

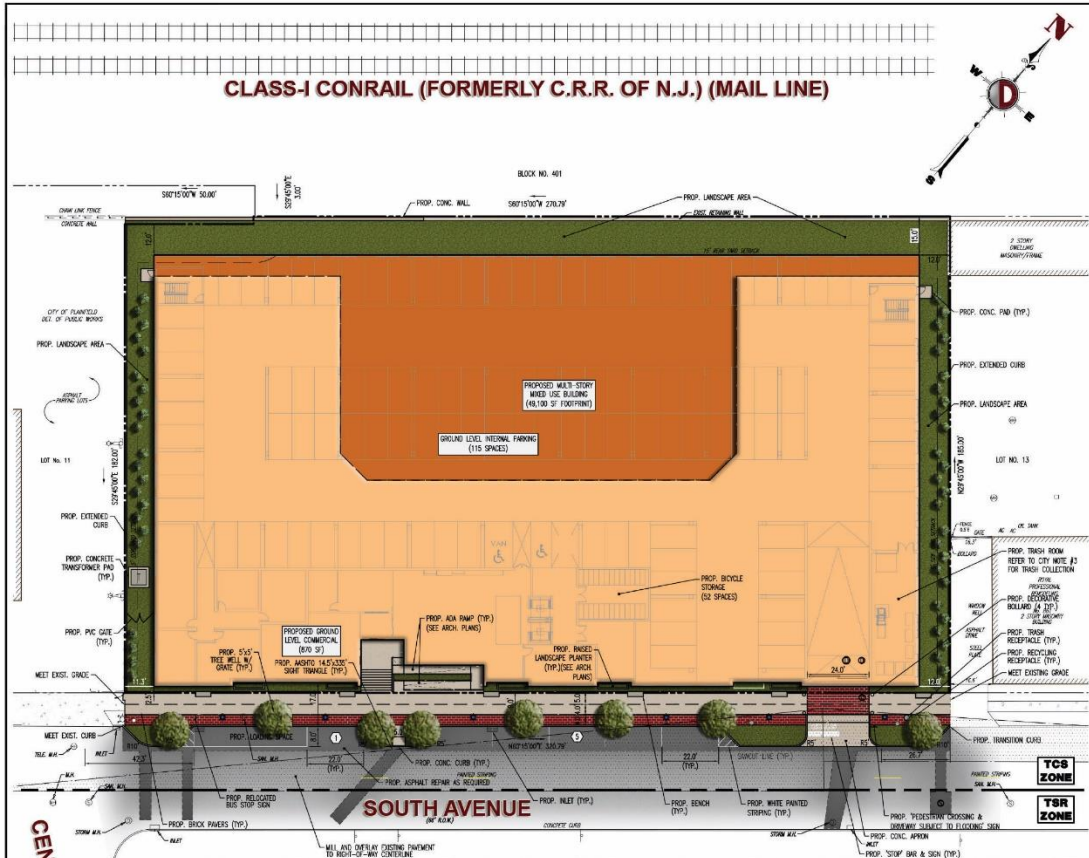


South Avenue Elevation

803 SOUTH AVENUE



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



GENERAL NOTES:

- THE PLAN HAS BEEN PREPARED BASED ON REFERENCED RECORDS. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.
- OWNER: MR. PROPERTIES LLC, 1000 WEST 10TH STREET, SUITE 100, NEW BRUNSWICK, NJ 08901
- ARCHITECT: MR. PROPERTIES LLC, 1000 WEST 10TH STREET, SUITE 100, NEW BRUNSWICK, NJ 08901
- PROJECT DATA:
 - PROJECT NO.: 2024-001
 - DATE: 08/20/2024
 - SCALE: AS SHOWN
 - PROJECT LOCATION: 1000 WEST 10TH STREET, SUITE 100, NEW BRUNSWICK, NJ 08901

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	FOUNDATION	CU YD	150.00	150.00	22,500.00
2	CONCRETE	CU YD	150.00	150.00	22,500.00
3	STEEL	TON	10.00	10.00	1,000.00
4	PAINT	GA	100.00	100.00	10,000.00
5	LANDSCAPING	SQ YD	100.00	100.00	10,000.00
6	UTILITIES	LINEAL FT	100.00	100.00	10,000.00
7	PERMITS	PERMIT	1.00	1.00	1,000.00
8	INSURANCE	PER MONTH	12.00	12.00	1,440.00
9	PROFESIONAL FEES	PER HOUR	100.00	100.00	10,000.00
10	CONTINGENCY	PERCENT	10.00	10.00	1,000.00
11	TOTAL				80,000.00

1. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

3. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

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5. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

6. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

7. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

8. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

9. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

10. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.

SIGNAGE TABLE

NO.	DESCRIPTION	LOCATION	TYPE	HEIGHT	WIDTH	AREA
1	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
2	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
3	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
4	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
5	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
6	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
7	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
8	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
9	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00
10	PLACARD	1000 WEST 10TH STREET	PLACARD	4'-0"	6'-0"	24.00

CITY NOTES:

- THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE REASONABLY ACCURATE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE RECORDS.
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PAVEMENT LEGEND



NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUED FOR PERMIT
2	08/20/2024	ISSUED FOR PERMIT
3	08/20/2024	ISSUED FOR PERMIT
4	08/20/2024	ISSUED FOR PERMIT
5	08/20/2024	ISSUED FOR PERMIT
6	08/20/2024	ISSUED FOR PERMIT
7	08/20/2024	ISSUED FOR PERMIT
8	08/20/2024	ISSUED FOR PERMIT
9	08/20/2024	ISSUED FOR PERMIT
10	08/20/2024	ISSUED FOR PERMIT

BOB SOUTH AVENUE LLC
 245 Main Street, Suite 100
 New Brunswick, NJ 08901
 (732) 839-1234

811
 Call before you dig
 1-800-4-A- Dig

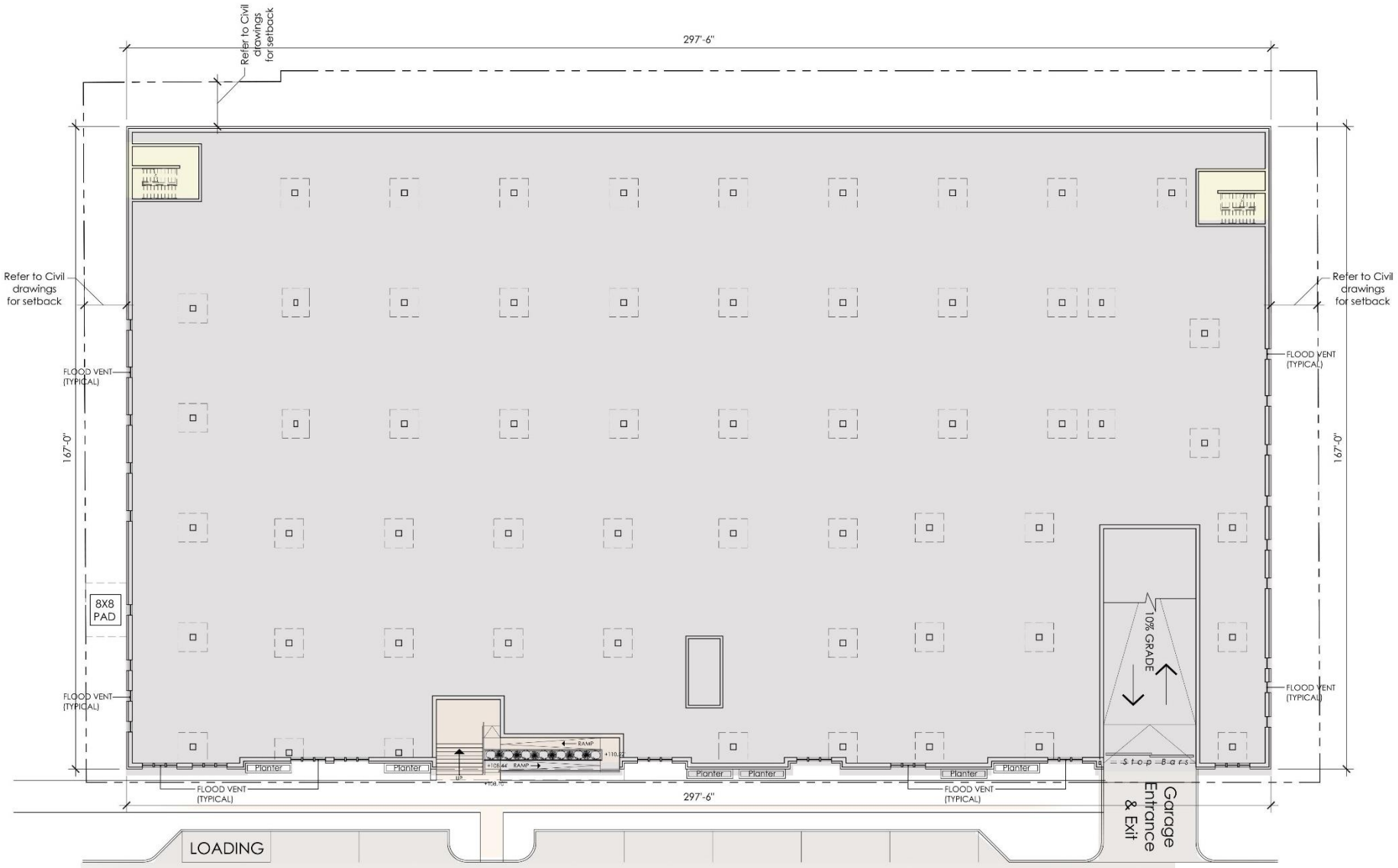
DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING & PRINTING
 TRAFFIC + IMPACT + PLANNING + DESIGN
 245 Main Street, Suite 100
 New Brunswick, NJ 08901
 (732) 839-1234

BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41989

JOSEPH C. SPARONE
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41264

SITE PLAN RENDERING
 DATE: 08/20/2024
 DRAWN BY: RJC
 CHECKED BY: RJC
 SCALE: AS SHOWN

SITE PLAN



SOUTH AVENUE

CRAWL SPACE & FOUNDATION PLAN

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



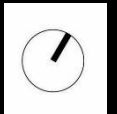


SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns						4,000 SF
LOBBY	Entrance Lounge/Leasing/Mail/Mail Package						2,480 SF
COMMERCIAL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

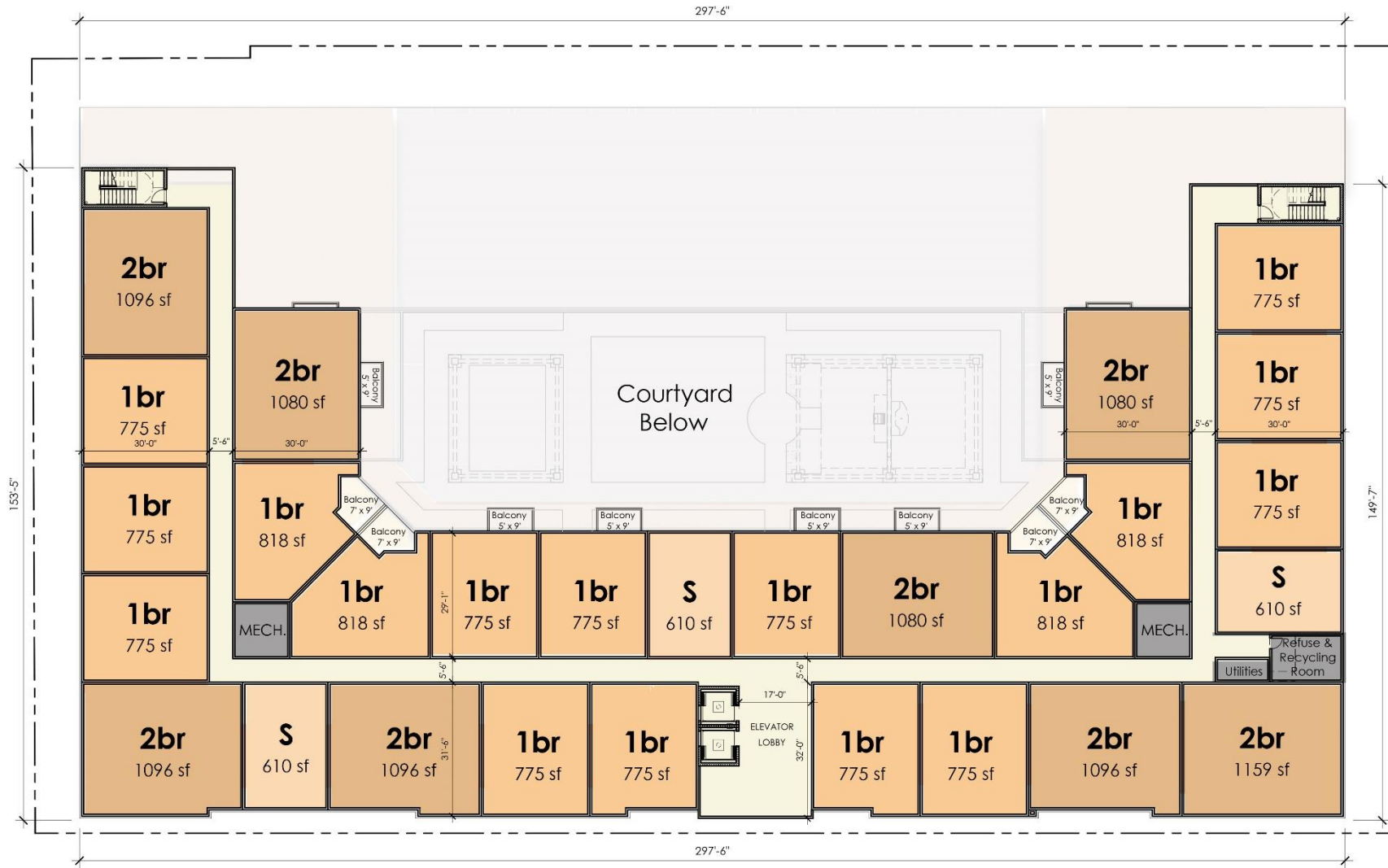
PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du

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

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



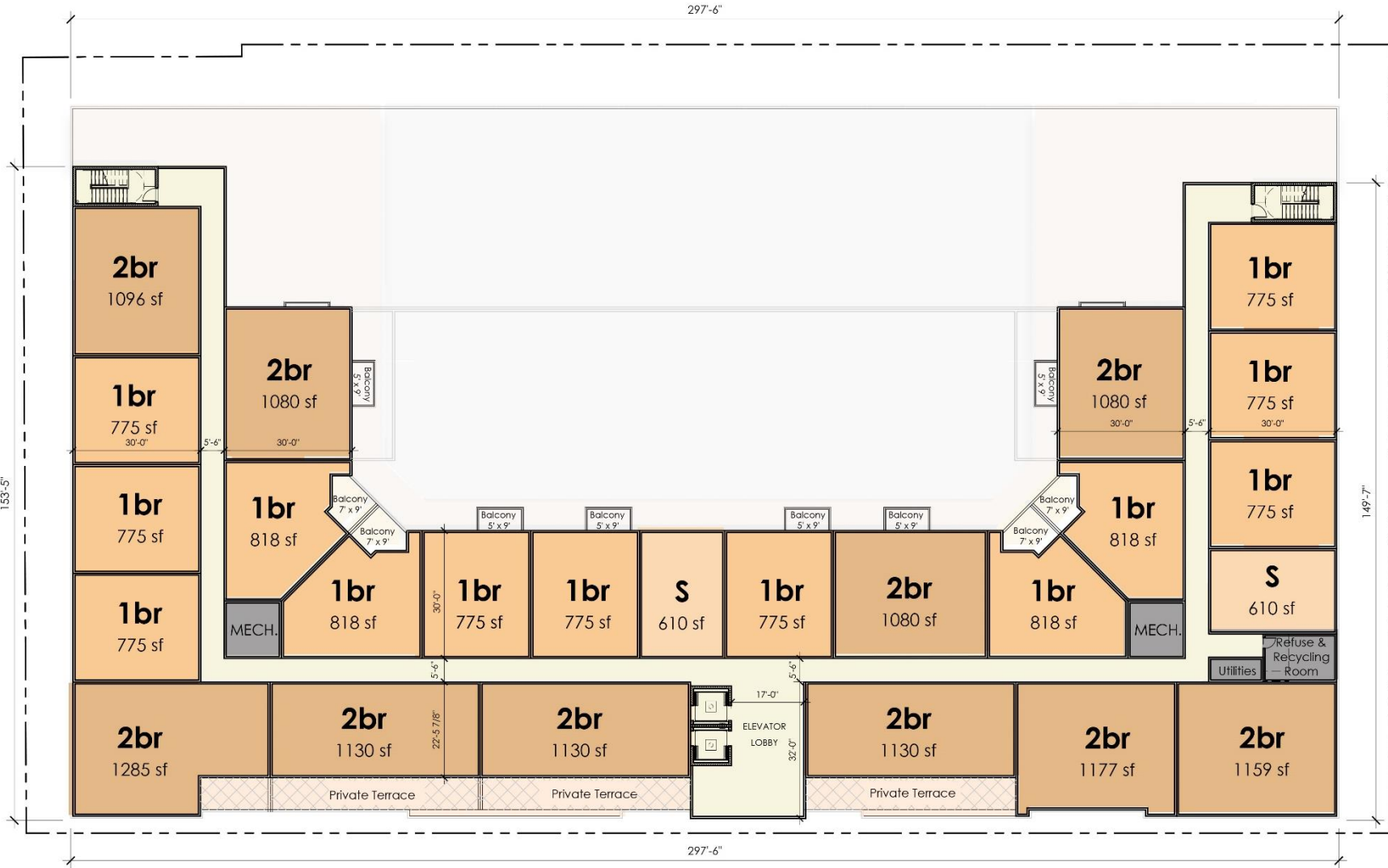
SECOND FLOOR PLAN



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 & Urnless					4,000 SF	
1 LOBBY	Entrance Lounge/Lobby / Mail / Mail Package					2,480 SF	
COMMERCIAL						870 SF	

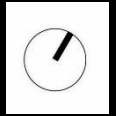
PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du

THIRD & FOURTH FLOOR PLAN

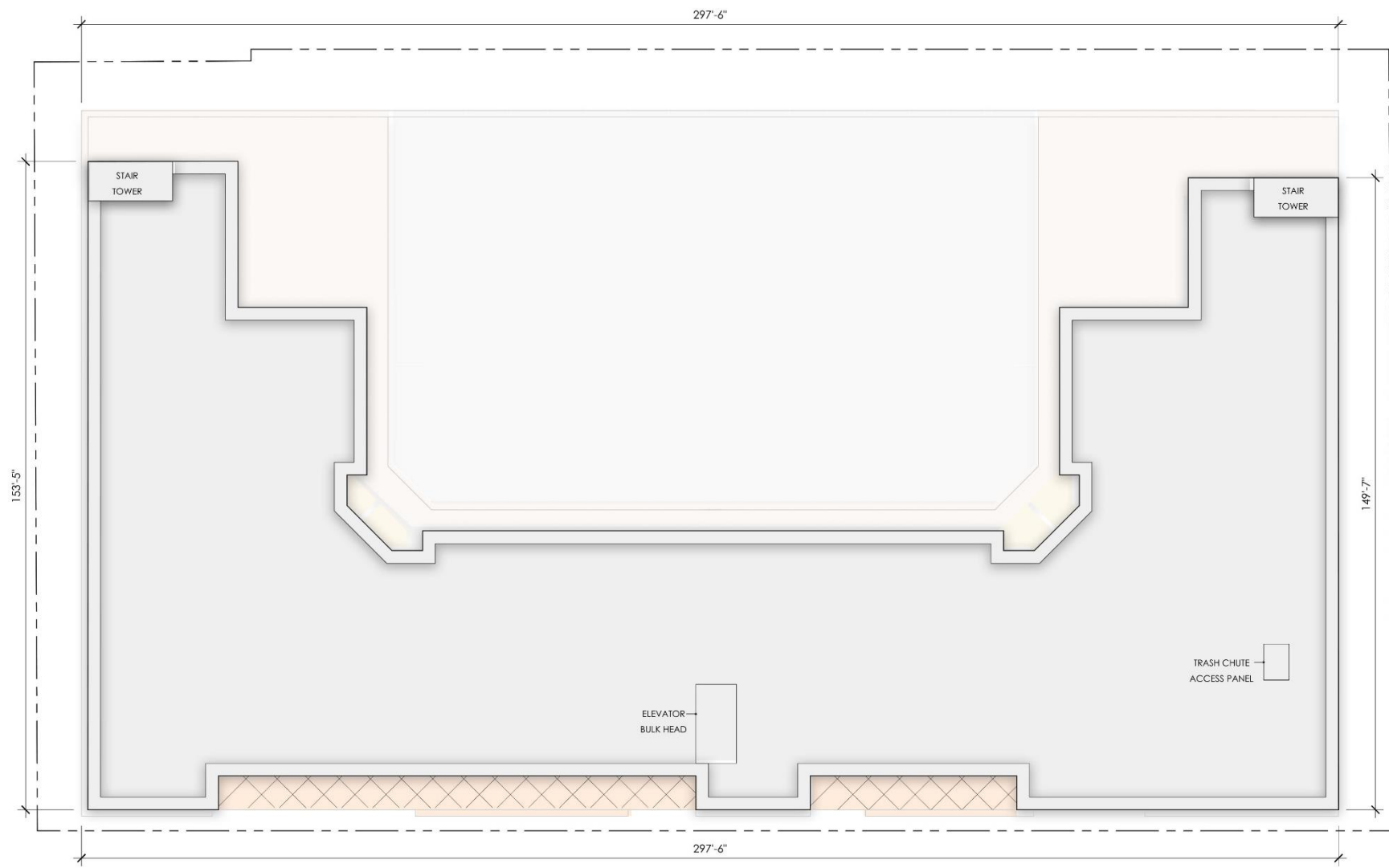


SITE DATA	RESIDENTIAL FLOORS					TOTAL	
	1ST.	2ND.	3RD.	4TH.	5TH.		
STUDIO	NA	2	3	3	2	10	9.6%
1 BEDROOM	NA	14	17	17	13	61	58.6%
2 BEDROOM	NA	7	8	8	10	33	31.8%
TOTAL UNITS	NA	23	28	28	25	104	100%
AMENITIES	Club Room & Urns					4,000 SF	
I.LOBBY	Entrance Lounge/Lobby / Mail / Mail Package					2,480 SF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

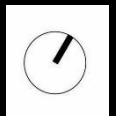
PARKING	PROPOSED
PODIUM	115 sp, 1.1 sp/du



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



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.	Plaster

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



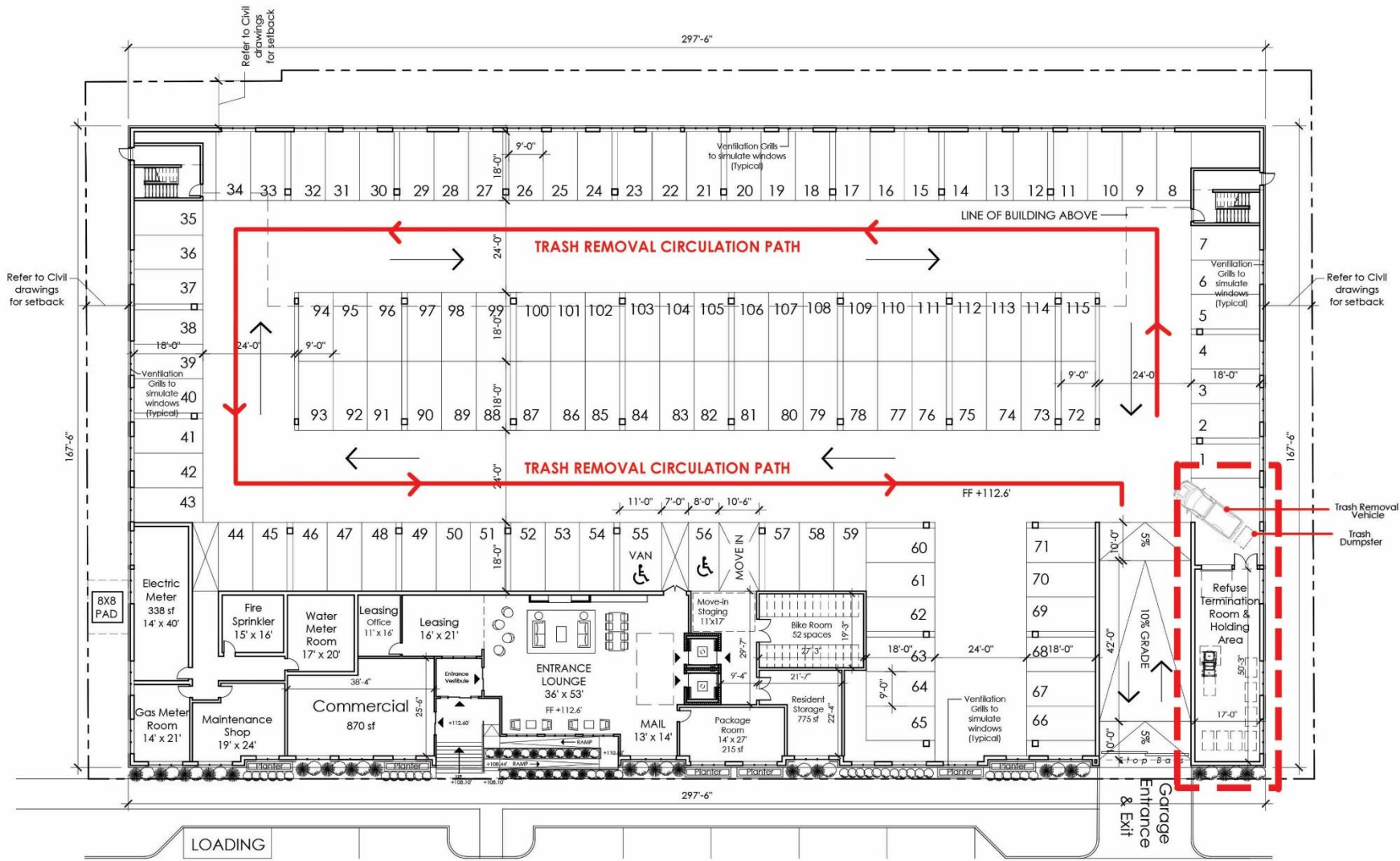
NORTH ELEVATION

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 style
12.	Planter

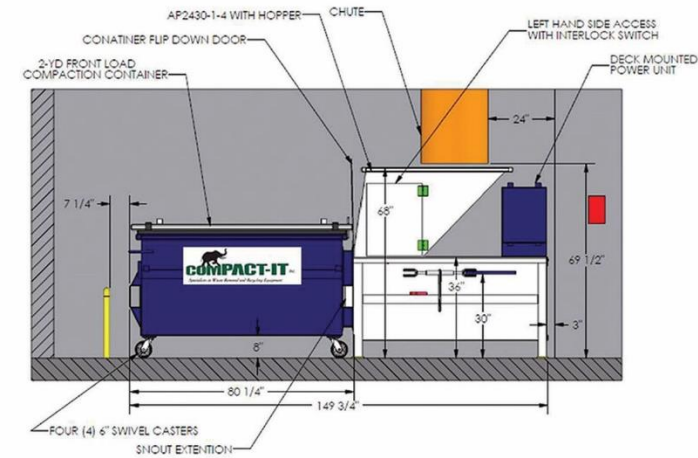


WEST ELEVATION



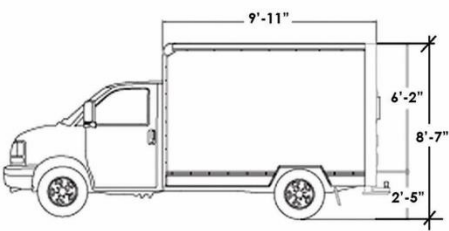
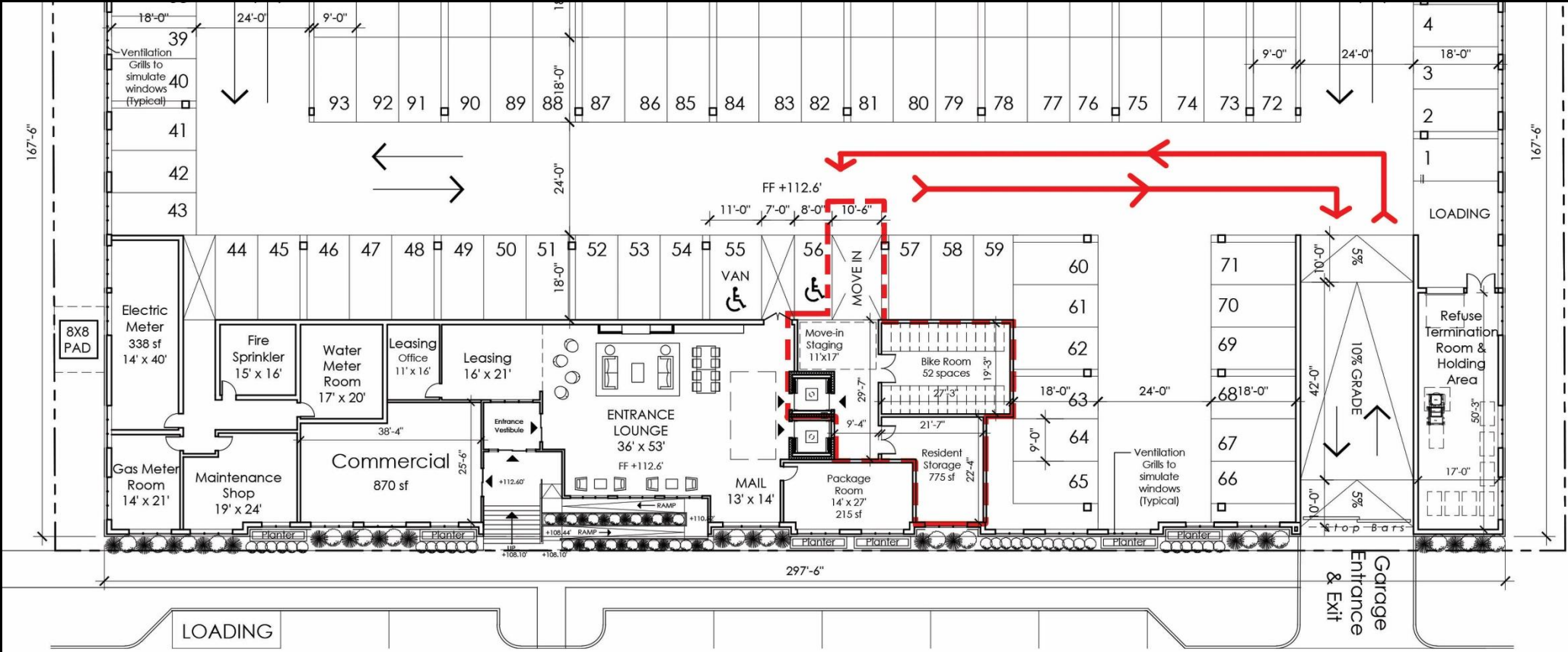


TRASH REMOVAL VEHICLE

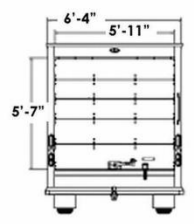


RESIDENTIAL REFUSE COMPACTOR SYSTEM

Refuse Removal Sequence Plan



"MOVE IN" VEHICLE #2 DIMENSIONS



"MOVE IN" VEHICLE #1



"MOVE IN" VEHICLE #2

Move In Sequence Plan



South Avenue Elevation

803 SOUTH AVENUE

