

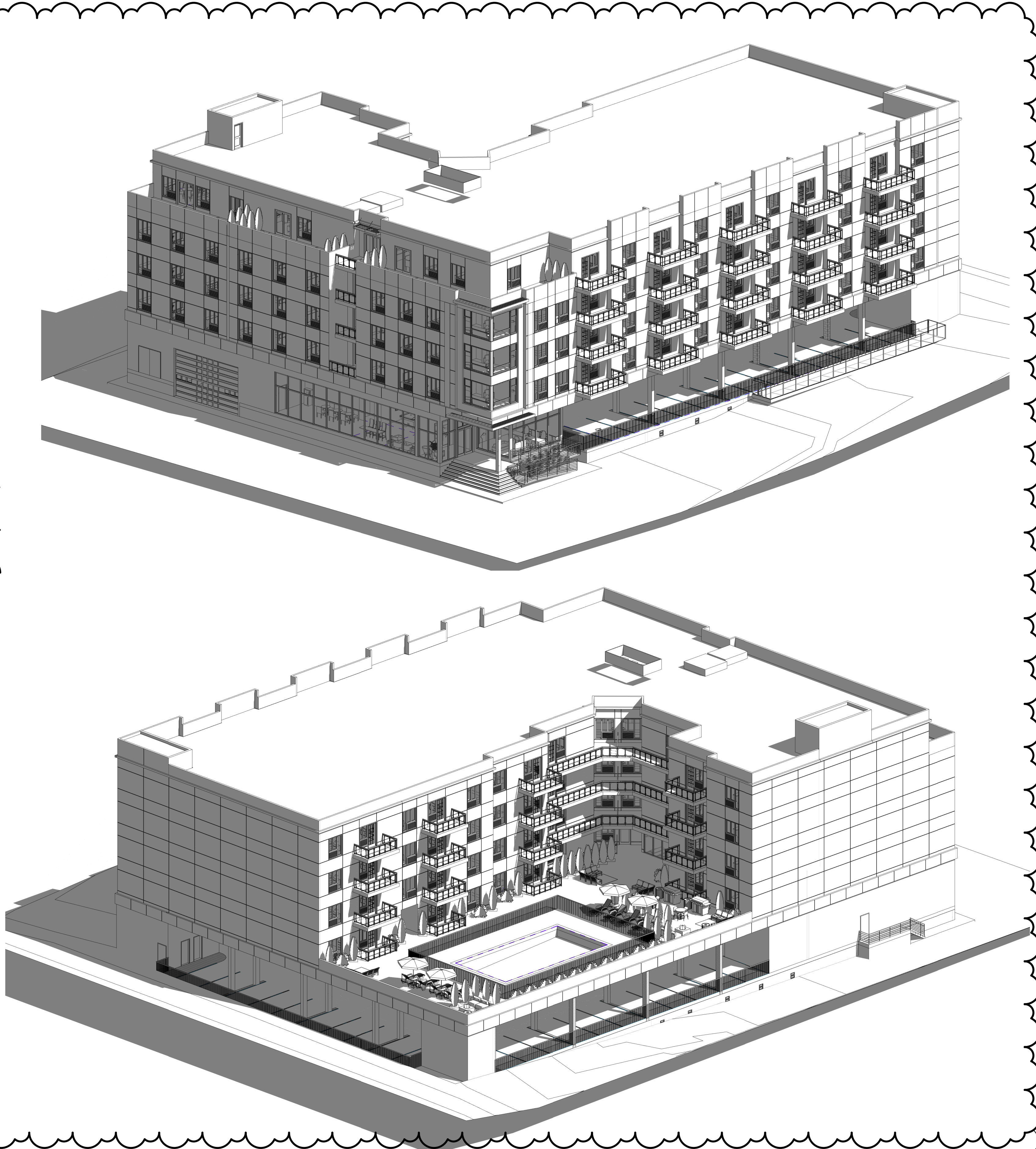
NEW APARTMENT BUILDING

1112-1118 North Ave, Plainfield - New Jersey

PROJECT INFORMATION	
CODE DATA	
BLDG. CODE	NEW JERSEY UNIFORM CONST. CODE 2018 INTERNATIONAL BUILDING CODE
CONST. TYPE	1A / 5A
USE GROUP	R-2 MULTI-FAMILY RESIDENTIAL S-2 PARKING GARAGE
ZONING DATA	
TSC	TODN - NORTH AVENUE REDEVELOPMENT PLAN TRAIN-SIDE COMMERCIAL DISTRICT PROPERTY WITHIN 400 FEET OF "TSA" ZONE

SCHEDULE OF BULK REQUIREMENTS			
	MIN.REQUIRED	PROPOSED	
LOT AREA	20,000 SQ.FT	31,248 SQ.FT.	
FRONT YARD	0 FEET	3.7 FEET	
SIDE YARD	5 FEET	5 FEET	
COMBINED SIDE YARD	20 FEET	20 FEET	
REAR YARD	10 FEET	10 FEET	
	MAX. PERM.	PROPOSED	
FRONT YARD	5 FT	3.7 FT	
STORIES	6	5	
HEIGHT	70 FEET	66.4 FEET	
BUILDING COVERAGE	90%	82.5%	
IMPERVIOUS COV.	90%	88.3%	
DENSITY	100 D.U./ACRE	76.7 D.U./ACRE	
F.A.R.	3.85	3.12	
STORIES WITHIN THE FIRST 20FT FROM PROP.LINE	4	5	

DRAWING INDEX - COMPLETENESS REVIEW	
#	NAME
GENERAL	
G0.000	COVER SHEET
ARCHITECTURE	
A1.101	FOUNDATION FLOOR PLAN
A1.102	FIRST FLOOR PLAN
A1.103	2ND FLOOR PLAN
A1.104	3RD FLOOR PLAN
A1.105	4TH FLOOR PLAN
A1.106	5TH FLOOR PLAN
A1.107	ROOF PLAN
A2.200	ELEVATIONS
A2.201	ELEVATIONS
A4.401	ENLARGED PLAN
A4.402	ENLARGED PLAN
A6.00	PERSPECTIVE
A6.001	MOVE IN/MOVE OUT
A6.002	TRASH REMOVAL
A7.701	ENLARGED UNIT PLANS
A7.702	ENLARGED UNIT PLANS



TAD

TAYLOR
ARCHITECTURE & DESIGN

95 WATCHUNG AVENUE
NORTH PLAINFIELD, NEW JERSEY 07060
908.226.5515
WWW.TAYLORARCHDESIGN.COM

NEW APARTMENT
BUILDING

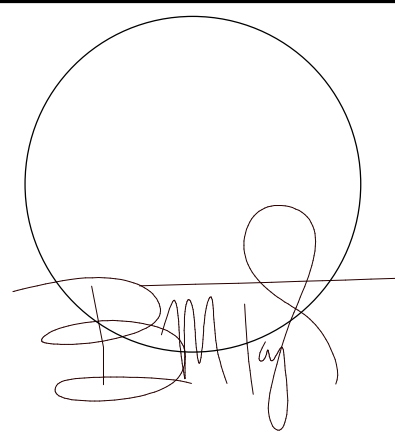
1112-1118 North Ave
Plainfield New Jersey

PROJECT TEAM

CIVIL ENGINEERING

Dynamic Engineering Consultants, PC
245 Main Street, Suite 110
Chester, New Jersey 07930
PH: 908.879.9229 / Ext.2120
Fax: 908.879.0222
www.dynamiccec.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY AND FINAL SITE PLAN	05/11/22
2	COMPLETENESS REVIEW	06/10/22



BRIAN M. TAYLOR, AIA
NJ REG. AI 15286

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DATE06/10/2022PROJECT NO.2207

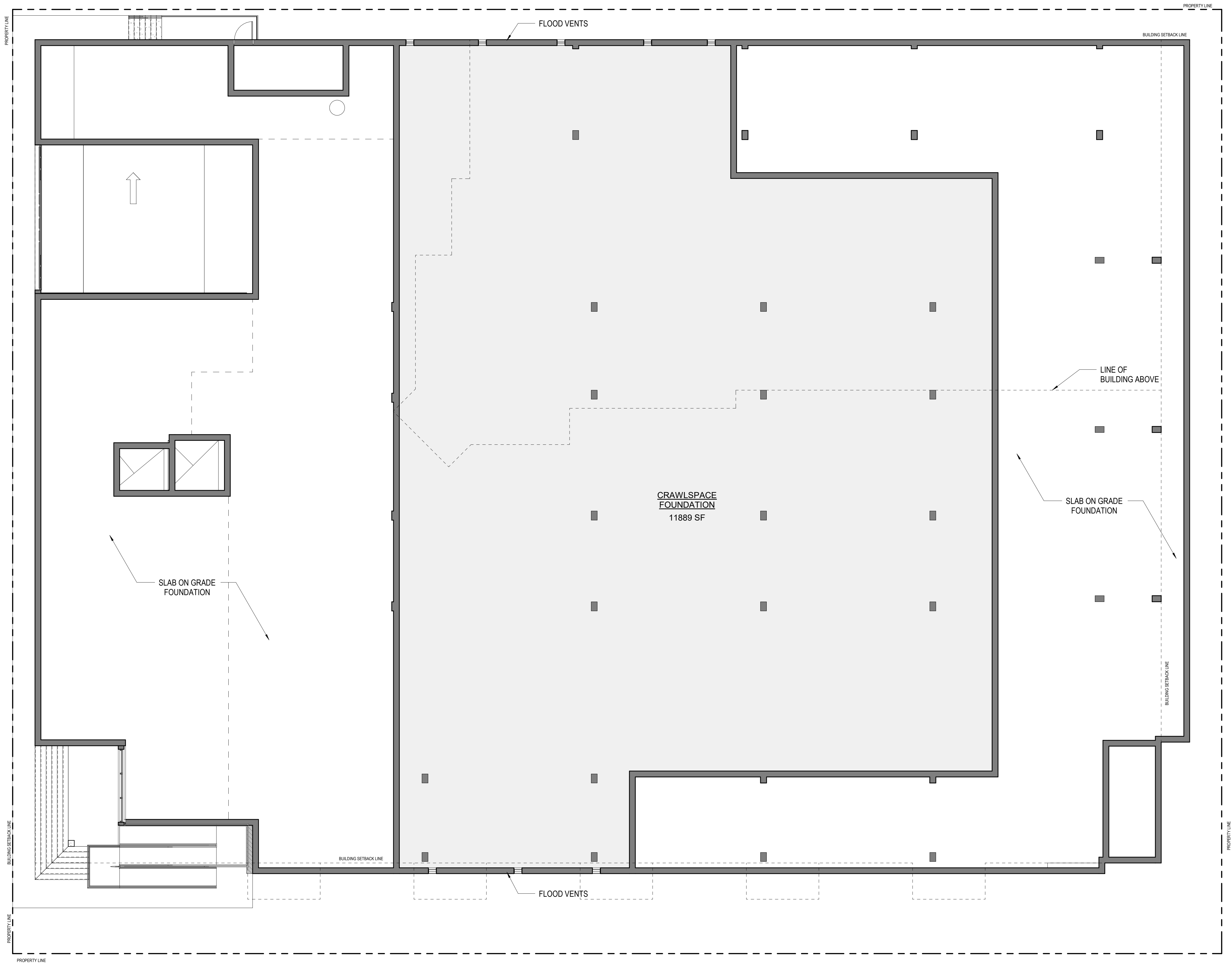
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SHEET TITLE

COVER SHEET

DRAWING NUMBER

G0.000



1 FOUNDATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW APARTMENT
BUILDING

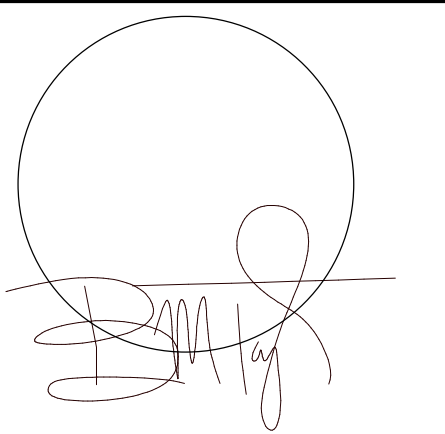
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SHEET TITLE

FOUNDATION FLOOR
PLAN

DRAWING NUMBER

A1.101



2 1ST FLOOR PLAN

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

GROSS BUILDING AREA CALCULATION

PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	3886 SF
CIRCULATION	656 SF
PARKING	20166 SF
UTILITY	1069 SF
	25777 SF
2ND FLOOR	
1 BEDROOM	10233 SF
2 BEDROOM	2852 SF
AMENITY	8447 SF
CIRCULATION	2737 SF
STUDIO	776 SF
UTILITY	155 SF
	25201 SF
3RD FLOOR	
1 BEDROOM	11335 SF
2 BEDROOM	2852 SF
CIRCULATION	2512 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
4TH FLOOR	
1 BEDROOM	9972 SF
2 BEDROOM	2854 SF
2A - 2 BEDROOM	1364 SF
CIRCULATION	2509 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
5TH FLOOR	
1 BEDROOM	10707 SF
2 BEDROOM	1365 SF
CIRCULATION	2466 SF
STUDIO	1366 SF
UTILITY	640 SF
	16543 SF
BUILDING GROSS AREA	103751 SF

PARKING PROVIDED

TYPE	COUNT
1ST FLOOR	
9' x 18' - ADA	3
9' x 18' - STANDARD	51
PARKING PROVIDED TOTAL: 54	

LEGEND - PROGRAM/USE

- AMENITY
- CIRCULATION
- PARKING
- UTILITY

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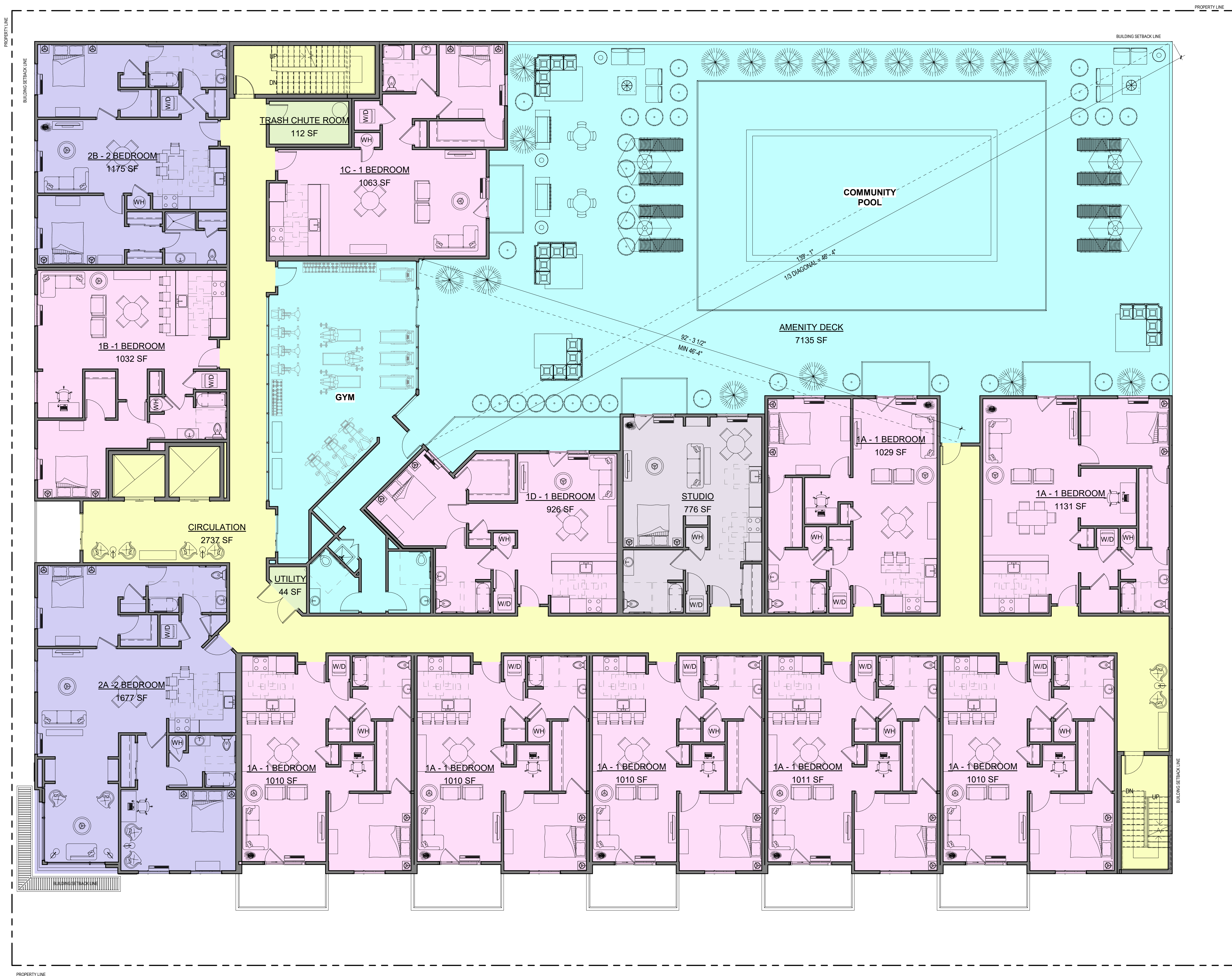
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FIRST FLOOR PLAN

DRAWING NUMBER

A1.102



GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	3886 SF
CIRCULATION	656 SF
PARKING	20166 SF
UTILITY	1069 SF
	25777 SF
2ND FLOOR	
1 BEDROOM	10233 SF
2 BEDROOM	2852 SF
AMENITY	8447 SF
CIRCULATION	2737 SF
STUDIO	776 SF
UTILITY	155 SF
	25201 SF
3RD FLOOR	
1 BEDROOM	11335 SF
2 BEDROOM	2852 SF
CIRCULATION	2512 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
4TH FLOOR	
1 BEDROOM	9972 SF
2 BEDROOM	2854 SF
2A - 2 BEDROOM	1364 SF
CIRCULATION	2509 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
5TH FLOOR	
1 BEDROOM	10707 SF
2 BEDROOM	1365 SF
CIRCULATION	2466 SF
STUDIO	1366 SF
UTILITY	640 SF
	16543 SF
BUILDING GROSS AREA	103751 SF

LEGEND - PROGRAM/USE	
1 BEDROOM	
2 BEDROOM	
AMENITY	
CIRCULATION	
STUDIO	
UTILITY	

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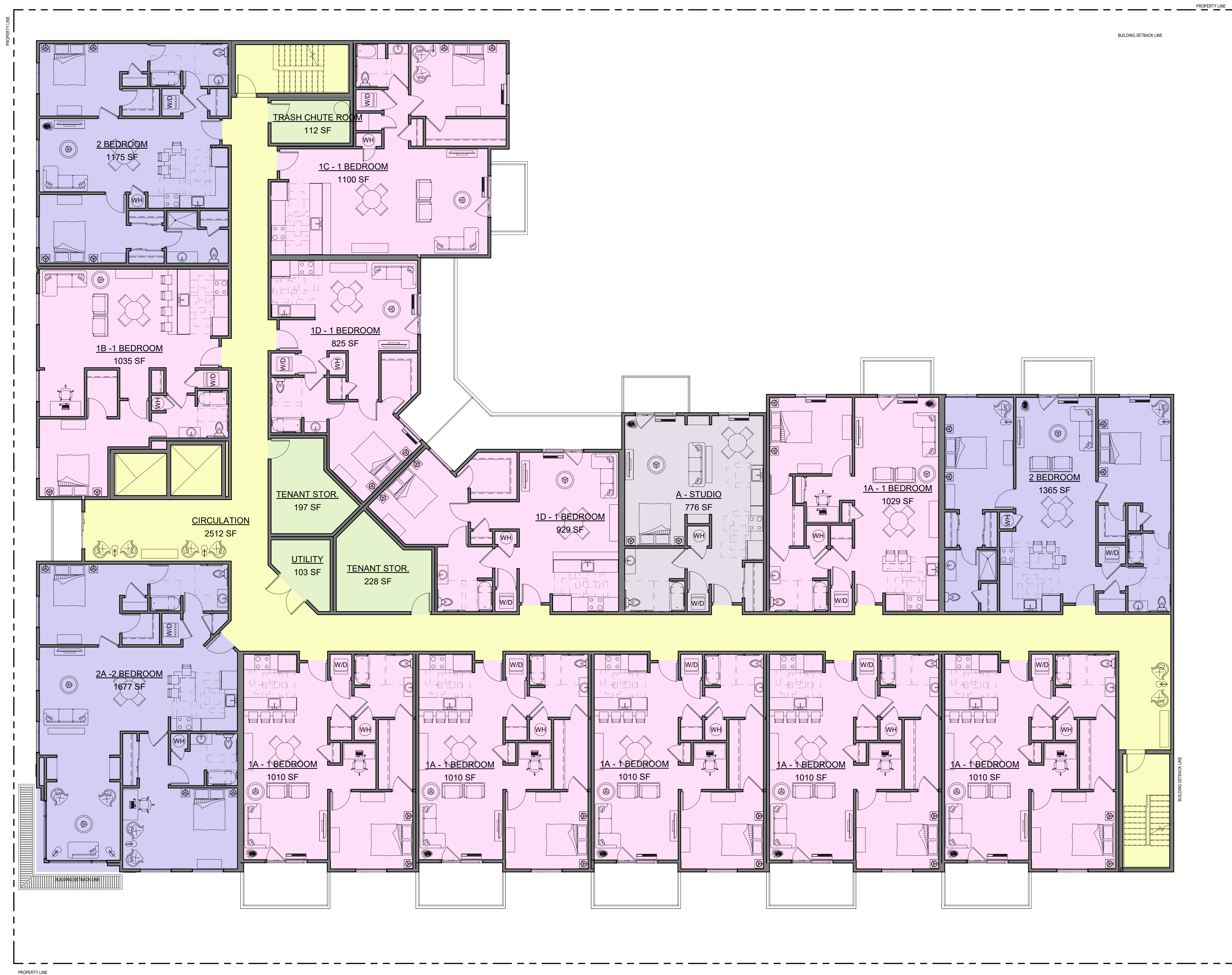
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SHEET TITLE

2ND FLOOR PLAN

DRAWING NUMBER

A1.103



GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	3886 SF
CIRCULATION	656 SF
PARKING	20166 SF
UTILITY	1069 SF
	25777 SF
2ND FLOOR	
1 BEDROOM	10233 SF
2 BEDROOM	2852 SF
AMENITY	8447 SF
CIRCULATION	2737 SF
STUDIO	776 SF
UTILITY	155 SF
	25201 SF
3RD FLOOR	
1 BEDROOM	9971 SF
2 BEDROOM	4216 SF
CIRCULATION	2512 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
4TH FLOOR	
1 BEDROOM	9972 SF
2 BEDROOM	2854 SF
2A - 2 BEDROOM	1364 SF
CIRCULATION	2509 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
5TH FLOOR	
1 BEDROOM	10707 SF
2 BEDROOM	1365 SF
CIRCULATION	2466 SF
STUDIO	1366 SF
UTILITY	640 SF
	16543 SF
BUILDING GROSS AREA	103751 SF

LEGEND - PROGRAM/USE	
1 BEDROOM	
2 BEDROOM	
CIRCULATION	
STUDIO	
UTILITY	

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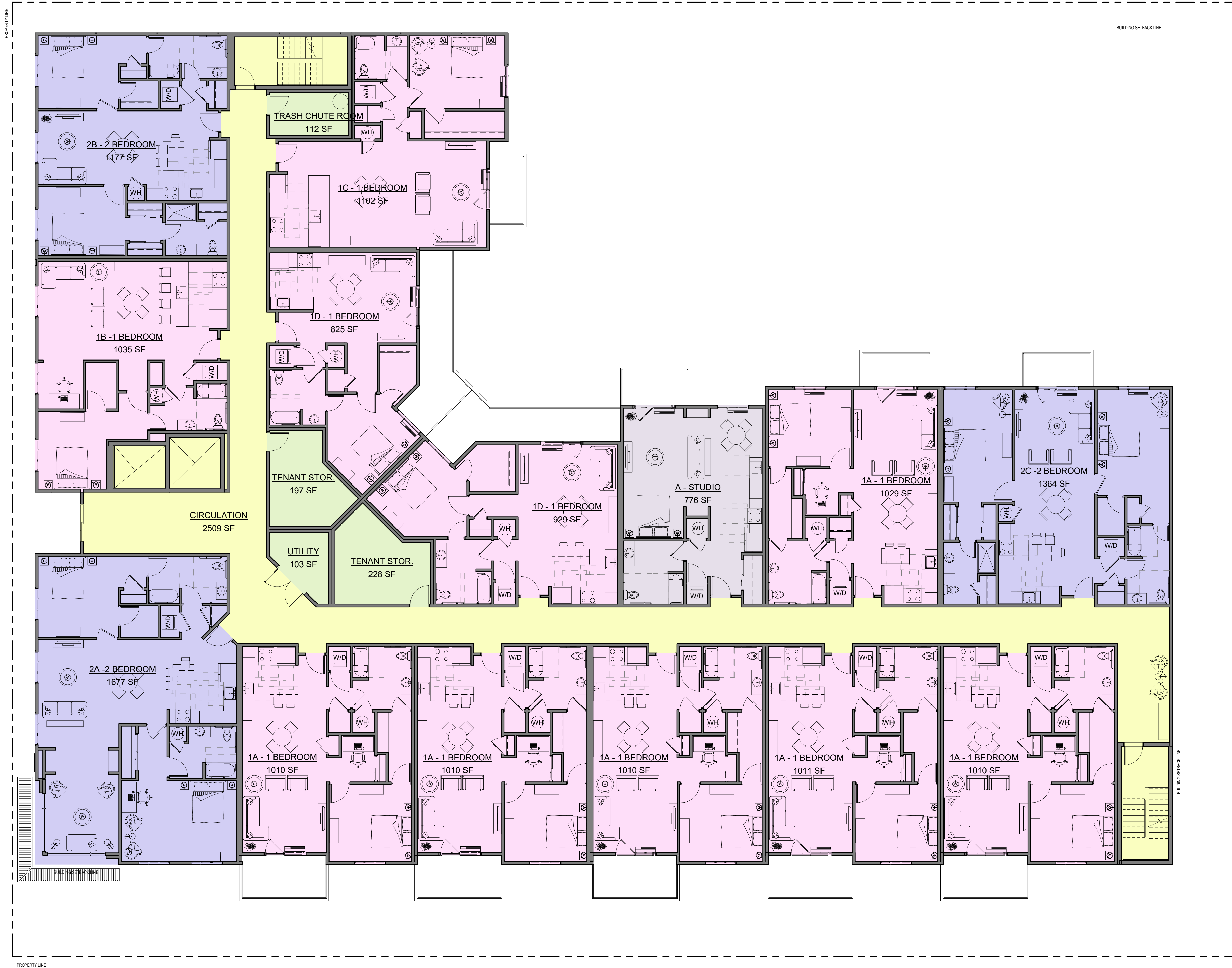
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SHEET TITLE

3RD FLOOR PLAN

DRAWING NUMBER

A1.104



GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	3886 SF
CIRCULATION	656 SF
PARKING	20166 SF
UTILITY	1069 SF
	25777 SF
2ND FLOOR	
1 BEDROOM	10233 SF
2 BEDROOM	2852 SF
AMENITY	8447 SF
CIRCULATION	2737 SF
STUDIO	776 SF
UTILITY	155 SF
	25201 SF
3RD FLOOR	
1 BEDROOM	11335 SF
2 BEDROOM	2852 SF
CIRCULATION	2512 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
4TH FLOOR	
1 BEDROOM	9972 SF
2 BEDROOM	2854 SF
2A - 2 BEDROOM	1364 SF
CIRCULATION	2509 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
5TH FLOOR	
1 BEDROOM	10707 SF
2 BEDROOM	1365 SF
CIRCULATION	2466 SF
STUDIO	1366 SF
UTILITY	640 SF
	16543 SF
BUILDING GROSS AREA	103751 SF

- LEGEND - PROGRAM/USE**
- 1 BEDROOM
 - 2 BEDROOM
 - 2A - 2 BEDROOM
 - CIRCULATION
 - STUDIO
 - UTILITY

**NEW APARTMENT
BUILDING**

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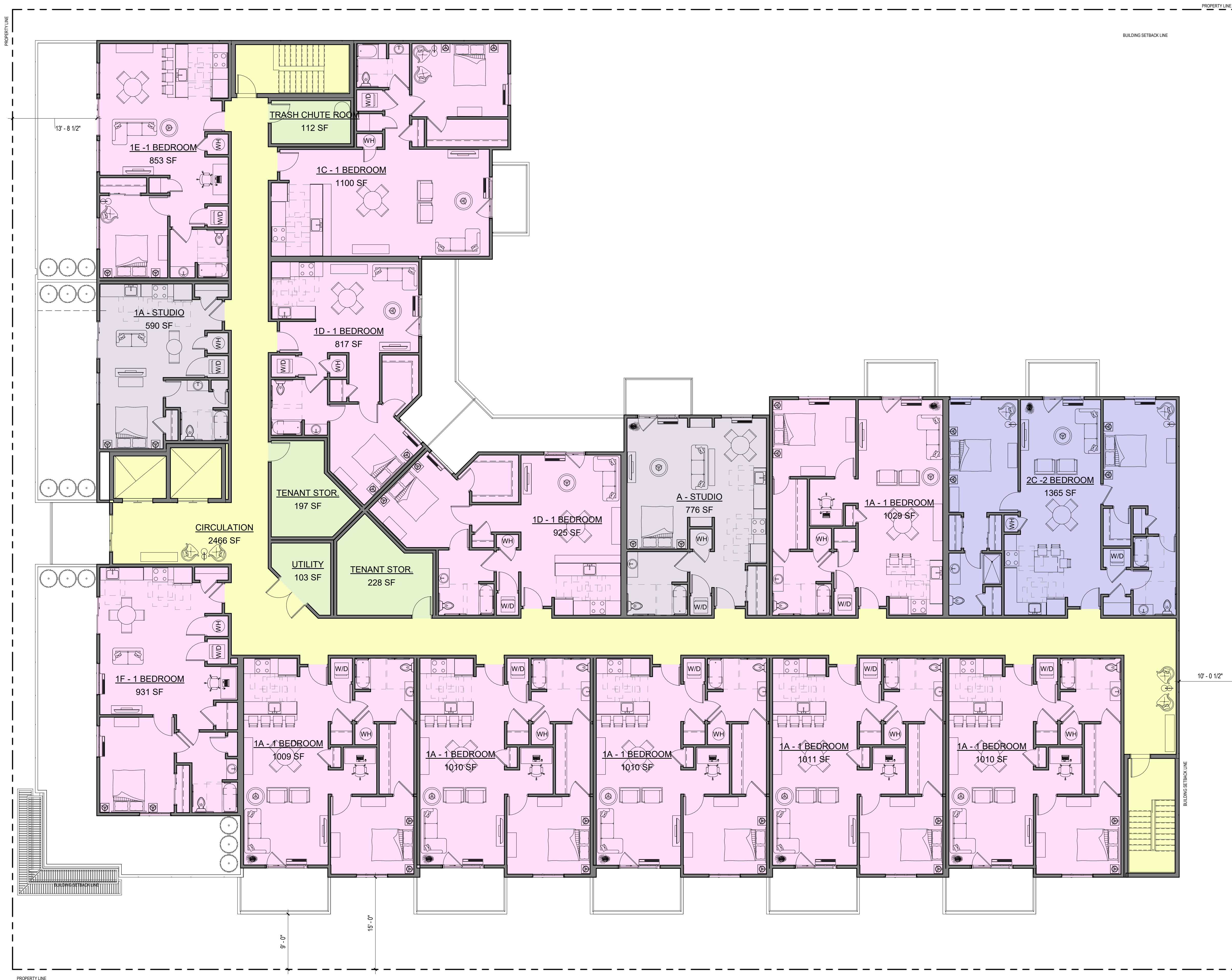
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SHEET TITLE	

4TH FLOOR PLAN

DRAWING NUMBER

A1.105



GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	3886 SF
CIRCULATION	656 SF
PARKING	20166 SF
UTILITY	1069 SF
	25777 SF
2ND FLOOR	
1 BEDROOM	10233 SF
2 BEDROOM	2852 SF
AMENITY	8447 SF
CIRCULATION	2737 SF
STUDIO	776 SF
UTILITY	155 SF
	25201 SF
3RD FLOOR	
1 BEDROOM	11335 SF
2 BEDROOM	2852 SF
CIRCULATION	2512 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
4TH FLOOR	
1 BEDROOM	9972 SF
2 BEDROOM	2854 SF
2A - 2 BEDROOM	1364 SF
CIRCULATION	2509 SF
STUDIO	776 SF
UTILITY	640 SF
	18115 SF
5TH FLOOR	
1 BEDROOM	10707 SF
2 BEDROOM	1365 SF
CIRCULATION	2466 SF
STUDIO	1366 SF
UTILITY	640 SF
	16543 SF
BUILDING GROSS AREA	103751 SF

- LEGEND - PROGRAM/USE
- 1 BEDROOM
 - 2 BEDROOM
 - CIRCULATION
 - STUDIO
 - UTILITY



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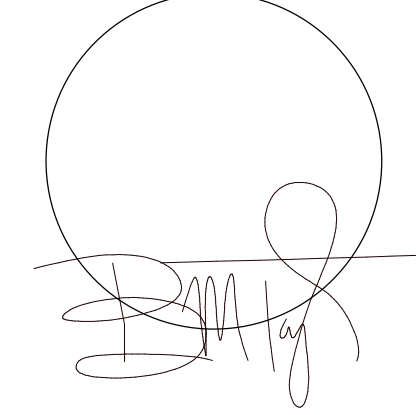
NEW APARTMENT BUILDING

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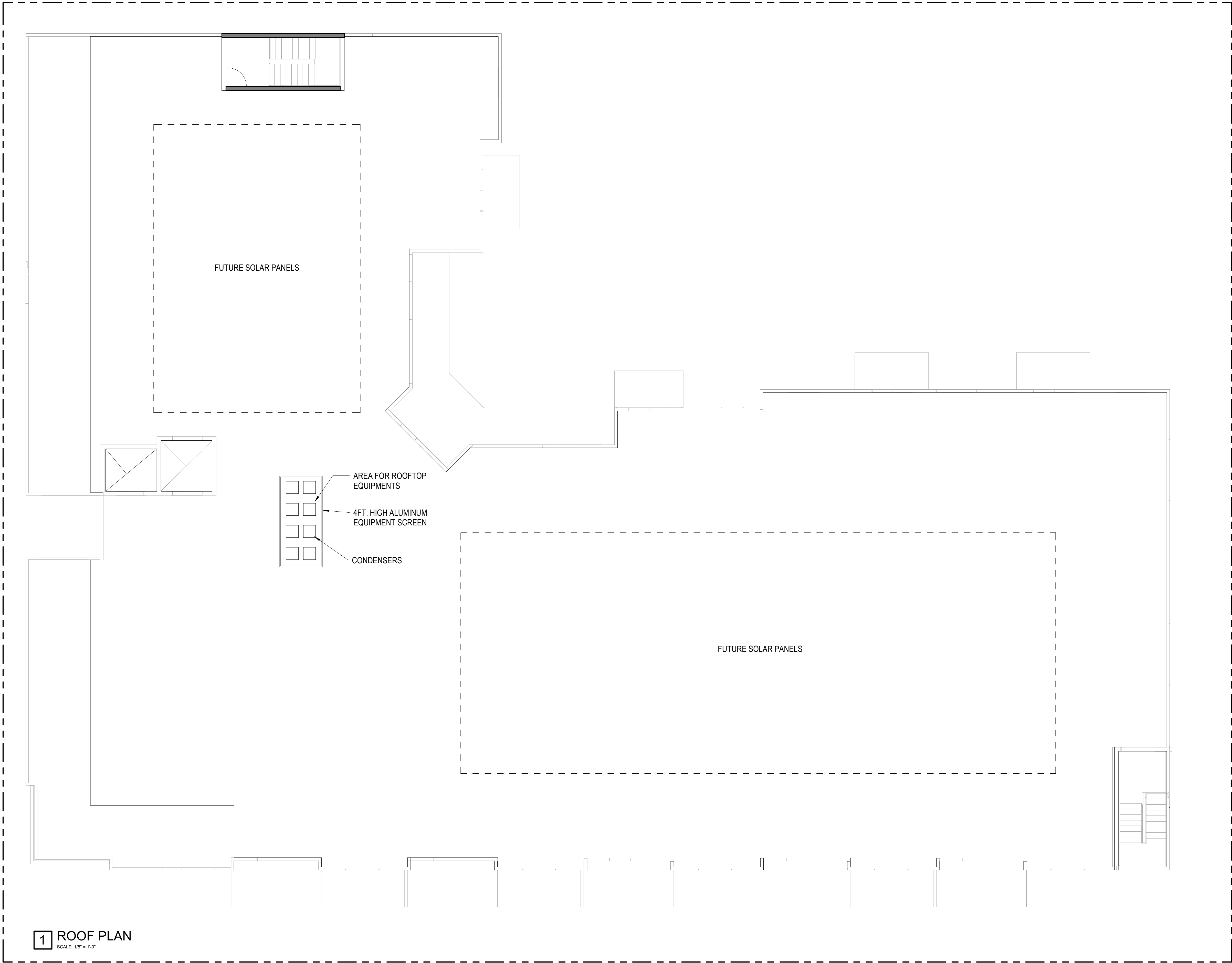
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SHEET TITLE

5TH FLOOR PLAN

DRAWING NUMBER
A1.106

1 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

**NEW APARTMENT
BUILDING**

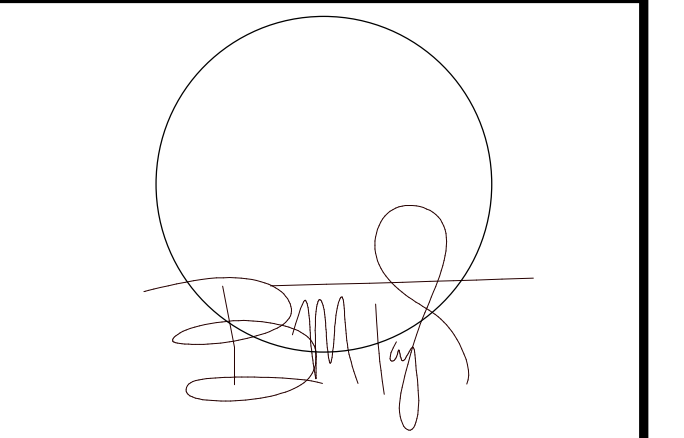
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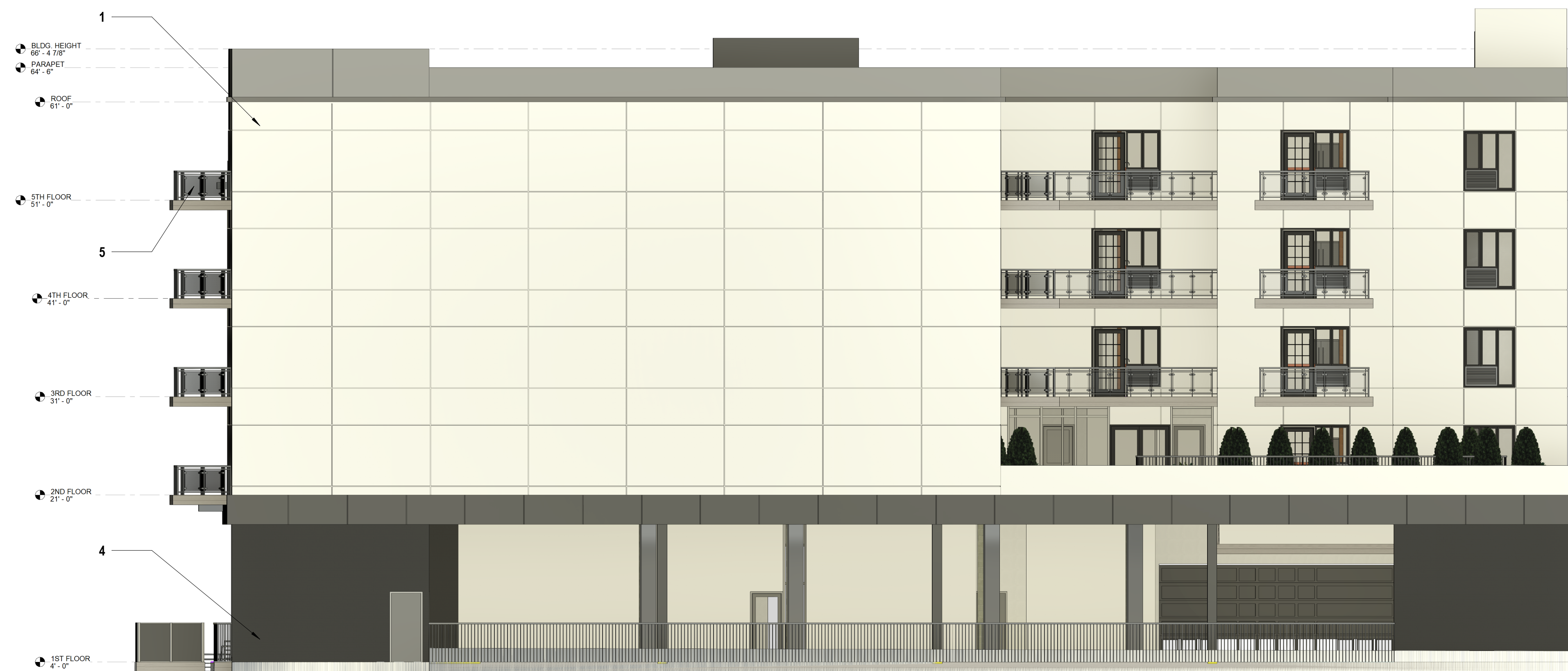
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SHEET TITLE

ROOF PLAN
DRAWING NUMBER
A1.107



1 ELEVATION 3
SCALE:



2 ELEVATION 4
SCALE:

GENERAL NOTES

WINDOW NOTES

1. PROVIDE UNIFORM WINDOW TREATMENT TO ALL WINDOWS FOR RESIDENTIAL UNITS.

SURVEILLANCE NOTES

1. SECURITY CAMERAS WILL BE PROVIDED AT EACH ENTRANCE AND IN EACH STAIRWELL. PROVIDE SIGNAGE INDICATING THAT BUILDING IS UNDER 24 HOURS SURVEILLANCE.
2. MAIN ENTRANCE DOORS FOR VISITORS SHOULD BE ACCESS CONTROLLED WITH REMOTE CONTROL FROM APARTMENTS. ALL ENTRANCES SHOULD HAVE ACCESS CONTROL FOR RESIDENTS. .

SATELLITE NOTES

1. CABLE TV + INTERNET SERVICE TO BE AVAILABLE TO ALL RESIDENTS
2. NO SATELLITE DISHES VISIBLE IN THE BUILDING

ENTRY/KEY FOB NOTES

1. PROVIDE EITHER KEYPAD OR KEY FOB TO ENTER - DOOR ACCESSED TO THE POLICE. KNOX RAPID ENTRY SYSTEM SHALL BE INSTALLED AND LOCATED AT THE APARTMENT ENTRANCE. THE INSTALLATION WILL BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- 2.

- 1- ARCHITECTURAL WALL PANEL.
- 2- ARCHITECTURAL WOOD PANEL/ WOOD TEXTURE
- 3- ALUMINUM CANOPY.
- 4- BRICK VENEER OR TEXTURED ARCHITECTURAL PANEL.
- 5- BALCONY GUARDRAIL.
- 6- 2'-0" X 30'-0" SIGNAGE (BACKLIT ALUM. CHANNEL LETTER)

NEW APARTMENT BUILDING

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SHEET TITLE

ELEVATIONS

DRAWING NUMBER

A2.201

NEW APARTMENT
BUILDING

1112-1118 North Ave
Plainfield New Jersey

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GENERAL NOTES

WINDOW NOTES

1. PROVIDE UNIFORM WINDOW TREATMENT TO ALL WINDOWS FOR RESIDENTIAL UNITS.

SURVEILLANCE NOTES

1. SECURITY CAMERAS WILL BE PROVIDED AT EACH ENTRANCE AND IN EACH STAIRWELL. PROVIDE SIGNAGE INDICATING THAT BUILDING IS UNDER 24 HOURS SURVEILLANCE.
2. MAIN ENTRANCE DOORS FOR VISITORS SHOULD BE ACCESS CONTROLLED WITH REMOTE CONTROL FROM APARTMENTS. ALL ENTRANCES SHOULD HAVE ACCESS CONTROL FOR RESIDENTS. .

SATELLITE NOTES

1. CABLE TV + INTERNET SERVICE TO BE AVAILABLE TO ALL RESIDENTS
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- 2.

- 1- ARCHITECTURAL WALL PANEL.
- 2- ARCHITECTURAL WOOD PANEL/ WOOD TEXTURE
- 3- ALUMINUM CANOPY.
- 4- BRICK VENEER OR TEXTURED ARCHITECTURAL PANEL.
- 5- BALCONY GUARDRAIL.
- 6- 2'-0" X 30'-0" SIGNAGE (BACKLIT ALUM. CHANNEL LETTER)

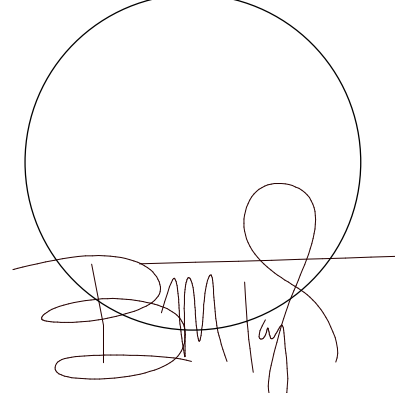


1 ELEVATION 1
SCALE:



2 ELEVATION 2
SCALE:

NO.	DESCRIPTION	DATE
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2	COMPLETENESS REVIEW	06/10/22



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ELEVATIONS

DRAWING NUMBER

A2.200



2 3D View 2
SCALE:



3 3D View 8
SCALE:



1 3D View 1
SCALE:



5 3D View 9
SCALE:

**NEW APARTMENT
BUILDING**

1112-1118 North Ave
Plainfield New Jersey

PROJECT TEAM

CIVIL ENGINEERING

Dynamic Engineering Consultants, PC
245 Main Street, Suite 110
Chester, New Jersey 07930
PH: 908.879.9229 / Ext. 2120
Fax: 908.879.0222
www.dynanicec.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY AND FINAL SITE PLAN	05/11/22
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A6.00

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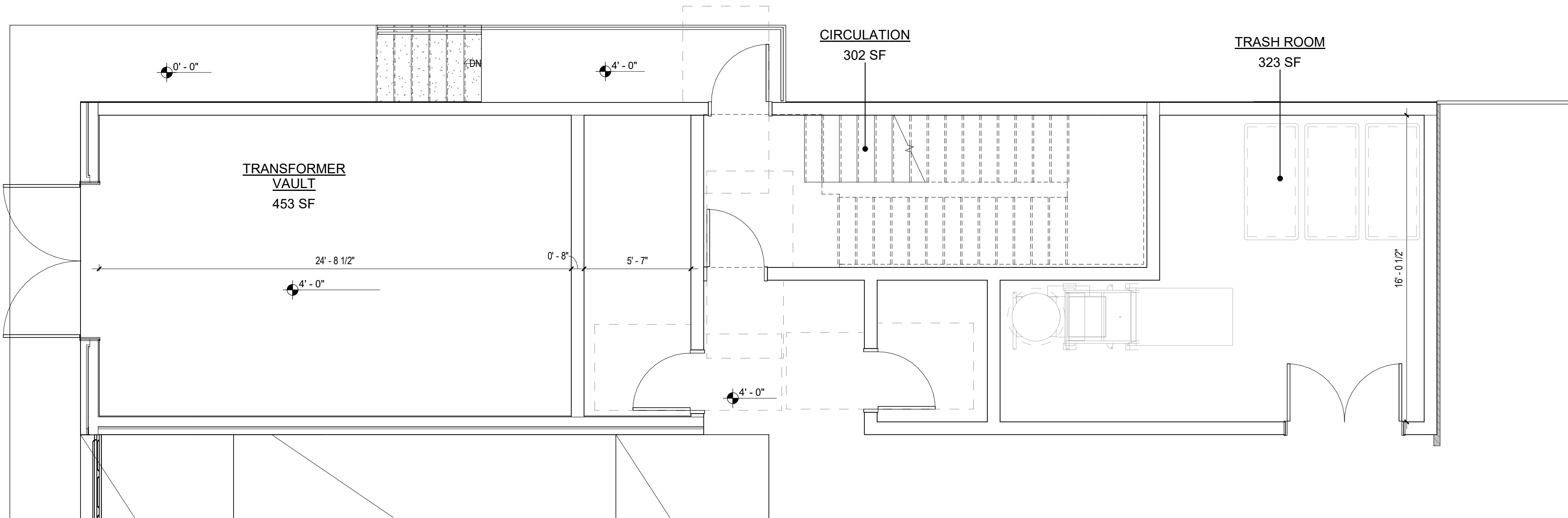
DATE	05/11/22	PROJECT NO.	2207
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SHEET TITLE

ENLARGED PLAN

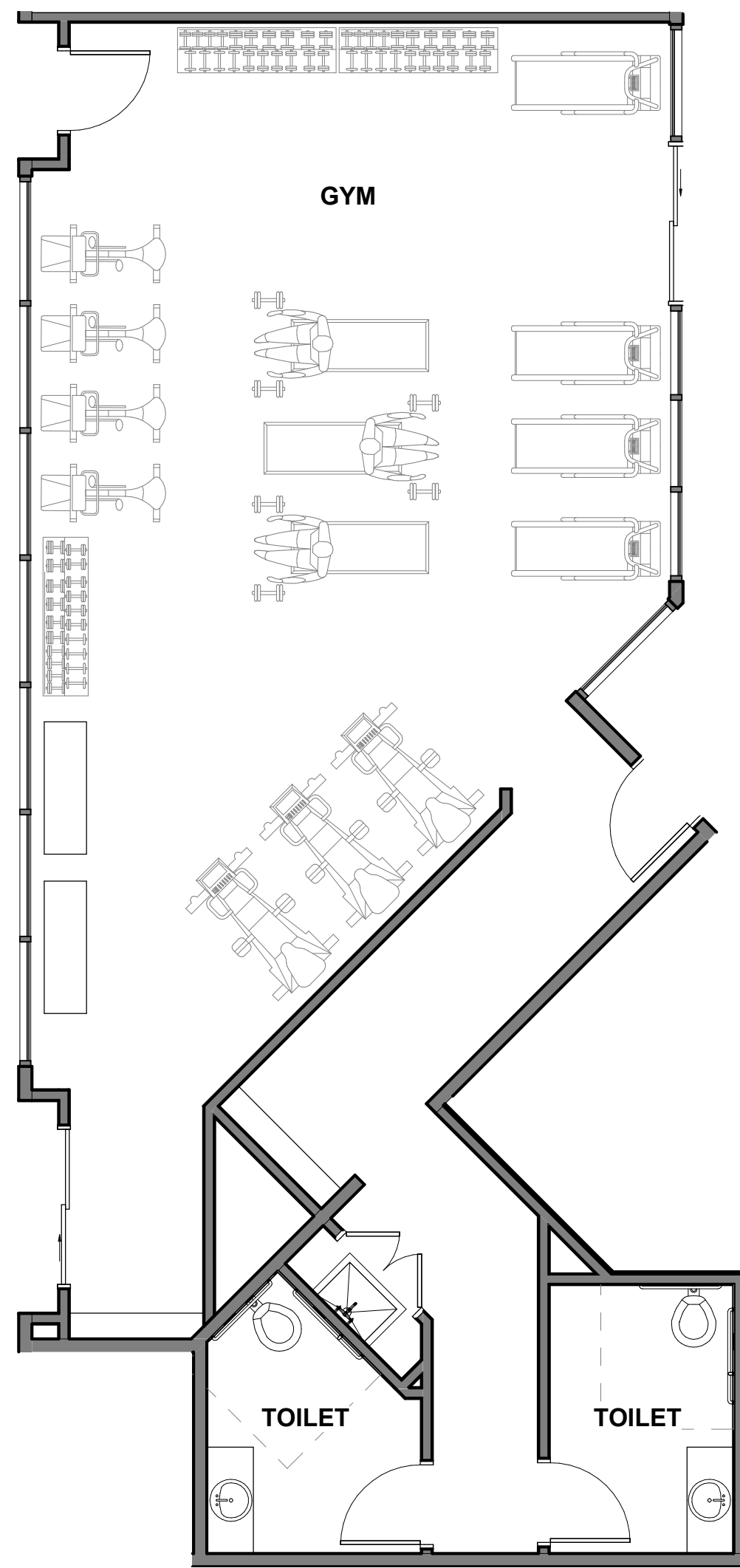
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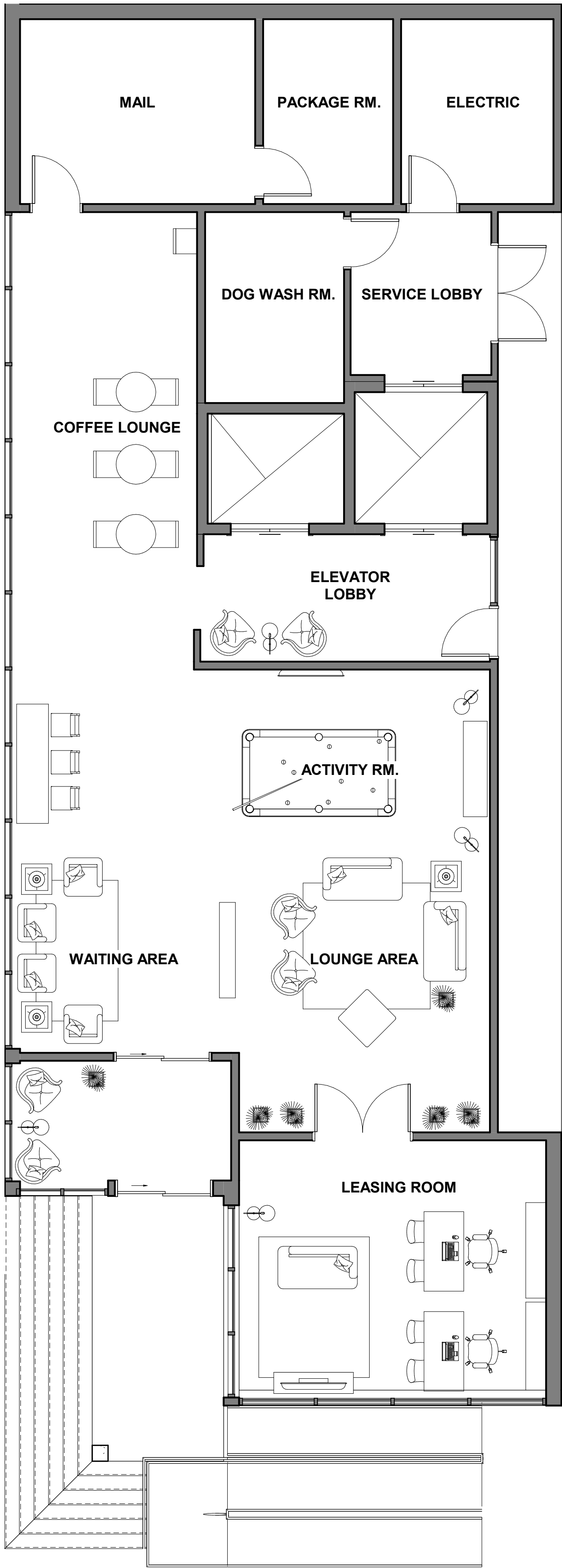


1 UTILITY ROOMS ENLARGED PLAN

SCALE: 1/4" = 1'-0"



2 Gym
SCALE: 3/16" = 1'-0"



1 Lounge Area
SCALE: 3/16" = 1'-0"

NEW APARTMENT
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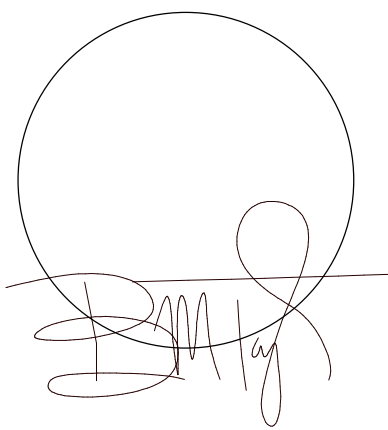
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ENLARGED PLAN

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A4.402

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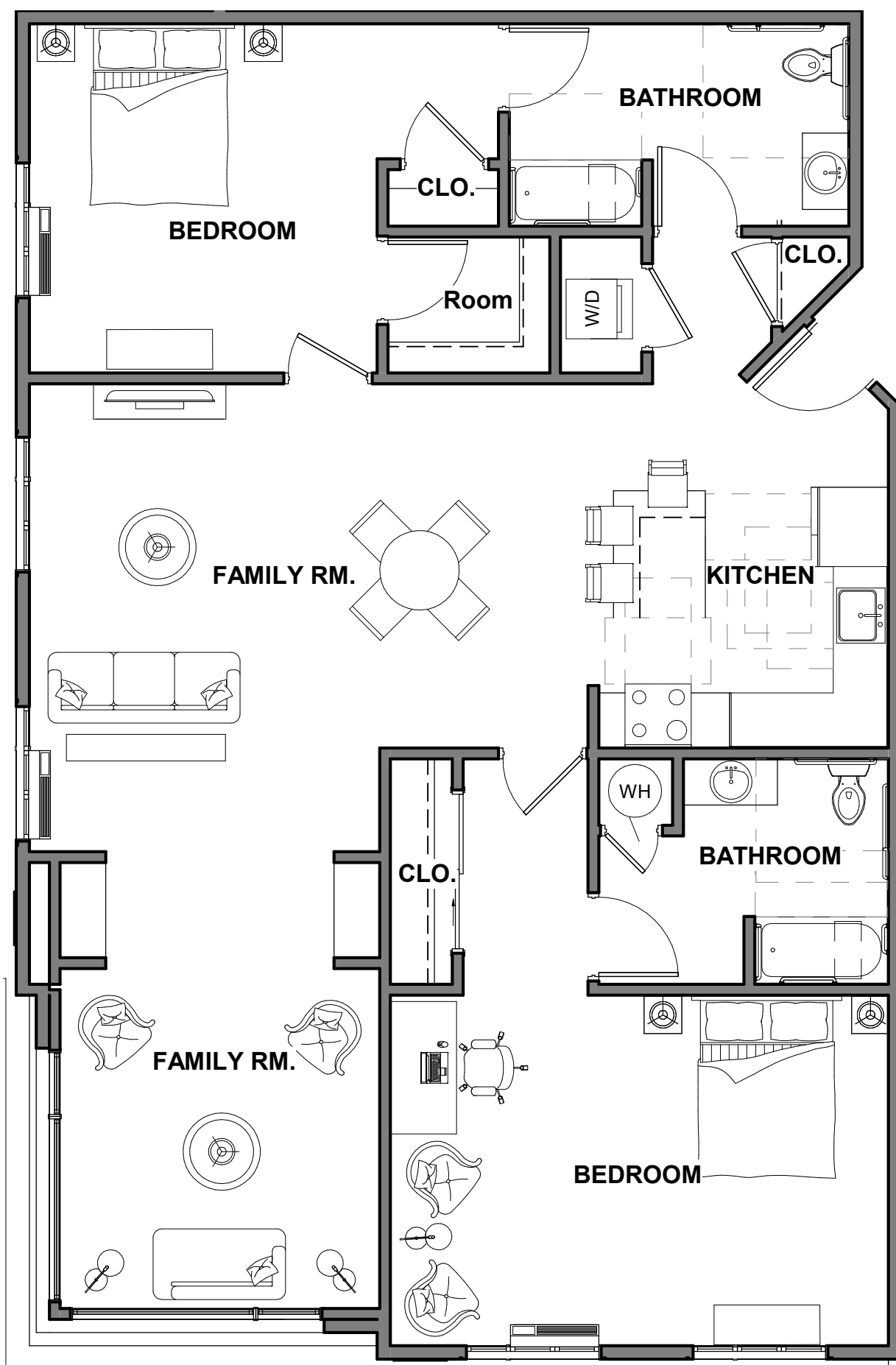
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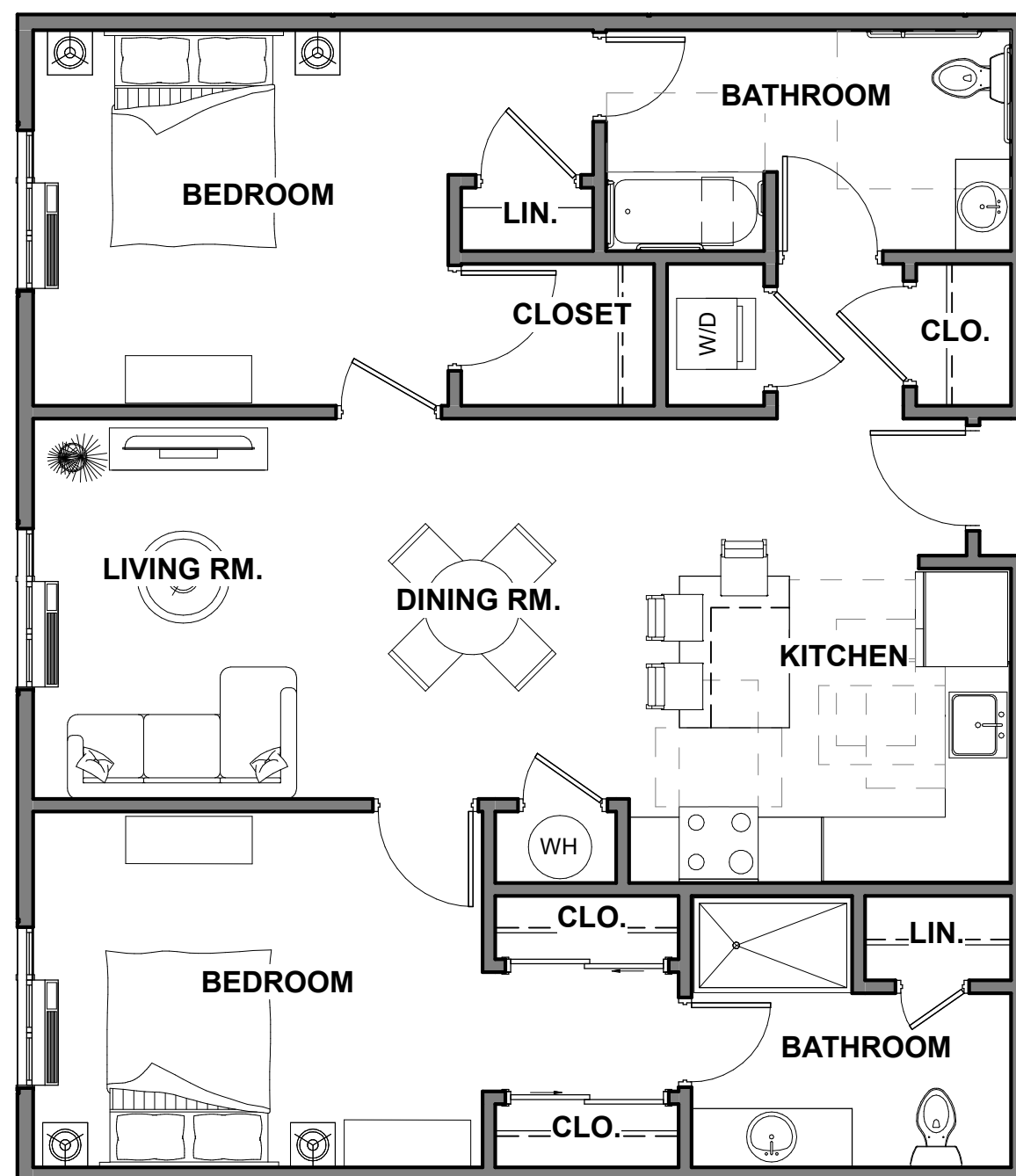
ENLARGED UNIT PLANS

DRAWING NUMBER

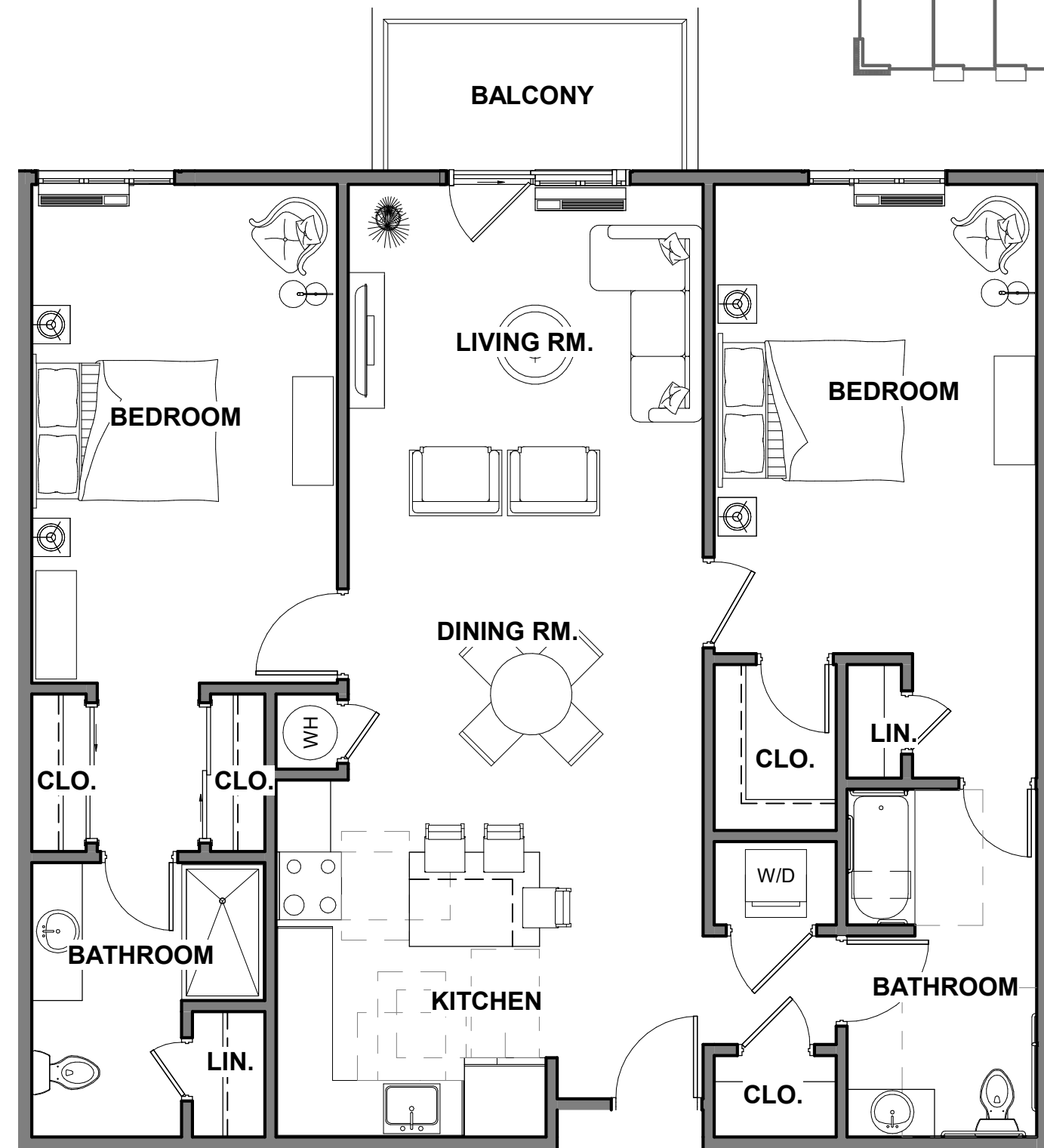
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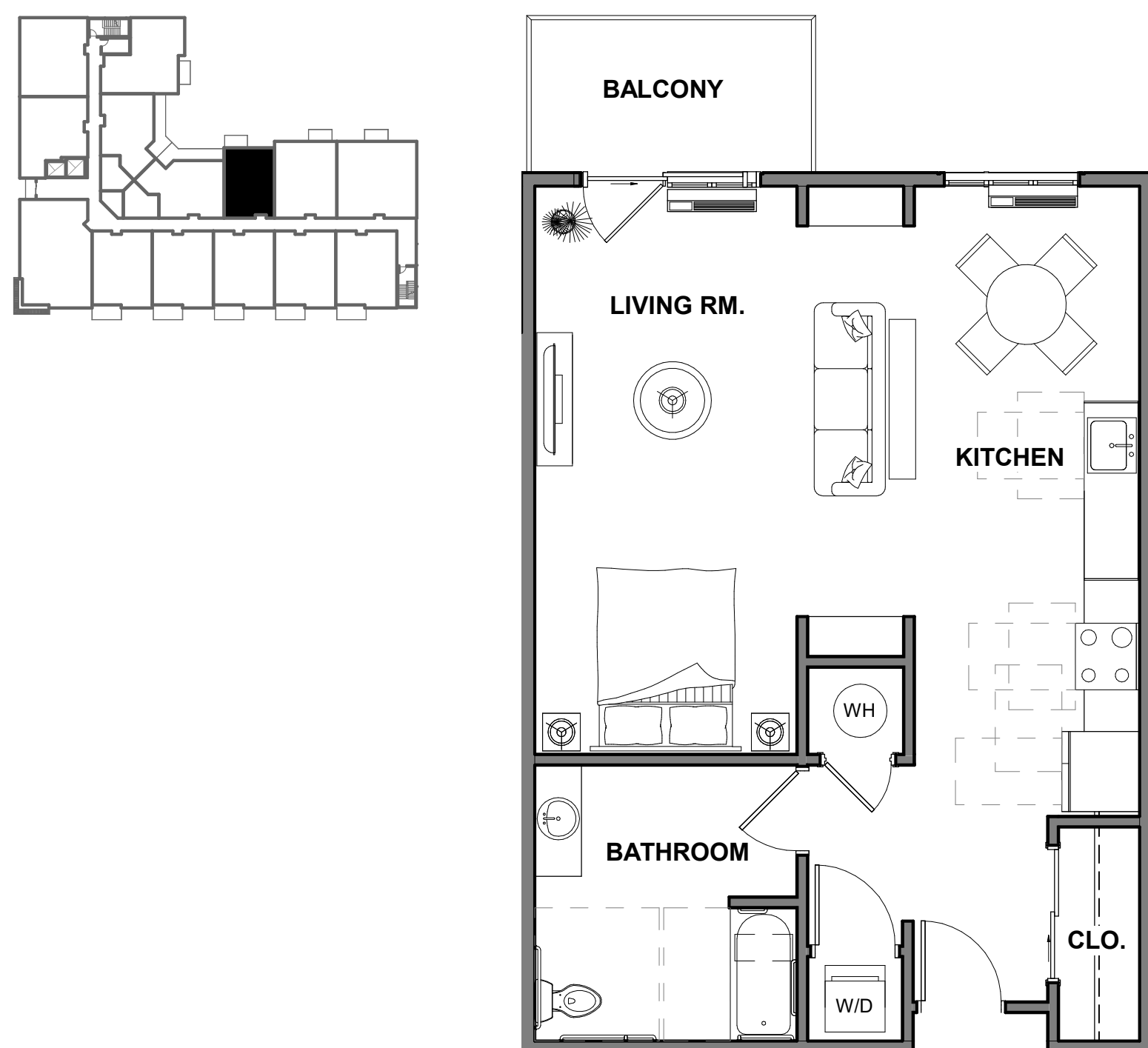
1 2A - 2 Bedroom
SCALE: 3/16" = 1'-0"



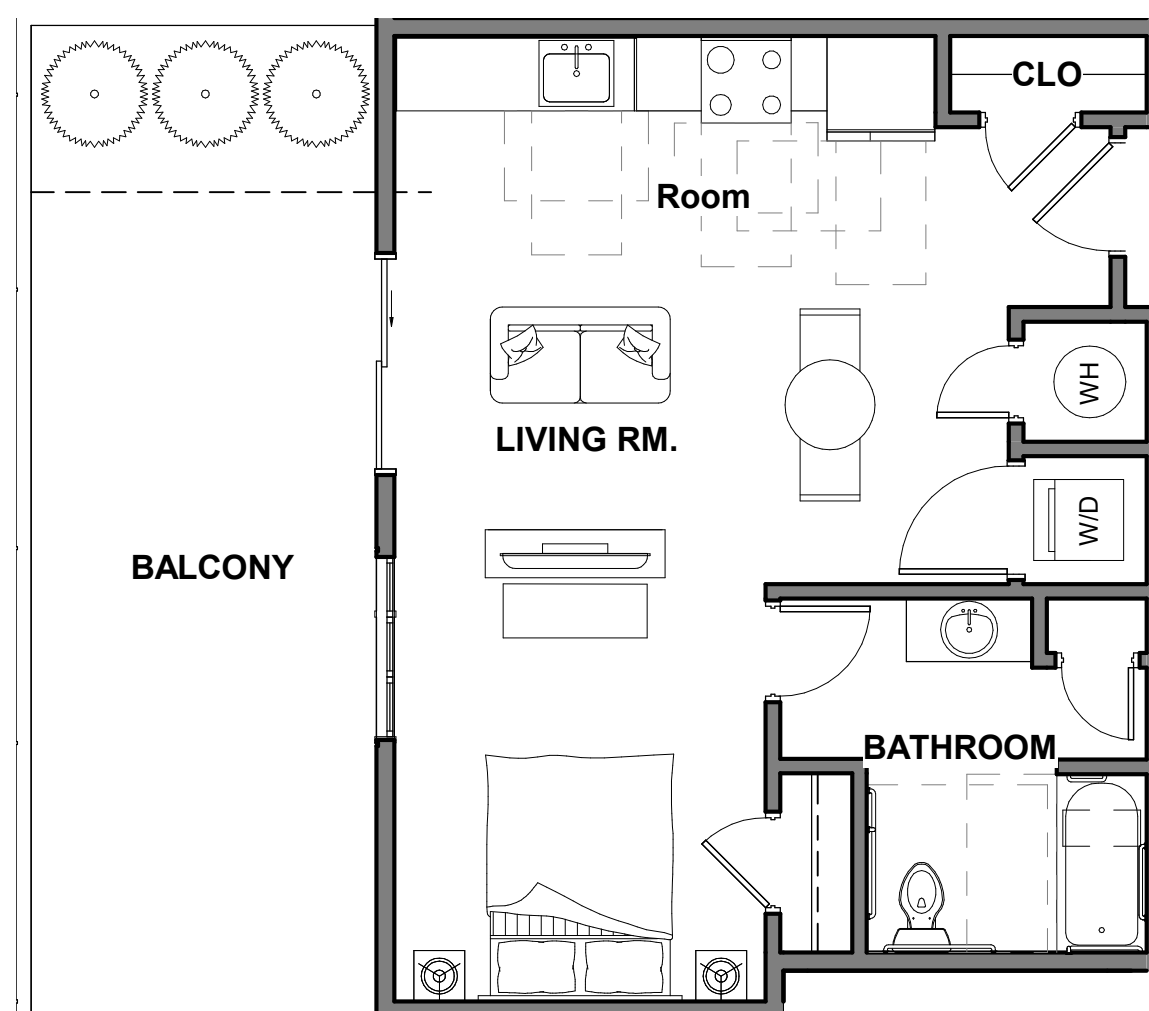
2 2B - 2 Bedroom
SCALE: 3/16" = 1'-0"



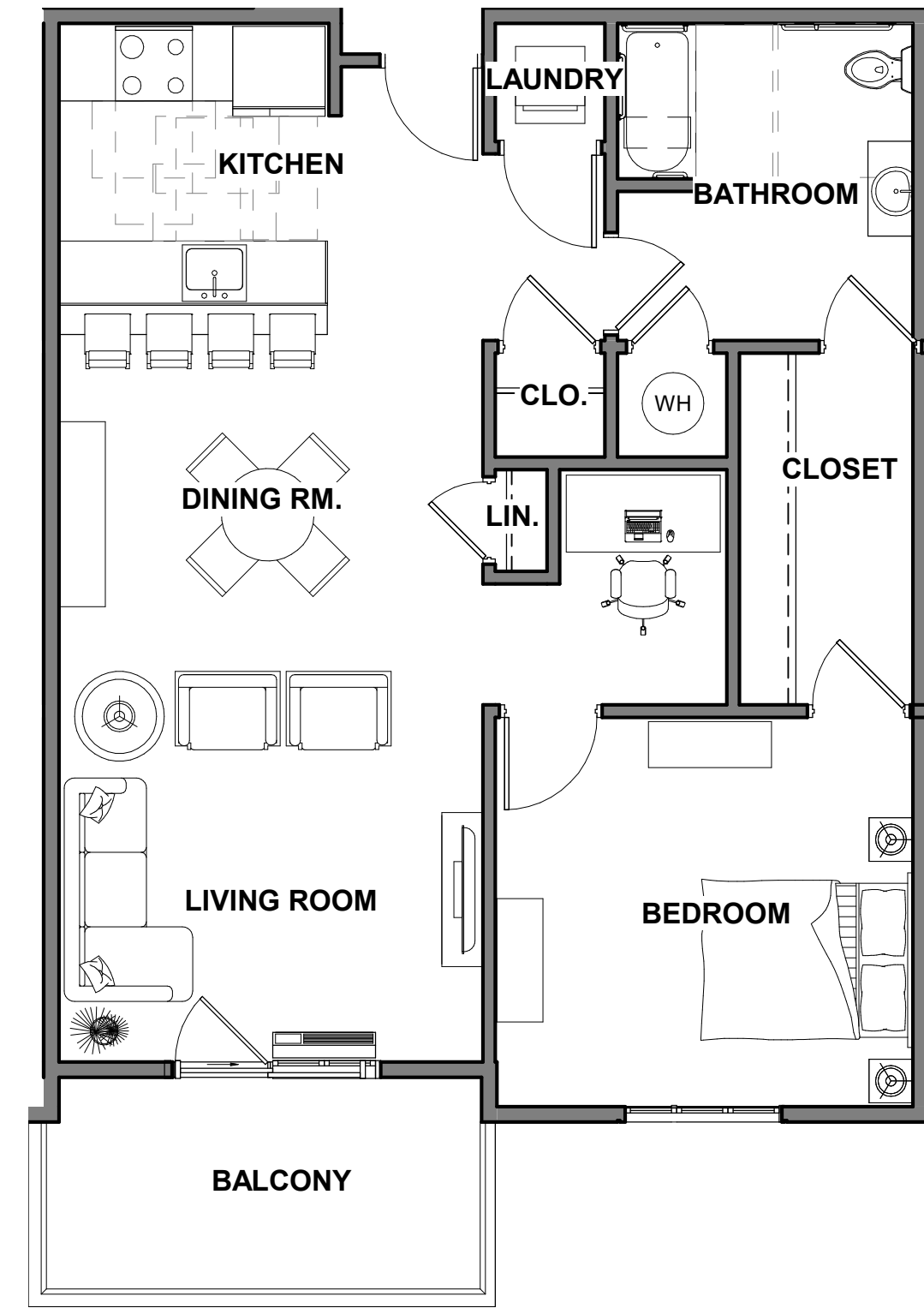
3 2C - 2 Bedroom
SCALE: 3/16" = 1'-0"



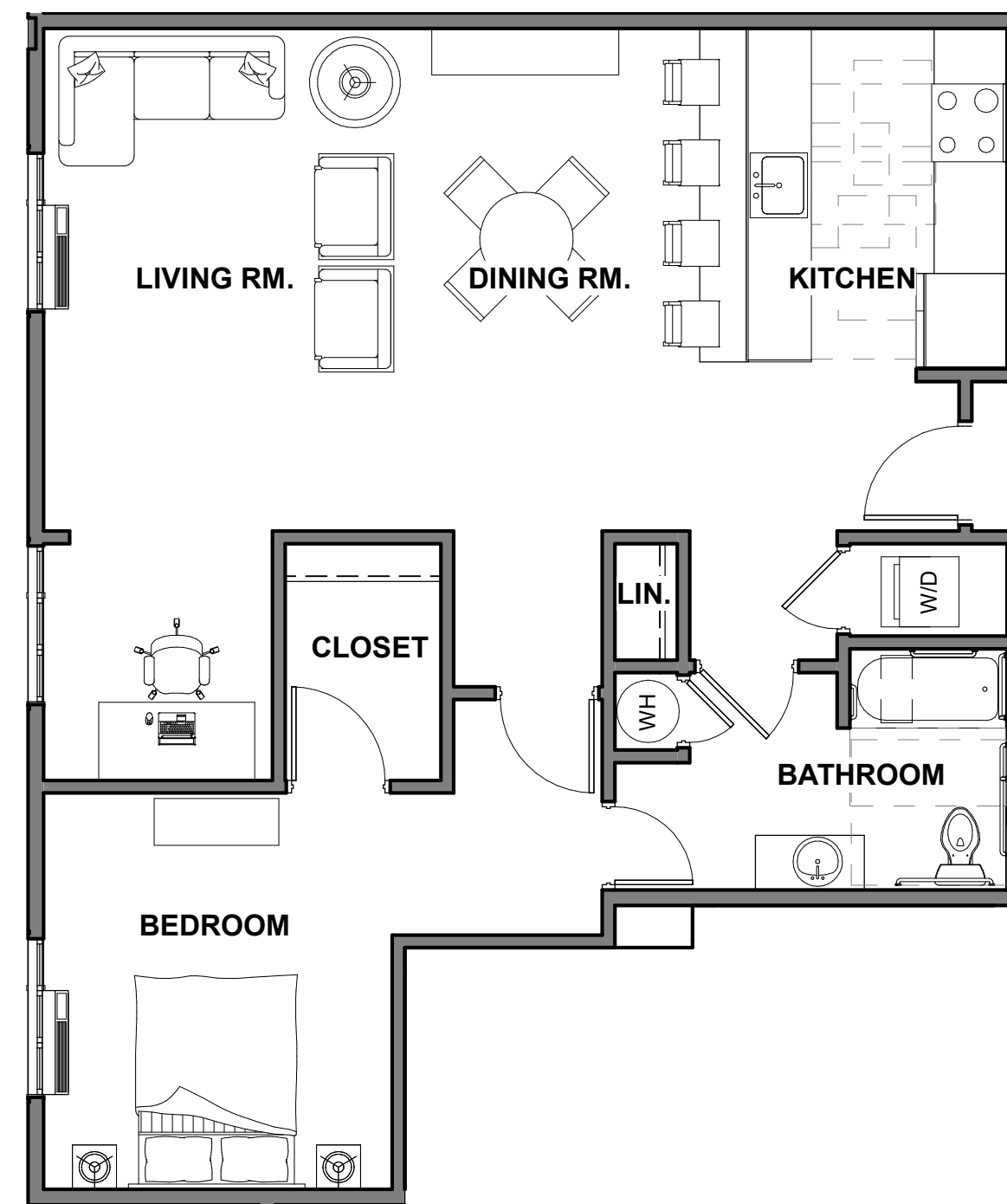
4 A - Studio
SCALE: 3/16" = 1'-0"



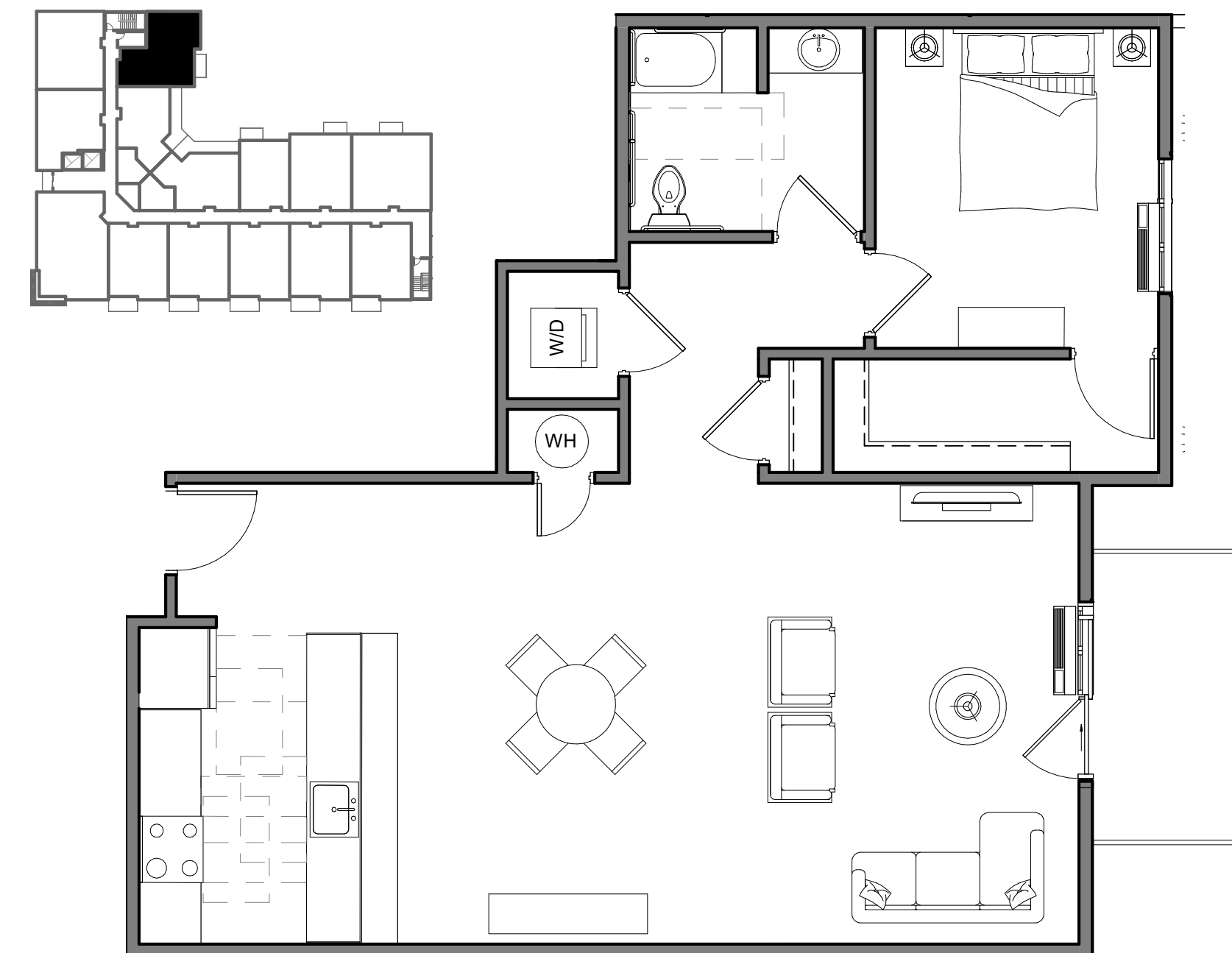
5 A1 - Studio
SCALE: 3/16" = 1'-0"



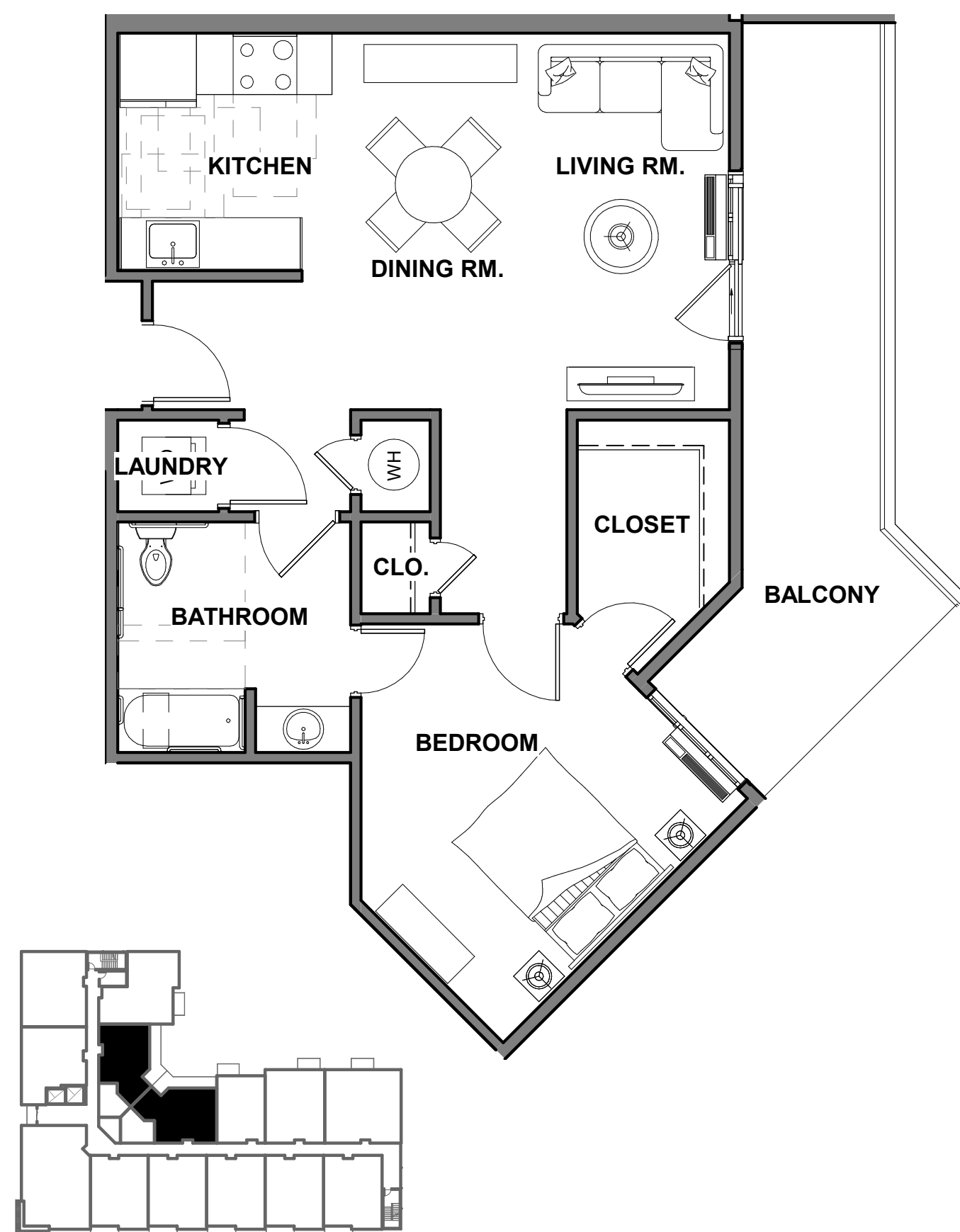
1 1A - 1 Bedroom
SCALE: 3/16" = 1'-0"



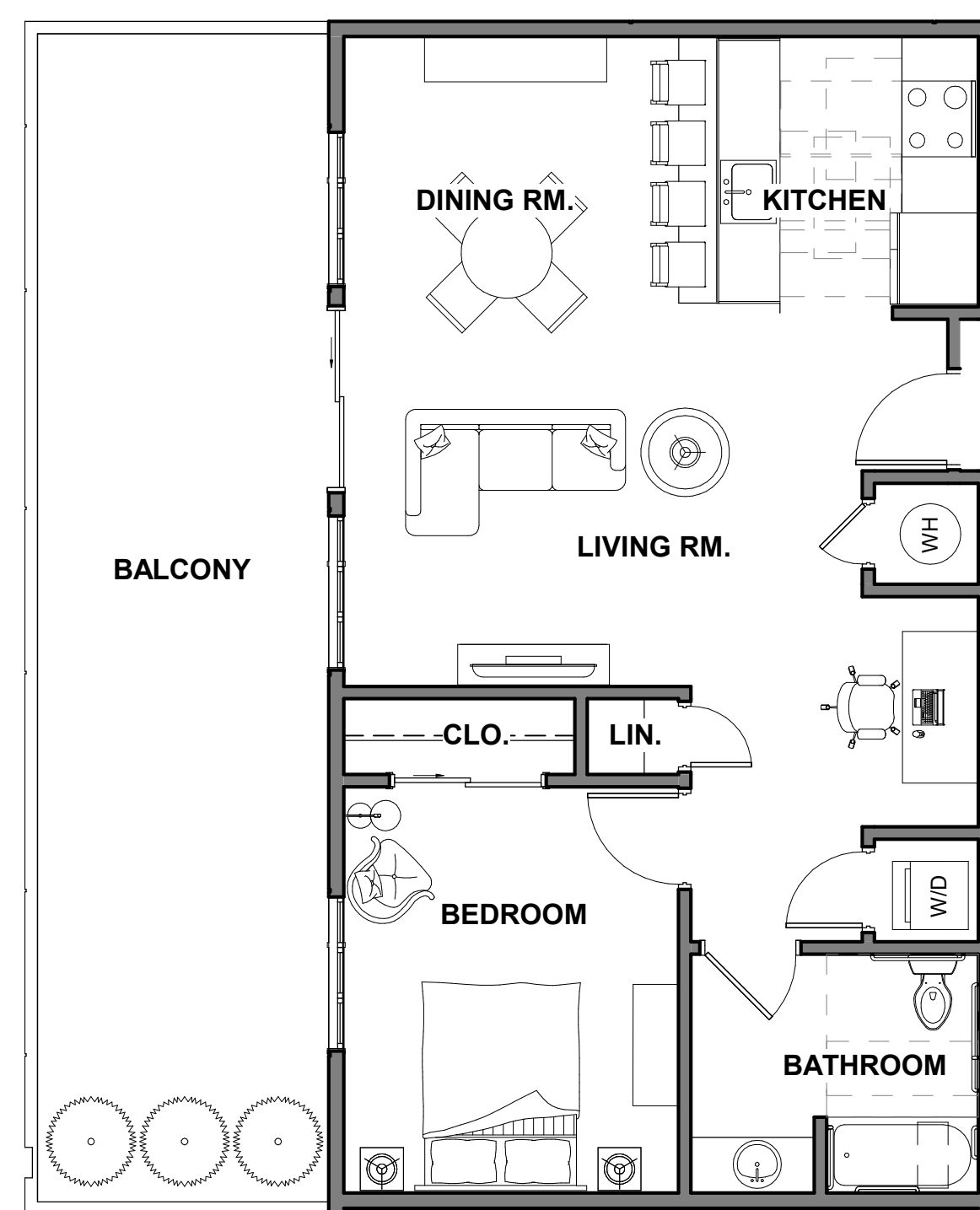
2 1B - 1 Bedroom
SCALE: 3/16" = 1'-0"



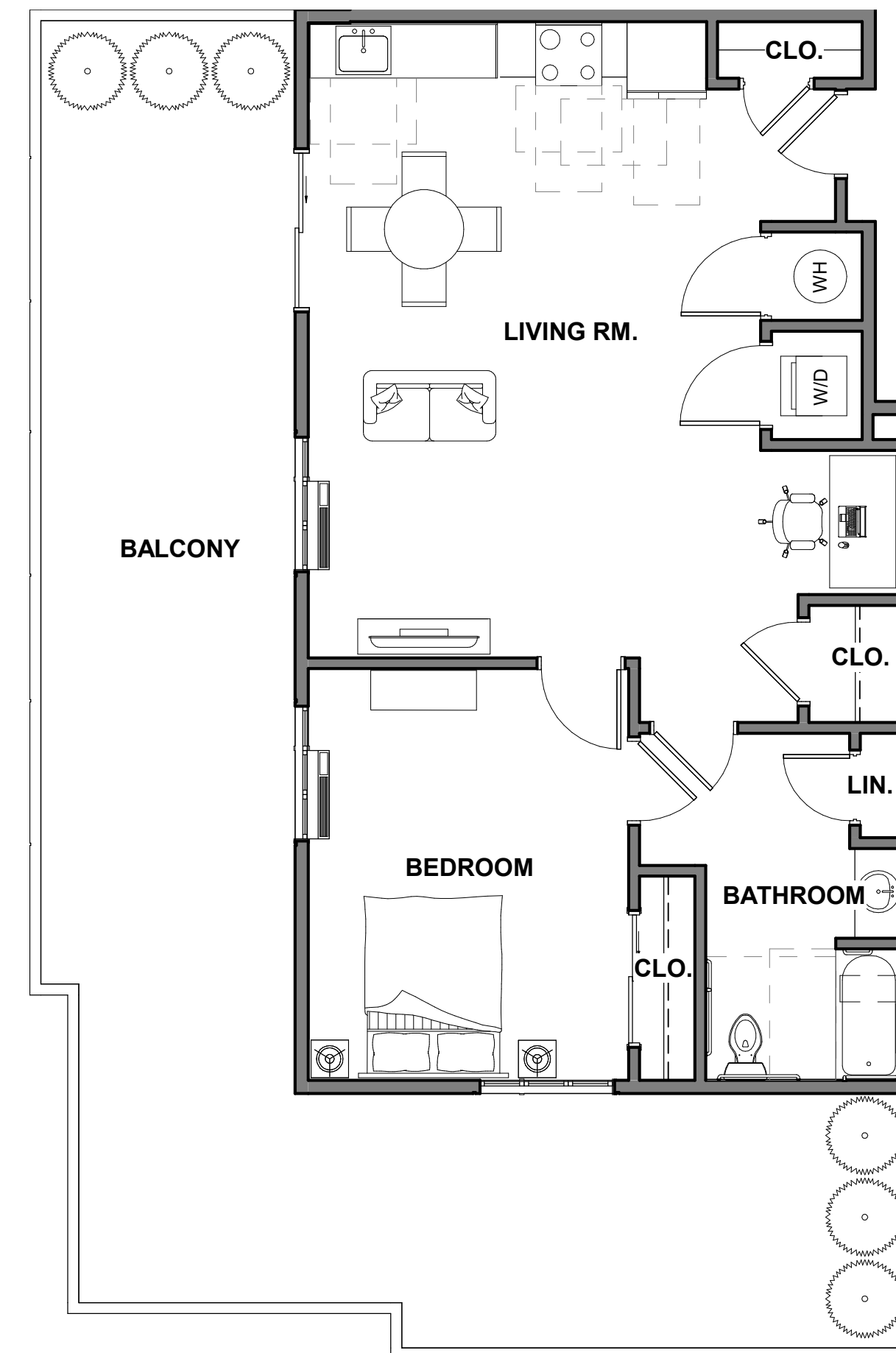
3 1C - 1 Bedroom
SCALE: 3/16" = 1'-0"



4 1D - 1 Bedroom
SCALE: 3/16" = 1'-0"



5 1E - 1 Bedroom
SCALE: 3/16" = 1'-0"



6 1F - 1 Bedroom
SCALE: 3/16" = 1'-0"

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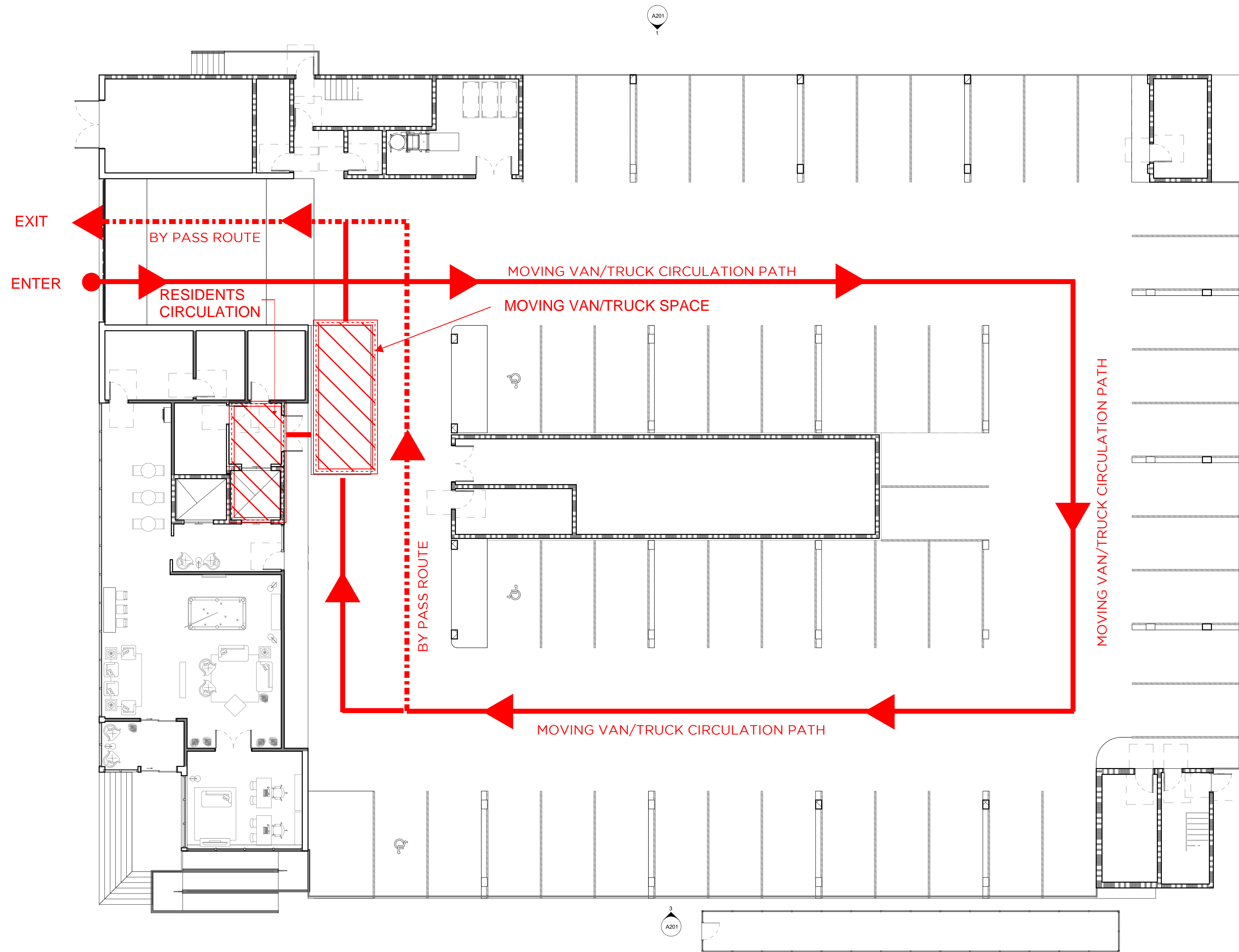
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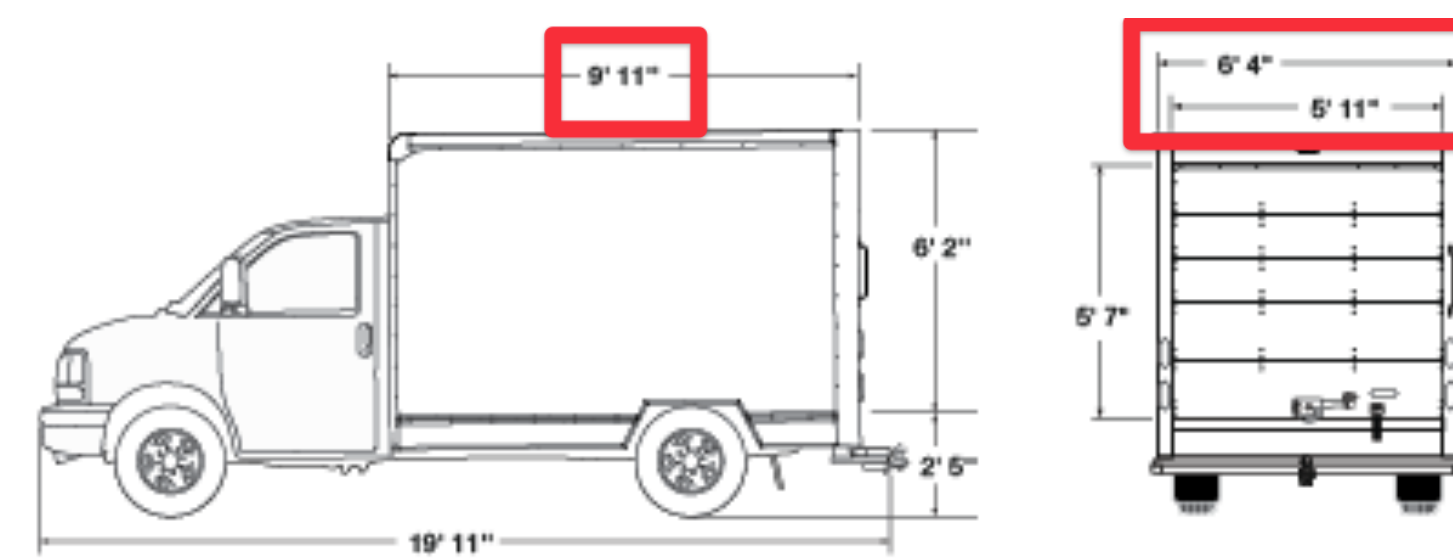
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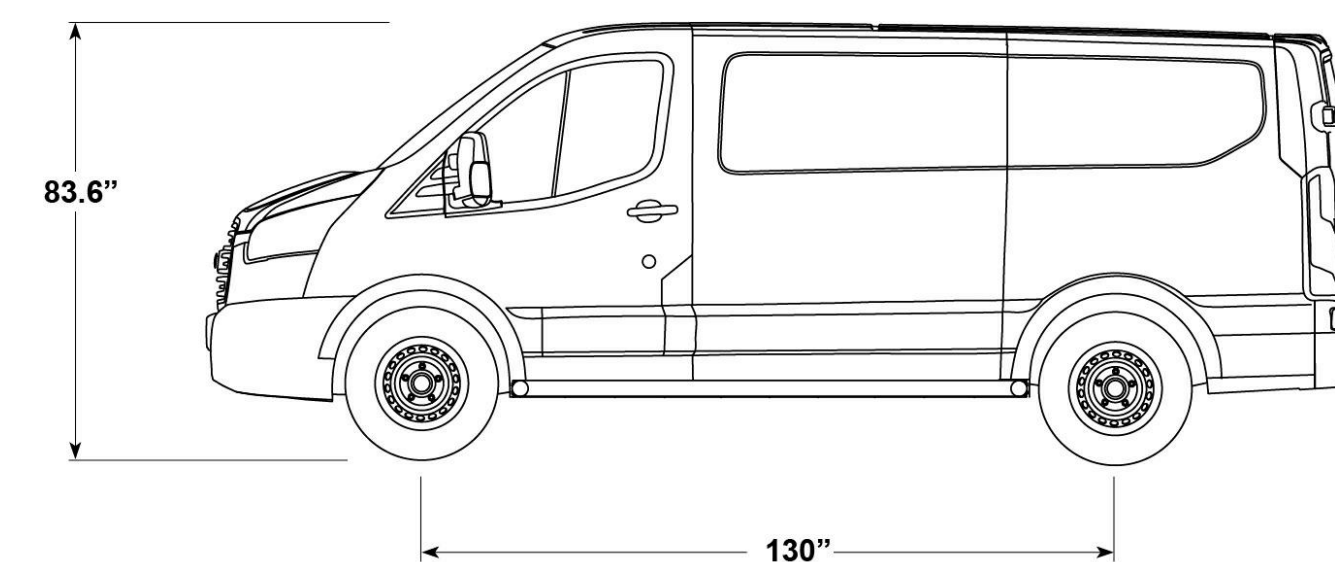
A7.701



1 MOVE-IN/MOVE-OUT DIAGRAM
SCALE: 1" = 10'-0"



"MOVE IN" VEHICLE #1



"MOVE IN" VEHICLE #2

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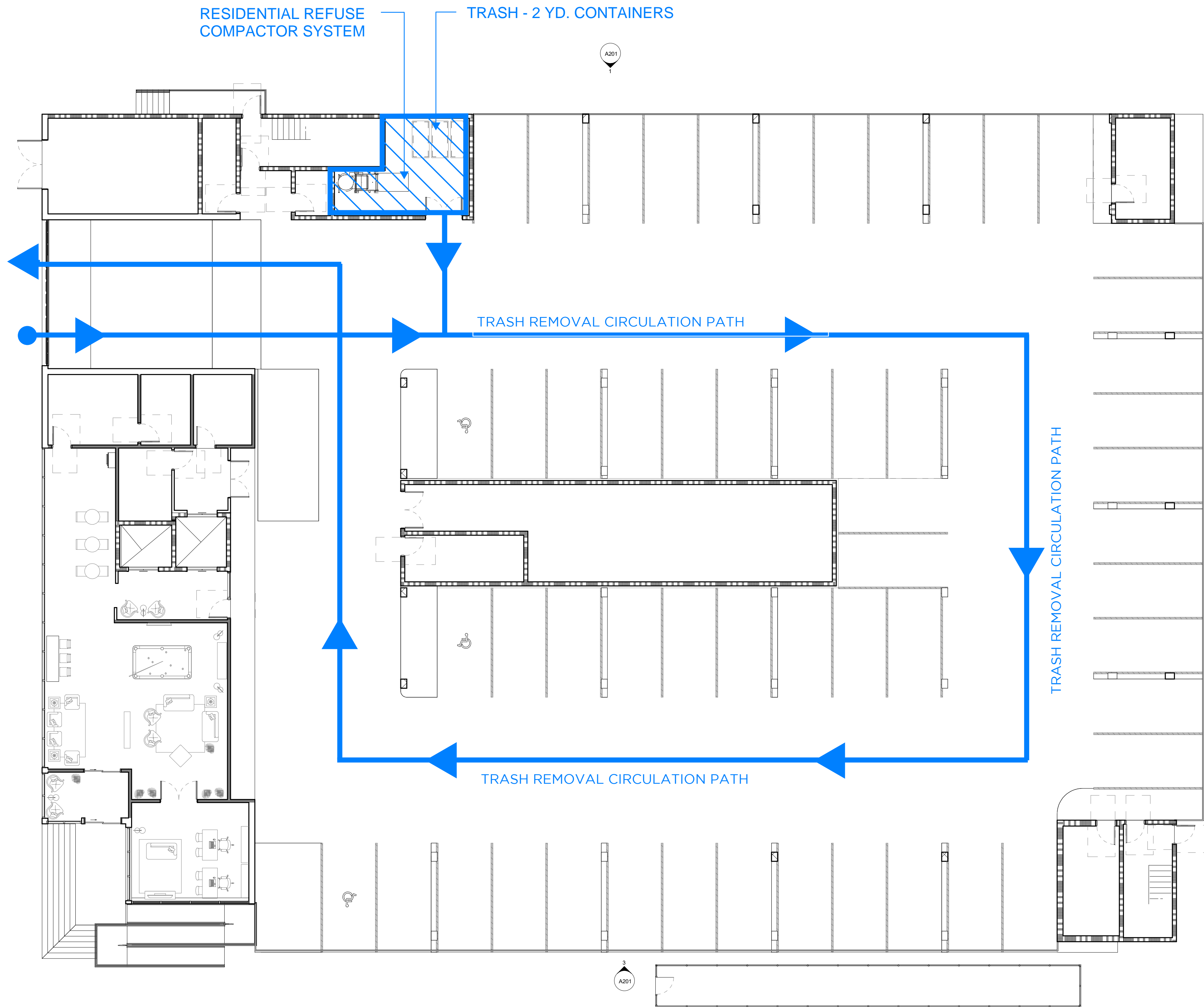
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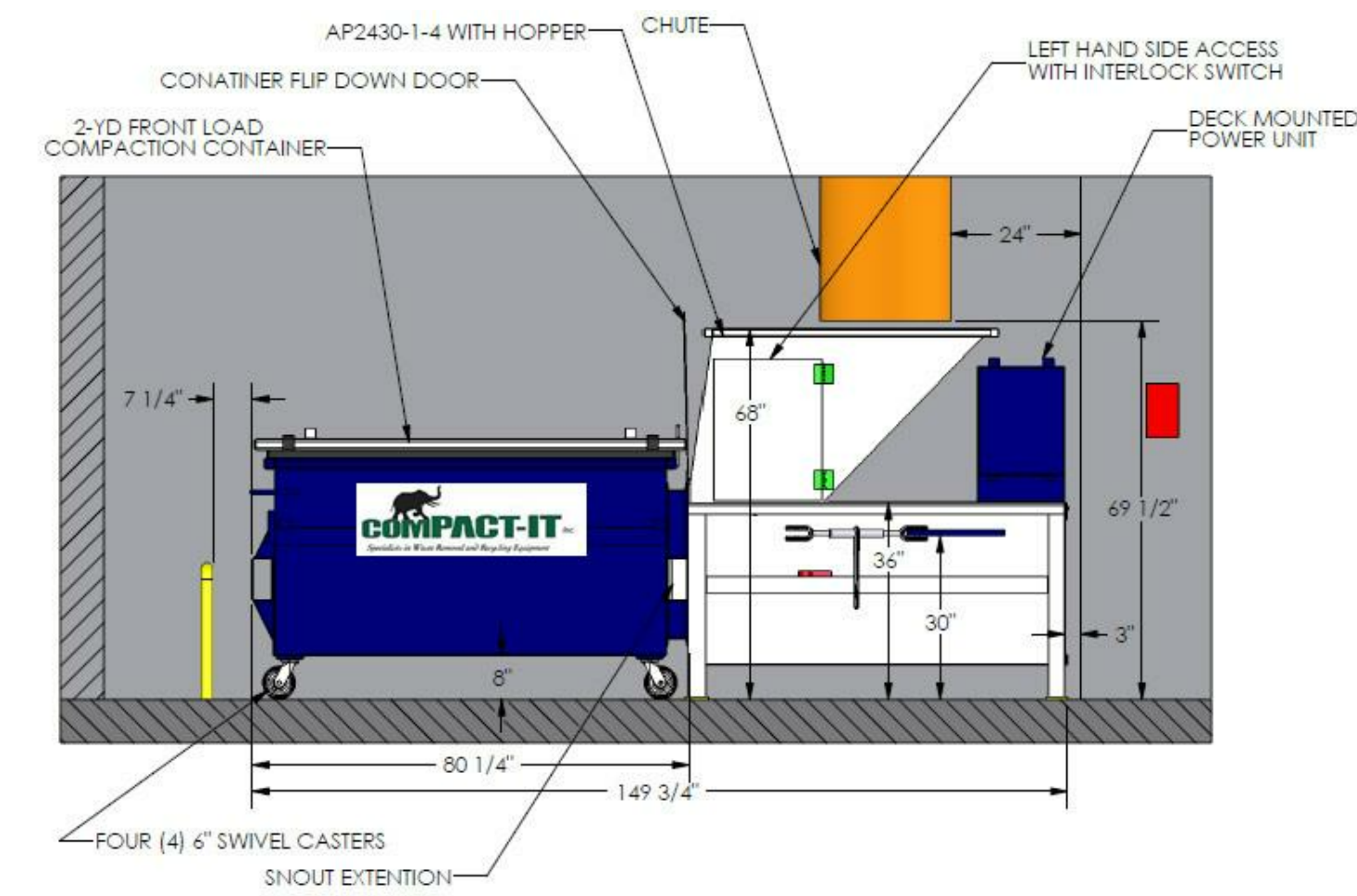
MOVE IN/MOVE OUT

DRAWING NUMBER

A6.001



1 TRASH REMOVAL DIAGRAM
SCALE: 1" = 10'-0"



RESIDENTIAL REFUSE COMPACTOR SYSTEM



RESIDENTIAL REFUSE COMPACTOR SYSTEM



TRASH REMOVAL VEHICLE

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TRASH REMOVAL
DRAWING NUMBER
A6.002