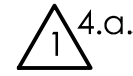


PROPOSED 5 STORY MIXED USE BUILDING WITH 42 APARTMENTS ON 4
RESIDENTIAL FLOORS OVER PARKING AND STREET LEVEL RETAIL AT:
1008-1014 SOUTH AVENUE
BLOCK 622, LOT 2, CITY OF PLAINFIELD



ZONE TODN/TSC - TRANSIT ORIENTED DEVELOPMENT NETHERWOOD / TRANSIDE COMMERCIAL ZONE				
ZONING TABULATION - TODN-SOUTH AVENUE REDEVELOPMENT PLAN (MARCH 4, 2021)				
SECTION	ORDINANCE	TODN / TSC	PROPOSED	VARIANCE
4.3 DISTRICT STANDARDS	PERMITTED USE	MIXED-USE STRUCTURE STUDIO / 1 BED / 2BED APARTMENTS / CHILD CARE / RETAIL / OFFICE / RESTAURANT / PERSONAL SERVICE / OFFICES / ART STUDIOS / ART GALLERIES / MUSEUMS / NIGHTCLUBS / MEETING CENTER OR CIVIC SPACES	42 APARTMENTS	NO
			1 RETAIL SPACE	NO
	ACCESSORY USES	GYM, PARKING, STRUCTURED PARKING	GYM, PARKING, STRUCTURED PARKING	NO
REGULATIONS				
SETBACKS	LOT AREA	MINIMUM LOT AREA	10,000 S.F.	39,845 SQ FT
		MINIMUM FRONT YARD SETBACK	0'	5'
		MAXIMUM FRONT YARD SETBACK	5'	5'
		MINIMUM SIDE YARD SETBACK	5'	22', 32'
		MINIMUM COMBINED SIDE SETBACK	20.00'	55'
REQUIREMENTS FOR ALL OTHER PROPERTIES IN THE TSC ZONE		MINIMUM REAR YARD SETBACK FROM PROPERTY LINE	15.00'	46'2, 35'
		MAX % BUILDING COVERAGE	75%	26.4%
		MAX % IMPERVIOUS COVERAGE	40%	76.2%
		MAX DENSITY (DU/ACRE)	100 UNITS PER ACRE (39,845 SF = 0.916 acres = 91 UNITS)	42 UNITS +1 RETAIL
		MAX F.A.R.	3.3	1.278
GENERAL STANDARDS		MAX BUILDING HEIGHT (FEET)	70'	55'-2"
		MAXIMUM NUMBER OF STORIES	6	5
		MAXIMUM NUMBER OF STORIES WITHIN FIRST 20' OF THE PROPERTY LINE	4	4
		MINIMUM NON-RESIDENTIAL SPACE NOT INCLUDING AMENITIES (GROUND FLOOR)	40% OF BUILDING COVERAGE	RETAIL - 1456 / 10,181 = = 14.3%
		MINIMUM 1ST FLOOR HEIGHT	12'	10' @ SOUTH AVE
		MINIMUM OPEN SPACE	5% OF THE PROPERTY = 2584 SQ FT	ROOF DECK 1400 SQ FT SEEDED AREA 3426 SQ FT TOTAL = 4826 SQ FT = 4.3%
GENERAL STANDARDS	A. PARKING SHALL BE LOCATED IN THE REAR AND OR SIDE OR UNDERNEATH THE BUILDING		COMPLIES	NO
	B. ALL NON-RESIDENTIAL AREA ON THE GROUND FLOOR SHALL HAVE STREET FRONTAGE		COMPLIES	NO
	C. FIRST FLOOR PARKING AREAS SHALL BE APPROPRIATELY SCREENED WITH A WALL. THE WALL SHALL COMPRISE OF ARCHITECTURAL FEATURES AND FACADE MATERIALS THAT ARE COMPATIBLE WITH THE GROUND FLOOR COMMERCIAL USE		COMPLIES	NO
	D. RESIDENTIAL USES ARE NOT ENCOURAGED ON THE GROUND FLOOR		COMPLIES	NO
	E. THERE SHALL BE NO MORE THAN 300 FEET OF A CONTINUOUS BUILDING FACADE ON A SINGLE PROPERTY		COMPLIES	NO
	F. STUDIO, ONE-BEDROOM AND TWO-BEDROOM UNITS SHALL BE NO LESS THAN 500 SQ FT, 750 SQ FT AND 1000 SQUARE FEET RESPECTIVELY		COMPLIES	NO
	G. STUDIO, ONE-BEDROOM AND TWO-BEDROOM UNITS SHALL PROVIDE A PARKING RATIO OF 1 SPACE FOR EVERY UNIT (1:1 PARKING)		COMPLIES	NO
	H. PARKING RATIOS FOR ALL OTHER USES SHALL BE IN ACCORDANCE WITH THE SECTION 17.9-42 OF THE CITY'S ORDINANCE		COMPLIES	NO
	I. A ROOF TOP GARDEN, DECK OR GREEN ROOF AT ANY LEVEL SHALL BE PROVIDED ON EVERY NEWLY CONSTRUCTED BUILDING IN THE ZONE		COMPLIES	NO
	J. WHERE BUILDING SETBACKS CREATE TERRACES, LANDSCAPING IS ENCOURAGED AROUND THE TERRACE		COMPLIES	NO
	K. SUSTAINABLE DESIGN PRACTICES AND LEED CERTIFIABLE BUILDINGS ARE STRONGLY ENCOURAGED.		COMPLIES	NO
	L. WHEN DESIGNING PLAZAS AND PUBLIC SPACES THE USAGE OF PERMEABLE SURFACES AND MATERIALS ARE STRONGLY ENCOURAGED.		COMPLIES	NO
	M. SHARED PARKING ARRANGEMENT AMONG USES IS ENCOURAGED.		COMPLIES	NO
	N. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY'S 2018 SIGNAGE DESIGN STANDARDS.		COMPLIES	NO
	O. PARKING LOTS SHALL BE LOCATED AWAY FROM PUBLIC VIEW AND APPROPRIATELY SCREENED.		COMPLIES	NO
	P. SHARED DRIVEWAYS AND SHIPPING AND RECEIVING POINTS ARE ENCOURAGED TO REDUCE THE NUMBER OF CURB OPENINGS TO ENHANCE THE STREETSCAPE AND PROMOTE TRAFFIC SAFETY.		COMPLIES	NO
	Q. PARKING LOT AND OTHER SERVICE AREAS SHALL BE APPROPRIATELY SCREENED WITH A LANDSCAPE BUFFER.		COMPLIES	NO
	R. WITH THE EXCEPTION OF DRIVEWAYS AND ENTRANCES TO THE PARKING GARAGE, THE ENTIRE FRONTAGE ALONG SOUTH AVENUE SHALL BE OCCUPIED BY RETAIL USE.		COMPLIES	NO
	S. FOR PARKING LOTS LOCATED UNDER A BUILDING, THE CITY LAND USE BOARDS MAY, INSTEAD OF REQUIRING PLANTING ISLANDS, REQUIRE A CONTRIBUTION TO THE PLAINFIELD SHADE TREE FUND IN ACCORDANCE WITH SECTION 17.9-44C OF THE CITY LAND USE ORDINANCE.		COMPLIES	NO
	T. REFUSE CONTAINMENT AREAS SHALL BE LOCATED AWAY FROM STREETVIEW AND ENCLOSED BY A FENCE.		COMPLIES	NO

BUILDING INFORMATION

SITE AREA	39,845 SQ FT (0.916 ACRES)
DENSITY:	100 UNITS / ACRE = 0.916 x 100 = 91 UNITS PERMITTED
BUILDING COVERAGE (75% PERMITTED)	= 26.4% = 10,541 SQ FT
LOT COVERAGE (90% PERMITTED)	= 76.2% = 30,384 SQ FT
PERMITTED FAR = 3.3	PARKING
PROPOSED FAR	1 SPACE PER UNIT = 42 SPACES REQUIRED
5 STORY 42 UNIT BUILDING	RETAIL = 1456/ 300 = 5 SPACES REQUIRED
1ST FLOOR = 10,181	TOTAL PARKING REQUIRED = 47 SPACES
2ND FLOOR = 10,541	TOTAL PARKING PROVIDED = 48 SPACES
3RD FLOOR = 10,541	
4TH FLOOR = 10,541	
5TH FLOOR = 2,526	
ROOF = 280	
TOTAL AREA = 51,010	
51,010/ 39,845 = 1.278 FAR PROPOSED	

BUILDING CODES

1. 2018 INTERNATIONAL BUILDING CODE (NJ EDITION) WITH EDITS FROM NJ 5:23 - 3.14	
2. 2009 ICG/ANSI A117.1-2009, B.F. CODE - NJ 5:23 SUBCH. 1	
3. 2018 INTERNATIONAL MECHANICAL CODE (NJAC 5:23-3.20)	
4. 2018 INTERNATIONAL FUEL GAS CODE (NJAC 5:23-3.22)	
5. ASHRAE 90.1-2016 (BUILDINGS EXCEPT LOW RISE RESIDENTIAL)	
6. 2018 NATIONAL STANDARD PLUMBING CODE - NJAC 5:23-3.15	
7. 2017 NATIONAL ELECTRICAL CODE (NFPA 70)	
8. ELEVATOR SUBCODE (NJAC 5:23-12)	
BUILDINGS / SITE CHARACTERISTICS	
1. USE GROUP	R-2 MULTI FAMILY RESIDENTIAL, S-2 PARKING, RETAIL
2. CONST CLASS	TYPE IA PROTECTED 1ST FLR, TYPE VA, PROTECTED ABOVE
3. NUMBER OF STORIES	5 STORIES
4. HEIGHT OF STRUCTURE	55'-2" MEASURED FROM AVERAGE GRADE
5. AREA- LARGEST FLOOR	10,537 SQ FT
6. FLOOD HAZARD ZONE	NO
7. BASE FLOOD ELEVATION	N/A
8. WETLANDS	NO

DESIGN STANDARDS

4.4 DESIGN STANDARDS
PLAINFIELD ENVISIONS A VIBRANT AND ATTRACTIVE SETTING FOR NETHERWOOD STATION. THE CITY RECOGNIZES THAT A NUMBER OF URBAN DESIGN AND IMPROVEMENTS ARE NECESSARY IN ORDER TO ACHIEVE THIS VISION. THESE IMPROVEMENTS INCLUDE PEDESTRIAN AND PARKING UPGRADES TO NEIGHBORHOOD AND COMMERCIAL DEVELOPMENTS; ALL AIMING AT INCREASING THE DESIRABILITY OF THE STATION AREA AS A PLACE OF RESIDENCE AND COMMERCE. THE KEY ELEMENTS ON WHICH THE DESIGN STANDARDS ARE LISTED BELOW:
a) BUILDING MASS AND FORM
b) VARIATION IN ARCHITECTURAL MASSING IS ENCOURAGED. ARCHITECTURAL MASSING IS THE ARRANGEMENT OF FORMS OF A BUILDING. MASSING REFERS TO THE STRUCTURE IN A THREE-DIMENSIONAL FORM.
c) PRIMARY ENTRANCES SHALL BE CONVENIENTLY ORIENTED TO PUBLIC STREETS OR PLAZAS TO ALLOW SAFE, CONVENIENT ACCESS TO AND FROM TRANSIT FACILITIES AND/OR SERVICES.
d) BUILDINGS SHOULD BE PLACED TO MINIMIZE THE NUMBER OF DRIVEWAYS ALONG MAIN STREETS AND PRIMARY PEDESTRIAN ROUTES.
e) BUILDINGS SHOULD INCLUDE AT THE STREET LEVEL, DESIGN ELEMENTS THAT ENCOURAGE PEDESTRIAN INTEREST SUCH AS LARGE DISPLAY WINDOWS, MULTIPLE ENTRIES, AND CLEAR SIGNAGE.
f) BUILDING ENTRIES MAY BE RECESSED INTO THE FACADE AND PARTIALLY COVERED, ALLOWING PEDESTRIANS TO ESCAPE INCLEMENT WEATHER.
g) BUILDINGS WITH EXPANSIVE BLANK WALLS ARE PROHIBITED.

ARCHITECTURAL STANDARDS AND FACADE TREATMENTS
a) STRUCTURES SHOULD BE DESIGNED TO ENCOURAGE ARCHITECTURAL VARIETY WITHIN AN OVERALL FRAMEWORK OF DESIGN CONTINUITY.
b) A HUMAN SCALE OF DEVELOPMENT SHALL BE ACHIEVED AT GRADE AND ALONG STREET FRONTAGE THROUGH THE USE OF BUILDING ELEMENTS SUCH AS ENLARGED ENTRANCES, CORNERS, DISPLAY WINDOWS, DOORS, COLUMNS, AWNINGS, CANOPIES, AND GRAPHIC PANELS. THESE ARE ENCOURAGED TO PROVIDE A VISUALLY ATTRACTIVE ENVIRONMENT AND HELP ALLEVIATE THE MONOTONY OF PEDESTRIAN TRIPS.
c) BUILDING FACADES OF TWO-FAMILY HOMES, DUPLEXES AND STACKED TOWN-HOMES SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DORMERS, BAY WINDOWS, BALCONIES, ETC. SUCH FEATURES MAY BE PERMITTED TO PROJECT OVER PEDESTRIAN SIDEWALKS, WITH A MINIMUM CLEARANCE OF 8.5 FEET, TO WITHIN FOUR FEET OF A CURB.
d) ARCHITECTURAL FEATURES ARE TO BE PROVIDED WHEN USING A FAT ROOF. THESE FEATURES ARE TO INCLUDE A PARAPET WALL ACCENTED WITH A CORNICE AND FRIEZE. GAPPED ROOF OR SLOPING ROOF STRUCTURES ARE ENCOURAGED.
e) SPATIAL GAPS CREATED IN THE STREET-WALL BY PARKING OR OTHER NON-PEDESTRIAN AREAS SHOULD BE MINIMIZED.
f) MULTI-TENANT BUILDINGS SHALL PROVIDE VARIED STOREFRONTS. UPPER FLOORS MAY BE COORDINATED WITH GROUND FLOORS THROUGH COMMON MATERIALS AND COLORS.
g) DESIGN EMPHASIS SHALL BE PLACED ON PRIMARY BUILDING ENTRANCES. THEY SHOULD BE VERTICAL IN CHARACTER, PARTICULARLY WHEN THERE IS THE NEED TO PROVIDE CONTRAST WITH A LONG LINEAR BUILDING FOOTPRINT, AND SUCH DETAILS AS PIERS, COLUMNS, AND FRAMING SHOULD BE UTILIZED TO REINFORCE VERSATILITY. THIS IS ESPECIALLY IMPORTANT WHEN DESIGNING SITE LAYOUTS ON LONG AND SHALLOW LOTS ALONG SOUTH AVENUE.
h) SIDE AND REAR YARD ELEVATIONS SHOULD RECEIVE ARCHITECTURAL TREATMENTS COMPARABLE TO THE FRONT FACADES WHEN PUBLIC ACCESS OR PUBLIC PARKING IS PROVIDED NEXT TO THE BUILDINGS.
i) IF A PARKING DECK/ STRUCTURE IS CONSTRUCTED, THE FACADE ELEVATIONS SHALL RECEIVE ARCHITECTURAL TREATMENT THAT COMPLEMENTS THE PRINCIPAL BUILDING.
j) THE BUILDING DESIGN IS TO INCORPORATE GREEN DESIGN TECHNIQUES AND PROMOTE ENERGY EFFICIENCY THROUGH THE CHOICE OF MATERIALS AND MAJOR SYSTEMS. THE APPLICANT SHALL DEMONSTRATE TO THE BOARD WHAT TECHNIQUES ARE BEING PROMOTED.
k) BUILDINGS ON CORNER LOTS MAY BE REQUIRED TO INCORPORATE AN ARCHITECTURAL ORIENTED FEATURE AT THE CORNER. MANY OPTIONS ARE POSSIBLE INCLUDING PLAZAS, ARTWORK, TURRETS, CURVED CORNERS, ETC.
l) MATERIAL AND TEXTURE
m) BUILDING MATERIALS MAY BE APPROPRIATE AND UTILIZED. MASONRY, WHICH WORKS WELL AT THE BASE OF THE BUILDING, CAN VARY IN SIZE, COLOR, AND TEXTURE, AND ENABLE THE PROVISION OF A DECORATIVE PATTERN OR BAND.
n) THE USE OF FABRIC OR METAL CANOPIES IS TO BE ENCOURAGED, ESPECIALLY OVER STOREFRONTS, AT ENTRANCES OR OVER DISPLAY WINDOWS. THESE MAY DISPLAY ADDRESS AND LOGO OF THE RETAIL ESTABLISHMENT.
o) SERVICE AREAS
p) ALL LOADING AREAS SHOULD BE LOCATED IN A REAR YARD AND SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAYS.
q) SERVICE AREAS AND STORAGE YARDS SHOULD BE SCREENED FROM PUBLIC VIEW.
r) SERVICE AREAS SHOULD BE DESIGNED TO FIT WITHIN A SITE AND SCREENED FROM VIEWS WITH WALLS, FENCING, LANDSCAPING OR OTHER MATERIALS THAT COMPLEMENT ADJACENT BUILDINGS AND PROVIDE SCREENING IN ALL SEASONS.
s) INDIVIDUAL LOADING, SERVICE, AND UTILITY AREAS FOR BUSINESSES ARE DISCOURAGED. SHARED SERVICE AREAS SHOULD BE CONSIDERED FOR EASE OF MAINTENANCE AND IMPROVED AESTHETICS AS WELL AS THE POTENTIAL TO CREATE NEW SITE AREA FOR LANDSCAPING AND/OR PARKING SPACES.
STREETSCAPE STANDARDS
a) THE ADOPTED STREETSCAPE DESIGN MANUAL SHALL APPLY TO ALL DEVELOPMENT WITHIN THE REDEVELOPMENT AREA.



1 REDEVELOPMENT PLAN MAP
SCALE: 1"=200'



3 600' RADIUS KEY MAP
SCALE: 1"=600'

VARIANCES / DESIGN WAIVERS

- PER 17.9-24B - BUFFERING - A NON-RESIDENTIAL USE SHALL BE PROVIDED WITH (10) FEET OF BUFFERING BETWEEN IT AND A RESIDENTIAL PROPERTY. (3) FEET BUFFERING PROPOSED ALONG THE EAST SIDE DUE TO FIRE LANE REQUIREMENT. - A VARIANCE IS REQUIRED.
- PER 17.9-24C - BUFFERING - 10' REQUIRED AROUND PARKING. 8' PROVIDED ALONG NORTH PROPERTY LINE FOR 50' LENGTH. A VARIANCE IS REQUIRED.
- PER 17.9-42a - A NON-RESIDENTIAL DRIVEWAY IS TO BE PLACED WITHIN (10) FEET OF AN EXISTING RESIDENTIAL USE. FIRE LANE IS 3' FROM LOT LINE - A VARIANCE IS REQUIRED.
- PER 17.9-42d - A MINIMUM (5) FOOT SETBACK OF BUILDINGS FROM DRIVEWAYS AND PARKING AREAS IS REQUIRED. NO SETBACK IS PROPOSED BETWEEN THE BUILDING AND THE EMERGENCY ACCESS DRIVE ON ITS EASTERLY SIDE. - A VARIANCE IS REQUIRED.
- PER 17.9-43b - 5% MINIMUM OF INTERIOR AREAS OF A PARKING LOT SHALL BE PROVIDED WITH PLANTING ISLANDS AND A MINIMUM OF 1 DECIDUOUS TREE FOR EVERY 5 PARKING SPACES. NO ISLANDS OR LANDSCAPING IS PROPOSED. A VARIANCE IS REQUIRED.
- PER 17.9-43b(2) NO MORE THAN EIGHT PARKING SPACES SHALL BE PLACED IN ONE ROW WITHOUT AN INTERVENING LANDSCAPE ISLAND. ONE ROW OF 12 SPACES IS PROPOSED. A VARIANCE IS REQUIRED.
- PER 17.9-44c - SHADE TREES BE PLANTED AT INTERVALS OF 40 FEET ALONG A RIGHT-OF-WAY. (3) SHADE TREES ARE REQUIRED AND ONLY (2) SHADE TREES ARE PROPOSED ALONG SOUTH AVENUE. A VARIANCE IS REQUIRED.
- PER 17.9-52b(6) GROUND FLOORS OF MIXED USE BUILDINGS SHALL CONTAIN AN ENTRANCE LOBBY AND FIFTY PERCENT (50%) OF THE REAR FIRST FLOOR AREA SHALL CONSIST OF PRIVATE, INDOOR BUILDING AMENITIES AND COMMON SPACE FOR RESIDENTS. BIKES + STORAGE = 864 SQ FT = 8.5% AMENITIES IS PROVIDED. A VARIANCE IS REQUIRED.
- PER 17.11-8 REQUIRES THAT THE MIX OF DWELLING UNITS BE DESIGNED SUCH THAT NO MORE THAN 75% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL HAVE THE SAME NUMBER OF BEDROOMS; AND THIRTY-FOUR OF THE PROPOSED FORTY-TWO RESIDENTIAL UNITS (83%) ARE ONE-BEDROOM UNITS. A DESIGN WAIVER IS REQUIRED.
- PER 17.11-11 REQUIRES THAT A LANDSCAPING PLAN BE CERTIFIED BY A LICENSED NEW JERSEY LANDSCAPE ARCHITECT; AND THE PROPOSED LANDSCAPE PLAN HAS NOT BEEN CERTIFIED. A DESIGN WAIVER IS REQUIRED.
- PER 17.11-13 REQUIRES THAT LOADING SPACE DIMENSIONS BE 10- FEET WIDE BY 45- FEET LONG BY 15- FEET HIGH. A LOADING AREA MEASURING 17.6- FEET WIDE AND 28- FEET LONG IS PROPOSED. A DESIGN WAIVER IS REQUIRED.



2 TAX MAP / 200' RADIUS
SCALE: 1/128"=10'

REDEVELOPMENT PLAN DEVIATIONS

1. PER DESIGN STANDARD "d" UNDER ARCHITECTURAL STANDARDS AND FACADE TREATMENTS A PARAPET WALL ACCENTED WITH CORNICE AND FRIEZE ARE TO BE INCLUDED AS FEATURES WITH A FLAT ROOF. A FLAT ROOF IS PROPOSED. THE PARAPET IS NOT ACCENTED WITH A CORNICE OR FRIEZE AS IT DOES NOT COMPLIMENT THE PROPOSED ARCHITECTURE.

DRAWING LIST

TITLE	DATE	ISSUE #
Z-1 TITLE SHEET, TABULATION CHART, MAPS	11/4/2021	2
Z-2 IMAGES OF EXISTING SITE	11/4/2021	2
Z-3 SITE IMPACT PLAN	11/4/2021	2
Z-4 SITE DETAILS	11/4/2021	2
Z-5 1ST FLOOR PLAN	11/4/2021	2
Z-6 2ND FLOOR PLAN	11/4/2021	2
Z-7 3RD - 5TH FLOOR PLAN	11/4/2021	2
Z-8 ROOF PLAN	11/4/2021	2
Z-9 ELEVATIONS	11/4/2021	2
Z-10 ELEVATIONS	11/4/2021	2
Z-11 SIGNAGE	11/4/2021	2

PLAINFIELD PLANNING BOARD

CITY ENGINEER	
BOARD CHAIRMAN	
BOARD SECRETARY	

MVMK

Minervini Vandermark Melia Kelly
Architecture + Design
360 14th St., Hoboken, NJ, 07030
T. 201-386-0637
E. info@mvmkarchitecture.com
www.mvmkarchitecture.com



SEAL
Frank J. Minervini, AIA
NJ License # 12576
NY License # 03 0297 63
Anthony C. Vandermark, Jr. AIA
NJ License # 17699
NY License # 32710-1
Adrian Melia, AIA
NJ License # 18738
Claran Kelly, AIA
NJ License # 18866

2	11/09/2021	Planner Cmmts 2
1	09/21/2021	Planner Cmmts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title
1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

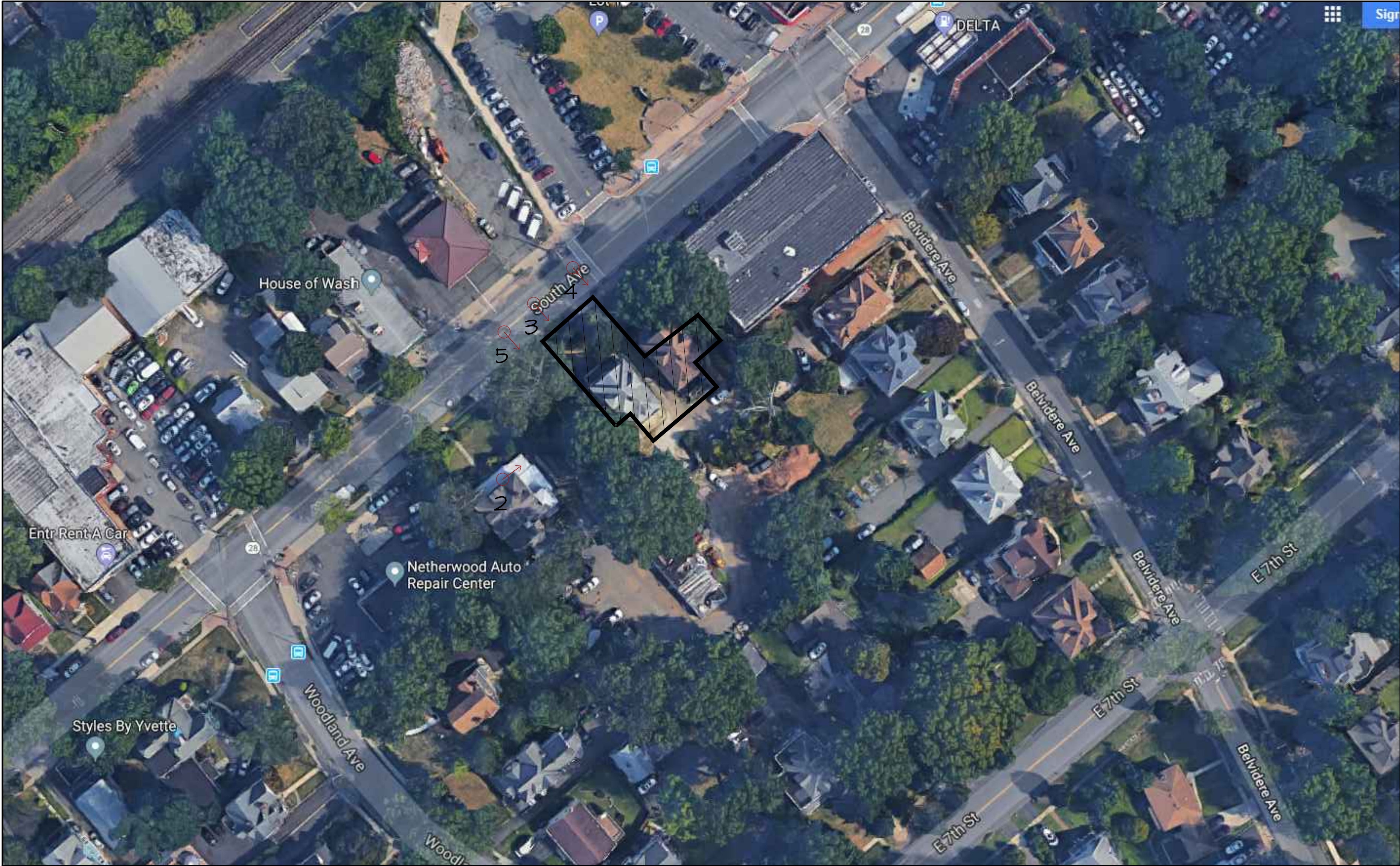
Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431
Drawn by : AJM
Checked by : FJM, ACV
Scale : As Noted

Sheet Title
TITLE SHEET
ZONING TABULATION, BUILDING
DATA, MAPS, 200' LIST

Sheet Number



1 AERIAL VIEW



5 ADJOINING PROPERTY AT SOUTH AVENUE



2 WOODLAND AVENUE FRONT VIEW



3 SOUTH AVENUE FRONT VIEW



4 SOUTH AVENUE PROPERTY AND ADJOINING PROPERTY

MVMK

Minervini Vandermark Melia Kelly
Architecture + Design
360 14th St., Hoboken, NJ, 07030
T. 201-386-0637
E. info@mvmkarchitecture.com
www.mvmkarchitecture.com



SEAL

Frank J. Minervini, AIA
NJ License # 12576
NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA
NJ License # 17698
NY License # 32710-1

Adrian Melia, AIA
NJ License # 18738

Ciaran Kelly, AIA
NJ License # 18866

2	11/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title
1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431
Drawn by : AJM
Checked by : FJM, ACV
Scale : As Noted

Sheet Title

IMAGES OF EXISTING SITE

Sheet Number

7-2



SEAL

Frank J. Minervini, AIA

NJ License # 12576

NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA

NJ License # 17698

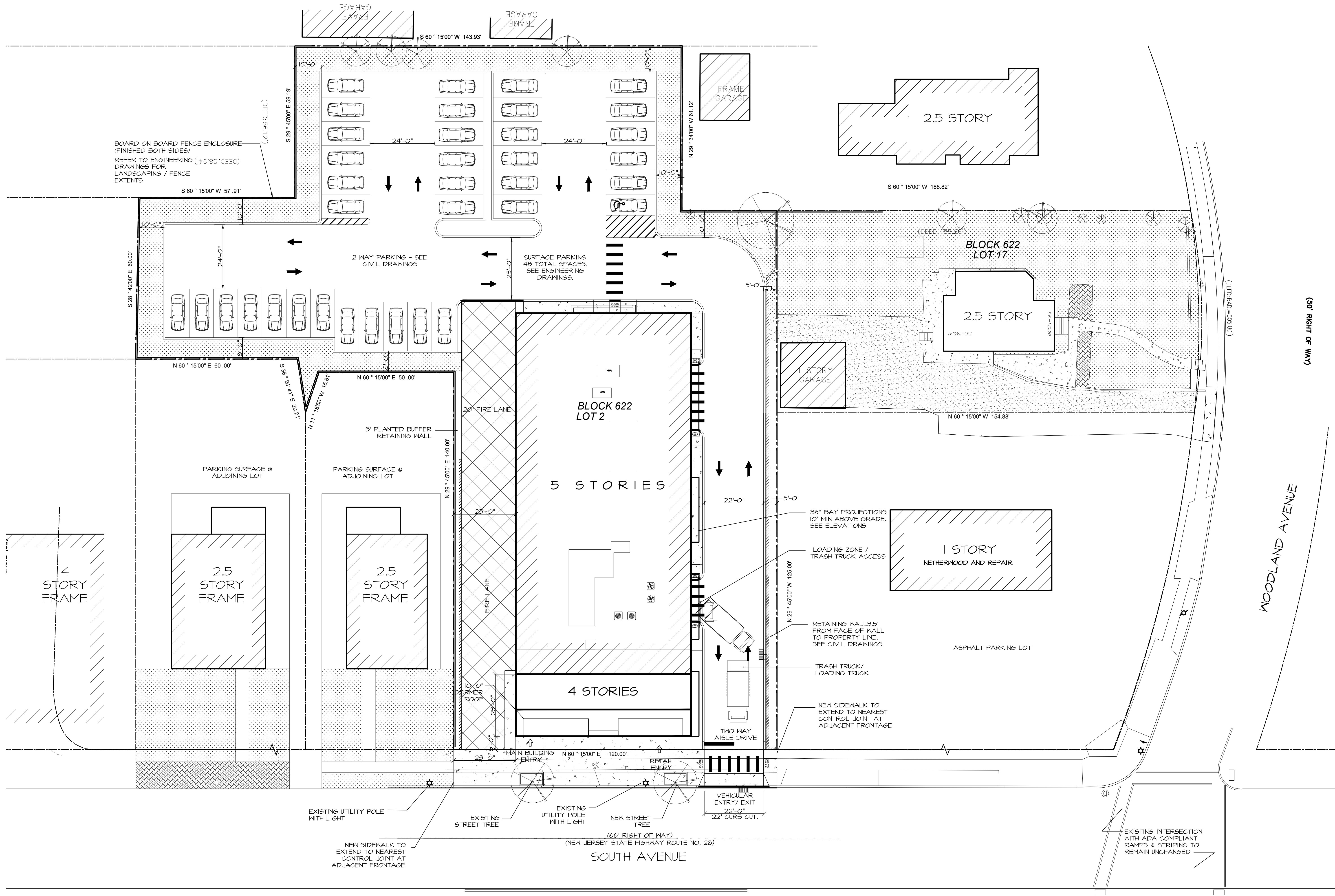
NY License # 32710-1

Adrian Melia, AIA

NJ License # 18738

Ciaran Kelly, AIA

NJ License # 18866



2	11/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title

1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description

PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431

Drawn by : AJM

Checked by : FJM, ACV

Scale : As Noted

Sheet Title

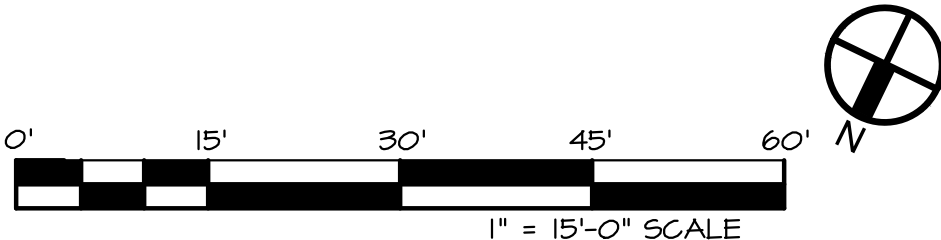
SITE IMPACT PLAN

Sheet Number

FIRE OFFICIAL REQUIRED KNOX BOX, TRUSS EMBLEM
SIGN, "FIRE LANE- KEEP CLEAR" SIGN AND ANY & ALL
OTHER FIRE DEPARTMENT REQUIREMENTS TO BE
APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALL

CONTRACTOR MUST VERIFY ALL RESOLUTION
REQUIREMENTS INCLUDING FIRE, POLICE, BOARD
PLANNER, BOARD ENGINEER AND SHADE TREE
COMMISSION REPORTS HAVE BEEN ADDRESSED.

1 SITE IMPACT PLAN
SCALE: 1"=15'-0"
LOT 17 / 2 FAMILY
REMOVED





SEAL

Frank J. Minervini, AIA

NJ License # 12576

NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA

NJ License # 17698

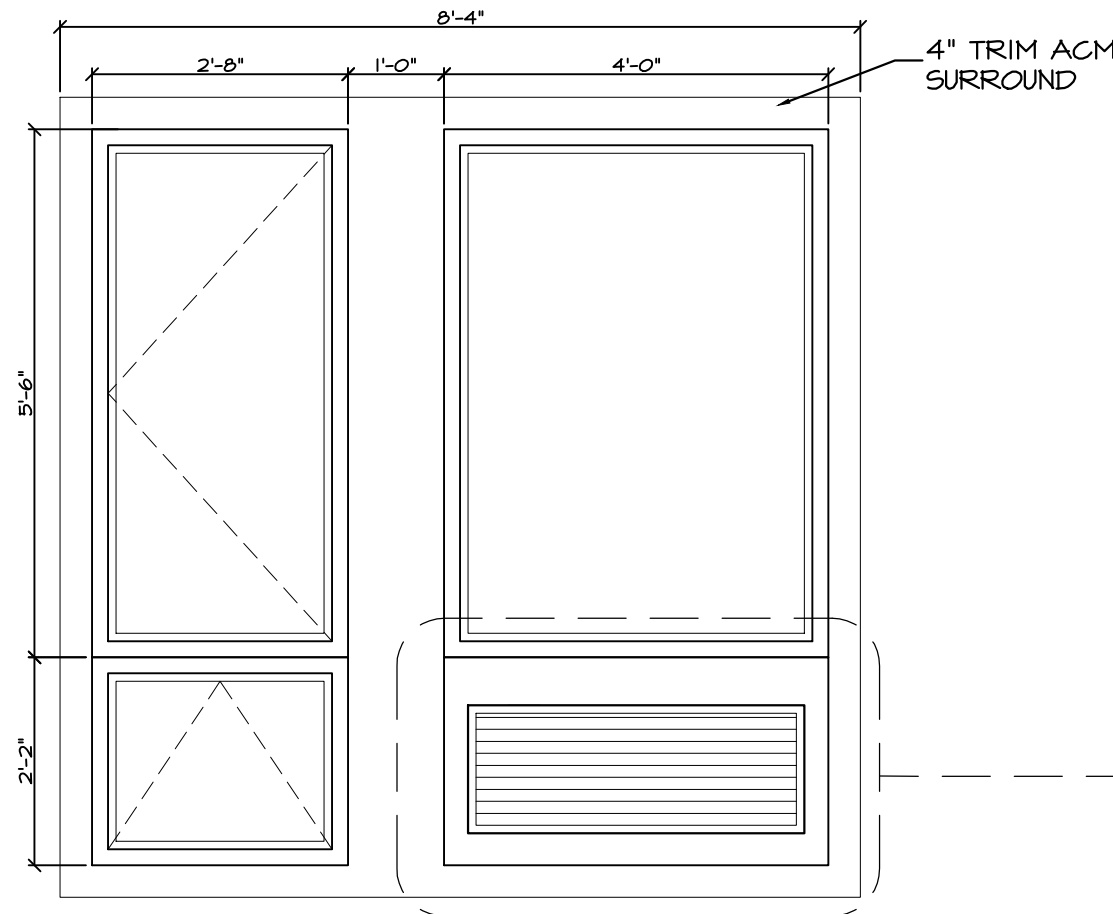
NY License # 32710-1

Adrian Melia, AIA

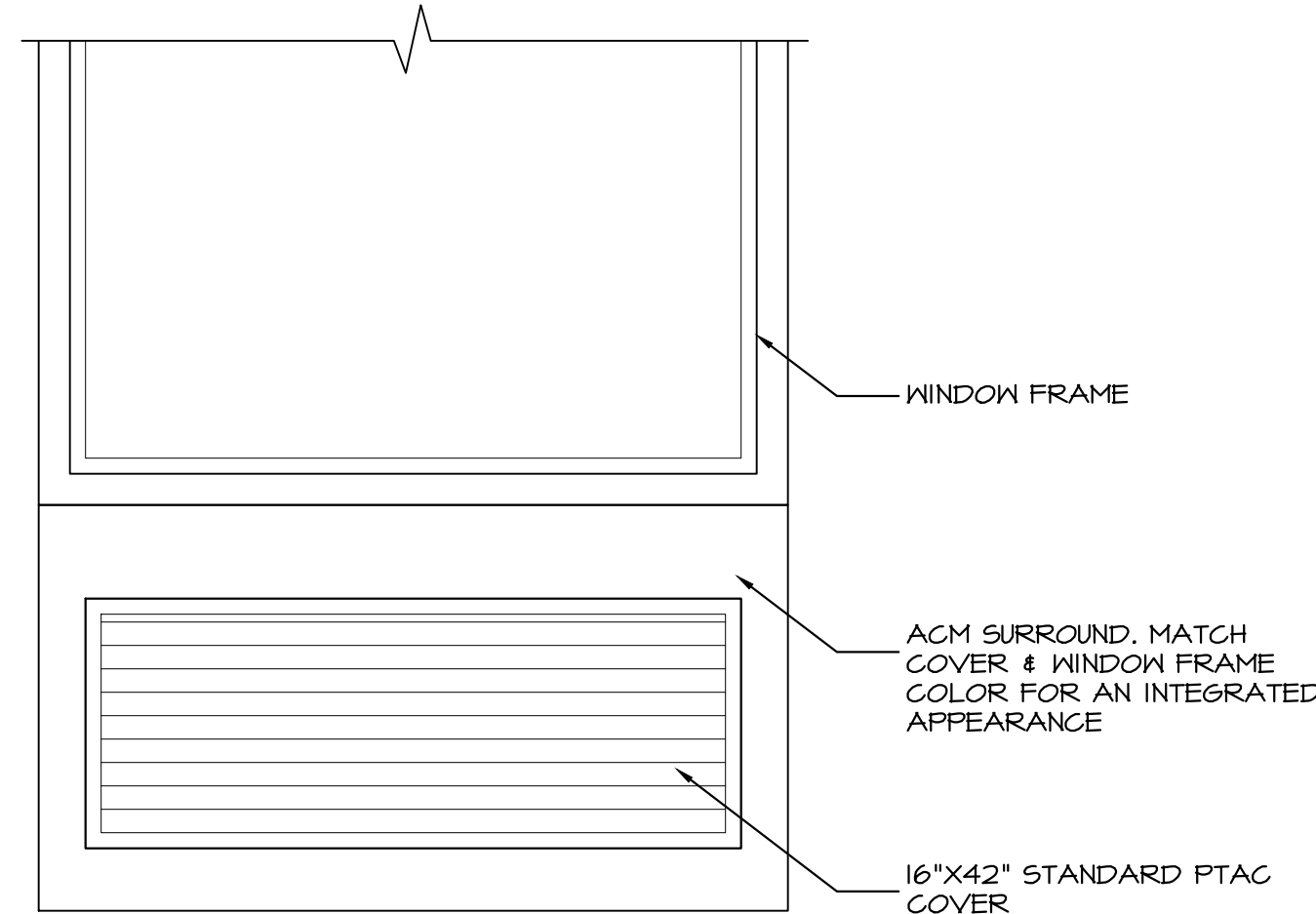
NJ License # 18738

Ciaran Kelly, AIA

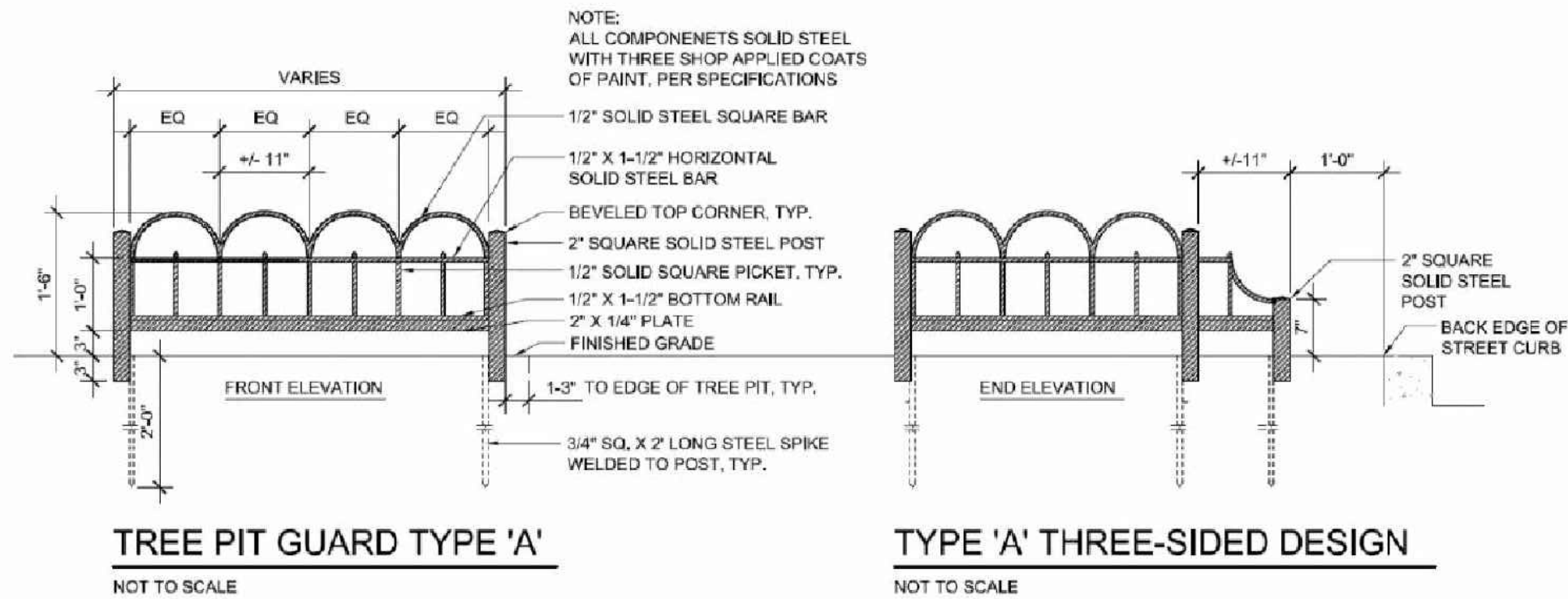
NJ License # 18866



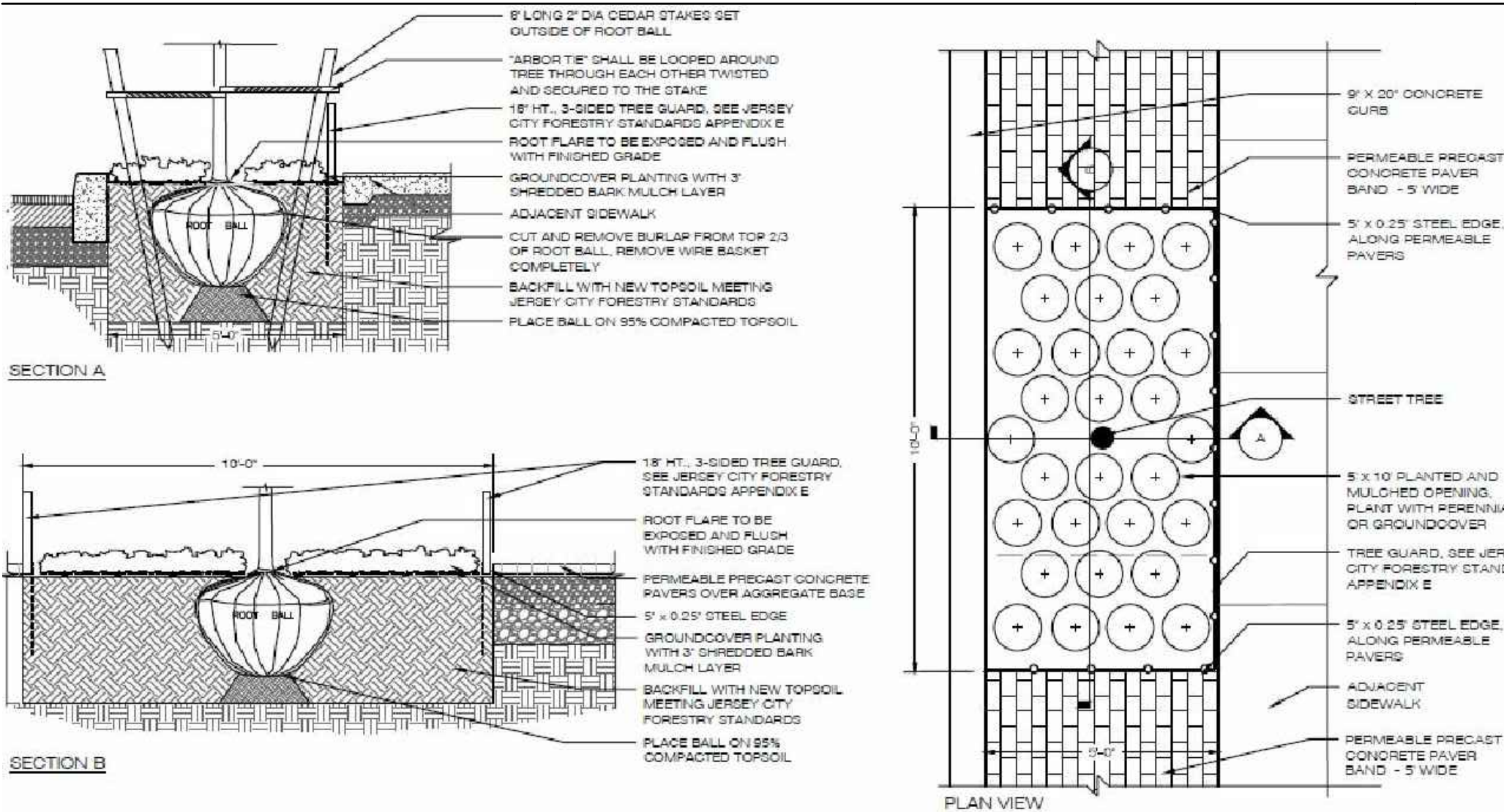
WINDOW DETAIL
SCALE: 1/2" = 1'-0"



WINDOW FRAME & PTAC DETAIL
SCALE: 1" = 1'-0"



TREE PIT GUARD DETAIL
SCALE VARIES



STREET TREE PLANTING & GUARD DETAIL
SCALE VARIES



INTERIOR BIKE RACKS
NTS

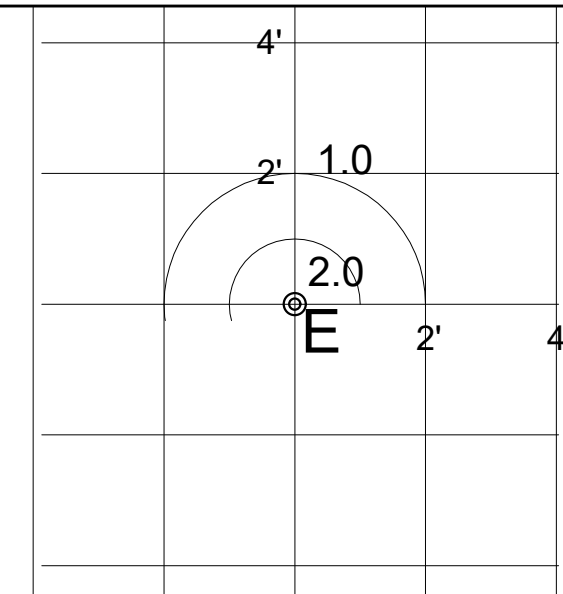


EXTERIOR BIKE RACKS
NTS

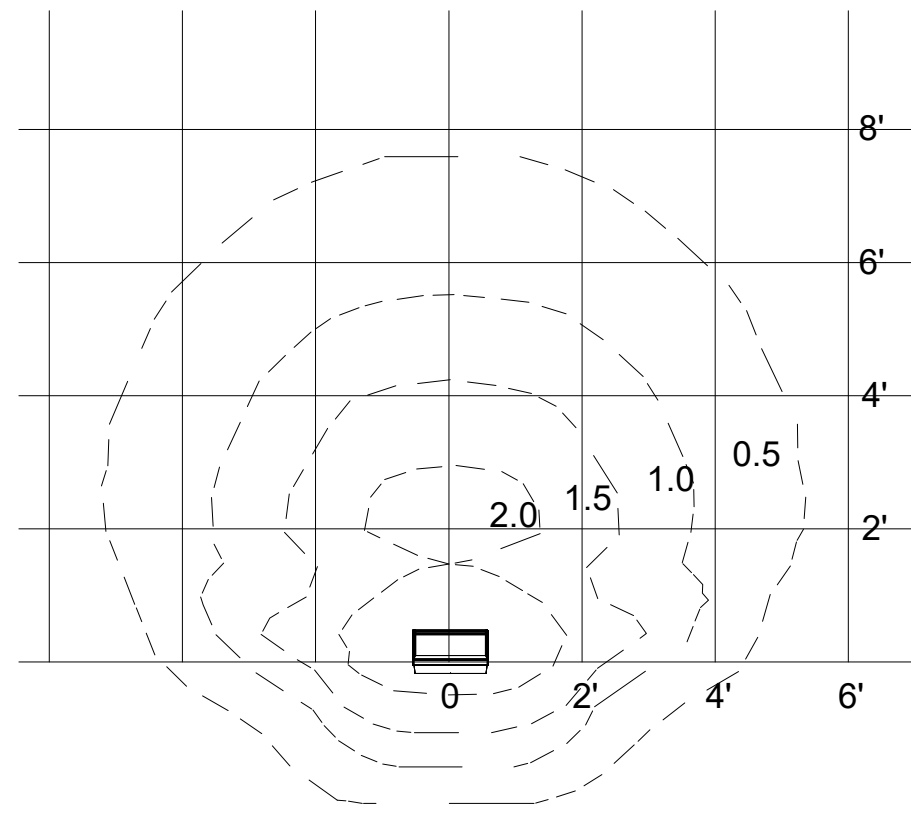


LIGHT TYPE E
EXTERIOR SPOT DOWNLIGHT

LIGHT TYPE C
PARKING GARAGE LIGHT



LIGHT TYPE F
LIGHT - ROOF



SECURITY LIGHT. SEE CIVIL
PLANS FOR LOCATIONS

2	11/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title
1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431
Drawn by : AJM
Checked by : FJM, ACV
Scale : As Noted

Sheet Title

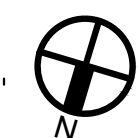
SITE DETAILS - LANDSCAPING AND
LIGHTING

Sheet Number



(50' RIGHT OF WAY)

Z-5





SEAL

Frank J. Minervini, AIA

NJ License # 12576

NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA

NJ License # 17698

NY License # 32710-1

Adrian Melia, AIA

NJ License # 18738

Ciaran Kelly, AIA

NJ License # 18866

PROJECT SUMMARY

BUILDING A

FLOOR 1
1 RETAIL UNIT
RESIDENTIAL LOBBY

FLOOR 2
10 RESIDENTIAL UNITS + RESIDENTS AMENITY SPACE

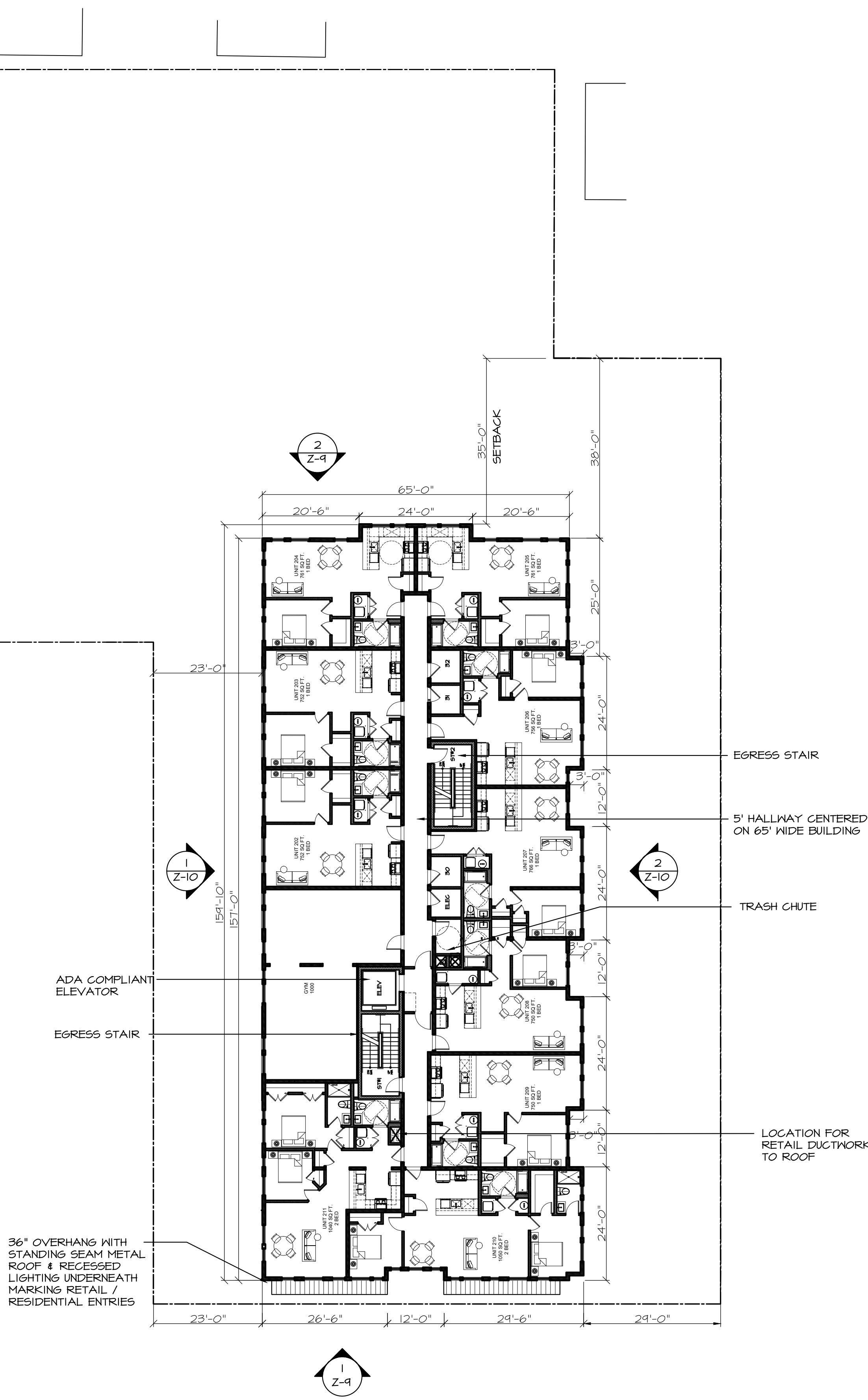
FLOOR 3
11 RESIDENTIAL UNITS

FLOOR 4
11 RESIDENTIAL UNITS

FLOOR 5
10 RESIDENTIAL UNITS

42 TOTAL RESIDENTIAL UNITS

34 X 1 BEDROOM (44%) - 750 SQ FT MIN
8 X 2 BEDROOM (51%) - 1000 SQ FT MIN



1 ARCHITECTURAL PLAN - SECOND FLOOR

SCALE: 1/16" = 1'-0"

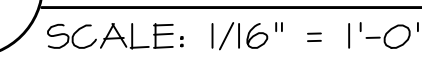
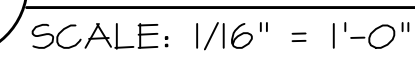
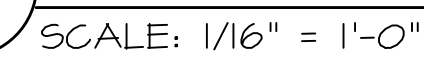
1/16" = 1'-0" SCALE



SECOND FLOOR PLAN

Sheet Number

Z-6





SEAL

Frank J. Minervini, AIA

NJ License # 12576

NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA

NJ License # 17698

NY License # 32710-1

Adrian Melia, AIA

NJ License # 18738

Ciaran Kelly, AIA

NJ License # 18866



6ELA1	3.5	--	7/8	30	29	29
4ACJ1	4	--	7/8	30	29	29
6ELA2	4.0	--	7/8	30	29	29
4ACJ2	5	--	1 1/8	40	29	29
6ELA3	5.0	--	7/8	32	29	29

Condensing Units and Heat Pumps

For more than 70 years, Dayton has provided maintenance professionals with hard-working, quality products. The Dayton line of condensing units and heat pumps deliver the reliability our customers depend on. Dayton condensing units are rated up to 16.5 SEER when used with Dayton matched components; Dayton heat pumps are rated up to 15.0 SEER when used with Dayton matched components. Dayton units have H/L pressure switches and wire coil guards; 14.5 SEER models are Energy-Star®-qualified; and heat pump units include demand-defrost controls. Other features include:

- 208/230V
- Liquid line size: 3/8"



4.0 TON MODEL 6ELA2 CONDENSER BY DAYTON

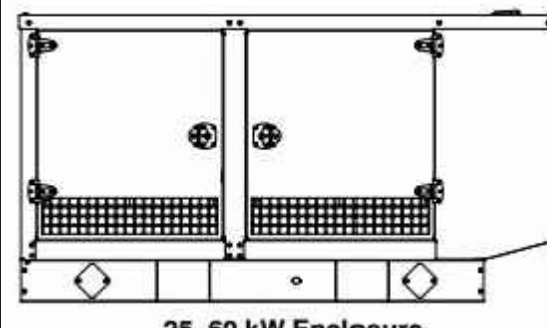


The Kohler® Advantage

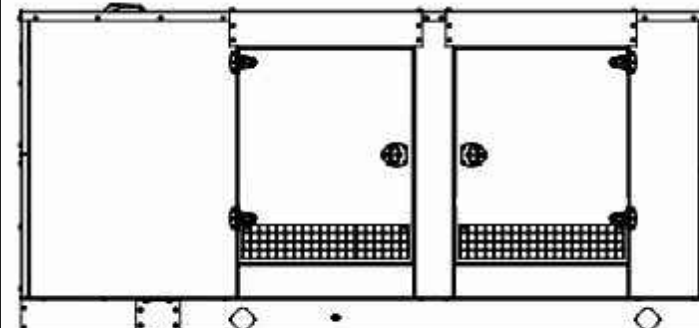
- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a premium five-year or 2000 hour limited warranty.
- **All-Aluminum Sound Enclosure**
Steel enclosure optional
- **Quiet Operation**
Kohler home generators provide quiet, neighborhood-friendly performance.

Standard Features

- Kohler Co. provides one source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A standard five-year or 2000 hour limited warranty covers all systems and components.
- Quick-ship (QS) models with selected features are available. See your Kohler distributor for details.
- RDC2 Controller
 - One digital controller manages both the generator set and transfer switch functions (with optional Model TCK transfer switch).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to varying household demand.
 - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
 - Two-line, backlit LCD screen is easy to read in all lighting conditions, including direct sunlight and low light.
- Engine Features
 - Powerful and reliable 2.2 L liquid-cooled engine
 - Electronic engine management system
 - Simple field conversion between natural gas and LPG fuels while maintaining emission certification.
 - Innovative Cooling System
 - Electronically controlled fan speeds minimize generator set sound signature.
- Certifications
 - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
 - UL 2200 listing is available (60 Hz only).
 - CSA certification is available (60 Hz only).
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
 - Approved for stationary standby applications in locations served by a reliable utility source.



25-60 kW Enclosure



80-150 kW Enclosure

Applicable to the following:

25-100REZG
50-150REZGB
80/100REZGD and 80/100RZGD
125/150REZGC and 125/150RZGC

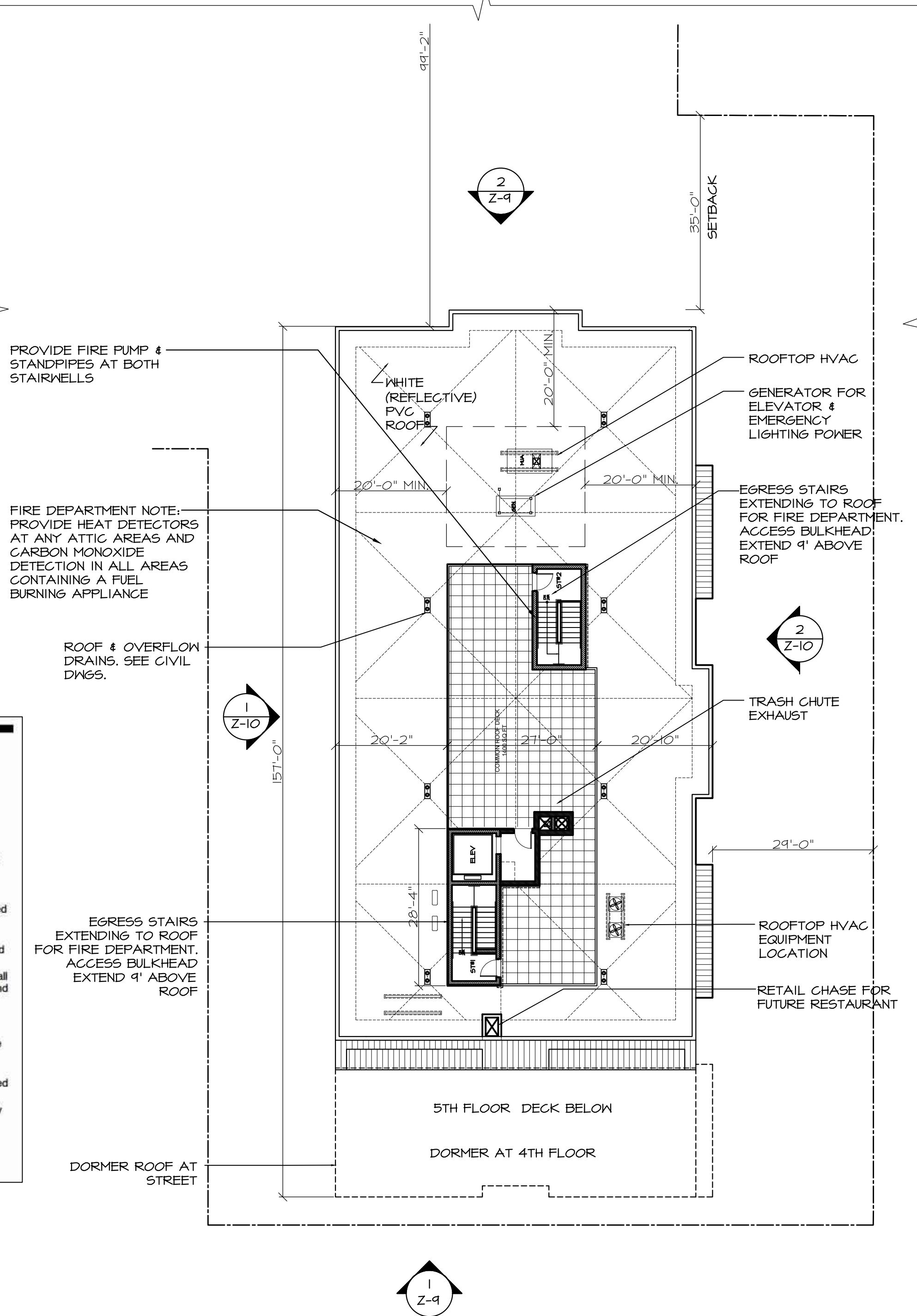
Weather Enclosure Standard Features

- Internal-mounted critical silencer and flexible exhaust connector.
- Skid-mounted, steel construction with hinged doors.
- Fade-, scratch-, and corrosion-resistant Kohler® Power Armor™ cream beige automotive-grade textured finish.
- Lockable, flush-mounted door latches.
- Vertical air inlet and outlet discharge to redirect air and reduce noise.
- High wind bracing, 241 kph (150 mph). Available on all models, except 80/100REZGB with steel enclosure and 80/100RZGB with steel enclosure.

Sound Enclosure Standard Features

- Includes all of the weather enclosure features with the addition of acoustic insulation material.
- Skid-mounted, steel or aluminum construction with hinged doors. Aluminum enclosures are recommended for high humidity and/or high salt/coastal regions.
- Acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Sound attenuated enclosure that uses up to 51 mm (2 in.) of acoustic insulation, acoustic-lined air inlet hoods, and acoustic-lined air discharge hood.

24kW 3 PHASE NATURAL GAS KOHLER
GENERATOR - 1,689 LBS



1 APPROVED ARCHITECTURAL PLAN - ROOF
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" SCALE



2	10/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title

1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description

PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant

1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431

Drawn by : AJM

Checked by : FJM, ACV

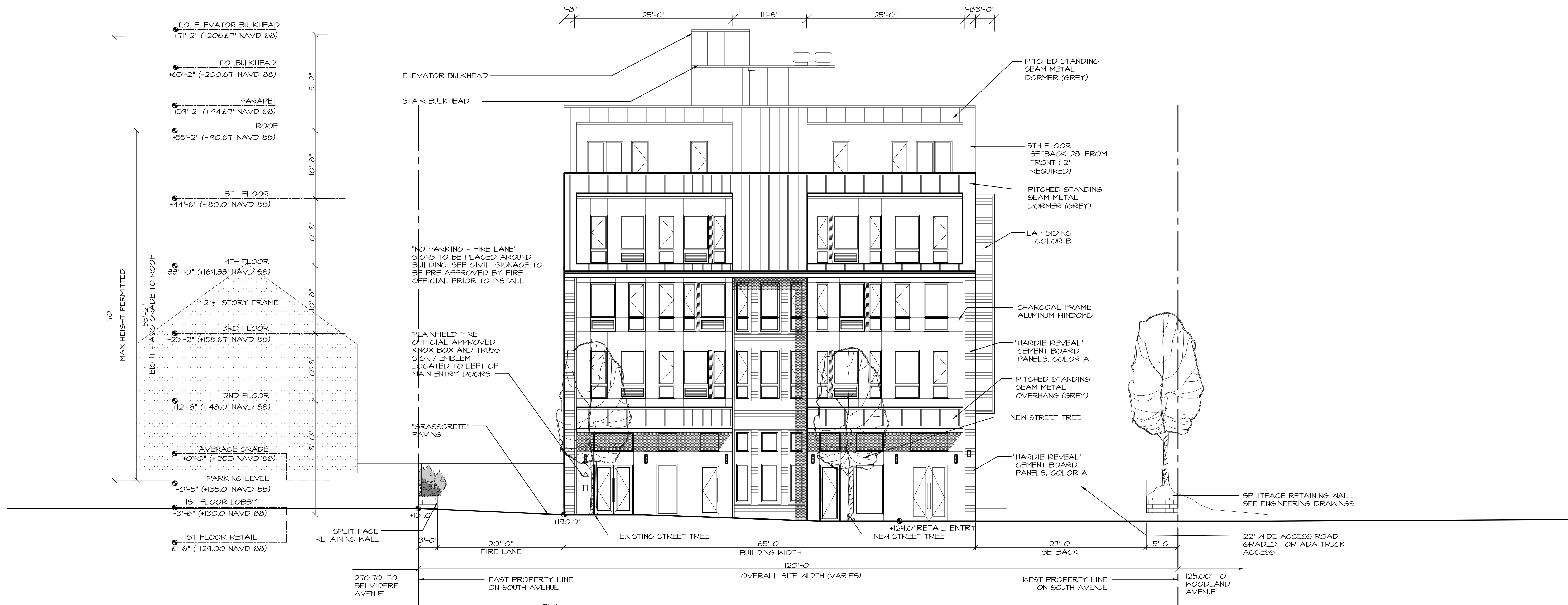
Scale : As Noted

Sheet Title

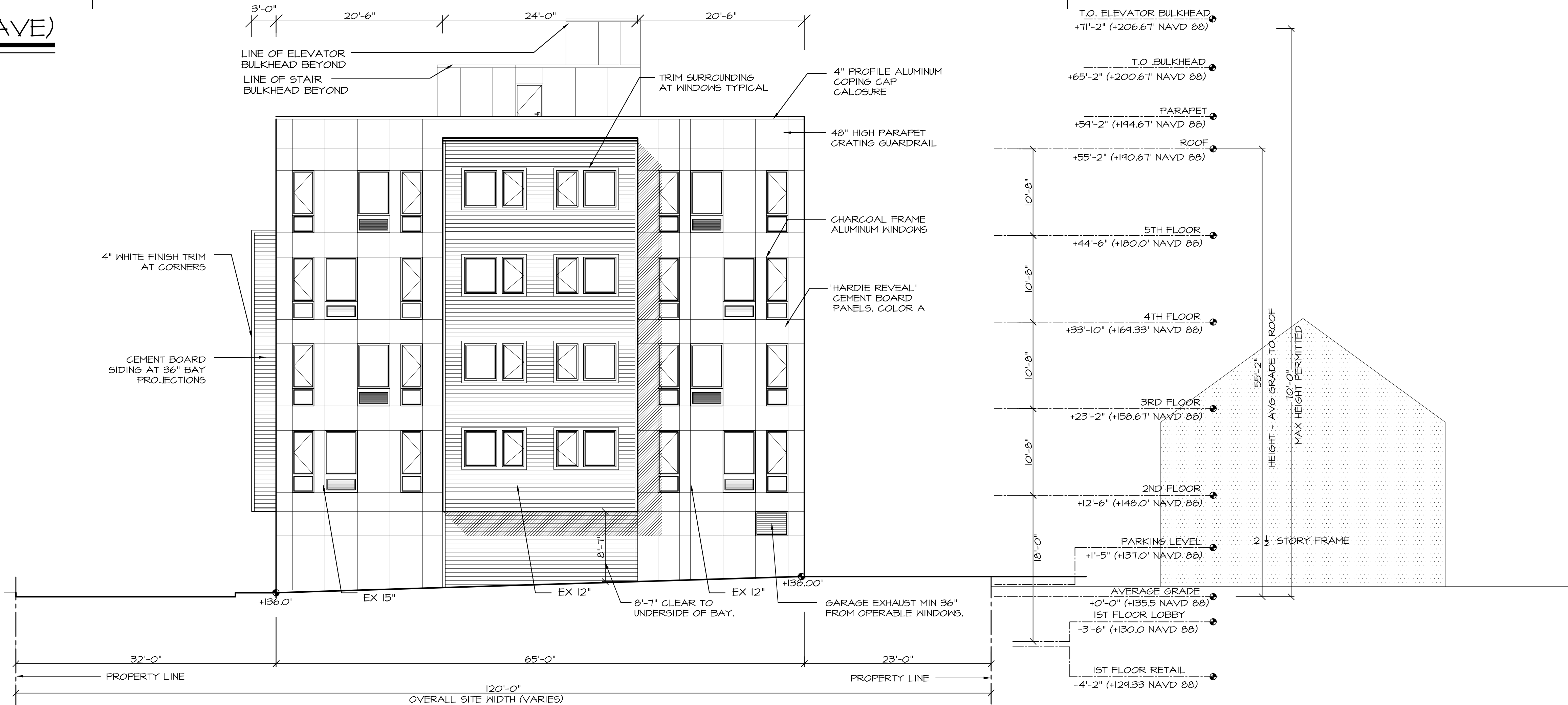
PROPOSED ROOF PLAN
ROOF EQUIPMENT DETAILS

Sheet Number

Z-8



1 FRONT ELEVATION (SOUTH AVE)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

MVMK

Minervini Vandermark Melia Kelly
Architecture + Design
360 14th St., Hoboken, NJ, 07030
T. 201-386-0637
E. info@mvmkarchitecture.com
www.mvmkarchitecture.com



SEAL

Frank J. Minervini, AIA
NJ License # 12576
NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA
NJ License # 17698
NY License # 32710-1

Adrian Melia, AIA
NJ License # 18738

Ciaran Kelly, AIA
NJ License # 18866

2	11/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title
1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number: 18-1431
Drawn by : AJM
Checked by : FJM, ACV
Scale : As Noted

Sheet Title

BUILDING ELEVATIONS

Sheet Number

Z-9



SEAL

Frank J. Minervini, AIA
NJ License # 12576
NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA
NJ License # 17698
NY License # 32710-1

Adrian Melia, AIA
NJ License # 18738

Claran Kelly, AIA
NJ License # 18866



1 SIDE ELEVATION (WEST)
SCALE: 3/32" = 1'-0"



2 SIDE ELEVATION (EAST)
SCALE: 3/32" = 1'-0"

1008 SOUTH AVE, PLAINFIELD NJ
PROPOSED 5 STORY BUILDING WITH (42) APARTMENTS
& (1) 1800 SQ FT RETAIL SPACE
511 WOODLAND AVE
PROPOSED RENOVATION
AVERAGE GRADE CALCULATION & BUILDING HEIGHT
CLARIFICATION

ORDINANCE DEFINITION:
Building height - The vertical distance from the
average elevation of the original predevelopment
grade five (5) feet from the proposed foundation to
the top of the highest roof beams on a flat or shed
roof, the deck level on a mansard roof, and the ridge
level for gable, hip, and gambrel roofs.

EXISTING GRADE AT PROPOSED BUILDING CORNERS=
138.5 + 138 + 132.5 + 133.5 =
542.5 / 4 = 135.6 (135.5 +/-) AVERAGE GRADE

6 STORIES / 10' PERMITTED
5 STORIES / 55'2 PROPOSED

2	11/09/2021	Planner Cmnts 2
1	09/21/2021	Planner Cmnts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title
1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

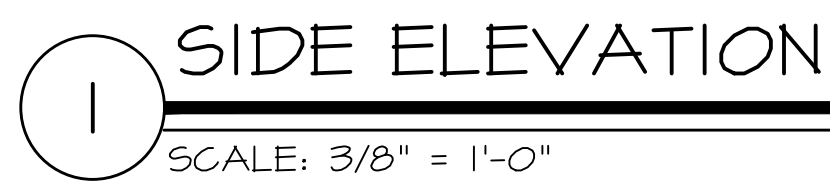
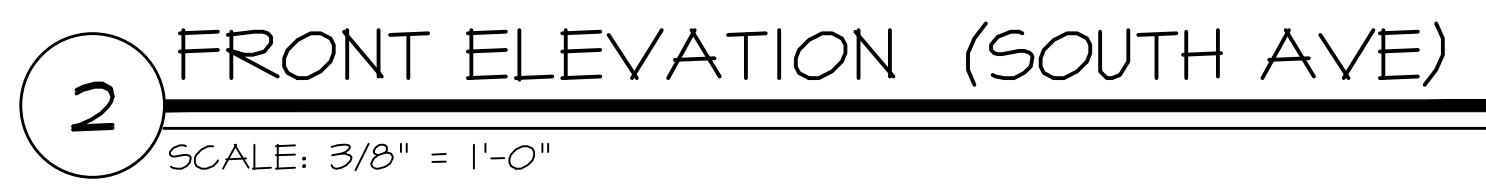
Project Number: 18-1431
Drawn by : AJM
Checked by : FJM, ACV
Scale : As Noted

Sheet Title

BUILDING ELEVATIONS

Sheet Number

APRIL 3, 2019 PLAINFIELD POLICE PLAN REVIEW REPORT ITEMS TO BE PROVIDED:
1. PROVIDE ADEQUATE SITE LIGHTING FROM DUCK TO DAWN
2. PROVIDE CCTV
3. ELEVATOR TO HAVE 9-1-1 CALL PROVISION AND CCTV
4. ACTIVE DRIVEWAY WARNING SIGNS TO BE POSTED
5. SITE TO COMPLY WITH PLAINFIELD'S BURGLARY CODE 6:3-1



NOTE: NO SIGNAGE PROPOSED WITH THIS APPLICATION. GRAPHICS INDICATE PROVISIONS FOR FUTURE SIGNAGE HAVE BEEN INTEGRATED INTO THE DESIGN. A SEPARATE SIGNAGE APPLICATION MUST BE SUBMITTED BY THE RETAIL TENANT.



SEAL
Frank J. Minervini, AIA NJ License # 12576 NY License # 03 0297 63
Anthony C. Vandermark, Jr. AIA NJ License # 17698 NY License # 32710-1
Adrian Melia, AIA NJ License # 18738
Ciaran Kelly, AIA NJ License # 18866

2	11/09/2021	Planner Cmmts 2
1	09/21/2021	Planner Cmmts
-	07/21/2021	Planning BD
-	06/22/2021	Planning BD
-	11/03/2020	Resolution
#	Date	Issue

Project Title

1008-1014 SOUTH AVENUE,
CITY OF PLAINFIELD, UNION COUNTY,
NEW JERSEY 07063
BLOCK 622, LOT 2

Project Description
PROPOSED MULTIFAMILY BUILDING
WITH 42 RESIDENTIAL UNITS & 1 RETAIL
UNIT AT 1008-1014 SOUTH AVE

Applicant
1014 SOUTH AVE URBAN RENEWAL LLC
1 BETHANY ROAD, SUITE 108,
HAZLET NJ 07730

Project Number :	18-1431
Drawn by :	AJM
Checked by :	FJM, ACV
Scale :	As Noted

Sheet Title

SIGNAGE

Sheet Number