

803 SOUTH AVE.

PLAINFIELD, NEW JERSEY 07062

GRO ARCHITECTS, PLLC

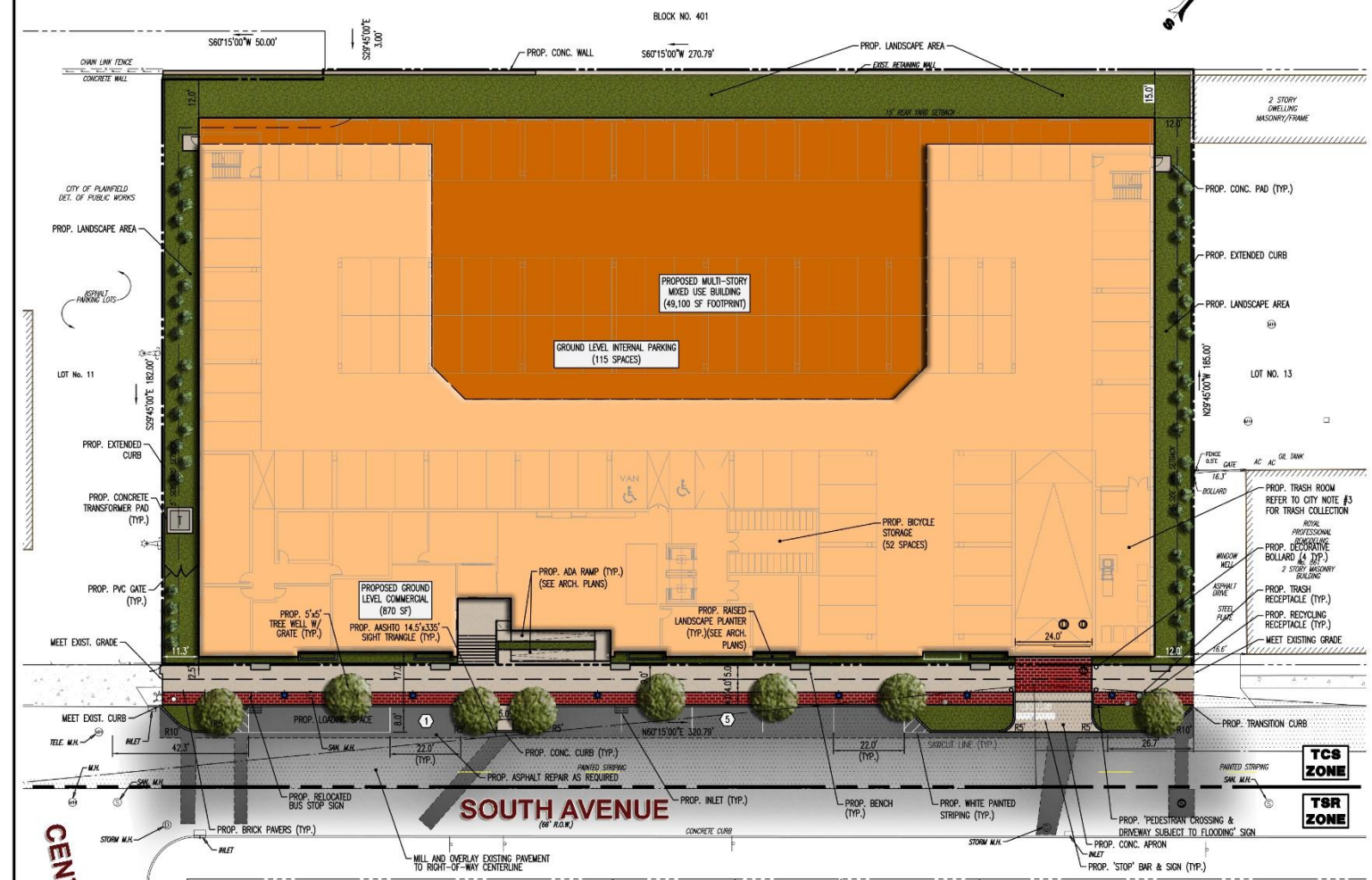


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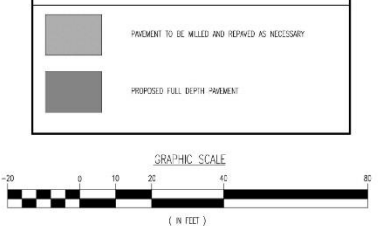
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SIGNAGE TABLE			PLANNED SIGNAGE DESIGN STANDARDS
SIGN	REQUIREMENTS	PROPOSED	
WALL MOUNTED	MINIMUM NUMBER OF SIGNS: 1 FOR EACH BUSINESS 10% OF BUILDING FACADE MINIMUM SIGN AREA: $296 \text{ LF} \times 577 \text{ LF}$ IF $0.10 = 1,708 \text{ SF}$ MINIMUM SIGN PROJECTION: 0" MINIMUM SIGN VERTICAL DIMENSION: 2" MINIMUM MOUNTING HEIGHT: HEIGHT OF GROUND FLOOR OR 14' WHICHEVER IS LESS	NUMBER OF SIGNS: SIGN AREA: $< 1,708 \text{ SF}$ SIGN PROJECTION: 0" SIGN VERTICAL DIMENSION: $\leq 2'$ MOUNTING HEIGHT: $\leq 14'$	2 (M) $< 1,708 \text{ SF}$ $\leq 0'$ $\leq 2'$ $\leq 14'$
CANOPY	MINIMUM NUMBER OF SIGNS: 1 SIGN PER EACH GROUND FLOOR BUSINESS 10% OF THE AREA OF THE FIRST FLOOR FACADE MINIMUM SIGN AREA: $296 \text{ LF} \times 12 \text{ LF}$ IF $0.10 = 355 \text{ SF}$ MINIMUM SIGN LENGTH: 60% OF THE AWNING MINIMUM SIGN PROJECTION: 4" MINIMUM SIGN HEIGHT: 3' ABOVE THE SIDEWALK MINIMUM SIGN HEIGHT: 10' ABOVE THE SIDEWALK	NUMBER OF SIGNS: SIGN AREA: $< 255 \text{ SF}$ SIGN LENGTH: SIGN PROJECTION: SIGN HEIGHT: $\leq 10'$	1 $< 255 \text{ SF}$ $\leq 60\%$ $\leq 4'$ $\geq 3'$ $\leq 10'$

CITY NOTES:

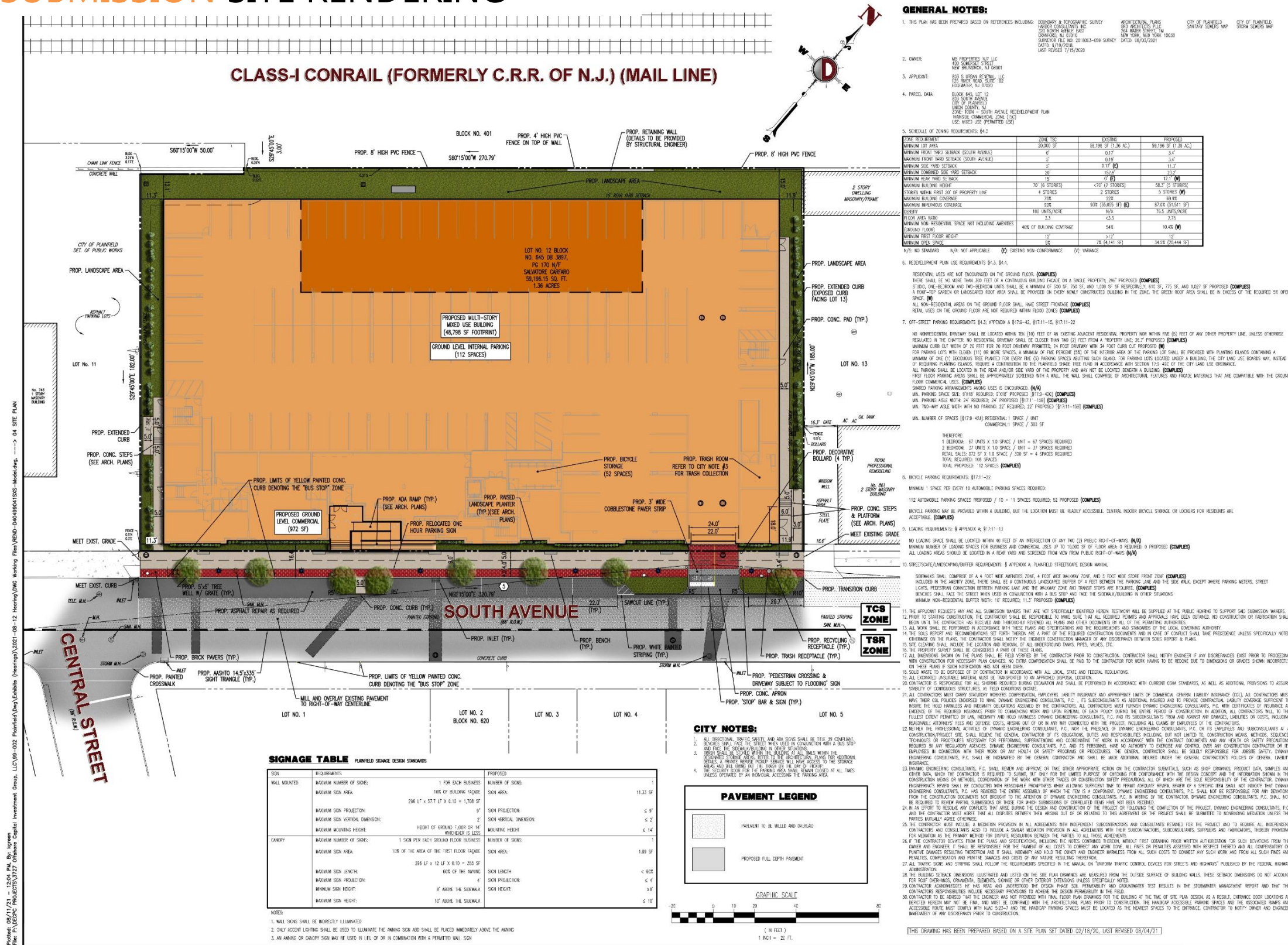
PAVEMENT LEGEND



- [illegible]

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 02/18/20, LAST REVISED 03/26/20

CURRENT SUBMISSION SITE RENDERING

[illegible]

SITE: CONTEXT IMAGES



SITE: CONTEXT IMAGES



SITE: CONTEXT IMAGES



DESIGN KEY POINTS- SUMMARY OF UPDATES

APPROVED RESOLUTION

- 104 UNITS TOTAL
 - STUDIO: 10
 - 1 BEDROOM: 61
 - 2 BEDROOM: 33
- 112 PARKING SPACES
- PARKING ENTRANCE WIDTH: 24'-0"
- 8' X 8' TRANSFORMER PAD
- 2 STAIRS FOR EGRESS FOR ENTIRE BUILDING
- 885 SF COMMERCIAL SPACE
- MAINTENANCE SHOP 18' X24'

CURRENT SUBMISSION:

- 104 UNITS TOTAL
 - STUDIO: **7 – SEE TYPE D**
 - 1 BEDROOM: **60**
 - 2 BEDROOM: 37
- 112 PARKING SPACES
- PARKING ENTRANCE WIDTH: 22'-0"
- TRANSFORMER VAULT PER PSEG REQUIREMENTS
- 3 STAIRS FOR EGRESS FROM 2ND FLOOR, 2 REMAIN FOR REST OF BUILDING
- 972 SF COMMERCIAL SPACE WITH ADA COMPLIANT RESTROOM
- 556 SF OF ADDITIONAL COMMERCIAL/RETAIL SPACE



ADDITIONAL DESIGN KEY POINTS- SUMMARY OF UPDATES

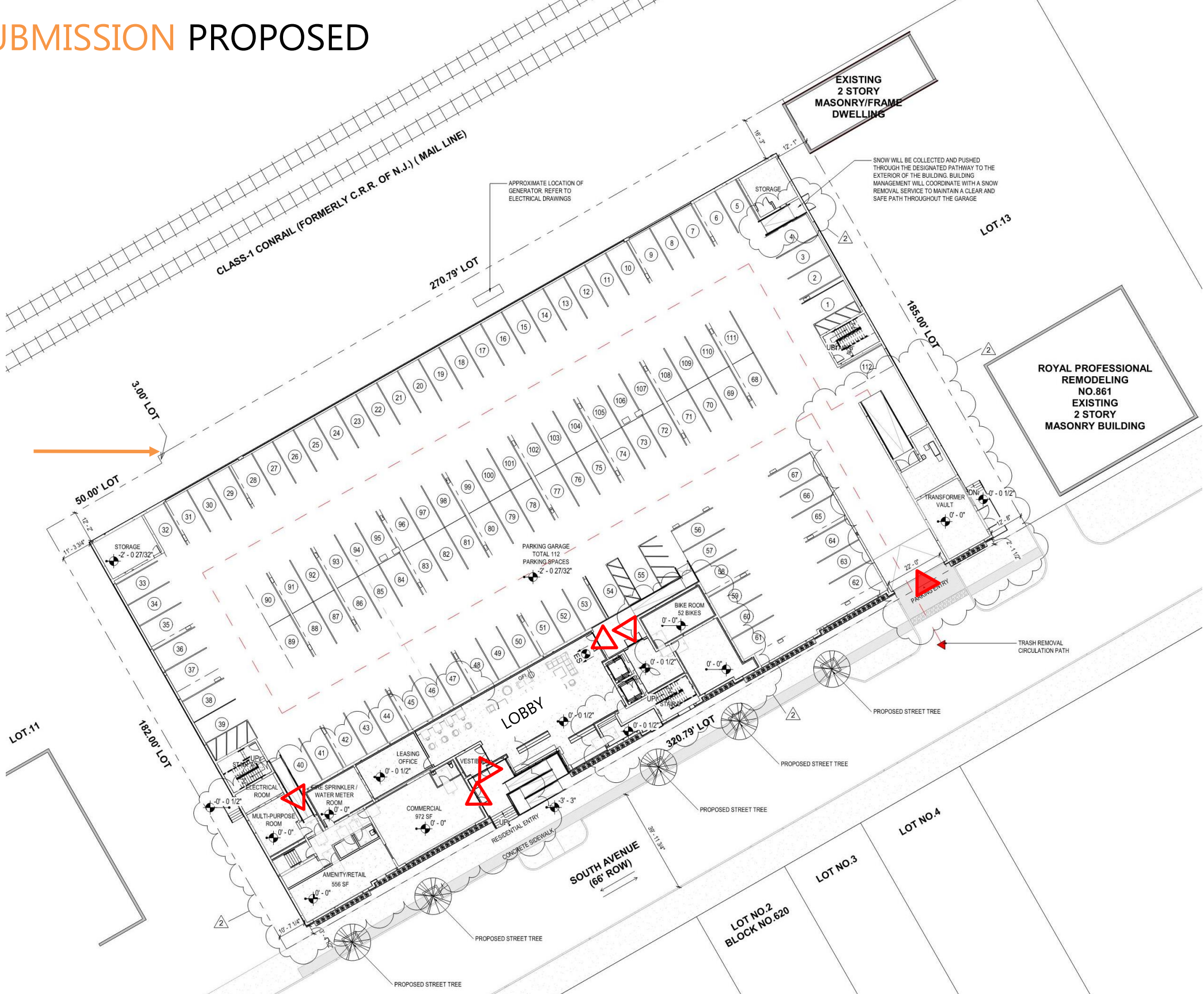
- Unit layouts have been revised per TRC 13 August 2021
- Parking grade is now lowered by 1'-0" and is now matching the flood zone elevation
- Wall opening dimensions at the parking garage have been revised in order to classify the garage as "open" per IBC requirements. A fenced wall on top of a concrete curb lines the rear of the building; screened openings are provided along the sides.
- Snow removal doors and ramp have been relocated to the west side of the property due to grading issues at the rear.
- Demising wall condition at the corner units has been revised to allow for better unit layouts. Unit plans are also included with this submission
- Materials on the façade have been revised- please refer to the elevations and material legend. Proposed materials include dark grey brick, stucco, and hardie panel.
- A 308 sf multi-purpose room has been added to the ground floor and an additional space of 296 sf has been added to the 5th floor
- Utility rooms have been re-sized and relocated per engineering input
- Additionally, please note a 40'x15' swimming pool is being proposed on the second-floor roof terrace.



CURRENT SUBMISSION PROPOSED

SITE PLAN

PROPERTY LINE

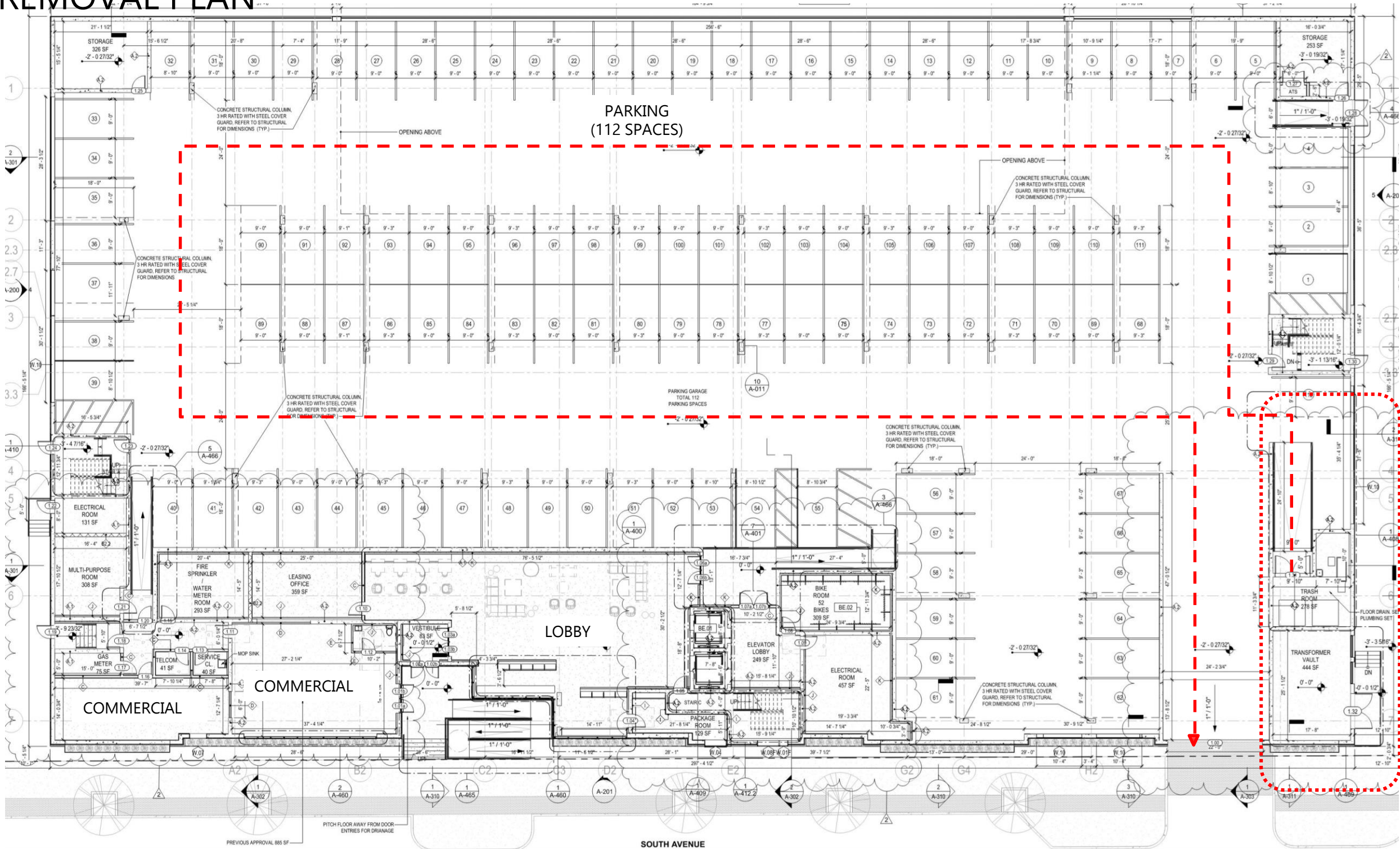


- VEHICLE ENTRY
- PEDESTRIAN ENTRY



CURRENT SUBMISSION

REFUSE REMOVAL PLAN

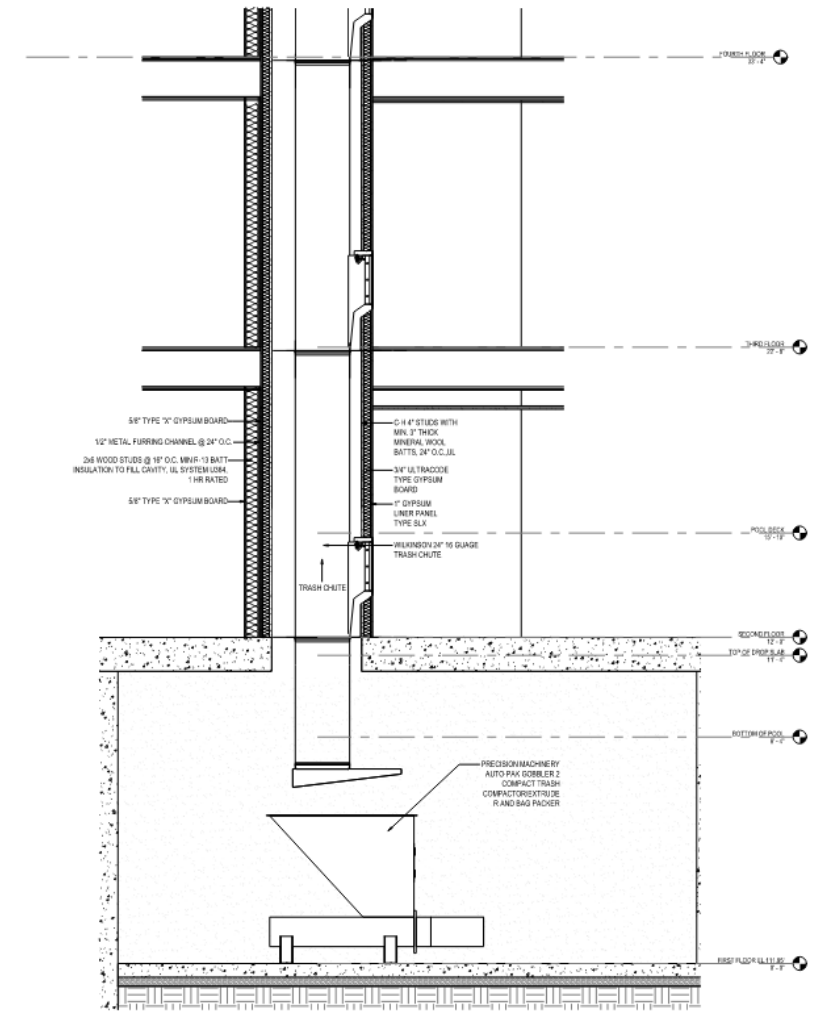
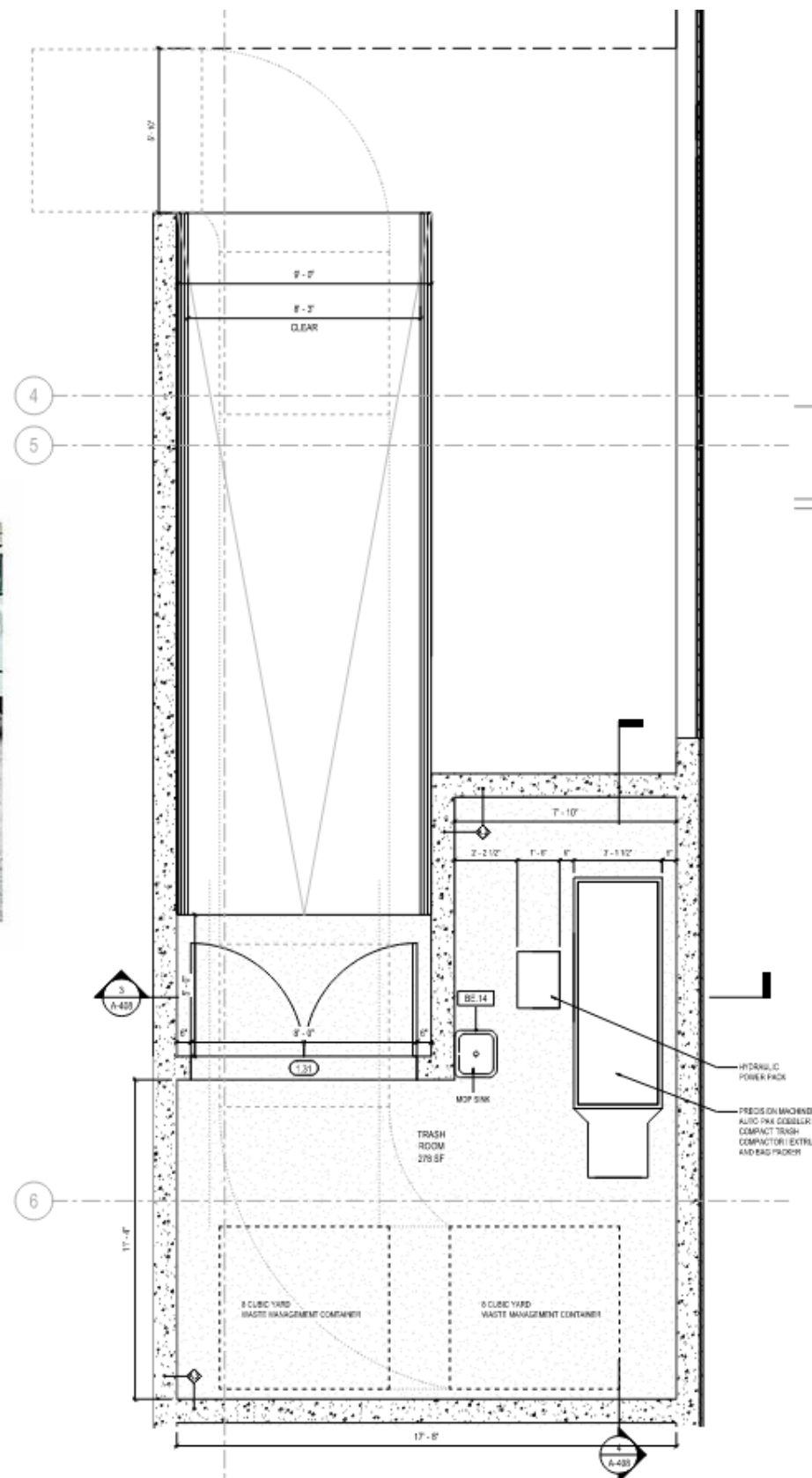


CURRENT SUBMISSION

REFUSE REMOVAL PLAN- DETAIL



TRASH REMOVAL VEHICLE
9'-9" CLEARANCE REQUIRED IN GARAGE



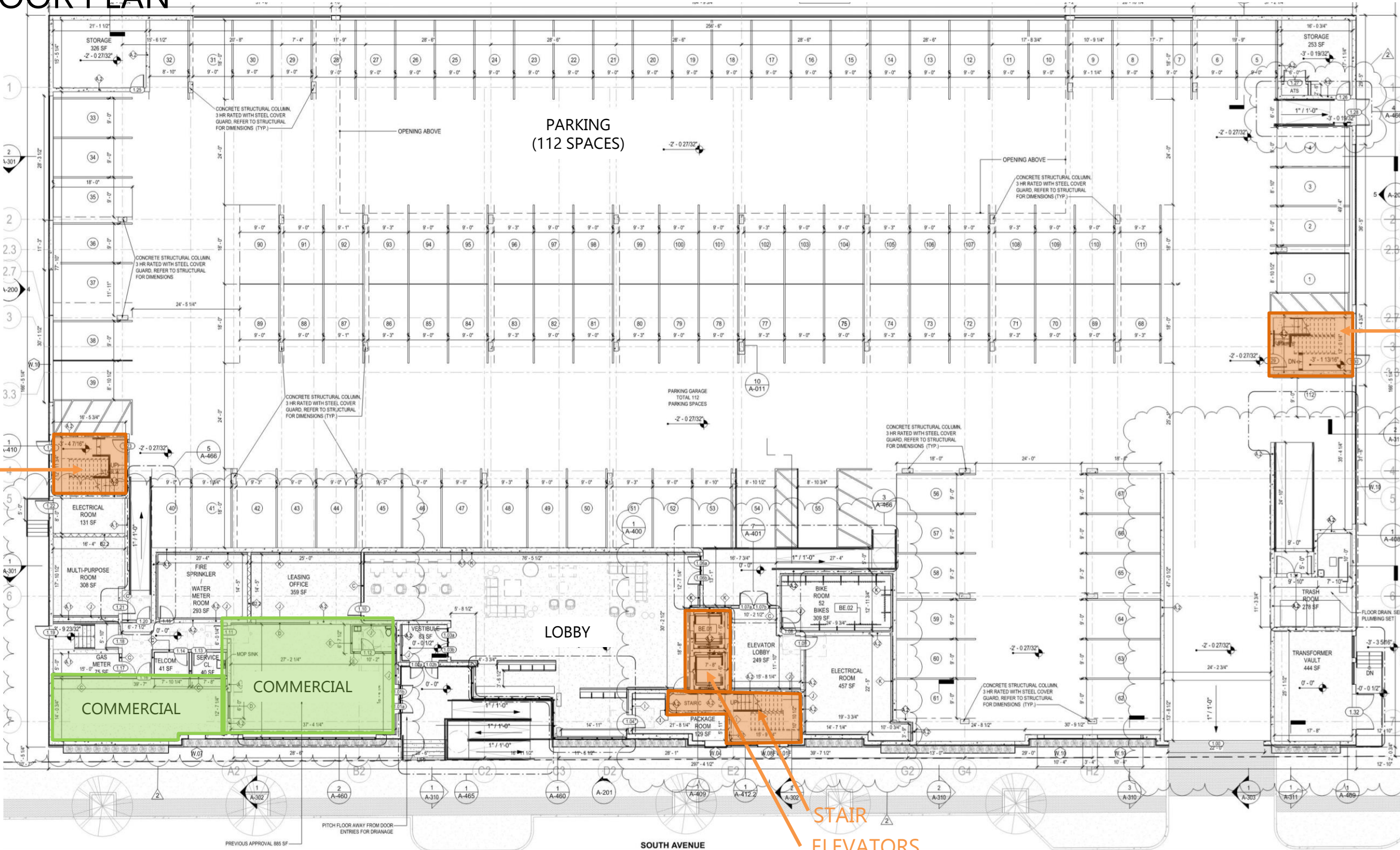
CURRENT SUBMISSION

FIRST FLOOR PLAN

STAIR

STAIR

STAIR
ELEVATORS



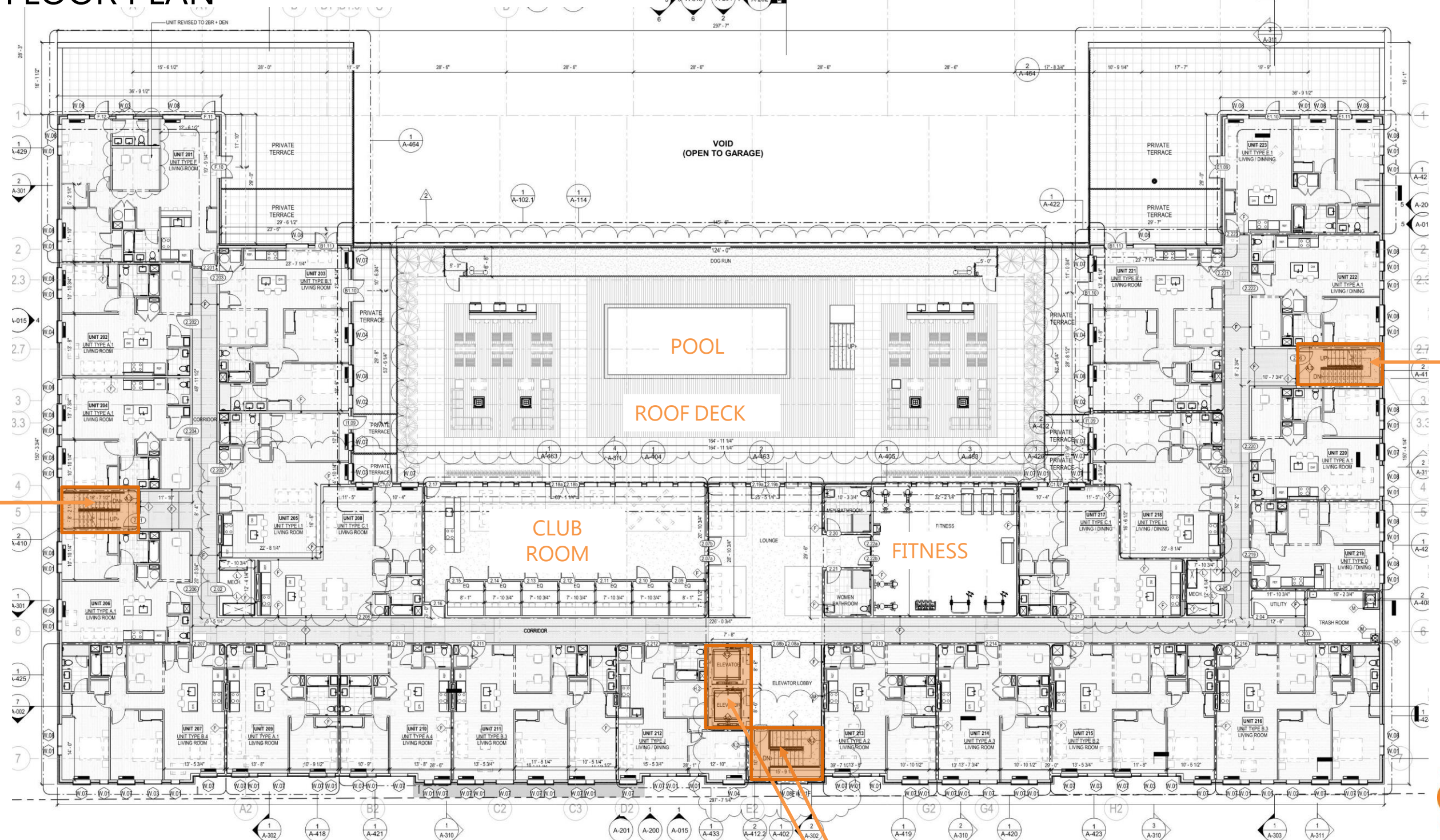
CURRENT SUBMISSION

SECOND FLOOR PLAN

STAIR

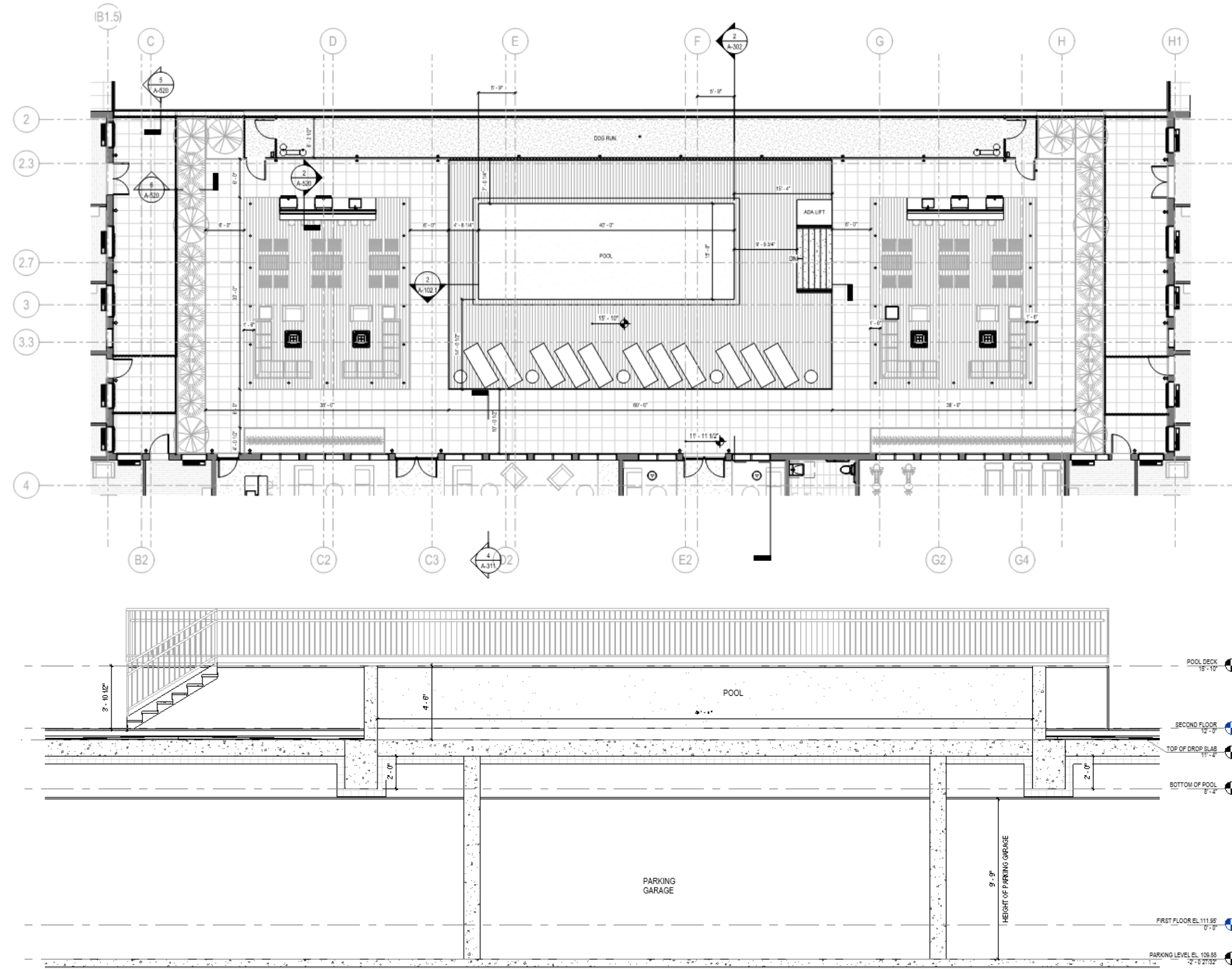
STAIR

STAIR
ELEVATORS



CURRENT SUBMISSION

SECOND FLOOR ROOF TERRACE & POOL



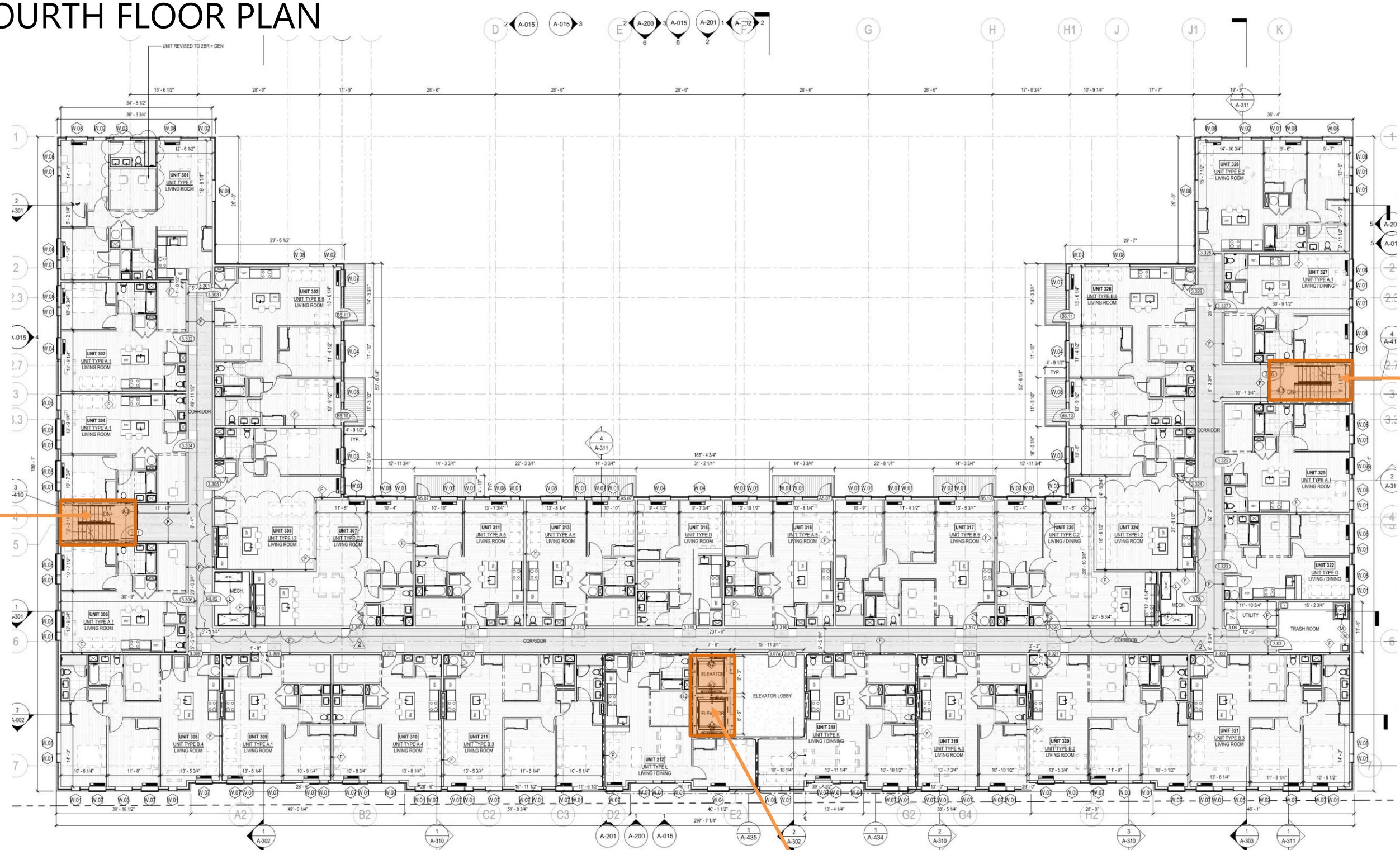
CURRENT SUBMISSION

THIRD-FOURTH FLOOR PLAN

STAIR

STAIR

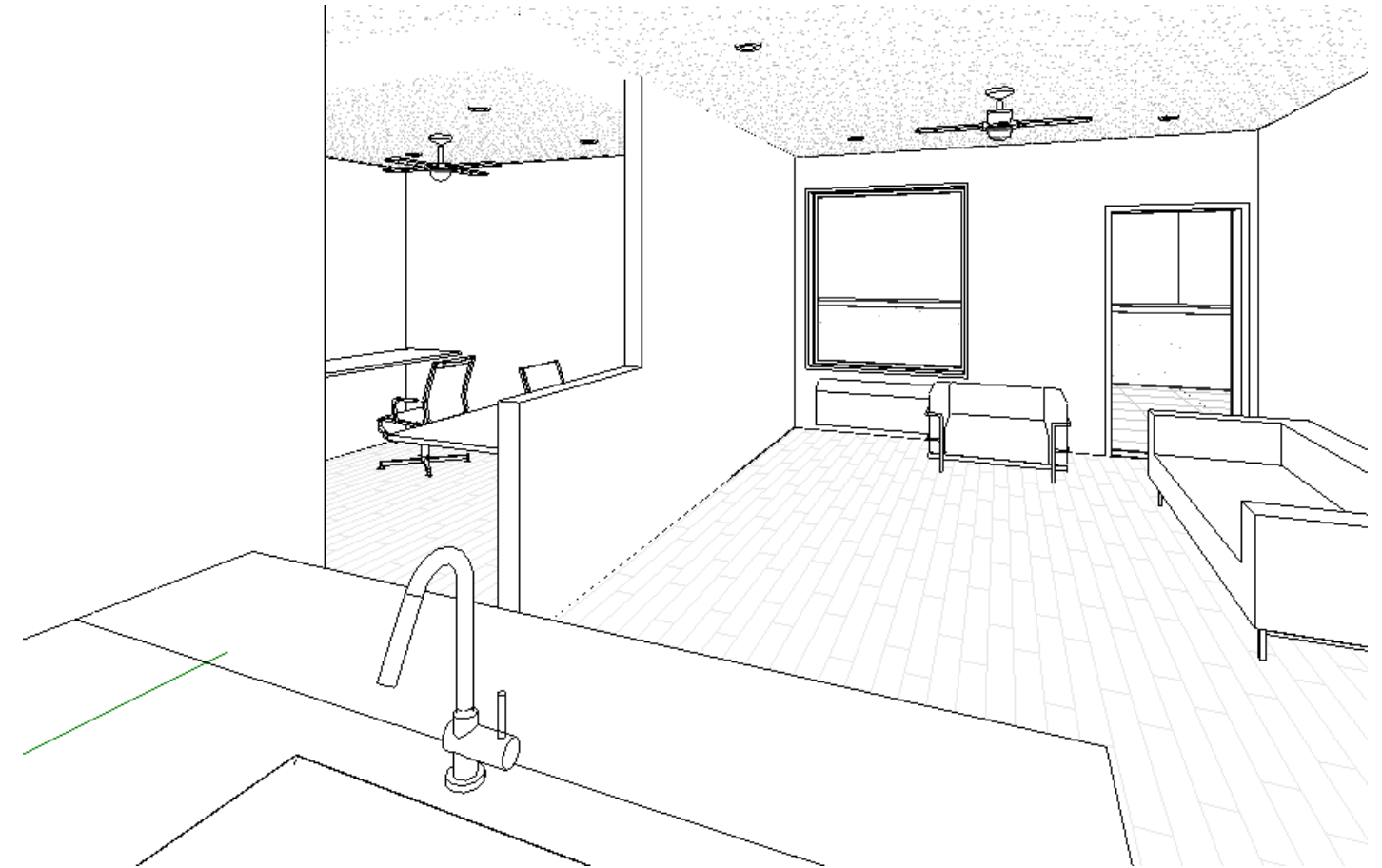
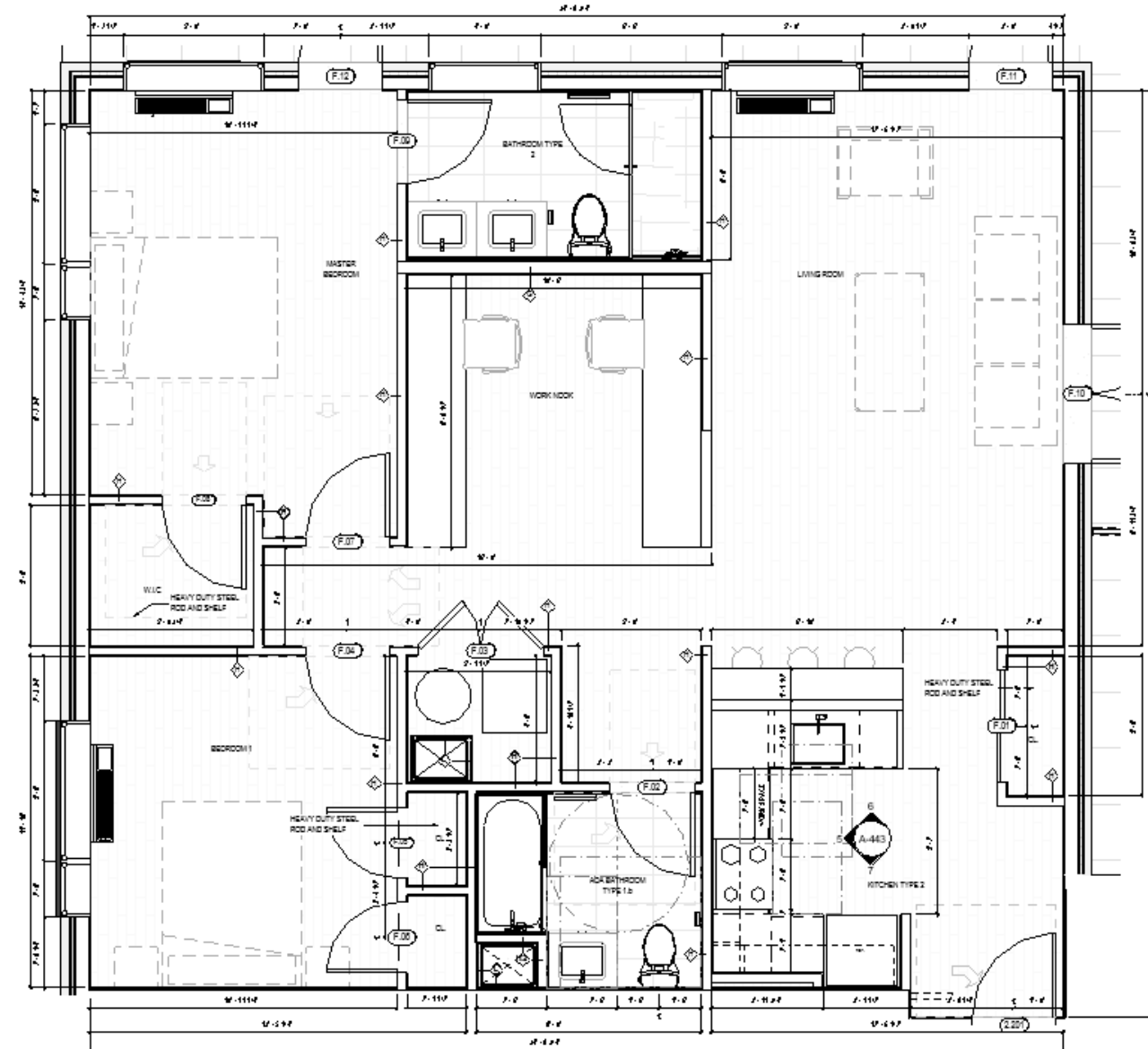
ELEVATORS



CURRENT SUBMISSION

TYPICAL UNIT- WORKSPACE TYPE 1

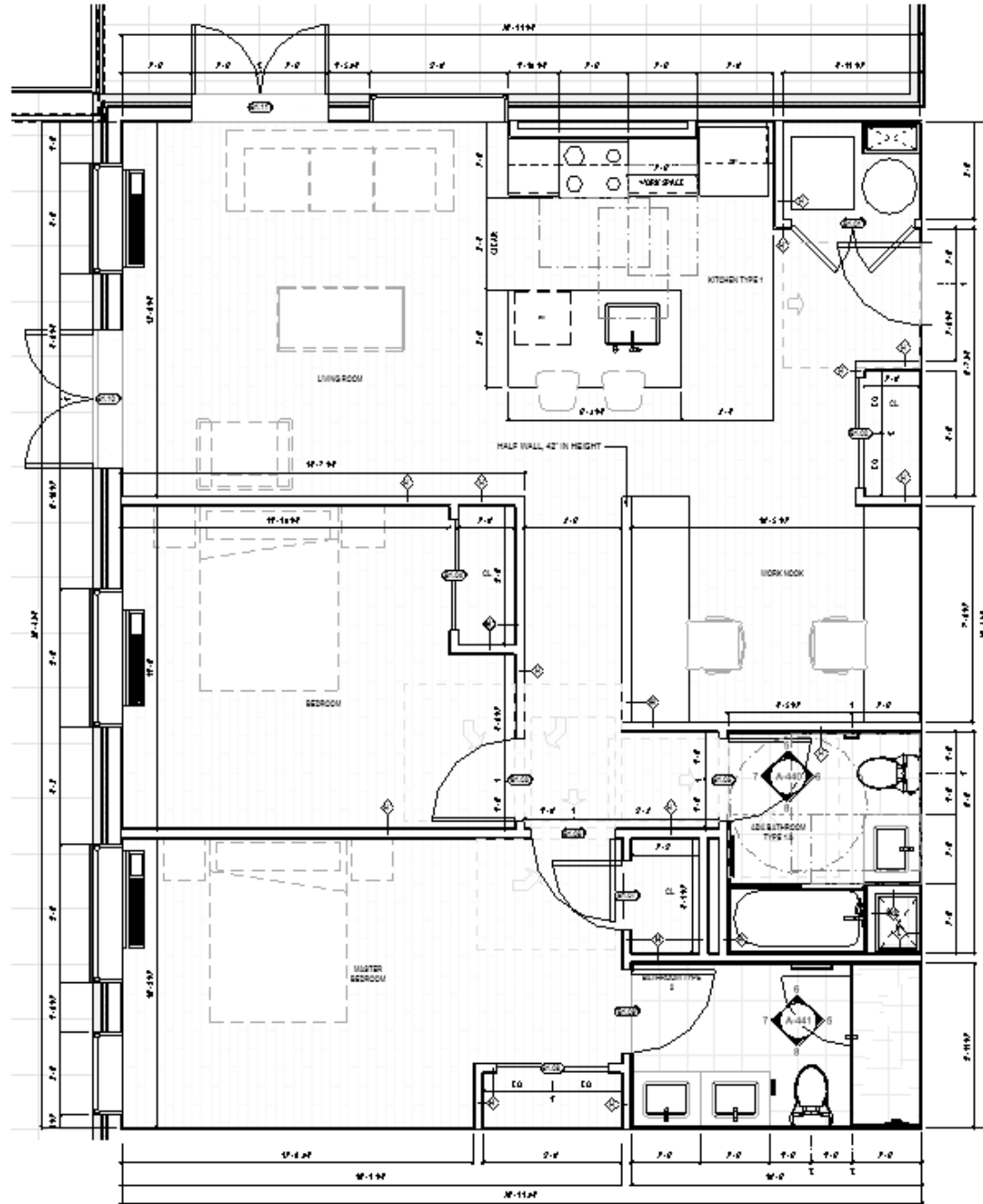
UNIT TYPE F
'L' SHAPED HALF WALL



CURRENT SUBMISSION

TYPICAL UNIT- WORKSPACE TYPE 2

UNIT TYPE B
42" HALF WALL



TYPICAL UNIT- WORKSPACE TYPE 3

Living Room: 11'-0" x 11'-0". Features a fireplace, a large window, and a door leading to the bedroom. Finish: B.

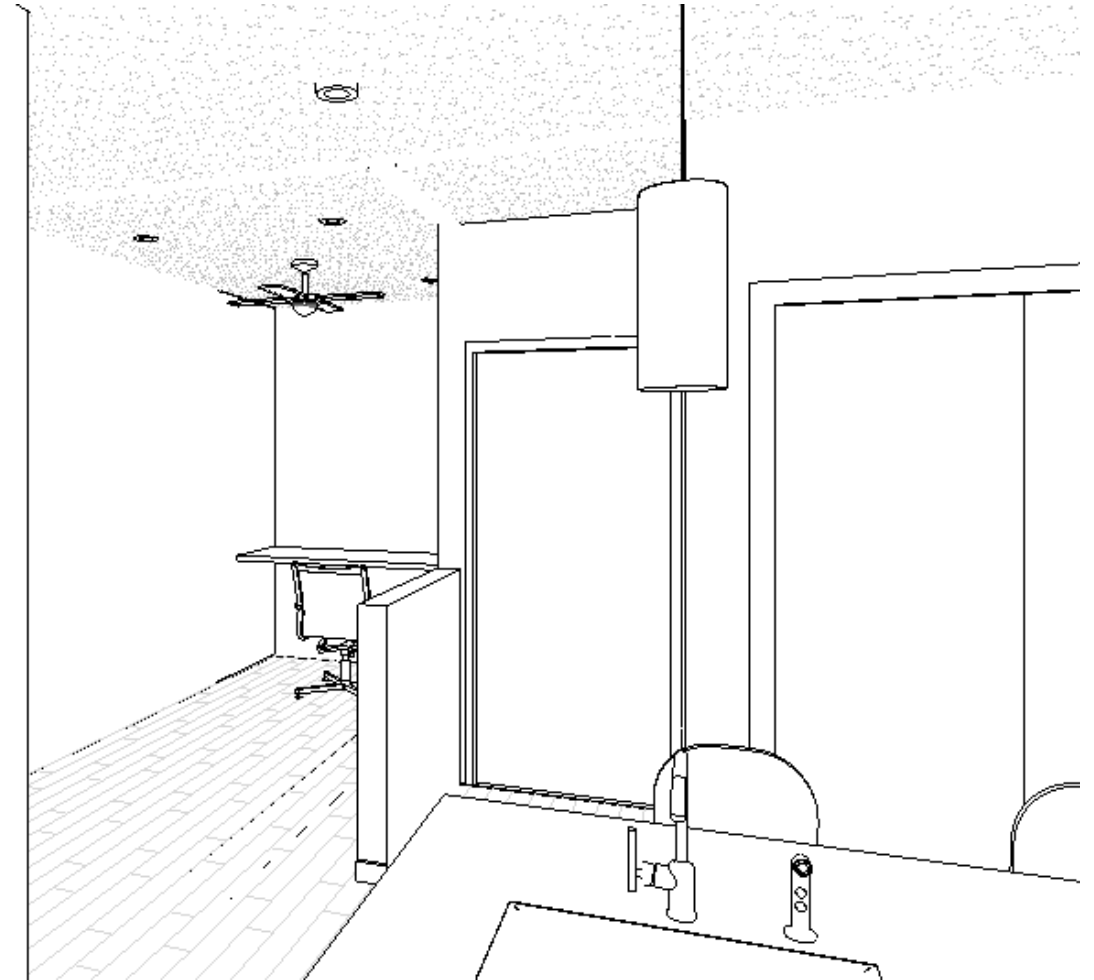
Kitchen: 10'-0" x 10'-0". Includes a sink, stove, and refrigerator. Finish: B.

Bathroom: 5'-0" x 5'-0". Includes a toilet, sink, and shower. Finish: C.

ADA Bathroom Type 1.5: 5'-0" x 5'-0". Includes a toilet, sink, and shower. Finish: C.

Bedroom: 11'-0" x 11'-0". Includes a bed and a window. Finish: B.

Other Features: A 42" L-shaped half wall is located between the kitchen and the ADA bathroom. A work nook is located in the kitchen area. The plan also shows various doors, windows, and structural elements.



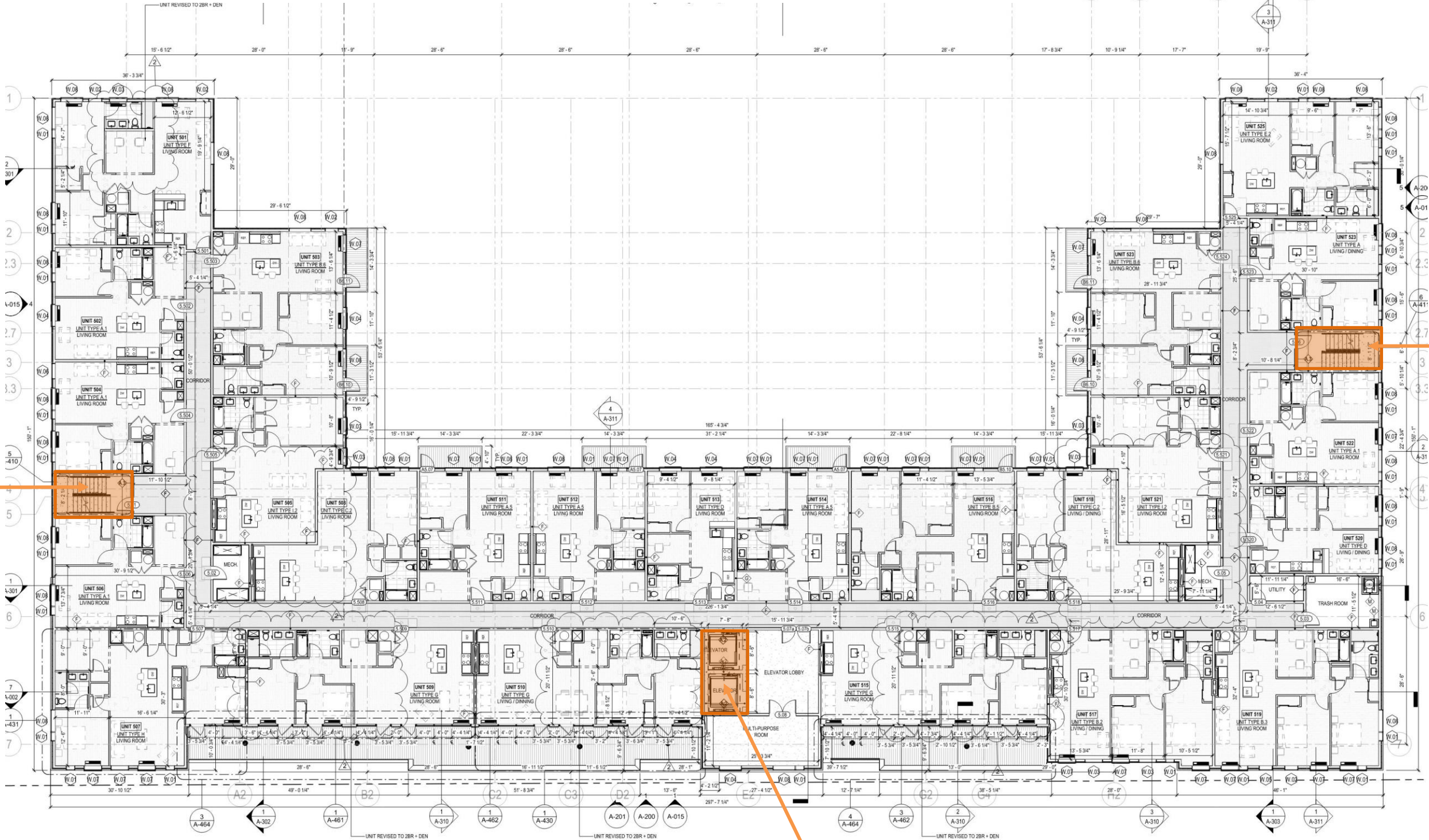
CURRENT SUBMISSION

FIFTH FLOOR PLAN

STAIR

STAIR

ELEVATORS



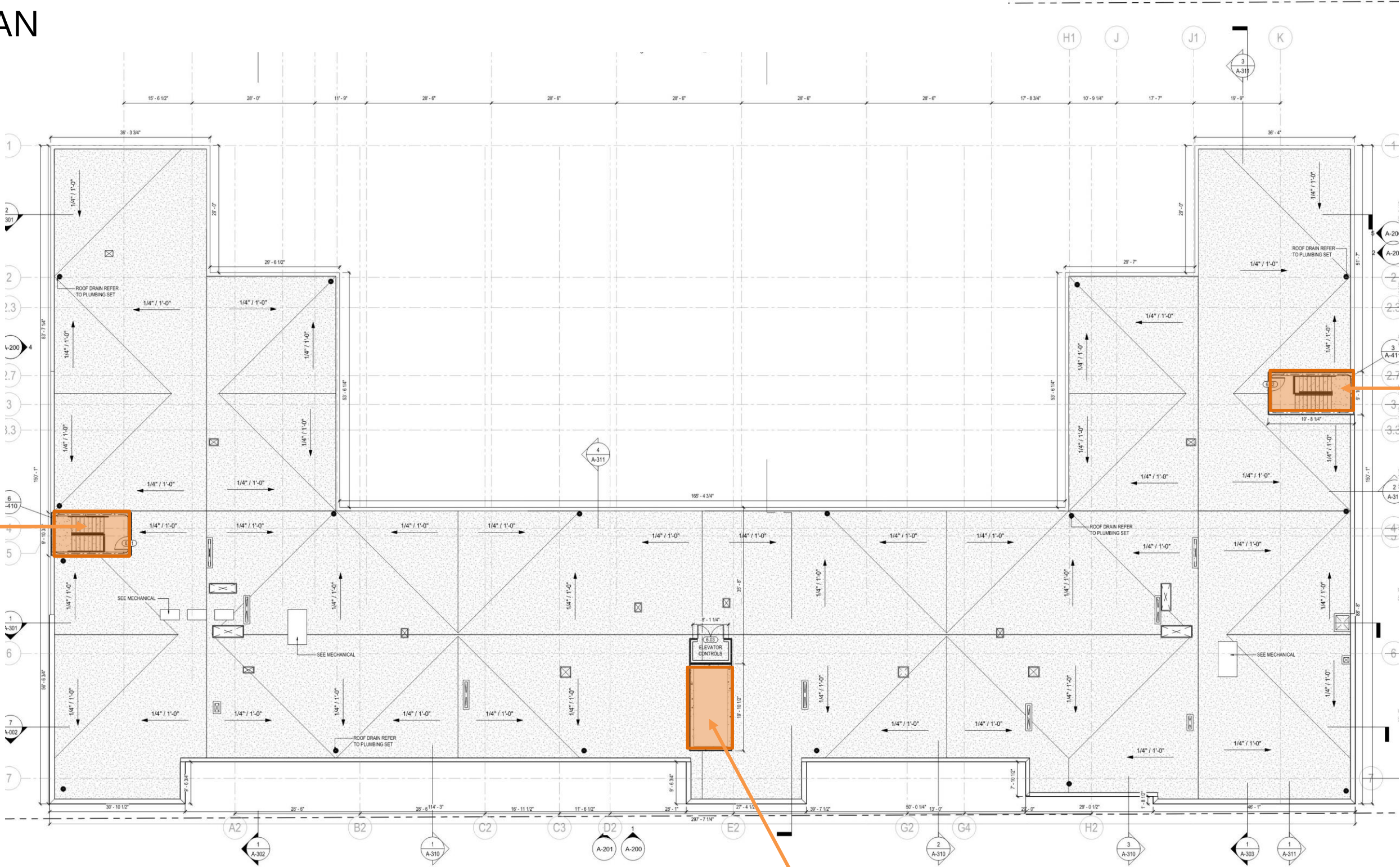
CURRENT SUBMISSION

ROOF PLAN

STAIR

STAIR

ELEVATORS



CURRENT SUBMISSION- DEVIATIONS REMOVAL

UNIT TYPES- MIN SF

ONE- BEDROOM MIN 750 SF

TWO- BEDROOM MIN 1,000 SF

SUBMITTED - NET AREAS

UNIT TYPE SCHEDULE				
UNIT TYPE	UNIT AREA	NO. BEDROOMS	NO. IN BUILDING	TOTAL AREA
UNIT TYPE A.1	739 SF	1 BR	23	16991
UNIT TYPE A.2	758 SF	1 BR	1	758
UNIT TYPE A.3	778 SF	1 BR	3	2335
UNIT TYPE A.4	750 SF	1 BR	3	2249
UNIT TYPE A.5	746 SF	1 BR	9	6713
UNIT TYPE B.1	1073 SF	2 BR	2	2147
UNIT TYPE B.2	1087 SF	2 BR	4	4348
UNIT TYPE B.3	1129 SF	2 BR	7	7902
UNIT TYPE B.4	1110 SF	2 BR	3	3330
UNIT TYPE B.5	1082 SF	2 BR	3	3247
UNIT TYPE B.6	1073 SF	2 BR	6	6440
UNIT TYPE C.1	800 SF	1 BR	2	1600
UNIT TYPE C.2	800 SF	1 BR	6	4800
UNIT TYPE D	585 SF	1 BR	7	4095
UNIT TYPE E.1	895 SF	2 BR	2	1791
UNIT TYPE E.2	895 SF	2 BR	2	1791
UNIT TYPE F	1129 SF	2 BR	4	4516
UNIT TYPE G	1083 SF	2 BR	3	3249
UNIT TYPE H	1175 SF	2 BR	1	1175
UNIT TYPE I.1	867 SF	1 BR	2	1734
UNIT TYPE I.2	867 SF	1 BR	6	5201
UNIT TYPE J	703 SF	1 BR	1	703
UNIT TYPE K	879 SF	1 BR	2	1758
UNIT TYPE L	765 SF	1 BR	2	1530
Grand total			104	90401

CLARIFICATION OF SF PER "FLOOR AREA" DEFINITION "FROM EXTERIOR FACES OF EXTERIOR WALLS"

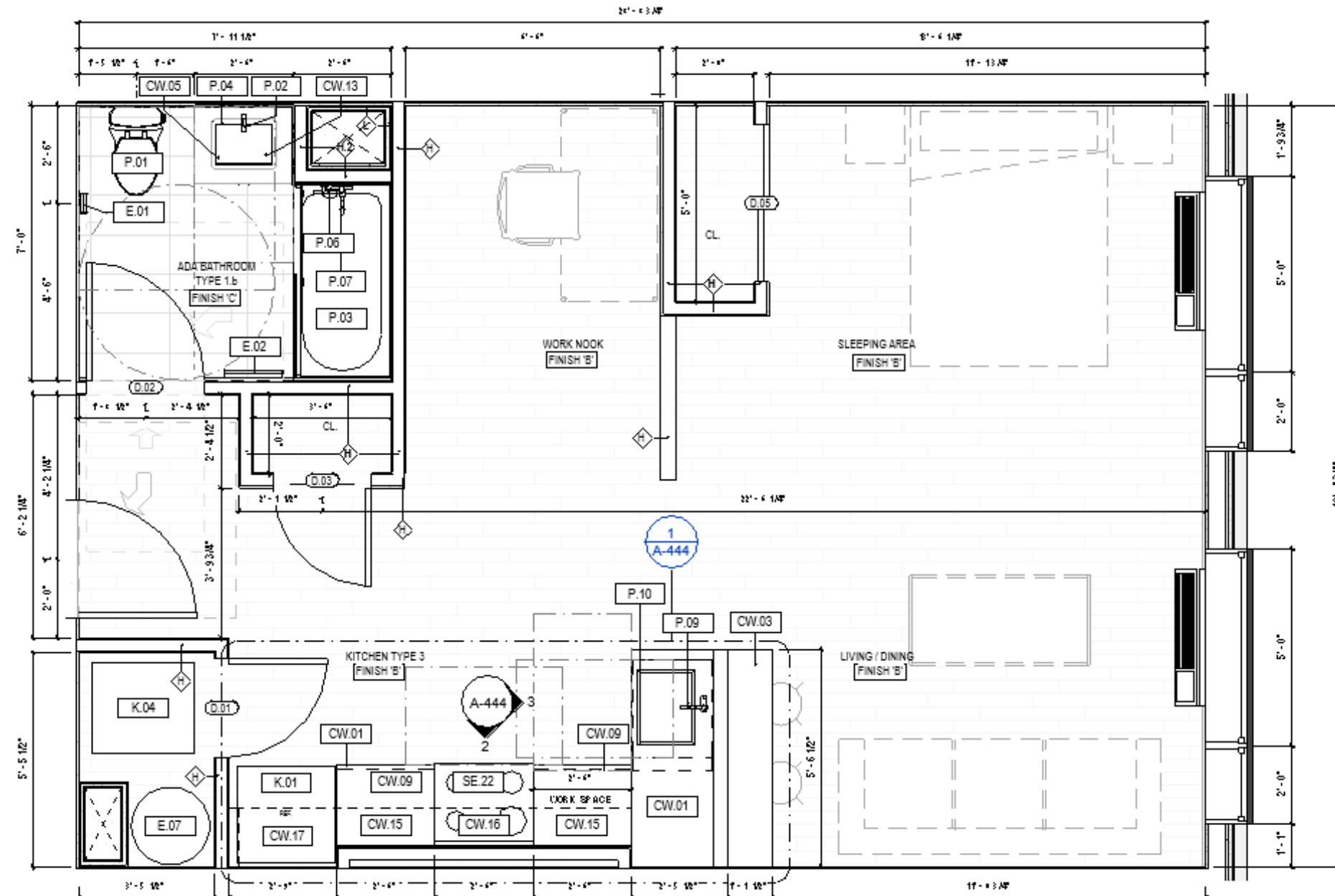
UNIT TYPE SCHEDULE				
UNIT TYPE	UNIT AREA	NO. BEDROOMS	NO. IN BUILDING	TOTAL AREA
UNIT TYPE A.1	767 SF	1 BR	23	17641
UNIT TYPE A.2	758 SF	1 BR	1	758
UNIT TYPE A.3	778 SF	1 BR	3	2335
UNIT TYPE A.4	750 SF	1 BR	3	2249
UNIT TYPE A.5	767 SF	1 BR	9	6905
UNIT TYPE B.1	1073 SF	2 BR	2	2147
UNIT TYPE B.2	1087 SF	2 BR	4	4348
UNIT TYPE B.3	1129 SF	2 BR	7	7902
UNIT TYPE B.4	1110 SF	2 BR	3	3330
UNIT TYPE B.5	1082 SF	2 BR	3	3247
UNIT TYPE B.6	1073 SF	2 BR	6	6440
UNIT TYPE C.1	800 SF	1 BR	2	1600
UNIT TYPE C.2	800 SF	1 BR	6	4800
UNIT TYPE D	585 SF	1 BR	7	4094
UNIT TYPE E.1	1009 SF	2 BR	1	1009
UNIT TYPE E.2	1000 SF	2 BR	3	3001
UNIT TYPE F	1129 SF	2 BR	4	4516
UNIT TYPE G	1083 SF	2 BR	3	3249
UNIT TYPE H	1175 SF	2 BR	1	1175
UNIT TYPE I.1	867 SF	1 BR	2	1734
UNIT TYPE I.2	867 SF	1 BR	6	5201
UNIT TYPE J	751 SF	1 BR	1	751
UNIT TYPE K	879 SF	1 BR	2	1758
UNIT TYPE L	765 SF	1 BR	2	1530
Grand total			104	91719



CURRENT SUBMISSION - DEVIATION REMOVAL

UNIT TYPE D - LAYOUT OPTIONS

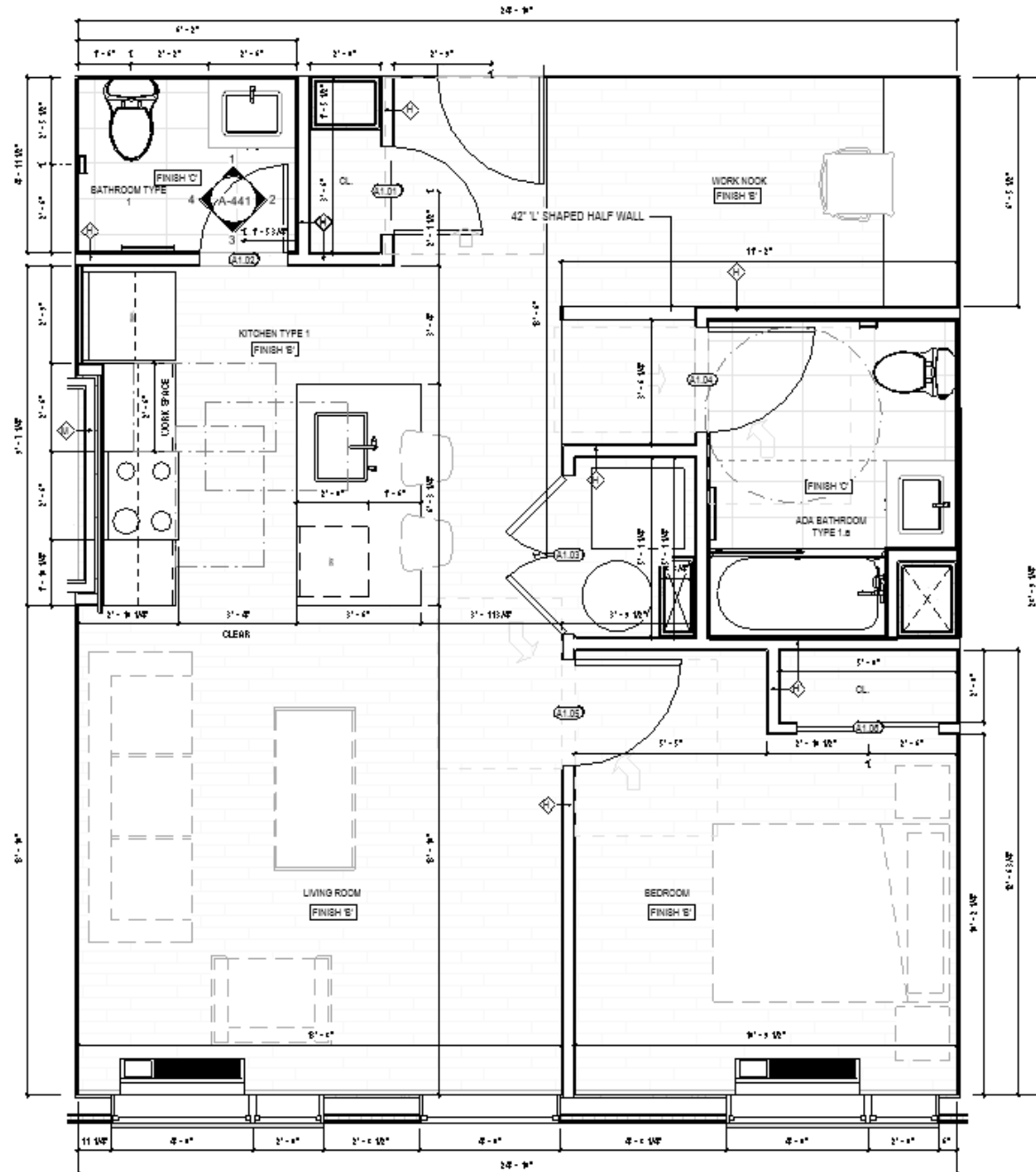
UNIT TYPE D EXHIBIT 585 SF UNIT
REMOVAL OF WALL TO MAKE STUDIO



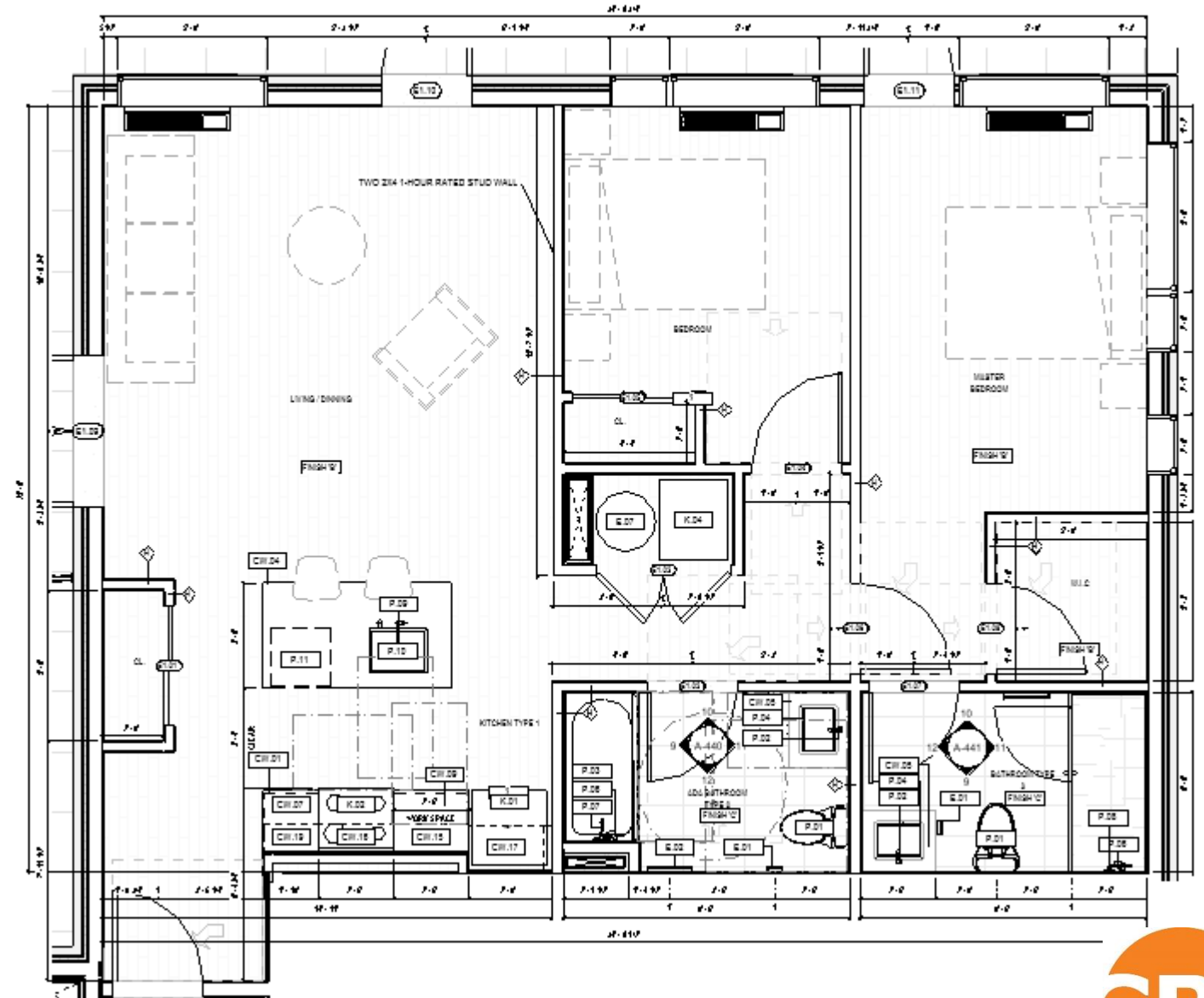
CURRENT SUBMISSION - DEVIATION REMOVAL

UNIT A.1, A.5, E.1, E.2 SF CLARIFICATION

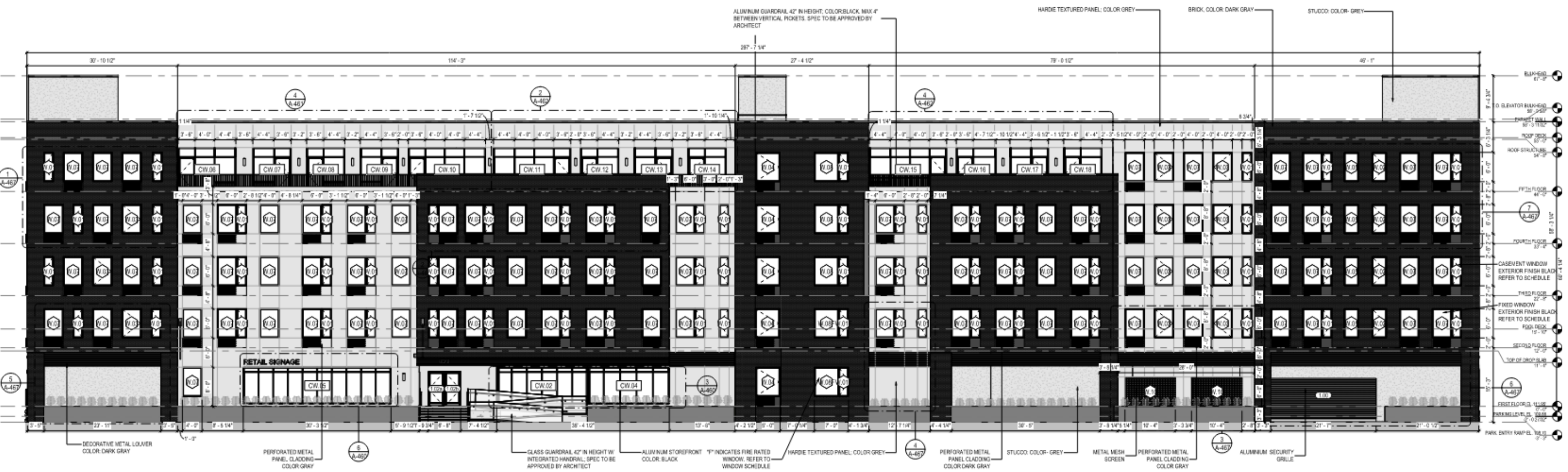
UNIT TYPE A.1 & A.5 - SF CLARIFICATION
(SAME UNIT EXCEPT FOR BALCONY)



UNIT TYPE E.1 & E.2 - SF CLARIFICATION
(SAME UNIT EXCEPT FOR BALCONY AND ENTRY VARIATION)



CURRENT SUBMISSION FRONT ELEVATION



MATERIAL LEGEND

BRICK

DESCRIPTION/ FINISH	MATERIAL SAMPLE
BRICK, COLOR: DARK GREY	

METAL

DESCRIPTION/ FINISH	MATERIAL SAMPLE
HARDIE TEXTURED PANEL, COLOR: GREY	
ALUMINUM GUARDRAIL, COLOR: GREY/BLACK	

DESCRIPTION/ FINISH	MATERIAL SAMPLE
PERFORATED METAL PANEL CLADDING, COLOR: GREY	
PERFORATED METAL PANEL CLADDING, COLOR: DARK GREY	

DESCRIPTION/ FINISH	MATERIAL SAMPLE
STEEL PANEL GUARDRAIL	
ALUMINUM FENCE	

STUCCO

DESCRIPTION/ FINISH	MATERIAL SAMPLE
STUCCO FINISH, COLOR: GREY	

GLASS

DESCRIPTION/ FINISH	MATERIAL SAMPLE
KAWNEER CURTAIN WALL, COLOR: BLACK FRAME	
GLASS GUARDRAIL	

WOOD

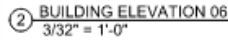
DESCRIPTION/ FINISH	MATERIAL SAMPLE
WOOD FENCE	



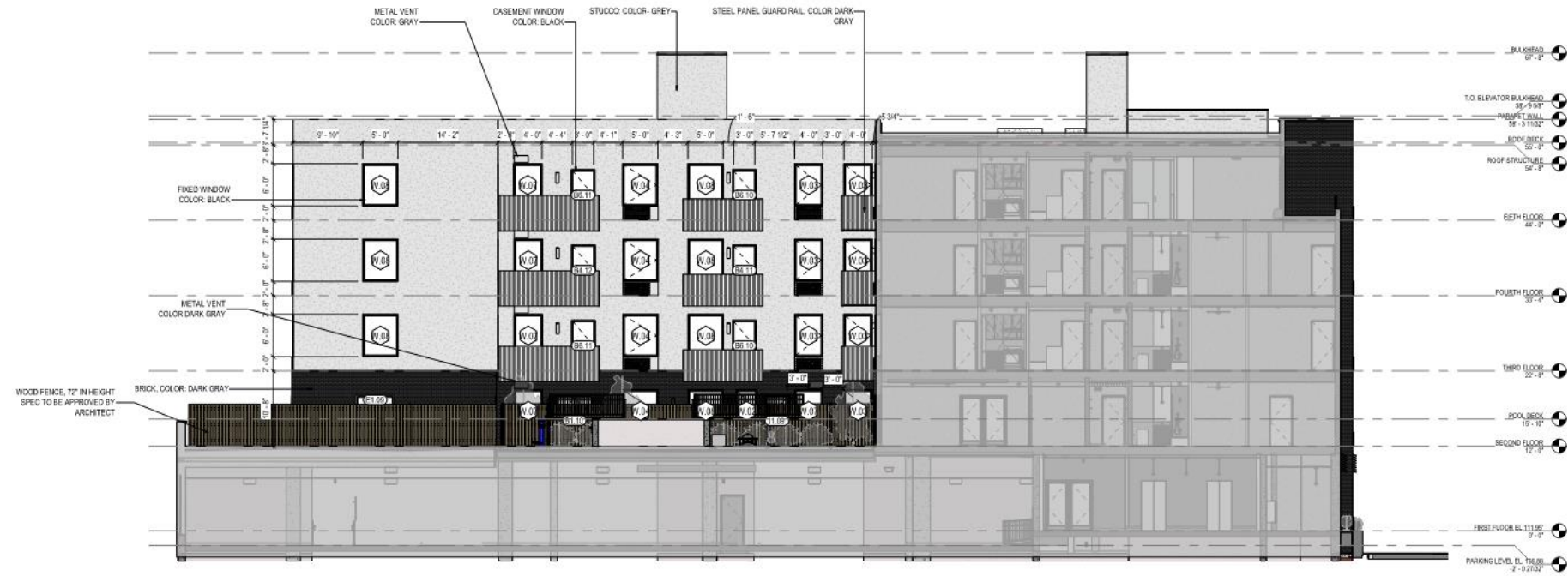
CURRENT SUBMISSION EAST & WEST ELEVATION



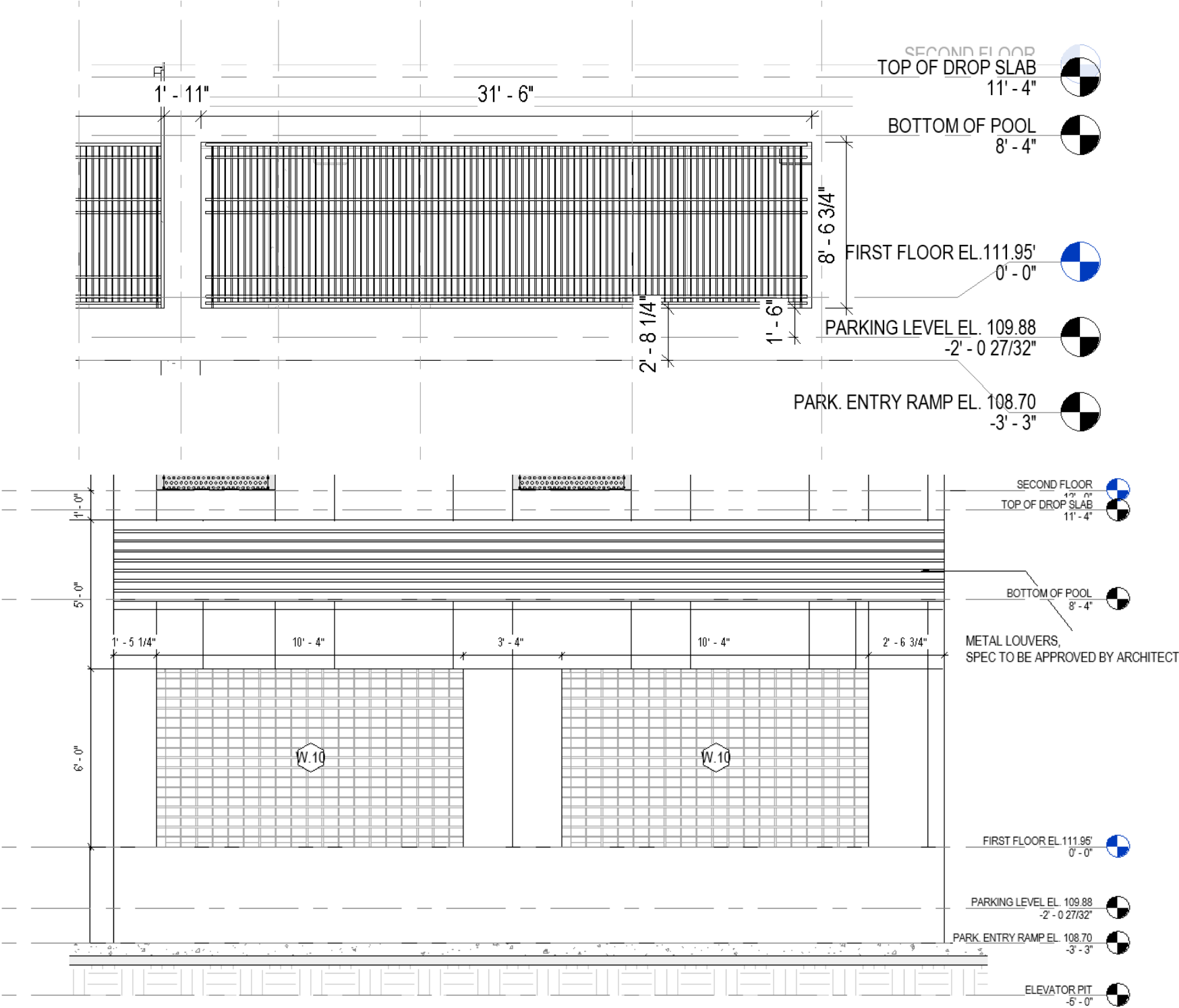
CURRENT SUBMISSION REAR ELEVATION

UNLIMITED UNPROTECTED OPENINGS FOR 2ND FL. & UP PER
NJBIC TABLE 705.8, FSD GREATER THAN 20' IN SPRINKLERED
BUILDING

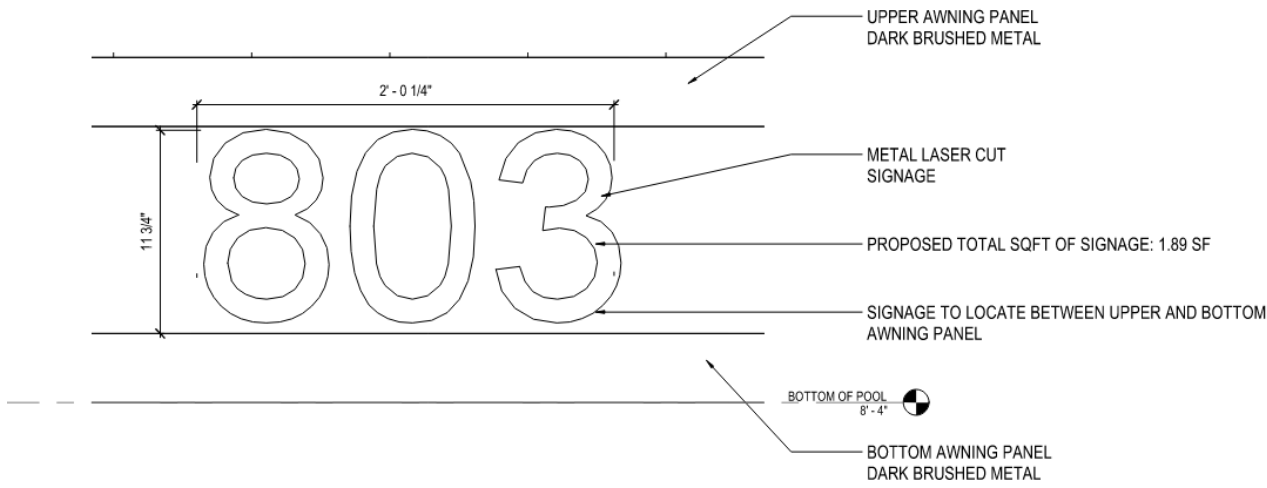
CURRENT SUBMISSION PROPOSED COURTYARD ELEVATIONS



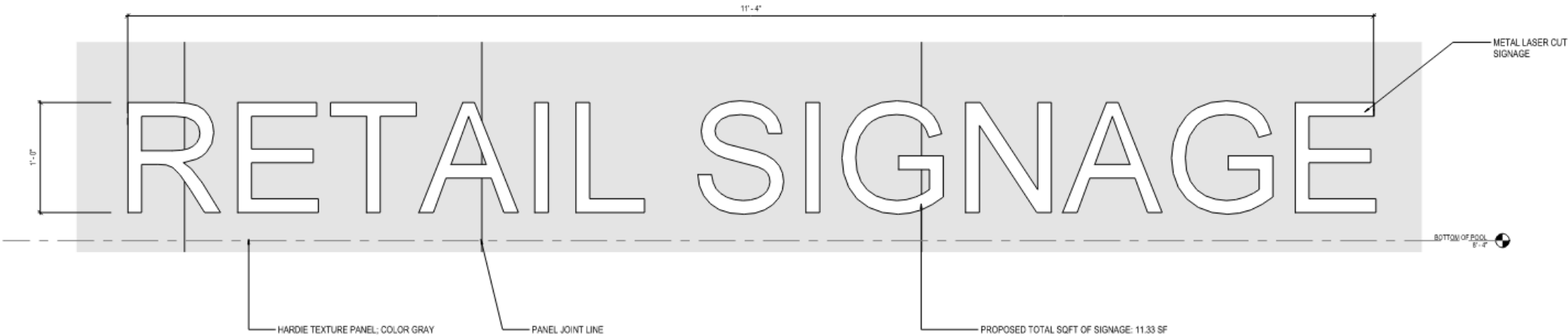
CURRENT SUBMISSION SCREENED OPENINGS



CURRENT SUBMISSION SIGNAGE



8'-8 1/2" HEIGHT TO BOTTOM
OF SIGNAGE



RETAIL SIGNAGE



8'-7" HEIGHT TO BOTTOM
OF SIGNAGE

