



155 Prospect Avenue, Suite 204
West Orange, NY 07052
www.thinkwilderarchitecture.com
917.475.1171

CIVIL ENGINEER



ARCHITECT'S SEAL

STEPHEN MICHAEL WILDER, R.A.
LICENSE NO. 21A101993000

APPROVALS

PLANNING BOARD
PROGRESS DRAWINGS

REVISIONS

NO.	DESCRIPTION	DATE
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ISSUED

NO.	DESCRIPTION	DATE
1	ISSUED FOR TRC	3.21.22
2	ISSUED FOR TRC	4.15.22
3	ISSUED FOR TRC	5.6.22

PROJECT

Block 233 | Lot 2 | 7 | 12
611 West Front Street
City of Plainfield
Union County, NJ

CLIENT

SWE PLAINFIELD
DEVELOPMENT URBAN
RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

DRAWING TITLE

FIRST FLOOR PLANS

PROJECT NO.

R59-2021

DATE

MAY 6, 2022

DRAWING NO.

A01.00

DRAWING BY:

SW

CHECKED BY: / SCALE

SW / AS NOTED

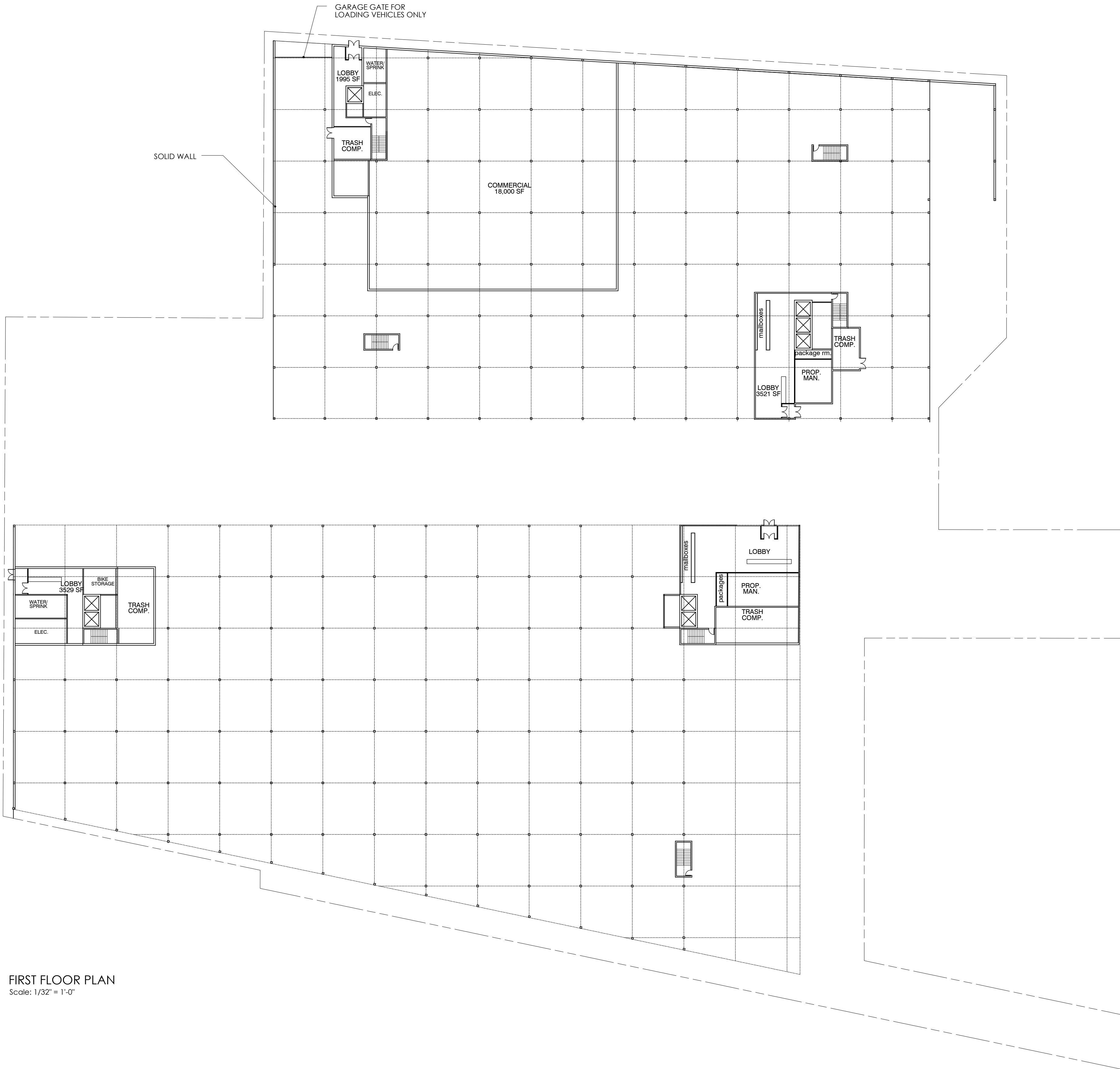
NO:

1 OF 7

APPLICATION NO:

PB 2022-10

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1 FIRST FLOOR PLAN
Scale: 1/32" = 1'-0"

NORTH BUILDING AREAS

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL
COMMERCIAL	18,000	-	-	-	-	18,000 SF
RESIDENTIAL	6,305	64,013	64,013	64,013	64,013	262,357 SF
TOTAL	24,305	64,013	64,013	64,013	64,013	280,357 SF

SOUTH BUILDING AREAS

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL
COMMERCIAL	-	-	-	-	-	0 SF
RESIDENTIAL	8,433	73,078	73,078	73,078	73,078	300,745 SF
TOTAL	8,433	73,078	73,078	73,078	73,078	300,745 SF

TOTAL UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	AVERAGE AREA
STUDIO	25	37	37	37	136	550 SF
1 BR	38	40	40	40	158	800 SF
2 BR	51	52	52	52	207	1080 SF
FLOOR TOTAL	114	129	129	129	501	

AMENITIES
HARDWOOD FINISHES
WI-FI-READY BUILDING
ENERGY STAR APPLIANCES
IN-UNIT WASHER / DRYERS
STONE COUNTERTOPS
ENERGY EFFICIENT LIGHTING

NORTH BUILDING UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	MINIMUM AREA
STUDIO	3	10	10	10	33	550 SF
1 BR	21	21	21	21	84	800 SF
2 BR	25	25	25	25	100	1050 SF
FLOOR TOTAL	49	56	56	56	217	
COURTYARD	13027 SF					

SUSTAINABLE DESIGN FEATURES

SOLAR PANELS
HIGH PERFORMANCE BUILDING ENVELOPE / CONTINUOUS INSULATION
HIGH PERFORMANCE GLAZING
ENERGY STAR APPLIANCES
OPERABLE WINDOWS / NATURAL VENTILATION
ALL ELECTRIC MECHANICAL SYSTEM / HEAT PUMP

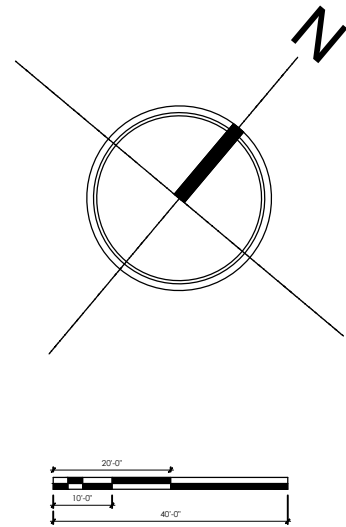
BUILDING CONSTRUCTION CLASS - VA

BALCONIES - 260 @ APPROXIMATELY 70 SF EACH

TENANT STORAGE SPACE - 89,478 CU. FT

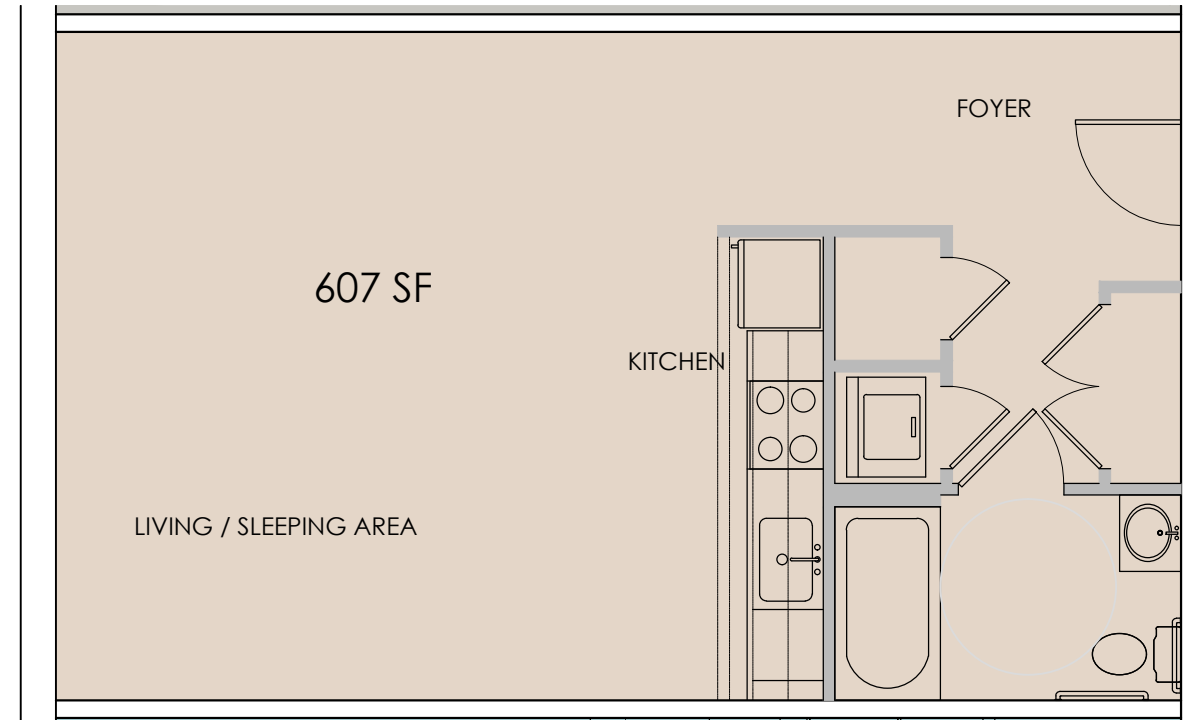
SOUTH BUILDING UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	MINIMUM AREA
STUDIO	22	27	27	27	103	550 SF
1 BR	17	19	19	19	74	800 SF
2 BR	26	27	27	27	107	1050 SF
FLOOR TOTAL	65	73	73	73	284	
COURTYARD	18079 SF					
AMENITIES	6910 SF					

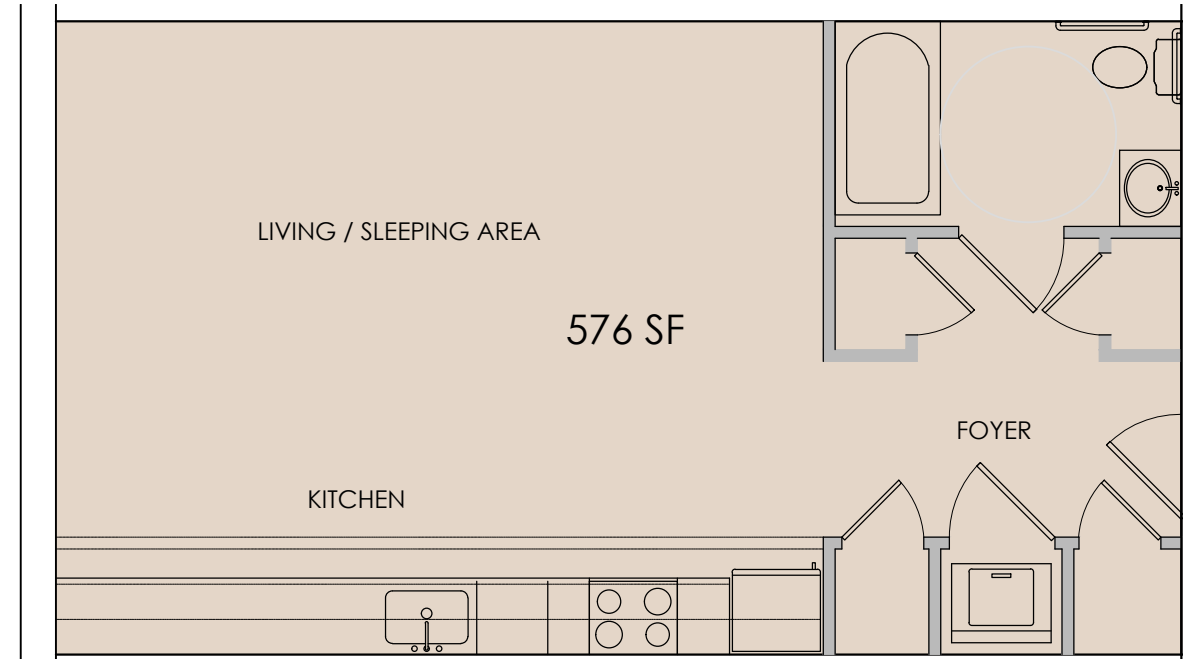




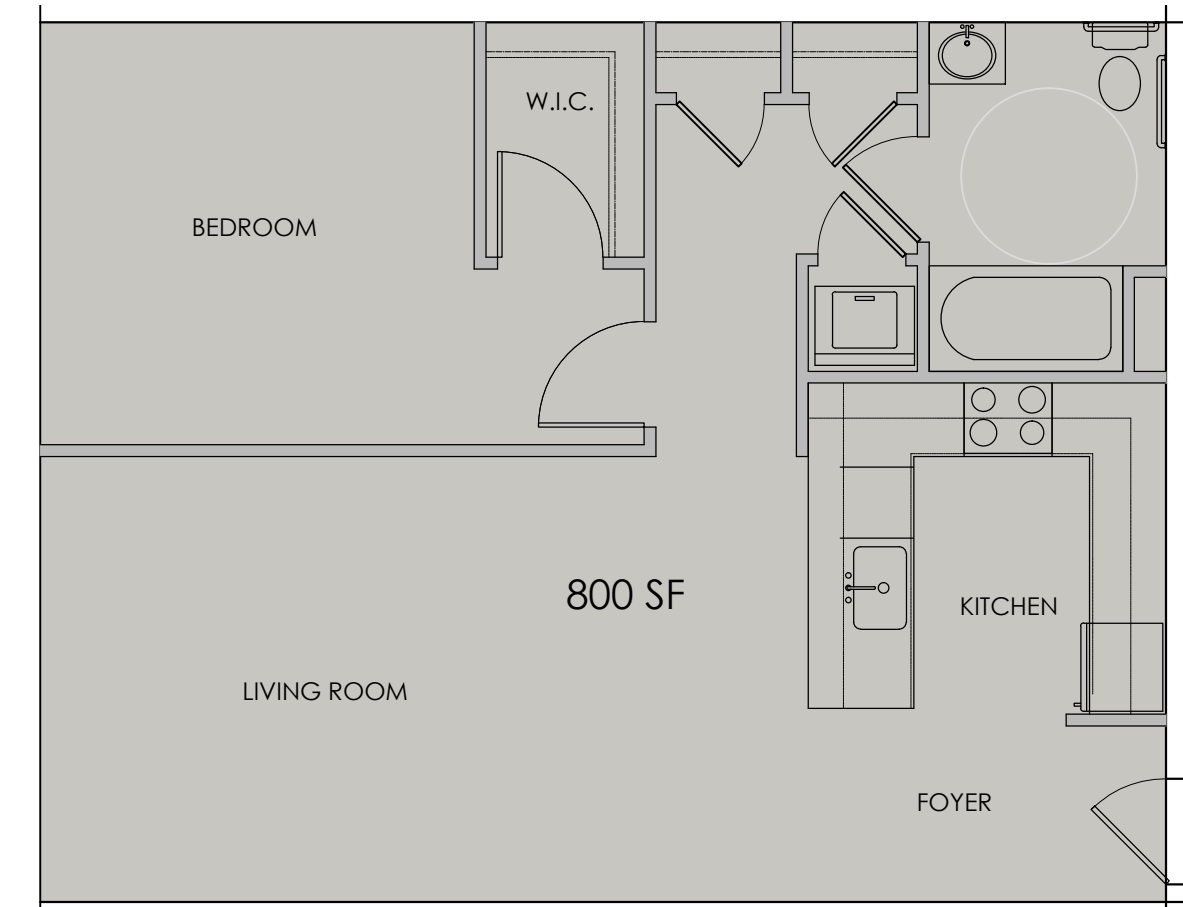
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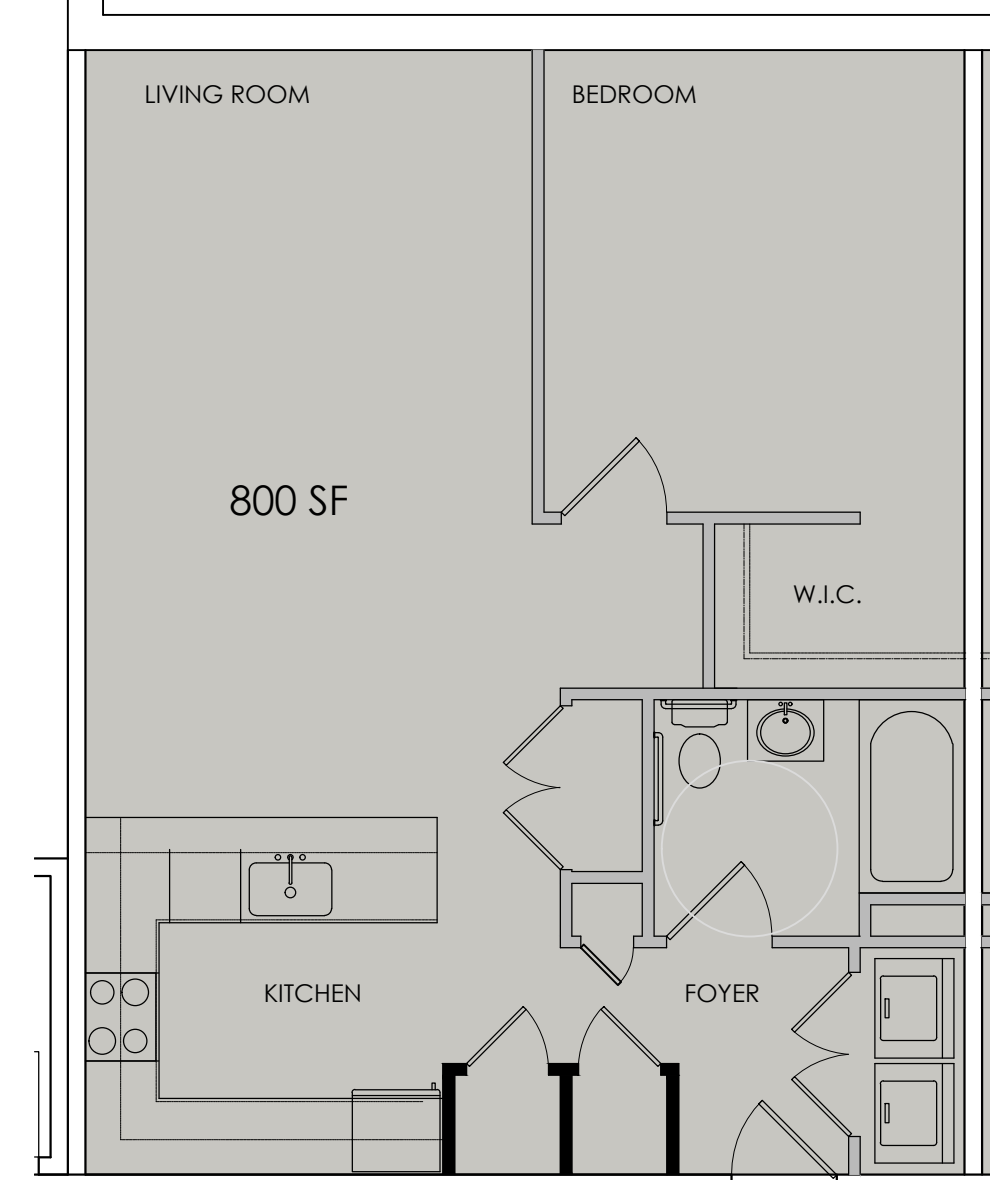
2 ENLARGED FLOOR PLAN - STUDIO UNIT
Scale: 3/16" = 1'-0"



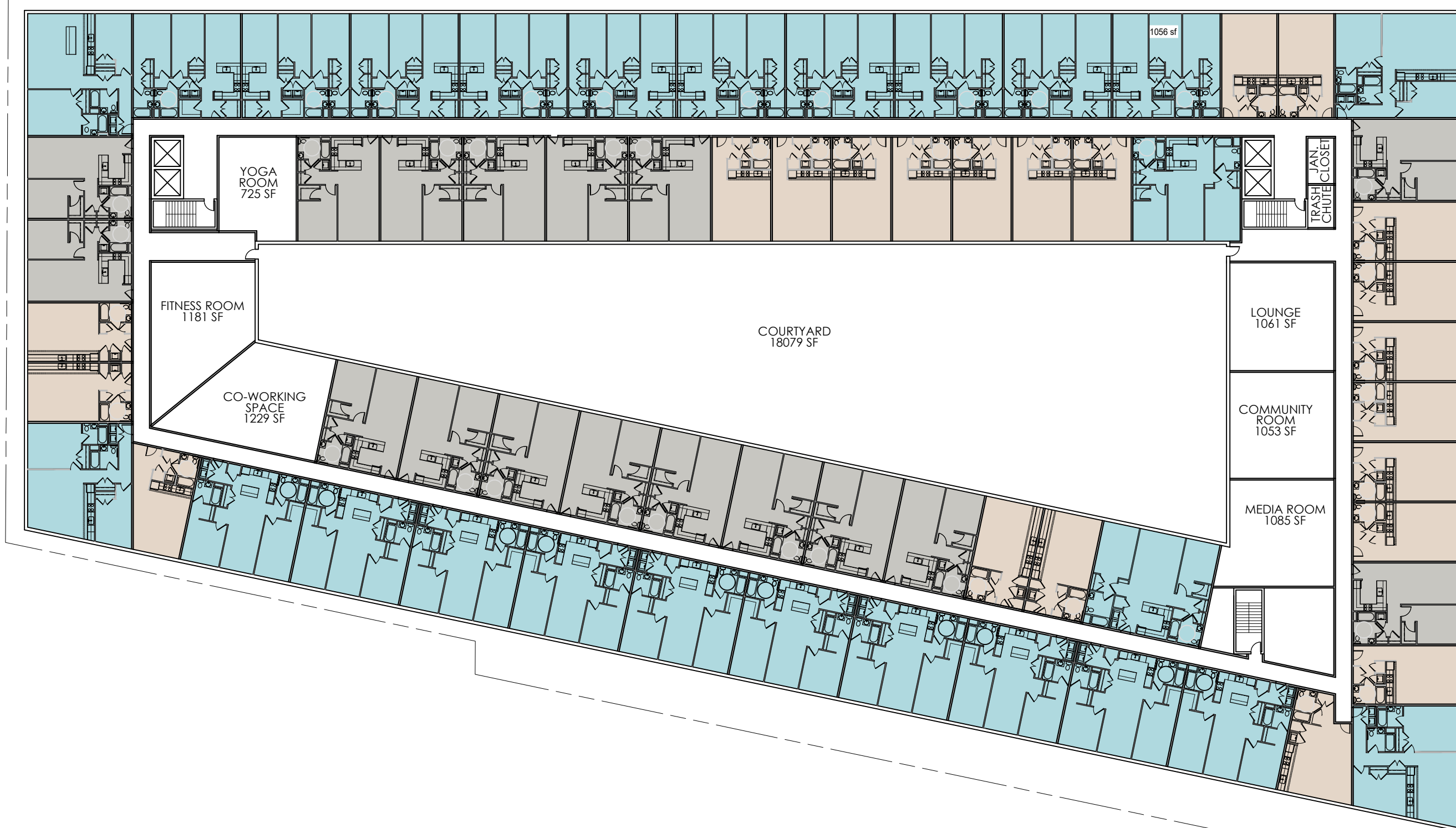
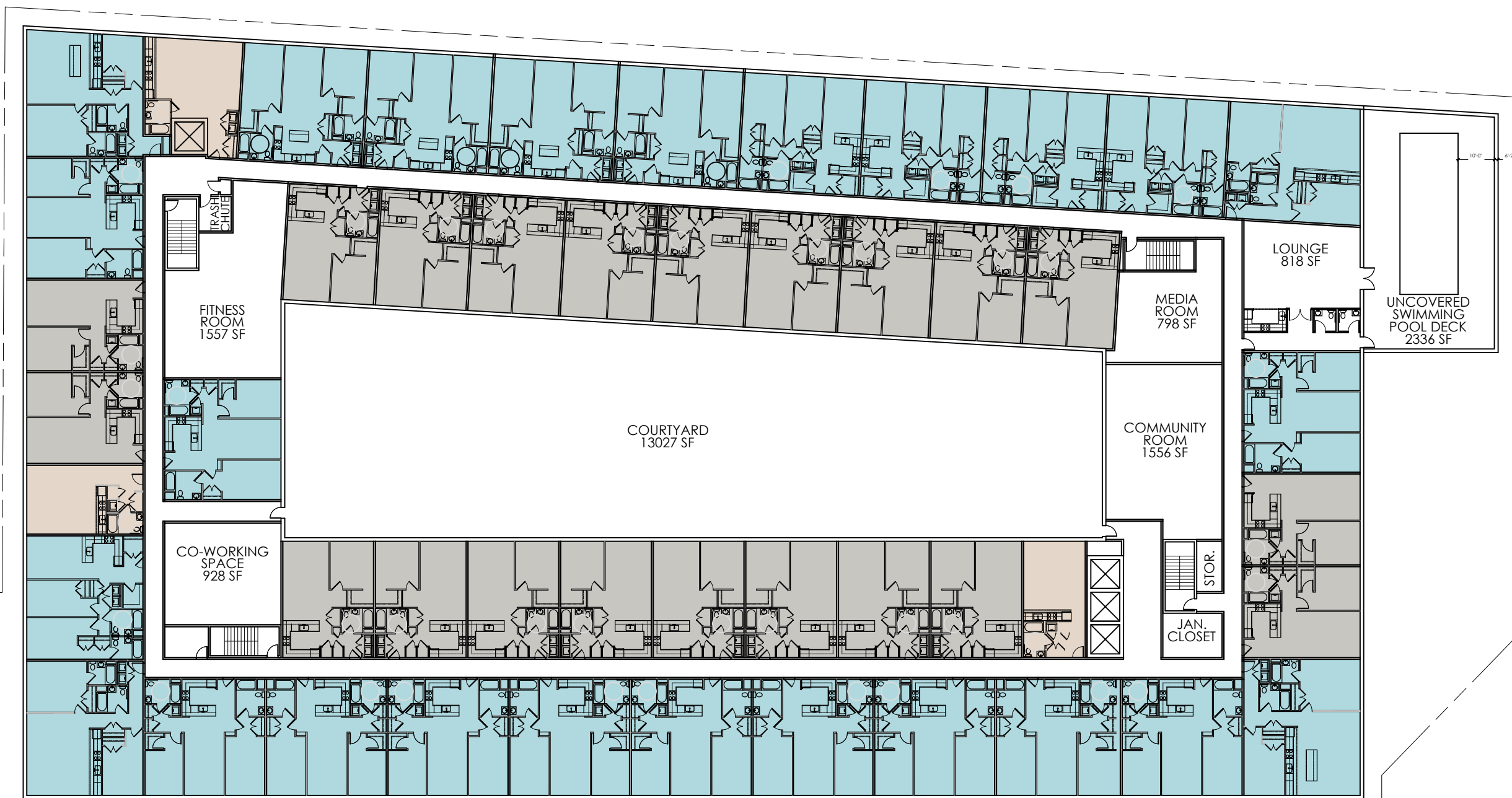
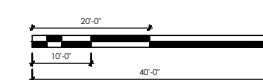
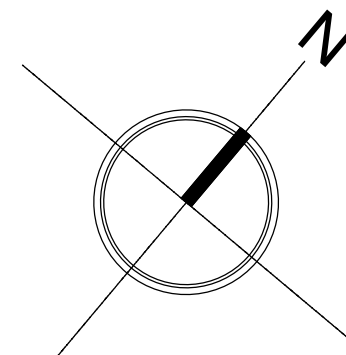
3 ENLARGED FLOOR PLAN - STUDIO UNIT
Scale: 3/16" = 1'-0"



4 ENLARGED FLOOR PLAN - ONE BEDROOM UNIT
Scale: 3/16" = 1'-0"



5 ENLARGED FLOOR PLAN - ONE BEDROOM UNIT
Scale: 3/16" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 1/32" = 1'-0"

TOTAL UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	AVERAGE AREA
STUDIO	25	37	37	37	136	550 SF
1 BR	38	40	40	40	158	800 SF
2 BR	51	52	52	52	207	1080 SF
FLOOR TOTAL	114	129	129	129	501	

NORTH BUILDING UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	AVERAGE AREA
STUDIO	3	10	10	10	33	550 SF
1 BR	21	21	21	21	84	800 SF
2 BR	25	25	25	25	100	1080 SF
FLOOR TOTAL	49	56	56	56	217	

AMENITIES

COURTYARD	13,027 SF
FITNESS ROOM	1,557 SF
SWIMMING POOL DECK	2,336 SF
CO-WORKING SPACE	928 SF
COMMUNITY ROOM	1,556 SF
MEDIA ROOM	787 SF
LOUNGE AREA	818 SF

SOUTH BUILDING UNIT DISTRIBUTION

	2ND FL.	3RD FL.	4TH FL.	5TH FL.	TOTAL	AVERAGE AREA
STUDIO	22	27	27	27	103	550 SF
1 BR	17	19	19	19	74	800 SF
2 BR	26	27	27	27	107	1080 SF
FLOOR TOTAL	65	73	73	73	284	

AMENITIES

COURTYARD	18,079 SF
FITNESS ROOM	1,181 SF
YOGA ROOM	725 SF
CO-WORKING SPACE	1,229 SF
COMMUNITY ROOM	1,053 SF
MEDIA ROOM	1,085 SF
LOUNGE AREA	1,061 SF



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DRAWING TITLE
TYPICAL FLOOR PLANS

PROJECT NO.
R59-2021

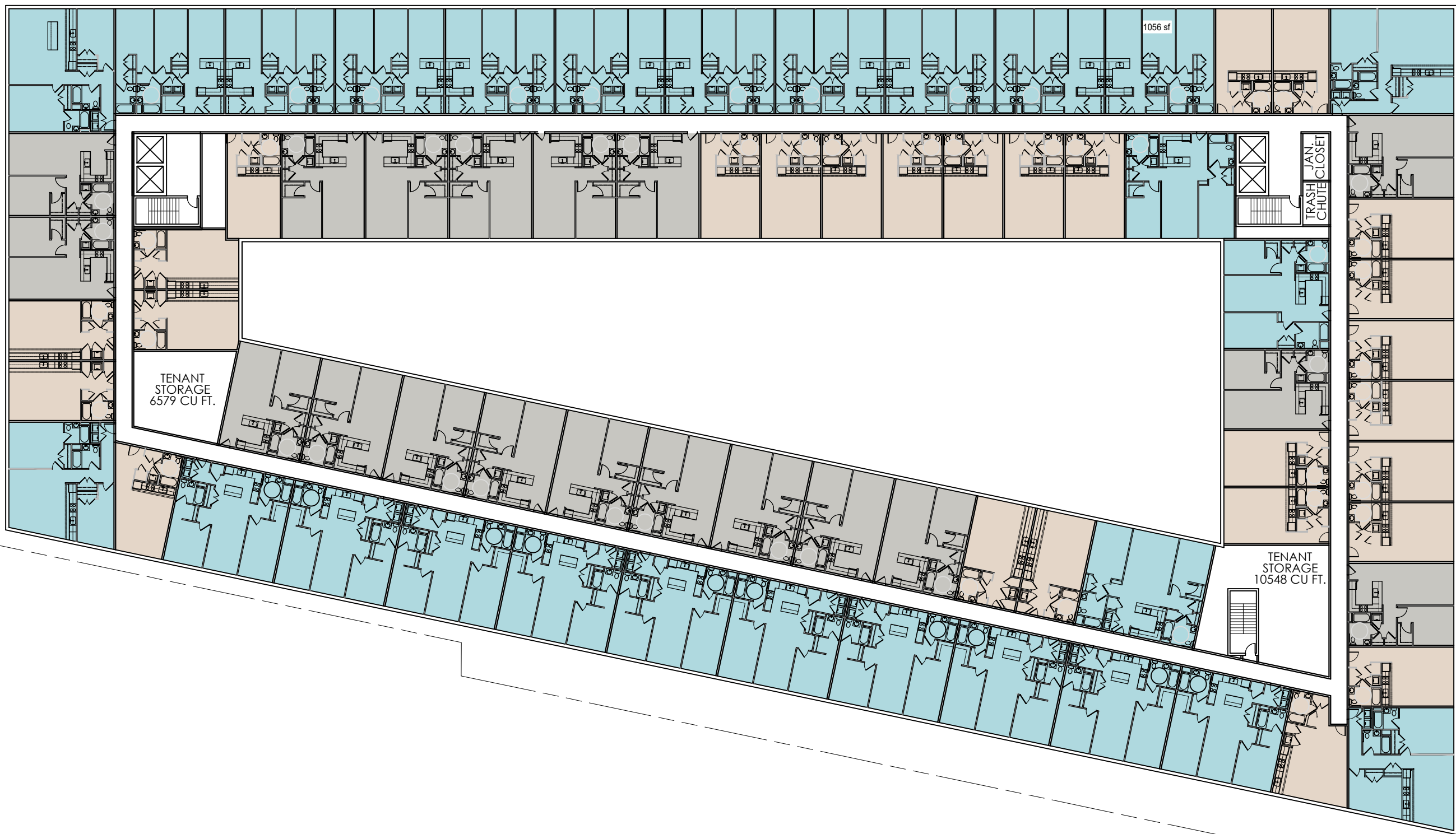
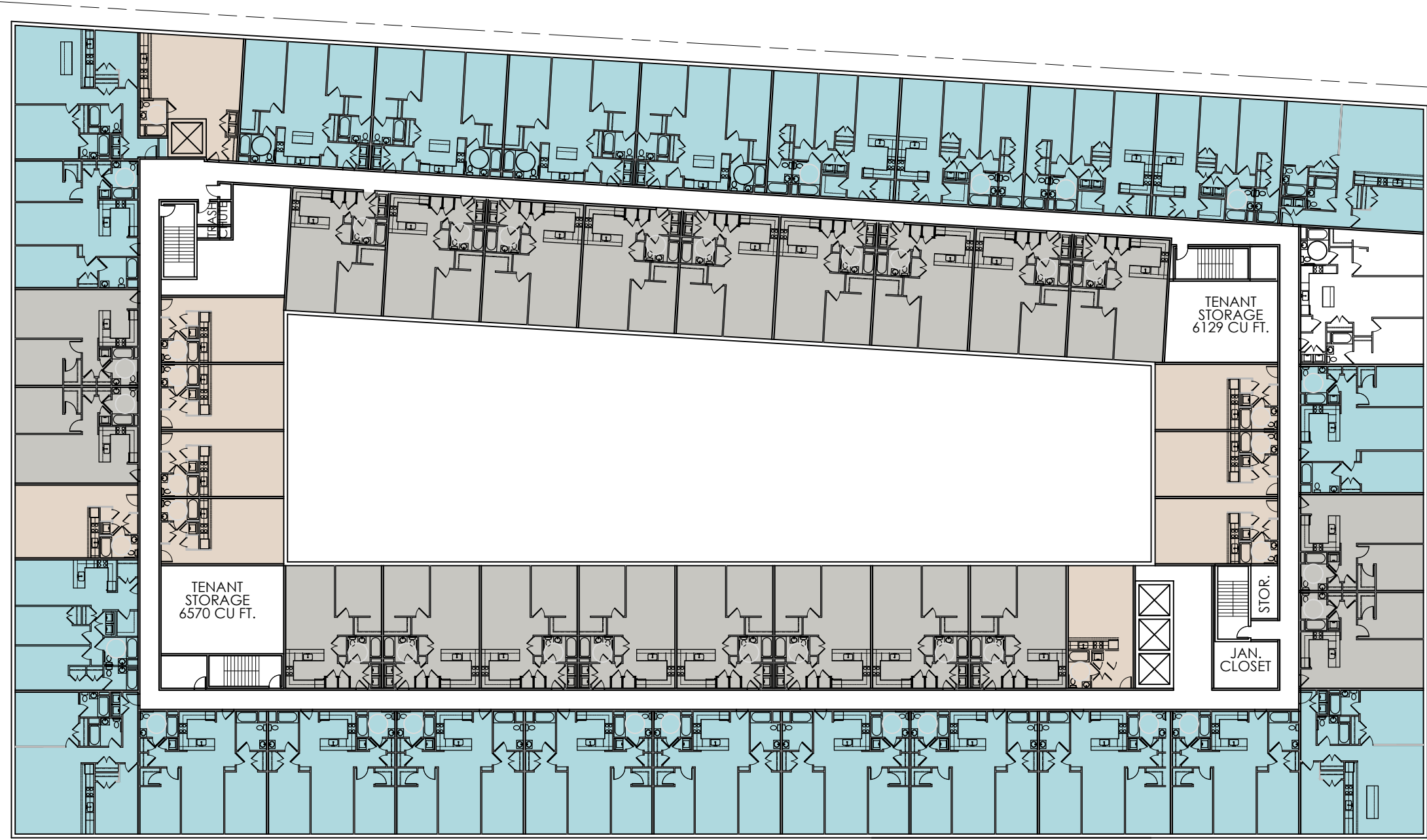
DATE
MAY 6, 2022

DRAWING NO.

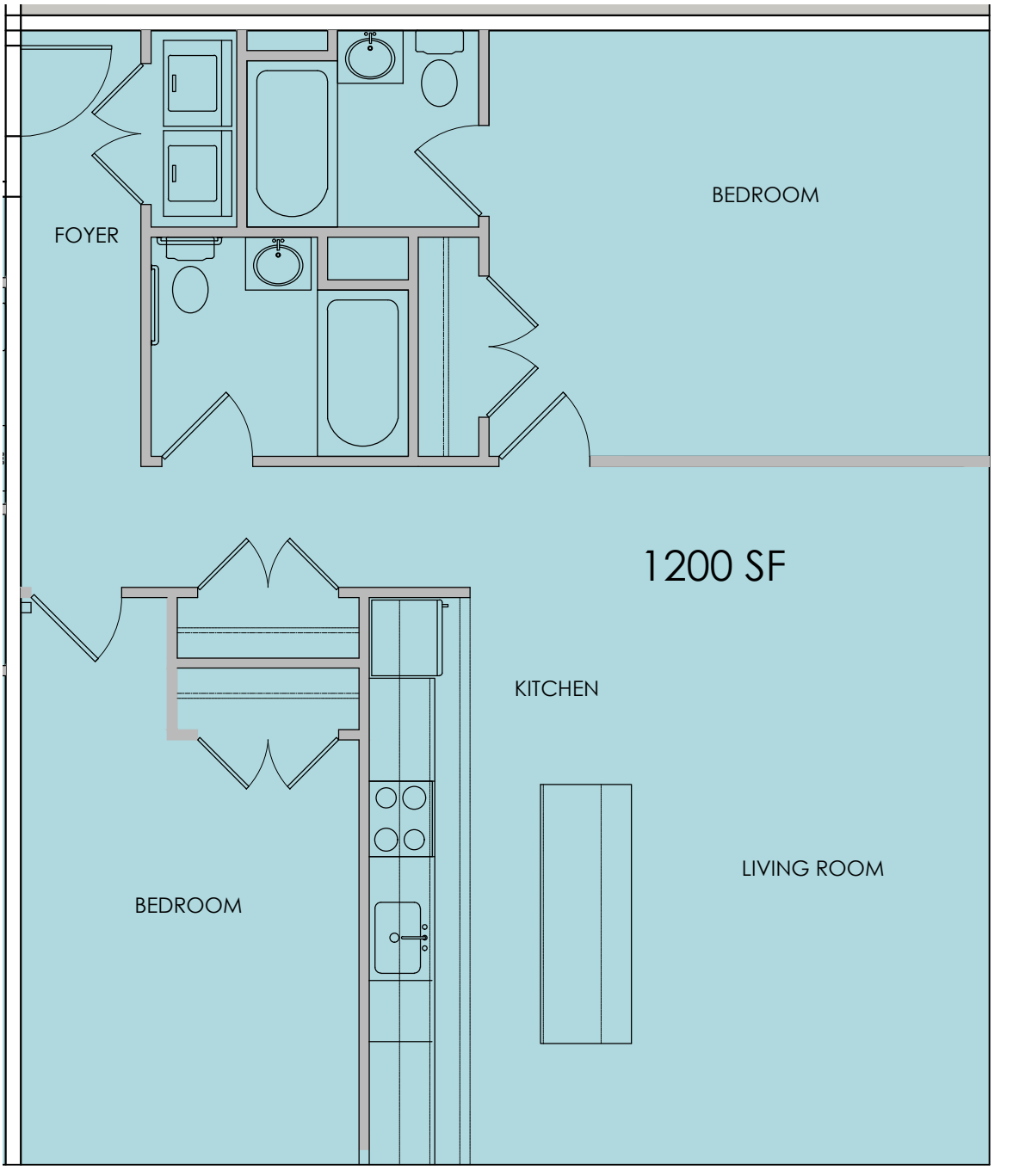
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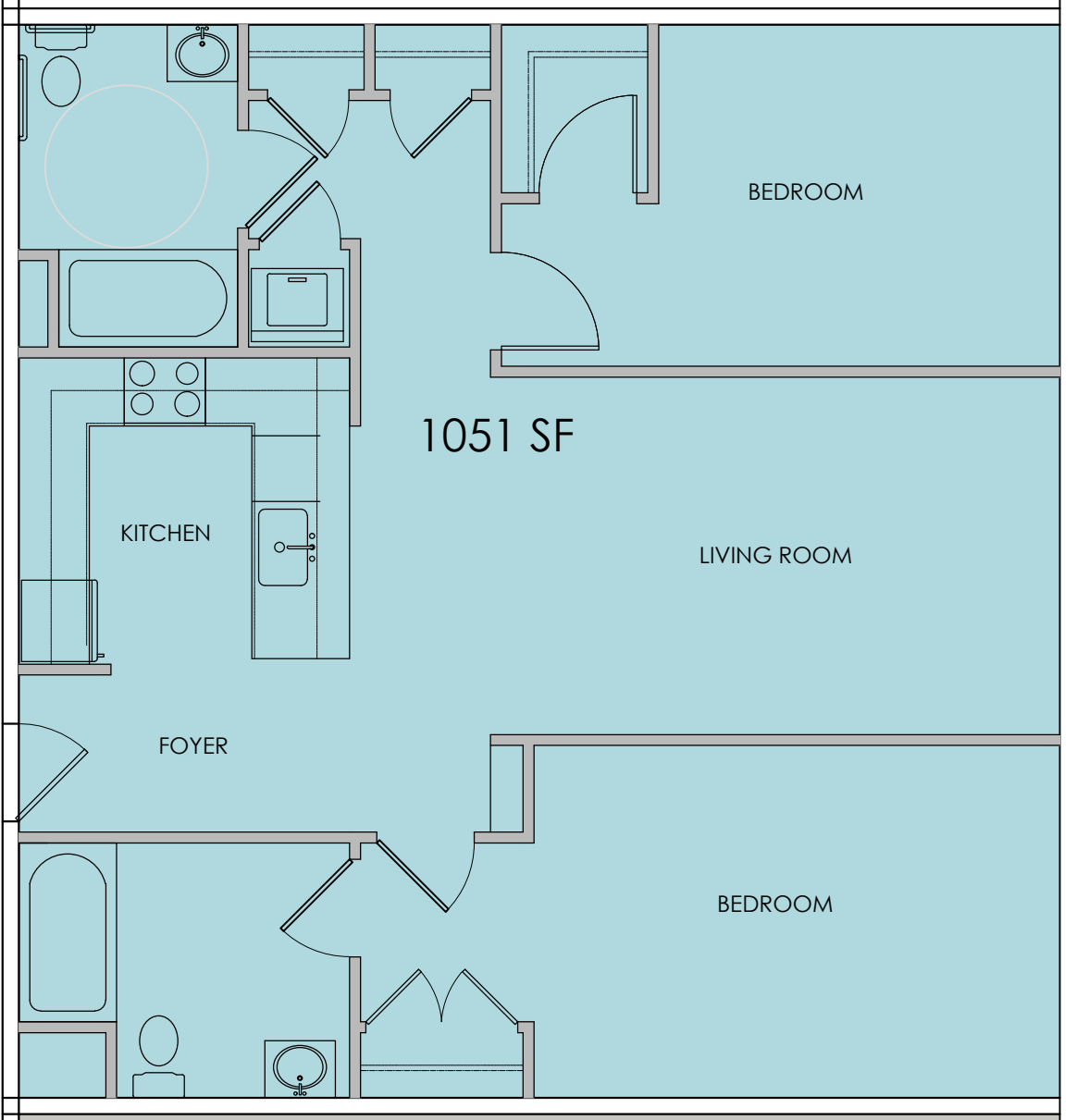
SW
CHECKED BY: / SCALE
SW / AS NOTED
NO:
3 OF 7
APPLICATION NO:
PB 2022-10



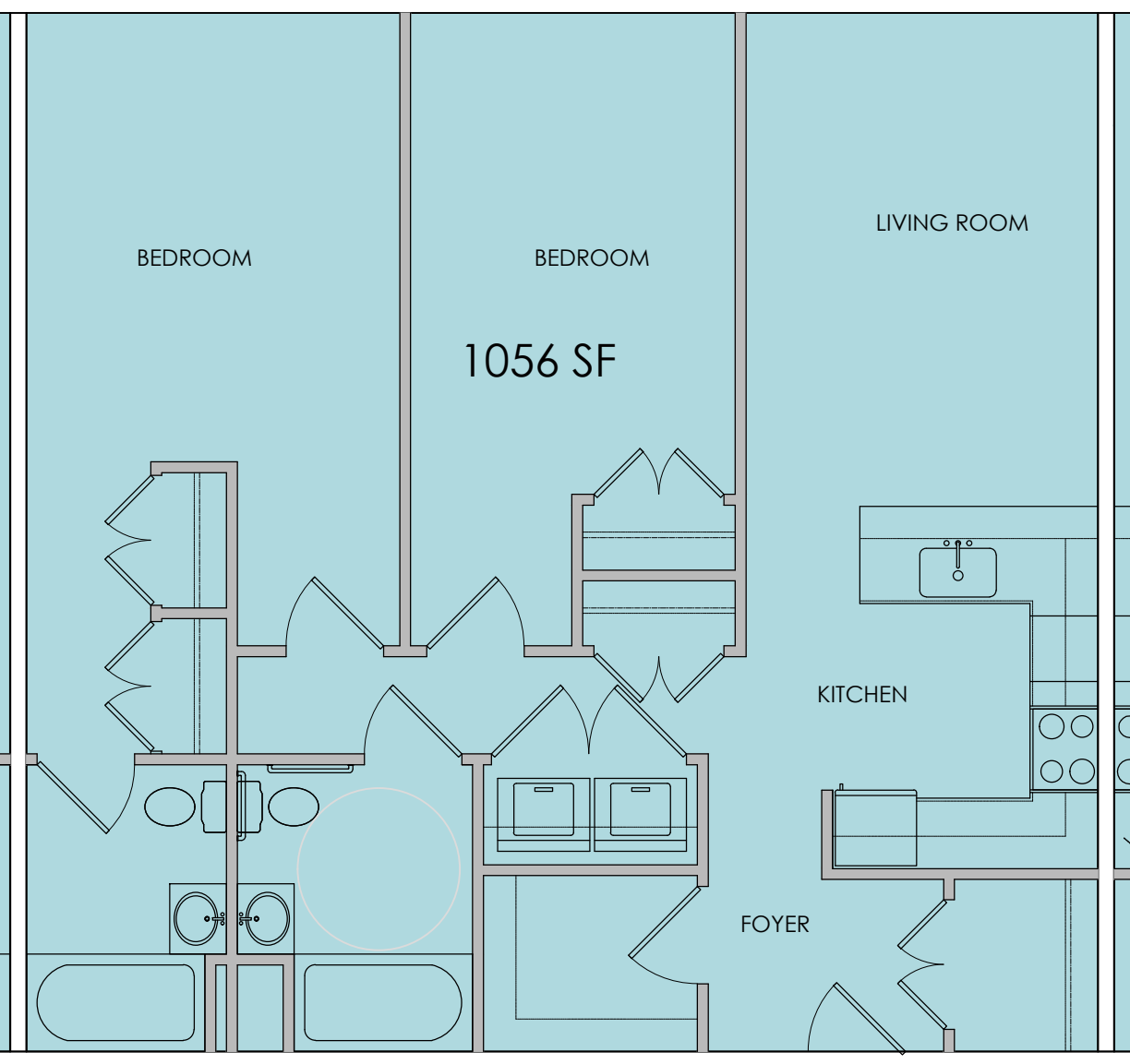
1 TYPICAL FLOOR PLAN (3RD - 5TH)
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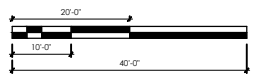
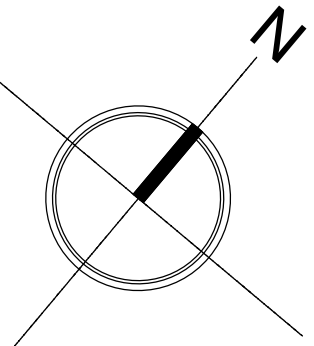
2 ENLARGED FLOOR PLAN - TWO BEDROOM UNIT
Scale: 3/16" = 1'-0"



3 ENLARGED FLOOR PLAN - TWO BEDROOM UNIT
Scale: 3/16" = 1'-0"



4 ENLARGED FLOOR PLAN - TWO BEDROOM UNIT
Scale: 3/16" = 1'-0"





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TINTON FALLS, NJ 07712

DRAWING TITLE

ROOF PLAN

PROJECT NO.

R59-2021

DATE

MAY 6, 2022

DRAWING NO.

A04.00

DRAWING BY:

SW

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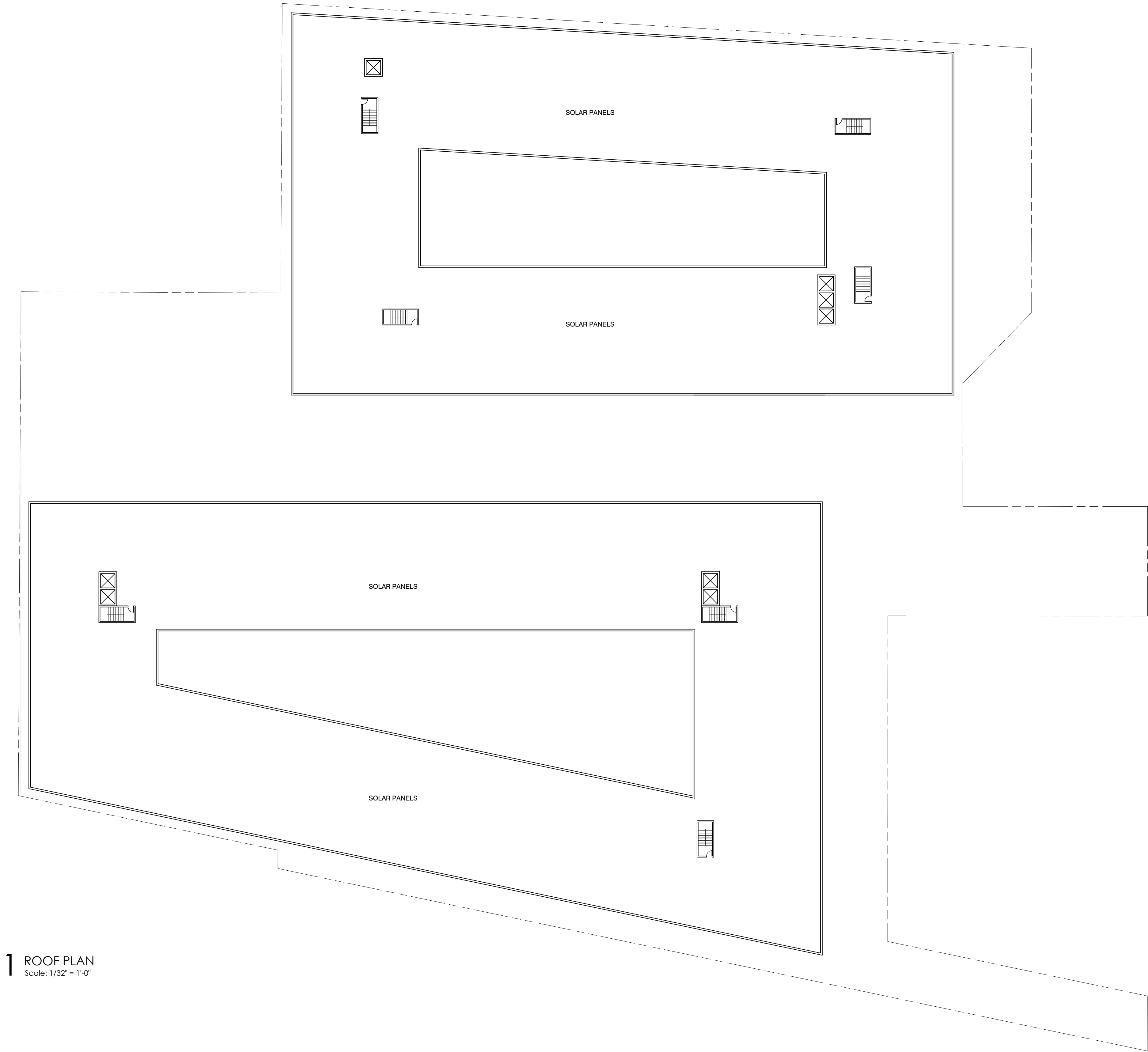
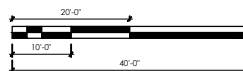
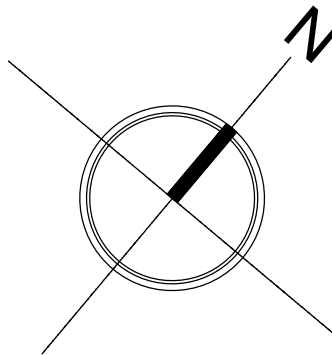
SW / AS NOTED

NO:

4 OF 7

APPLICATION NO:

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1 ROOF PLAN
Scale: 1/32" = 1'-0"



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611 West Front Street
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Union County, NJ

CLIENT

SWE PLAINFIELD
DEVELOPMENT URBAN
RENEWAL LP
5030 SHAFTO RD, SUITE 1
TINTON FALLS, NJ 07712

DRAWING TITLE
SOUTH BUILDING
ELEVATIONS

PROJECT NO.
R59-2021

DATE
MAY 6, 2022

DRAWING NO.

A05.00

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SW / AS NOTED
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5 OF 7
APPLICATION NO:
PB 2022-10

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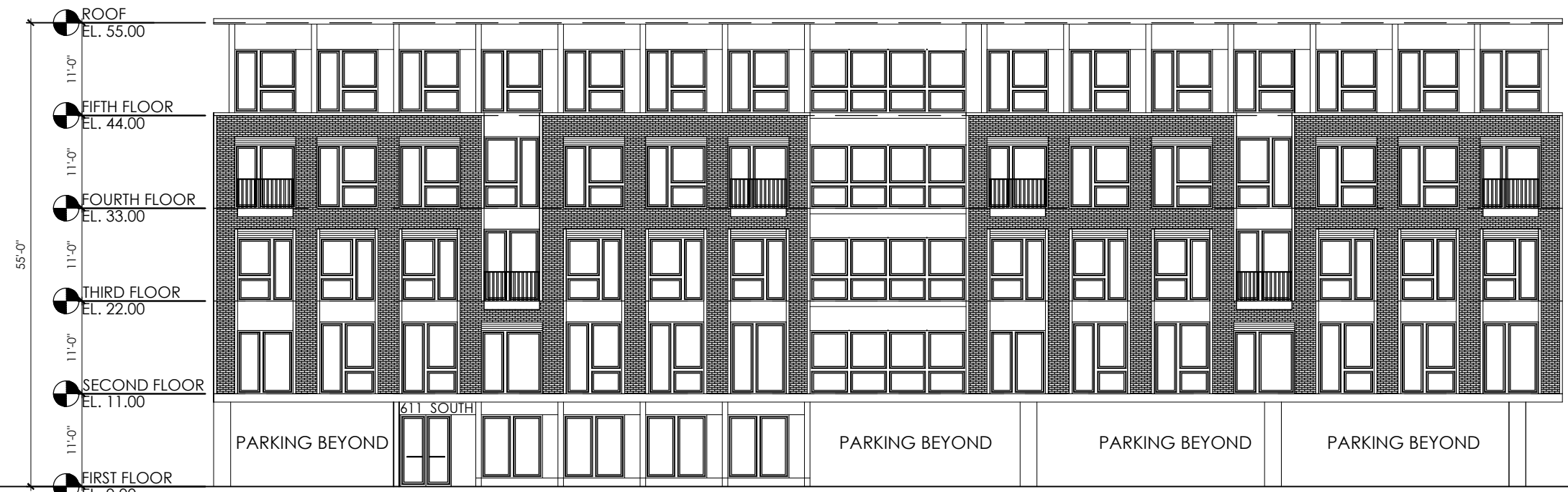
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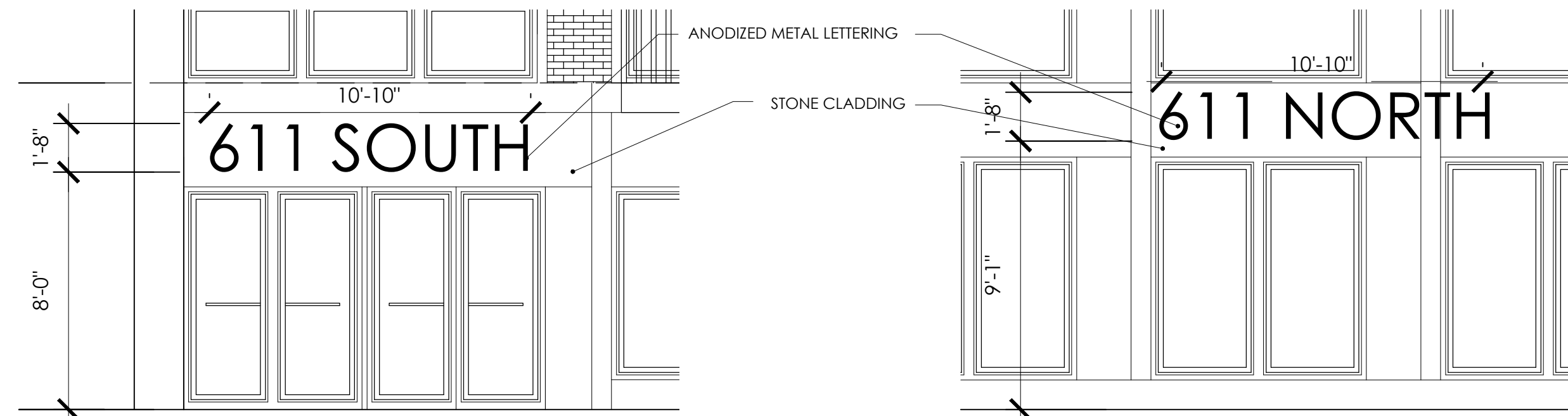
2 SOUTH ELEVATION
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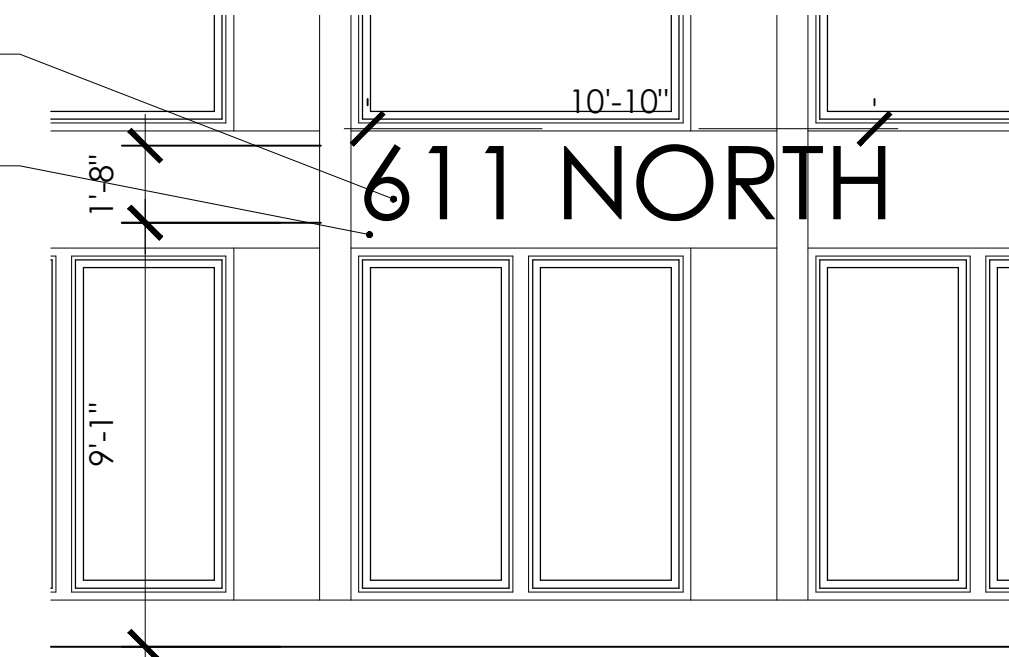
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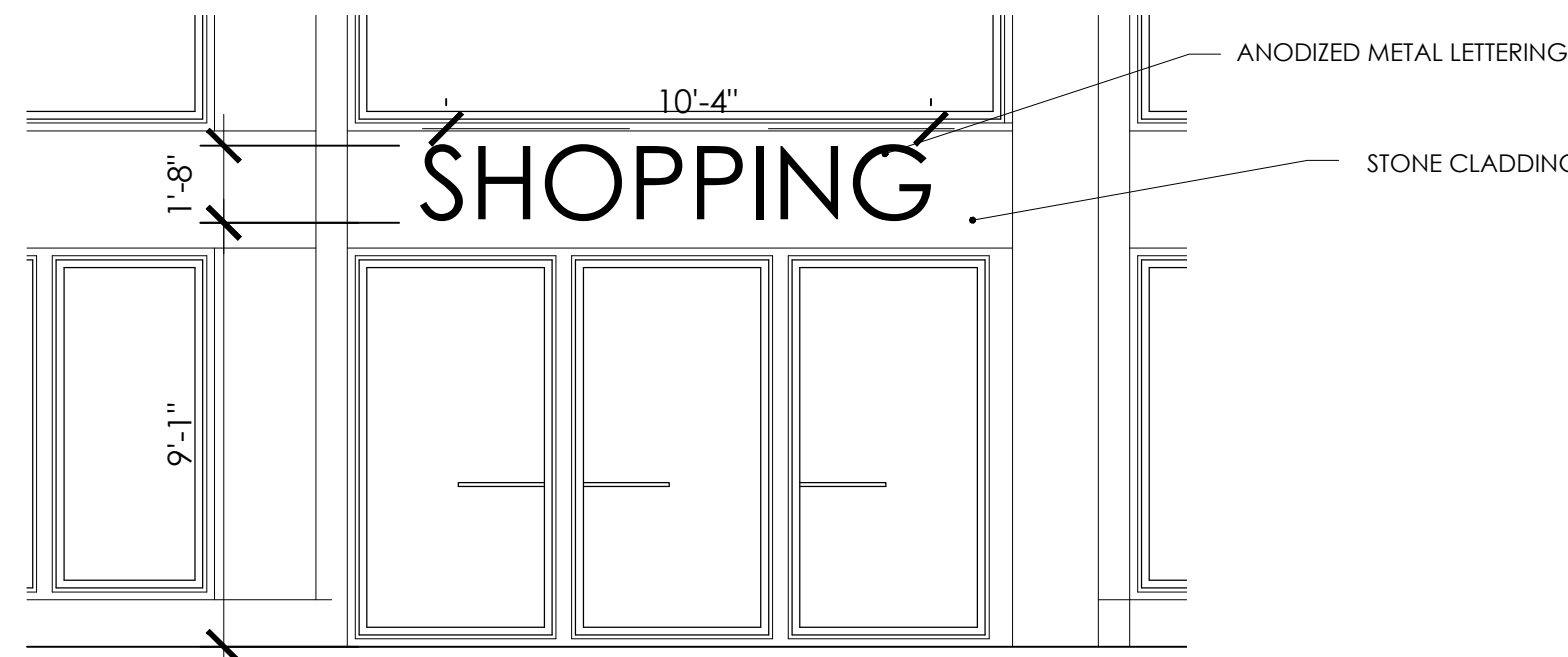
4 WEST ELEVATION
Scale: 1/16" = 1'-0"



5 SIGN DETAIL - 611 SOUTH MAIN ENTRANCE - 18 SF
Scale: 1/4" = 1'-0"



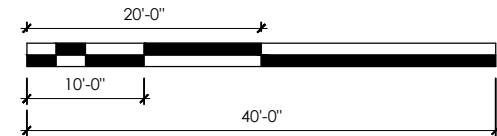
6 SIGN DETAIL - 611 NORTH MAIN ENTRANCE - 18 SF
Scale: 1/4" = 1'-0"



7 SIGN DETAIL - 611 NORTH RETAIL ENTRANCE - 17 SF
Scale: 1/4" = 1'-0"

MATERIAL	STYLE / COLOR	SIZE
BRICK CLADDING	TBD	TBD
METAL PANELS	TBD	TBD
STONE CLADDING	TBD	TBD

ALL APARTMENT WINDOWS TO HAVE UNIFORM
WINDOW TREATMENT





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DRAWING TITLE

NORTH BUILDING
ELEVATIONS

PROJECT NO.

R59-2021

DATE

MAY 6, 2022

DRAWING NO.

A06.00

DRAWING BY:

SW

CHECKED BY: / SCALE

SW / AS NOTED

NO:

6 OF 7

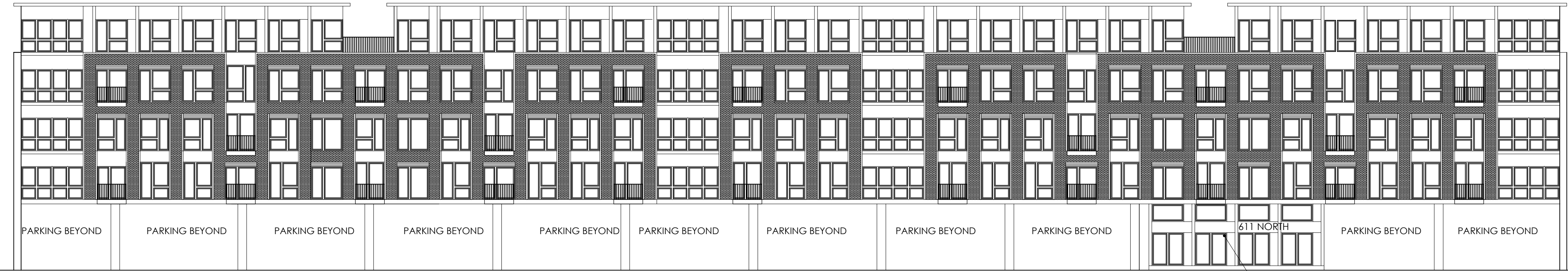
APPLICATION NO:

PB 2022-10

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1 NORTH ELEVATION (WEST FRONT STREET)
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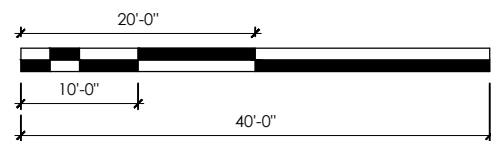
2 SOUTH ELEVATION (MAIN ENTRANCE)
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3 WEST ELEVATION (VIEW FROM WAYNEWOOD)
Scale: 1/16" = 1'-0"



4 EAST ELEVATION (VIEW FROM PLAINFIELD AVENUE)
Scale: 1/16" = 1'-0"



SOUTH BUILDING



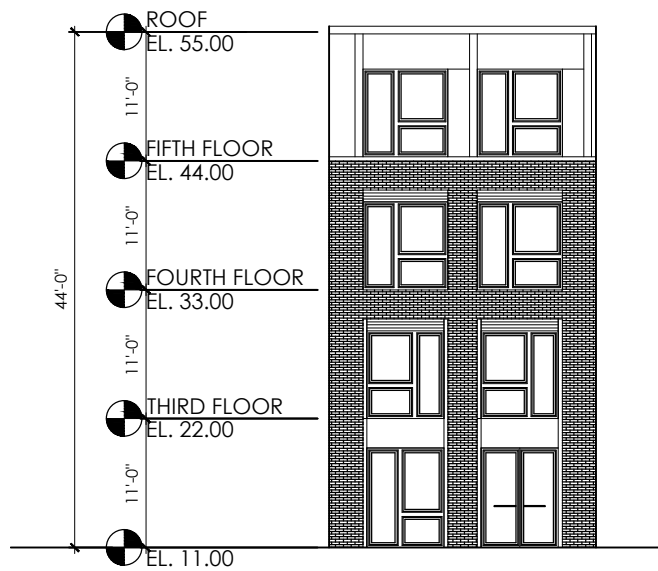
1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"

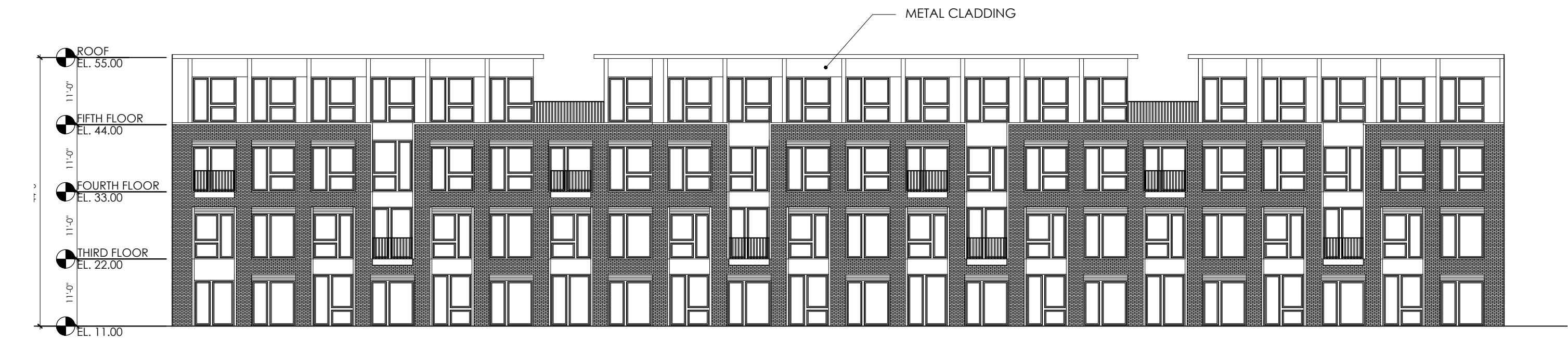


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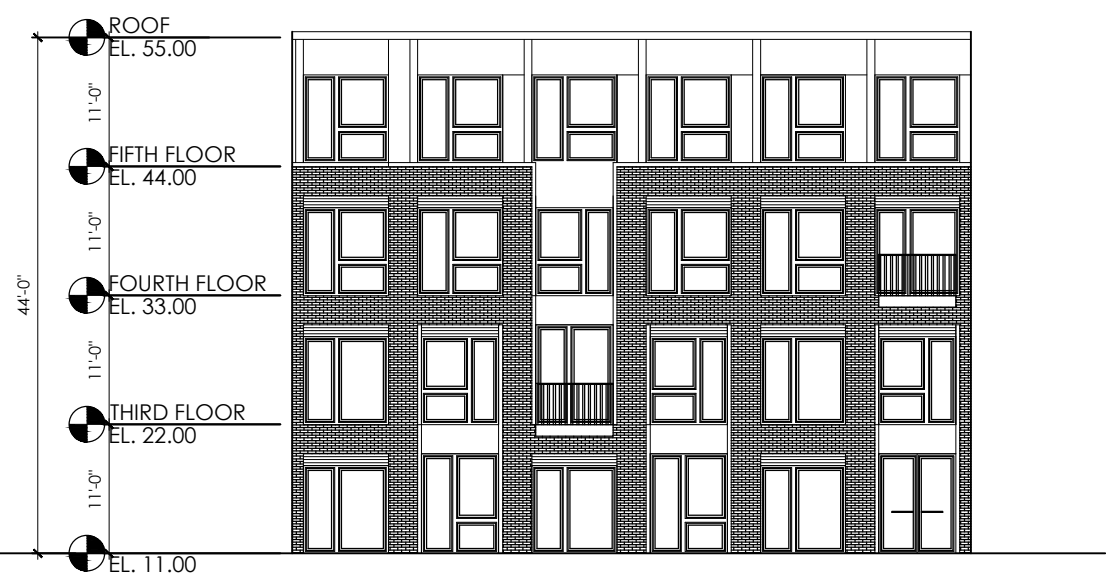


4 WEST ELEVATION
Scale: 1/16" = 1'-0"

NORTH BUILDING



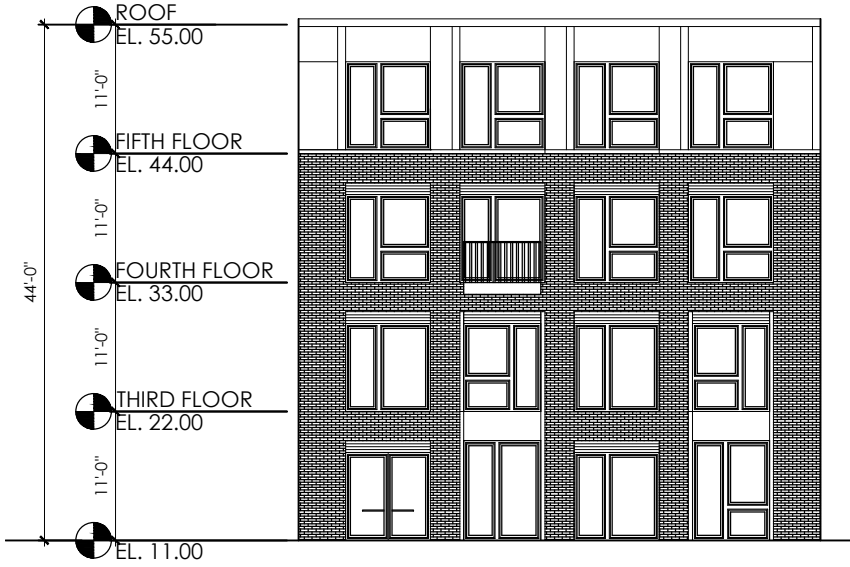
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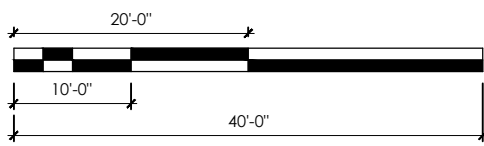
6 EAST ELEVATION
Scale: 1/16" = 1'-0"



7 NORTH ELEVATION
Scale: 1/16" = 1'-0"



8 WEST ELEVATION
Scale: 1/16" = 1'-0"



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DRAWING TITLE

COURTYARD ELEVATIONS

PROJECT NO.

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