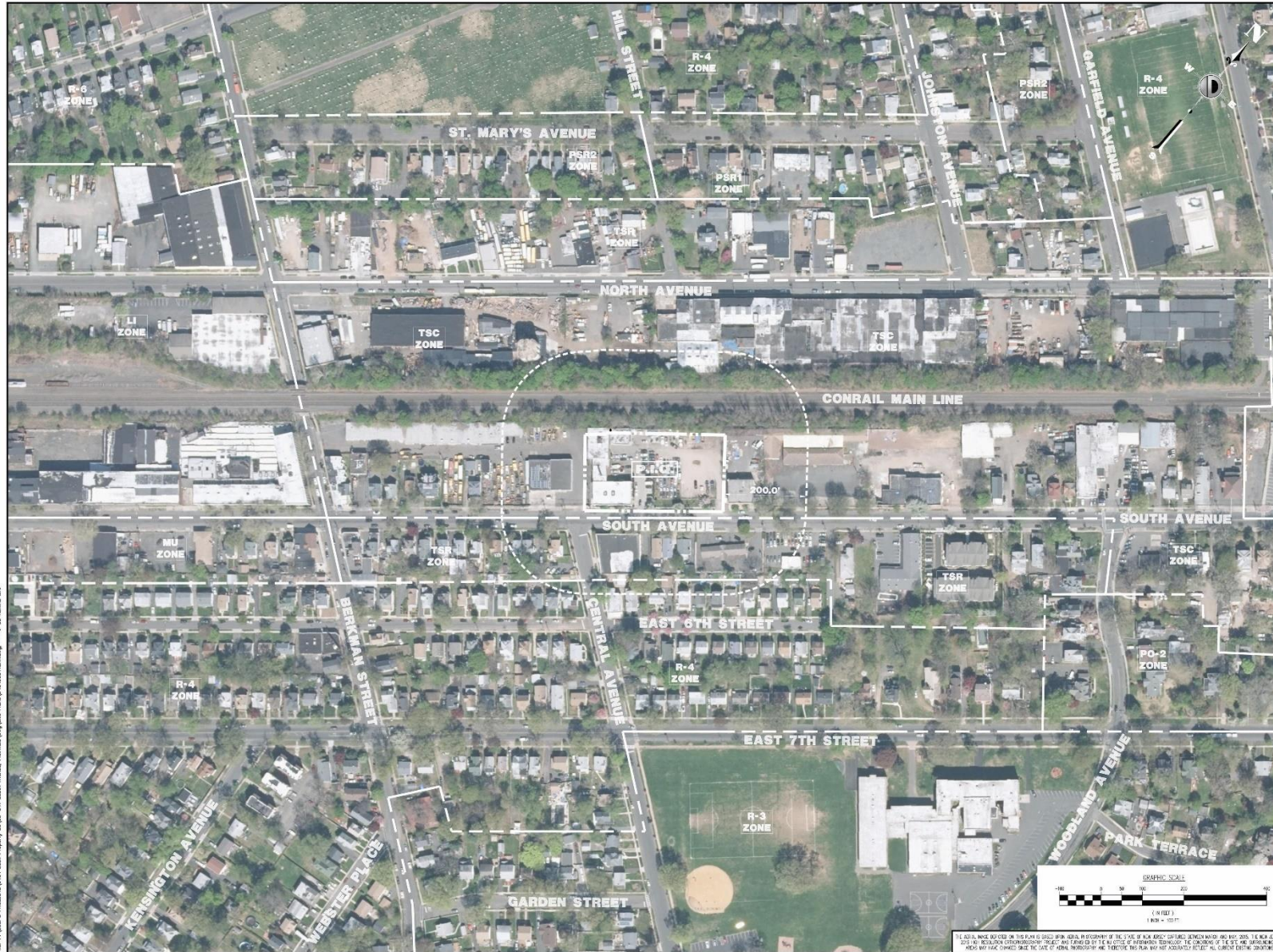




South Avenue Elevation

# 803 SOUTH AVENUE





Printed: 03/27/20, 1:58 PM, By: jwz  
 File: P:\DPC\Production\246 East Primary CA\19-044 - South Avenue, Westside\030719 - 190304000.dwg, 1:50, 00, 00  
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NO.	REVISION	DATE
1	ISSUE FOR PERMIT	03/27/20
2	REVISED PER PERMITS	03/27/20
3	REVISED PER PERMITS	03/27/20
4	REVISED PER PERMITS	03/27/20
5	REVISED PER PERMITS	03/27/20
6	REVISED PER PERMITS	03/27/20
7	REVISED PER PERMITS	03/27/20
8	REVISED PER PERMITS	03/27/20
9	REVISED PER PERMITS	03/27/20
10	REVISED PER PERMITS	03/27/20

DATE	11/05/19
PROJECT	246 EAST PRIMARY CA
CLIENT	CITY OF PLAINFIELD
DESIGNER	BRETT W. SKAPINETZ
CHECKER	JOSEPH C. SPARONE
DATE	03/27/20
PROJECT	246 EAST PRIMARY CA
CLIENT	CITY OF PLAINFIELD
DESIGNER	BRETT W. SKAPINETZ
CHECKER	JOSEPH C. SPARONE
DATE	03/27/20

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**BRETT W. SKAPINETZ**  
 PROFESSIONAL ENGINEER  
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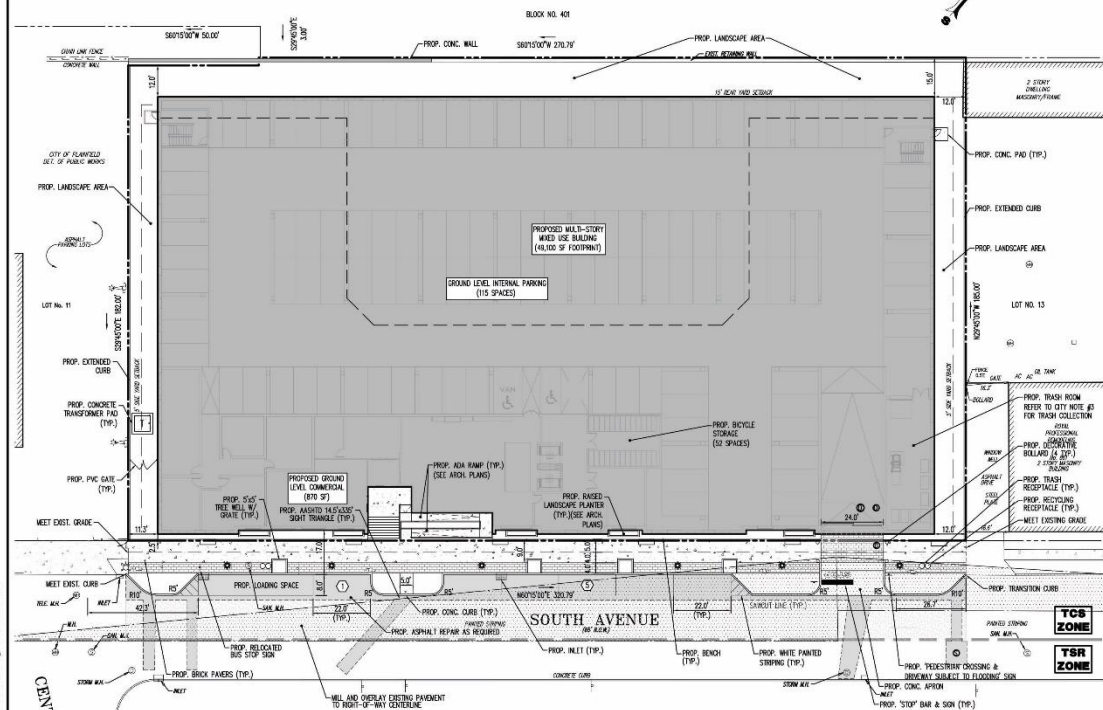
**JOSEPH C. SPARONE**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 10394

TITLE:  
**AERIAL MAP**

DATE: 03/27/20  
 SCALE: AS SHOWN  
 SHEET NO. **2** OF 11

# AERIAL MAP

CLASS-I CONRAIL (FORMERLY C.R.R. OF N.J.) (MAIL LINE)



**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON RECORDS INCLUDING:
  - EXISTING 100' WIDE CONRAIL (FORMERLY C.R.R. OF N.J.) (MAIL LINE) RECORDS DATED 1/15/2018.
  - EXISTING 100' WIDE CONRAIL (FORMERLY C.R.R. OF N.J.) (MAIL LINE) RECORDS DATED 1/15/2018.
  - EXISTING 100' WIDE CONRAIL (FORMERLY C.R.R. OF N.J.) (MAIL LINE) RECORDS DATED 1/15/2018.
  - EXISTING 100' WIDE CONRAIL (FORMERLY C.R.R. OF N.J.) (MAIL LINE) RECORDS DATED 1/15/2018.
- OWNER: [REDACTED]
- ARCHITECT: [REDACTED]
- DATE: [REDACTED]
- PROJECT: [REDACTED]

**TABLE 1: SUMMARY OF SPECIFICATIONS**

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	1000	CU YD	FOR FOUNDATION
2	STEEL	500	TON	FOR STRUCTURE
3	ASPHALT	1000	SQ YD	FOR DRIVEWAY
4	PAVING	1000	SQ YD	FOR DRIVEWAY
5	LANDSCAPE	1000	SQ YD	FOR DRIVEWAY

**TABLE 2: FINISH ELEVATIONS**

LOCATION	FINISH ELEVATION	REMARKS
GROUND LEVEL	100.00	AS SHOWN
FINISH FLOOR	101.00	AS SHOWN
FINISH CEILING	102.00	AS SHOWN



**PROJECT INFORMATION**

PROJECT NO.	2018-001
DATE	10/15/2018
CLIENT	[REDACTED]
LOCATION	[REDACTED]

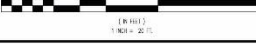
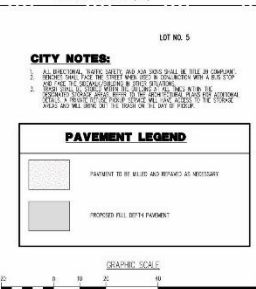
**PROFESSIONAL ENGINEER**  
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**SHOINGAGE TABLE**

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	1000	CU YD	FOR FOUNDATION
2	STEEL	500	TON	FOR STRUCTURE
3	ASPHALT	1000	SQ YD	FOR DRIVEWAY
4	PAVING	1000	SQ YD	FOR DRIVEWAY
5	LANDSCAPE	1000	SQ YD	FOR DRIVEWAY



**CITY NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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**NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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# SITE PLAN

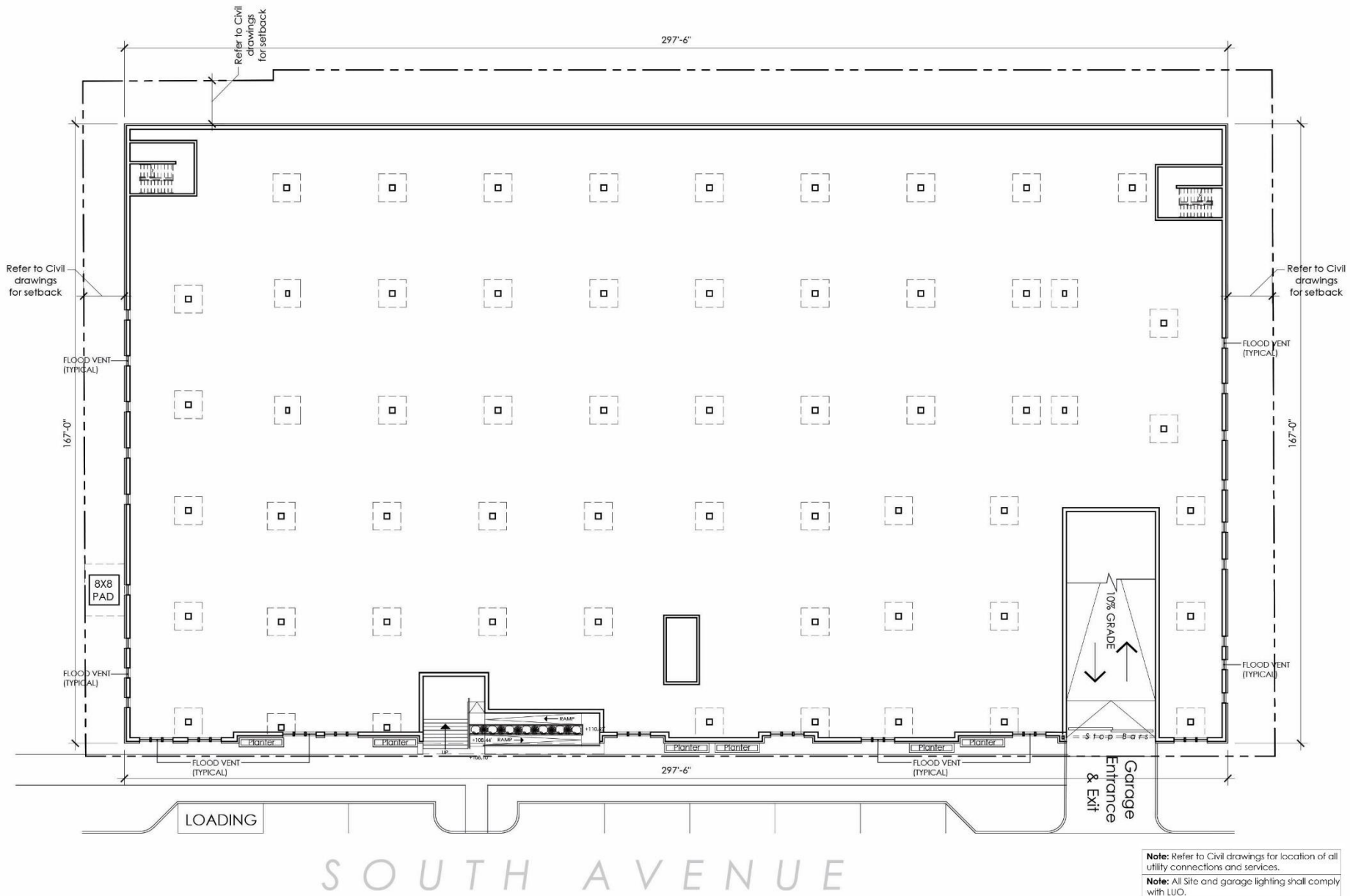
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PROFESSIONAL ENGINEER  
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**JOSEPH C. SPARONE**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 44885

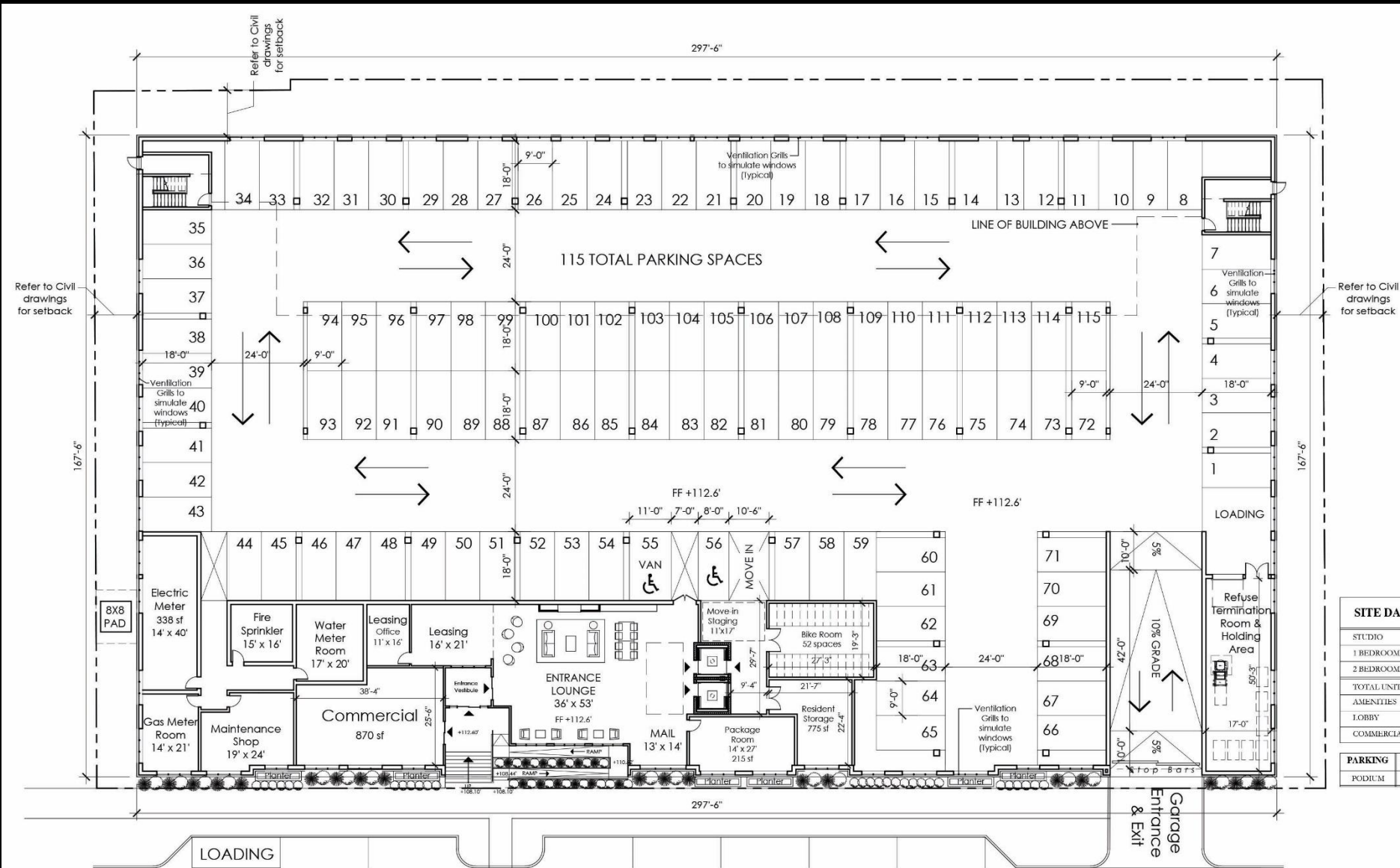
**SITE PLAN**

DATE: 10/15/2018  
SCALE: AS SHOWN  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]

**4**



# CRAWL SPACE & FOUNDATION PLAN



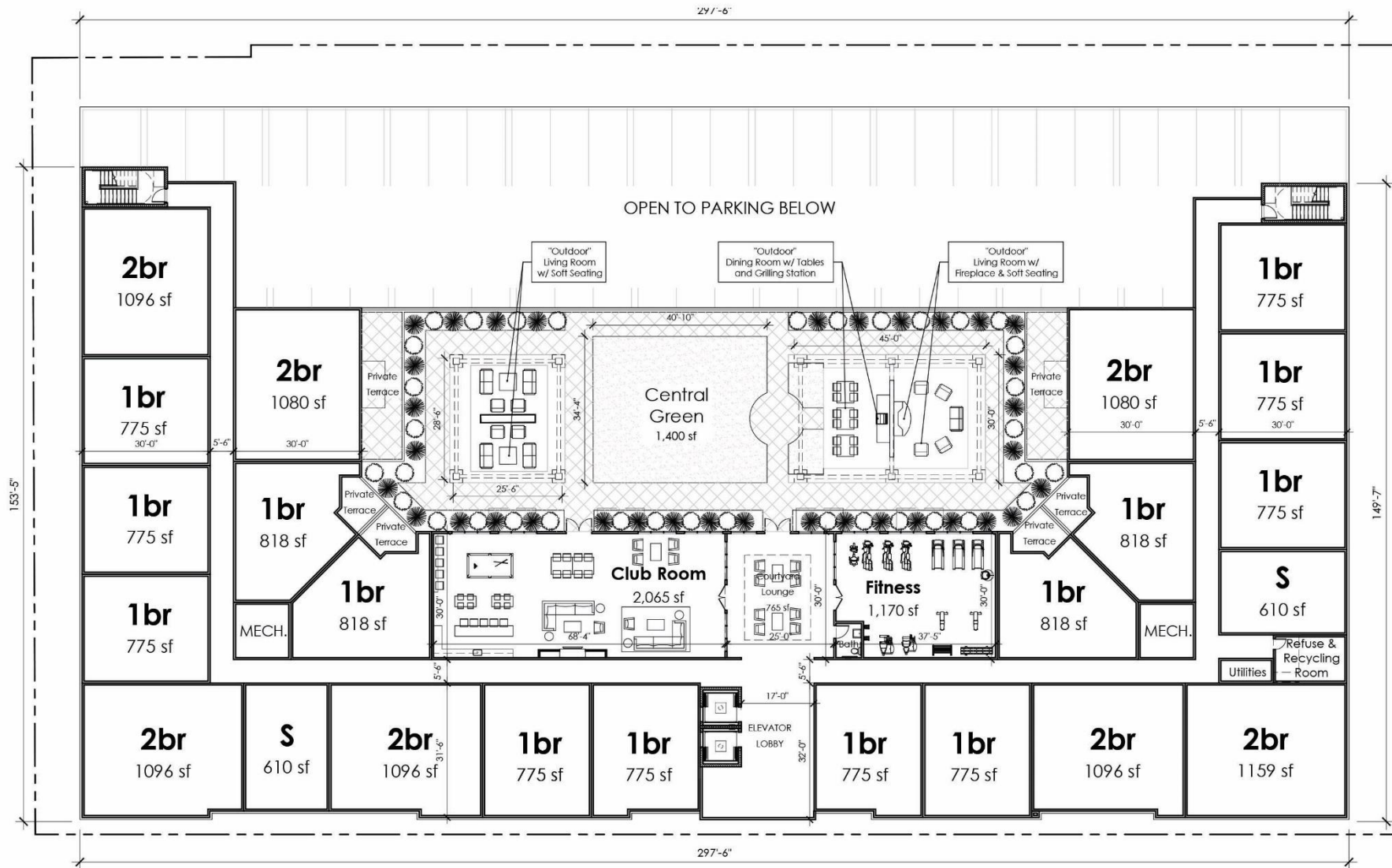
SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns					4,000 SF	
LOBBY	Entrance Lounge/Lounging/Mail / Mail Package					2,480 SF	
COMMERCIAL						870 SF	

PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du

Note: Refer to Civil drawings for location of all utility connections and services.  
 Note: All Site and garage lighting shall comply with LUO.



# FIRST FLOOR PLAN

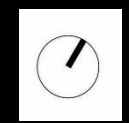


SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns					4,000 SF	
LOBBY	Entrance Lounge/Lounge / Mail / Mail Package					2,480 SF	
COMMERCIAL						870 SF	

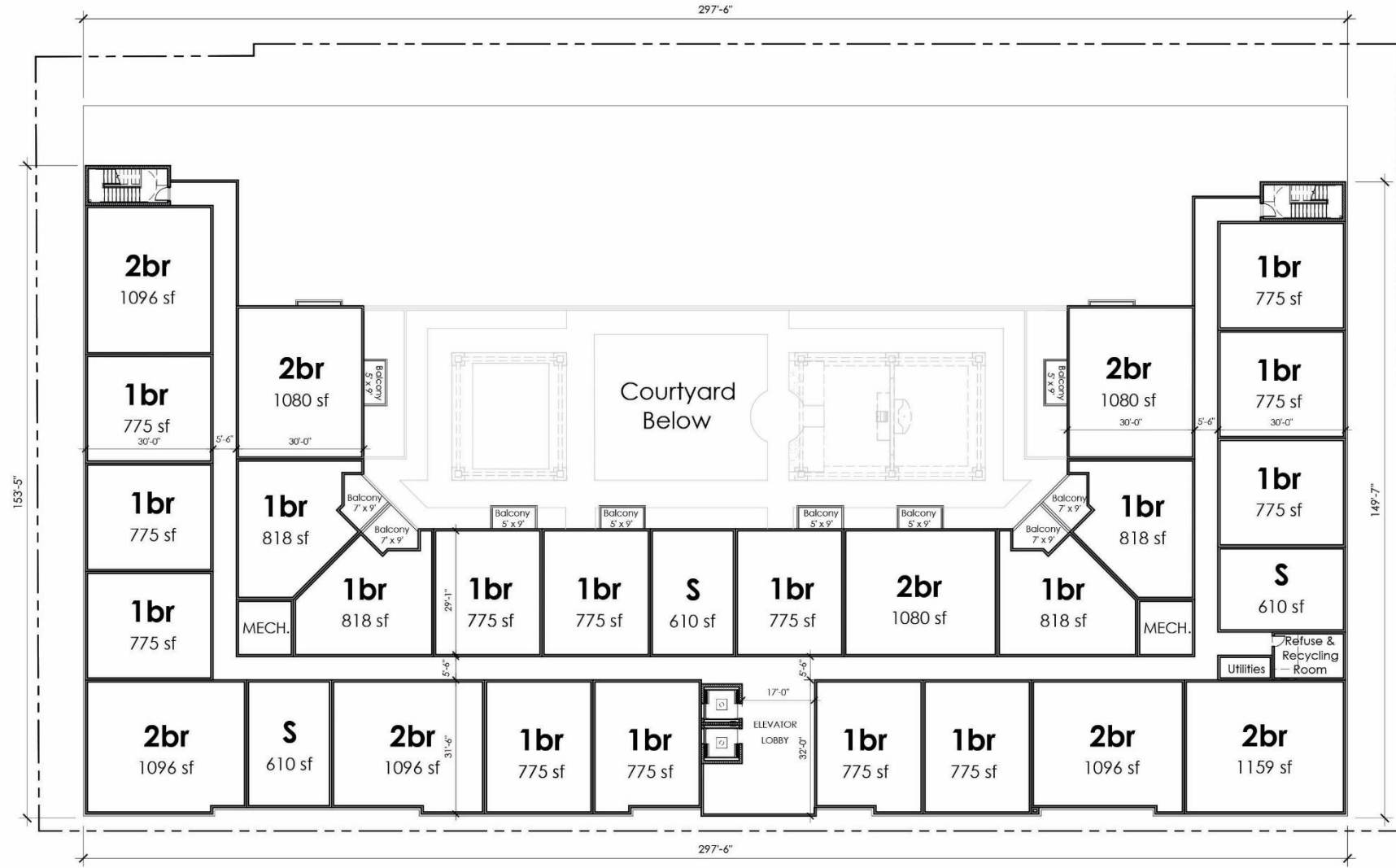
PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du

**AMENITIES** 4,000 SF CLUB/FITNESS/LOUNGE + 8,900 SF LANDSCAPE COURTYARD = 12,900 SF

**Note:** Preliminary layout & design is subject to modification & refinement.



# SECOND FLOOR PLAN

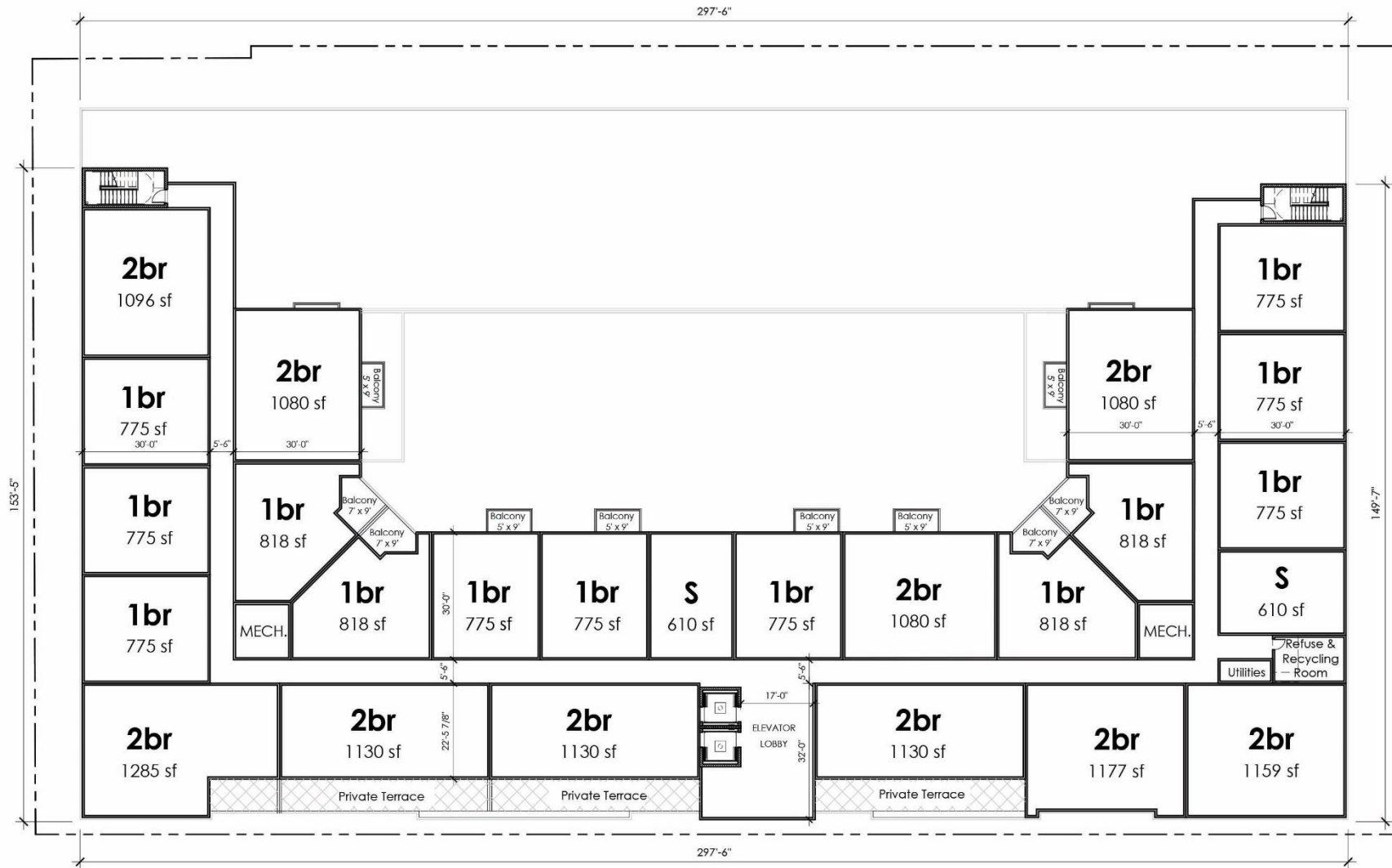


SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns					4,000 SF	
LOBBY	Entrance Lounge/Loung / Mail / Mail Package					2,480 SF	
COMMERCIAL						870 SF	

PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du



# THIRD & FOURTH FLOOR PLAN



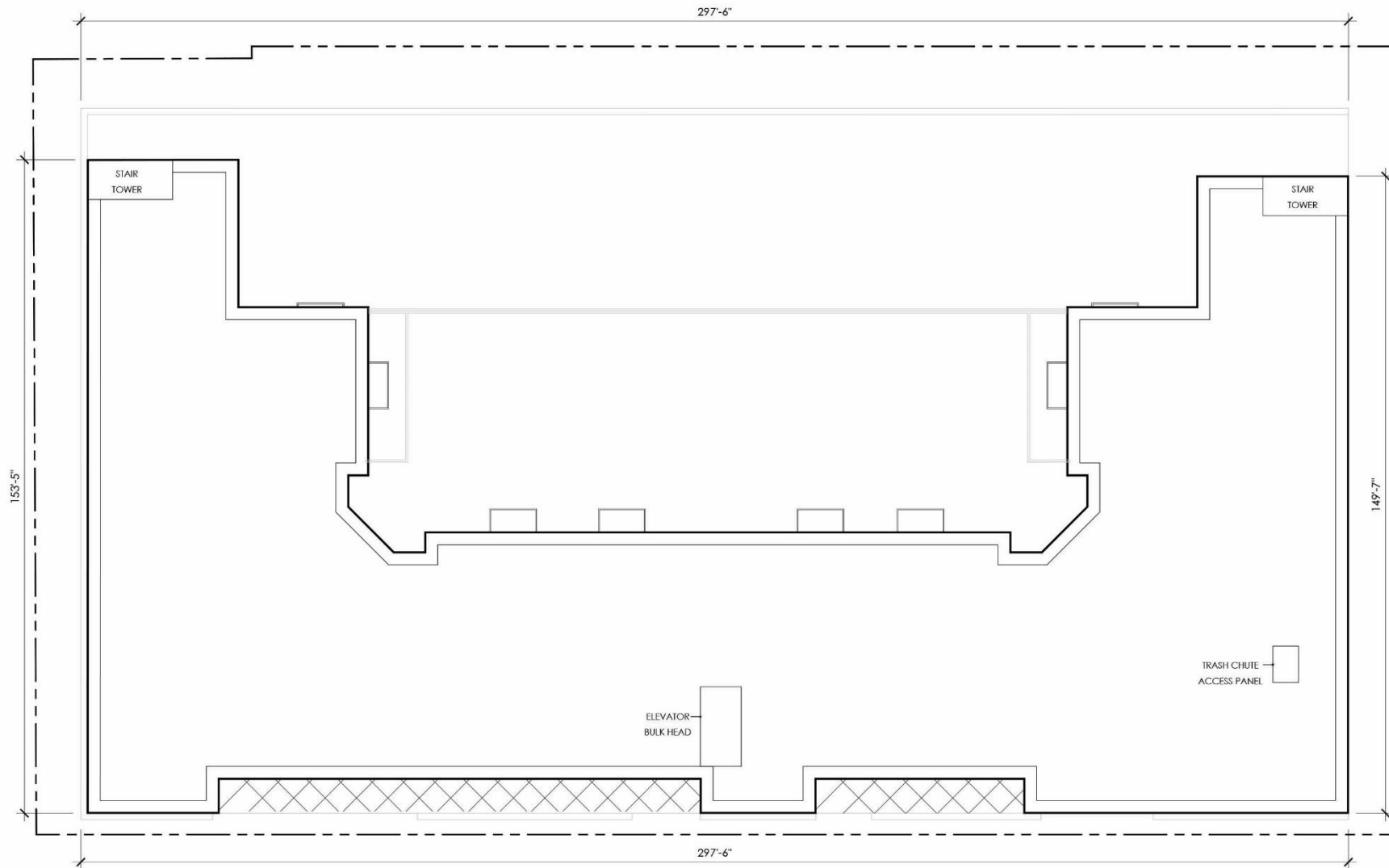
SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns					4,000 SF	
LOBBY	Entrance Lounge/Loung / Mail / Mail Package					2,480 SF	
COMMERCIAL						870 SF	

PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du



# FIFTH FLOOR PLAN





ROOF PLAN



South Avenue Street Elevation

MATERIAL KEY	
1.	Brick - Color #1
2.	Brick - Color #2
3.	Cementitious Panel - Color #1
4.	Cementitious Panel - Color #2
5.	Cementitious Panel - Color #3
6.	Aluminum Canopy
7.	Roll-up Security Gate
8.	Flood Vents
9.	Aluminum Railing
10.	Powder Coated Grill to Match Window Color
11.	Powder Coated Security Grill to Match style
12.	Planter



# SOUTH ELEVATION



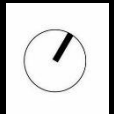
# EAST ELEVATION





**MATERIAL KEY**

1. Brick - Color #1
2. Brick - Color #2
3. Cementitious Panel - Color #1
4. Cementitious Panel - Color #2
5. Cementitious Panel - Color #3
6. Aluminum Canopy
7. Roll-up Security Gate
8. Flood Vents
9. Aluminum Railing
10. Powder Coated Grill to Match Window Color
11. Powder Coated Security Grill to Match style
12. Planter



**NORTH ELEVATION**

MATERIAL KEY	
1.	Brick - Color #1
2.	Brick - Color #2
3.	Cementitious Panel - Color #1
4.	Cementitious Panel - Color #2
5.	Cementitious Panel - Color #3
6.	Aluminum Canopy
7.	Roll-up Security Gate
8.	Flood Vents
9.	Aluminum Railing
10.	Powder Coated Grill to Match Window Color
11.	Powder Coated Security Grill to Match window style
12.	Planter



WEST ELEVATION





South Avenue Elevation

# 803 SOUTH AVENUE

