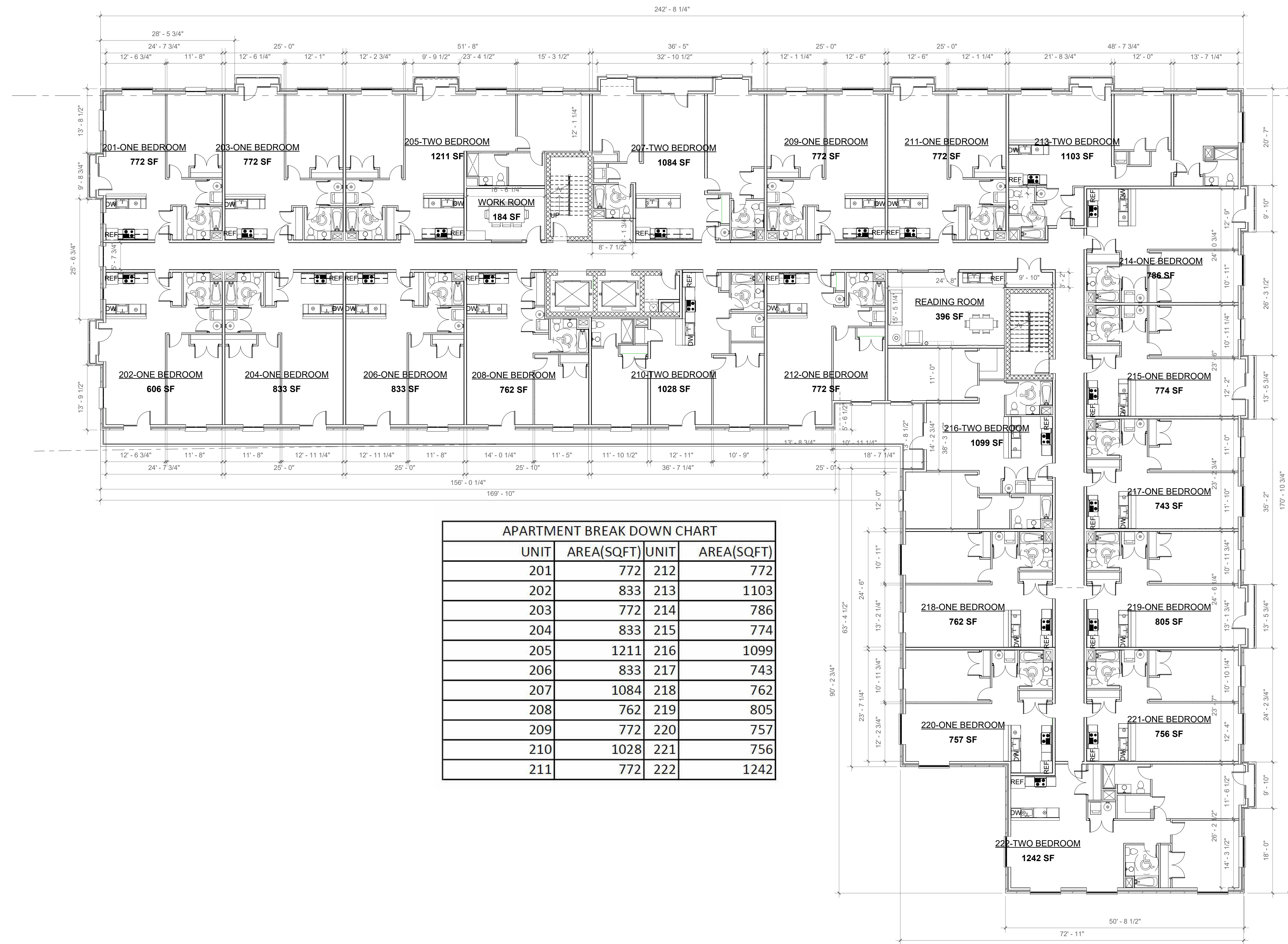
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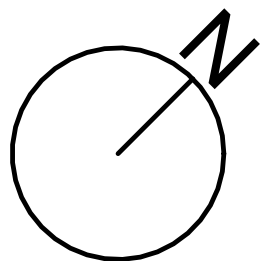
A102-00

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APARTMENT BREAK DOWN CHART			
UNIT	AREA(SQFT)	UNIT	AREA(SQFT)
201	772	212	772
202	833	213	1103
203	772	214	786
204	833	215	774
205	1211	216	1099
206	833	217	743
207	1084	218	762
208	762	219	805
209	772	220	757
210	1028	221	756
211	772	222	1242

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





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PROPOSED 3RD&4TH FLOOR PLAN

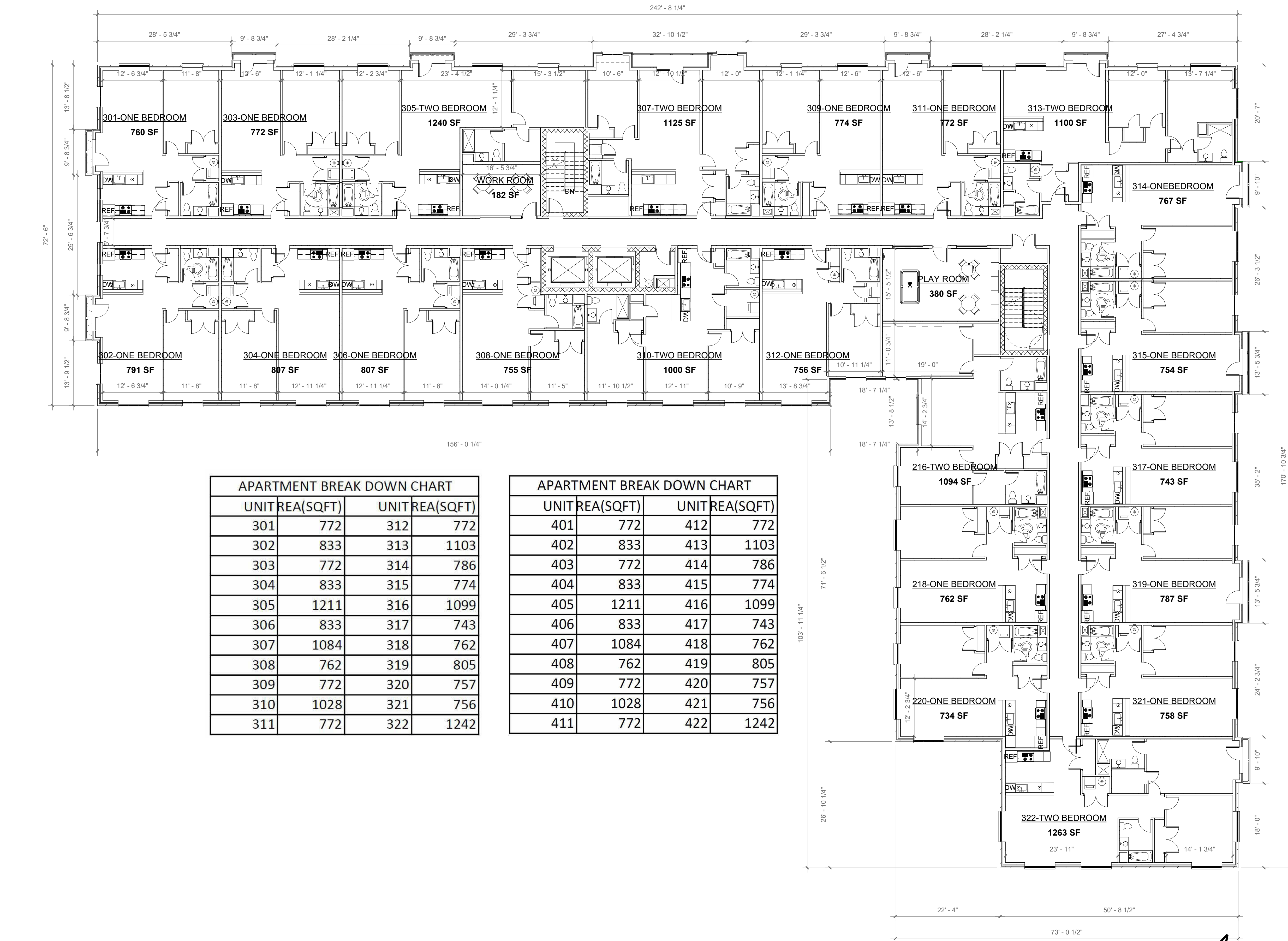
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APARTMENT BREAK DOWN CHART			
UNIT	REA(SQFT)	UNIT	REA(SQFT)
301	772	312	772
302	833	313	1103
303	772	314	786
304	833	315	774
305	1211	316	1099
306	833	317	743
307	1084	318	762
308	762	319	805
309	772	320	757
310	1028	321	756
311	772	322	1242

APARTMENT BREAK DOWN CHART			
UNIT	REA(SQFT)	UNIT	REA(SQFT)
401	772	412	772
402	833	413	1103
403	772	414	786
404	833	415	774
405	1211	416	1099
406	833	417	743
407	1084	418	762
408	762	419	805
409	772	420	757
410	1028	421	756
411	772	422	1242

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



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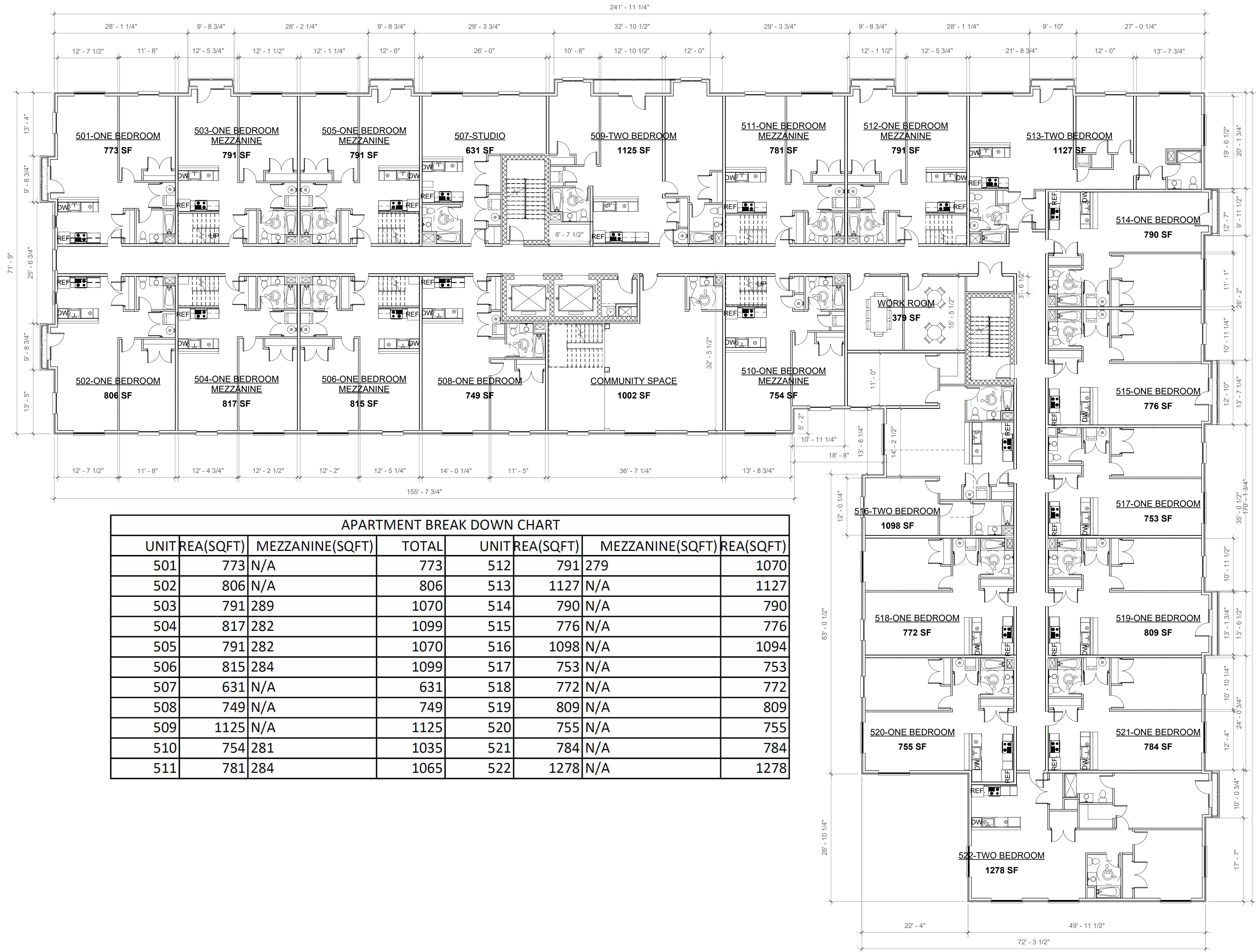
PROPOSED 5TH FLOOR PLAN

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

A104-00

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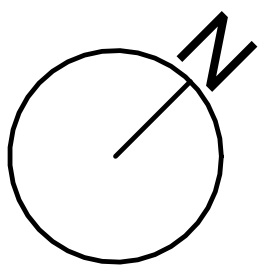
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APARTMENT BREAK DOWN CHART

UNIT	REA(SQFT)	MEZZANINE(SQFT)	TOTAL	UNIT	REA(SQFT)	MEZZANINE(SQFT)	REA(SQFT)
501	773	N/A	773	512	791	279	1070
502	806	N/A	806	513	1127	N/A	1127
503	791	289	1070	514	790	N/A	790
504	817	282	1099	515	776	N/A	776
505	791	282	1070	516	1098	N/A	1094
506	815	284	1099	517	753	N/A	753
507	631	N/A	631	518	772	N/A	772
508	749	N/A	749	519	809	N/A	809
509	1125	N/A	1125	520	755	N/A	755
510	754	281	1035	521	784	N/A	784
511	781	284	1065	522	1278	N/A	1278

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





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KEYNOTES:

- 1 3' 6" HIGH RAILING
- 2 3' HIGH PLANTER
- 3 6' SCREEN WALL
- 4 4' HIGH PARAPET
- 5 6' SCREEN/LOUVER AROUND HVAC UNIT

Date
Date
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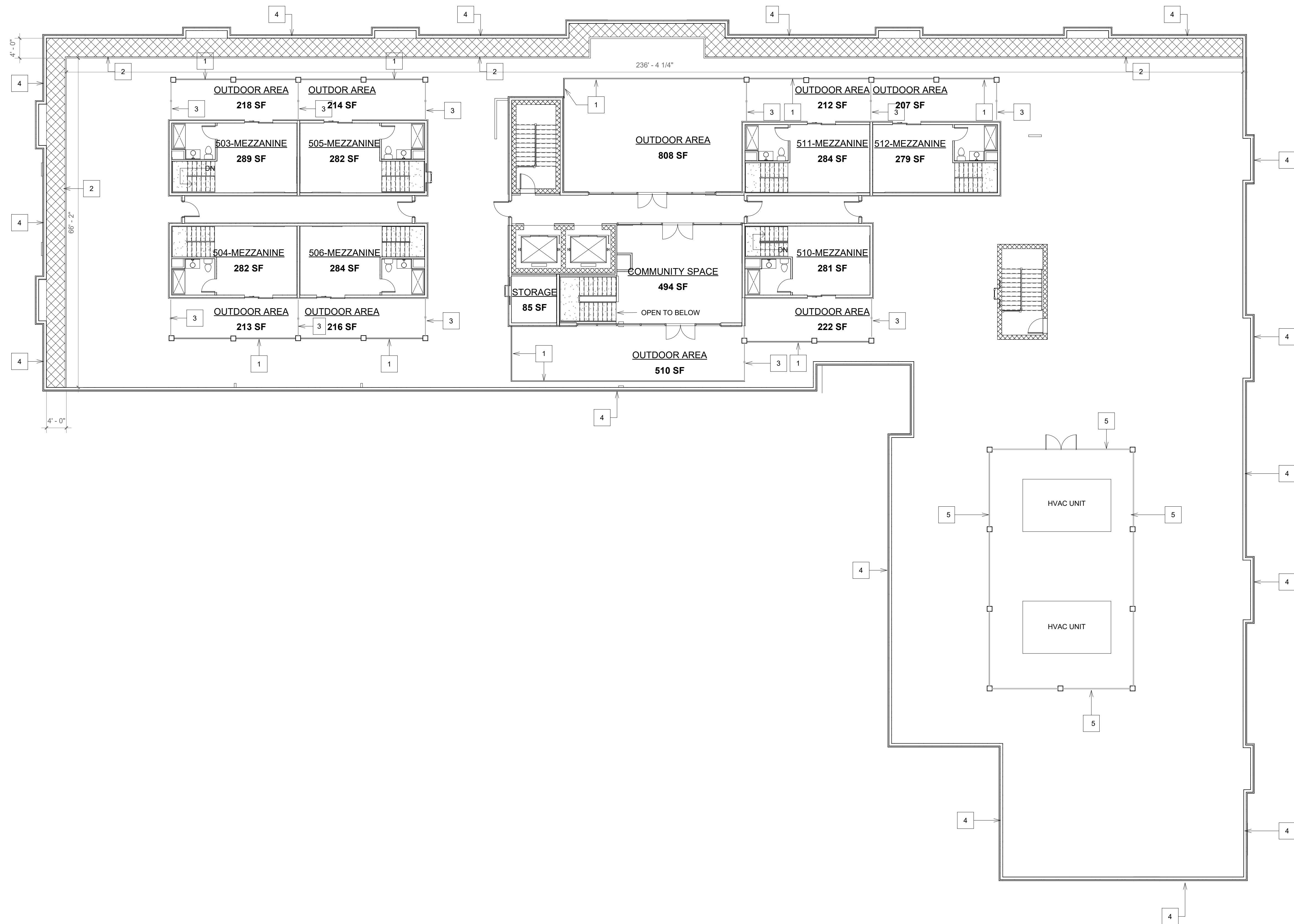
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PROPOSED
MEZZANINE/ROOF
FLOOR PLAN

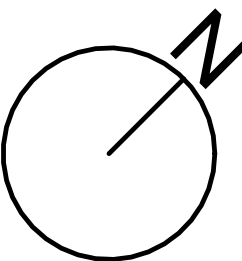
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A106-00

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



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



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KEYNOTES:

- 1 THE DIMENSION OF THE SIGN:
EQUAL TO 2'
EQUAL TO 2"
EQUAL TO 1"
- 2 THE DIMENSION OF THE SIGN:
EQUAL TO 1'
- 3 8' WALL MATERIAL IS STUCCO TO MATCH THE REST OF THE BUILDING

Date 01-13-2023 PER CME LETTER NO. 3
Date 12-09-2022 PER CME LETTER NO. 2
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PROPOSED FRONT AND
REAR ELEVATION

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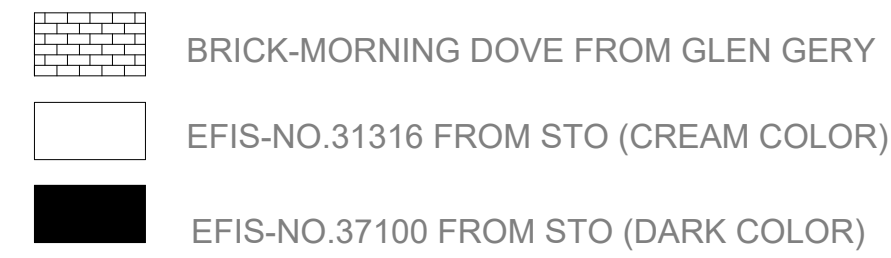
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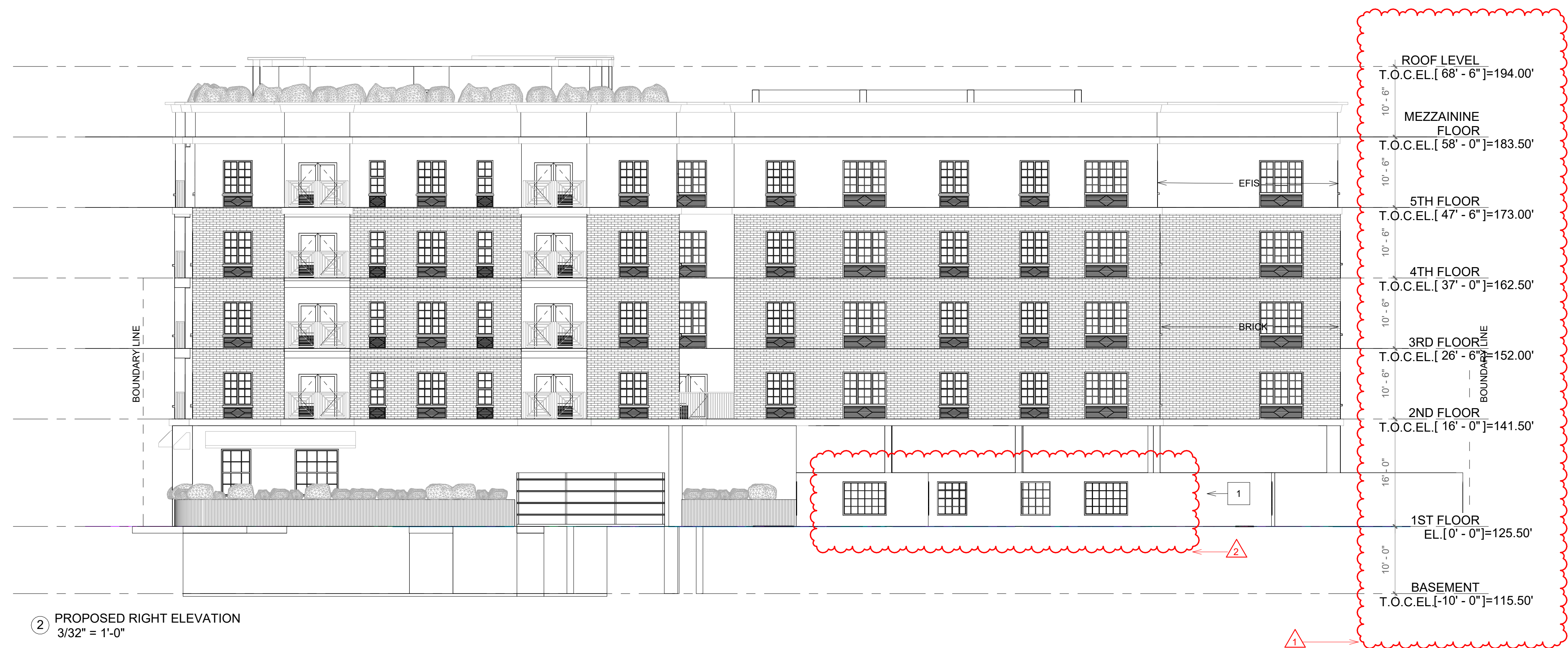
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1 PROPOSED REAR ELEVATION
3/32" = 1'-0"

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



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



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

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KEYNOTES:

1 8' WALL MATERIAL IS STUCCO TO MATCH THE REST OF THE BUILDING

Date 2 01-13-2023 PER CME LETTER NO. 3

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PROPOSED LEFT AND RIGHT ELEVATION

Seal & Signature

Date 10-12-2022

Project number 2201

Drawn by Y.Y.

Checked by R.G.D.

26/11/20

A201-00

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