

# APARTMENT BUILDING

405 North Ave Dunellen, NJ 08812



## APARTMENT BUILDING

405 North Ave Dunellen, NJ 08812

PROJECT TEAM

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

### DRAWING INDEX - PLANNING BOARD

#	NAME
ARCHITECTURE	
A1.103	ROOF PLAN
GENERAL	
G0.000	COVER SHEET
ARCHITECTURE	
A1.100	FIRST FLOOR PLAN
A1.101	SECOND FLOOR PLAN
A1.102	THIRD FLOOR PLAN
A2.201	ELEVATIONS
A2.202	ELEVATIONS
A7.701	ENLARGED UNIT PLANS
A7.702	ENLARGED UNIT PLANS
A7.703	ENLARGED UNIT PLANS
A7.704	ENLARGED UNIT PLANS
A8.801	TRASH / MOVE DIAGRAM
A8.802	RENDERINGS

### PROJECT INFORMATION

#### CODE DATA

BLDG. CODE NEW JERSEY UNIFORM CONST.  
CODE 2018 INTERNATIONAL BUILDING CODE

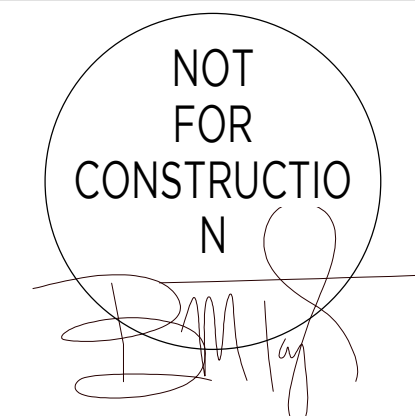
CONST. TYPE 5A

USE GROUP R-2 MULTI-FAMILY RESIDENTIAL

#### ZONING DATA

MU MIXED USE

NO.	DESCRIPTION	DATE
1	POLANNING BOARD	05/23/23



BRIAN M. TAYLOR, AIA NJ REG. A1 15286

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ISSUED FOR:

### PLANNING BOARD

DATE	05/23/2023	PROJECT NO.	2214
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SHEET TITLE

COVER SHEET

DRAWING NUMBER

G0.000

NORTH AVENUE



1 1ST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

GENERAL NOTES

- SURVEILLANCE NOTES**
- SECURITY CAMERAS WILL BE PROVIDED AT EACH ENTRANCE AND IN EACH STAIRWELL.
  - APPLICANT WILL PROVIDE SECURITY CAMERAS AT EACH ENTRANCE AND IN THE STAIRWELLS OF THE STRUCTURE.
  - INSTALLATION OF A CAMERA SYSTEM WITH ACCESS TO THE POLICE. PROVIDE SIGNAGE INDICATING THAT BUILDING IS UNDER SURVEILLANCE.
  - MAIN ENTRANCE DOORS FOR VISITORS SHOULD BE ACCESS CONTROLLED WITH REMOTE CONTROL FROM APARTMENTS. ALL ENTRANCES SHOULD HAVE ACCESS CONTROL FOR RESIDENTS AND FIRE/POLICE PERSONNEL.
  - RECORDED CCTV SHOULD BE PROVIDED IN PUBLIC AREAS, ENTRANCES, EXITS AND EXTERIOR, INCLUDING THE PARKING AREAS.
  - INSTALLATION OF A CAMERA SYSTEM WITH ACCESS TO THE POLICE.
  - PROVIDE SIGNAGE INDICATING THAT BUILDING IS UNDER SURVEILLANCE.
  - PROVIDE LIGHTING AND A CAMERA SYSTEM THAT CAPTURES VIDEO SURVEILLANCE OF THE BUILDING AT FRONT, BACK, INTERIOR CORRIDORS, AND STAIRS.
  - POLICE TO HAVE ACCESS TO CAMERAS IN CASE OF AN EMERGENCY. POLICE TO HAVE PHYSICAL ACCESS TO THE BUILDING FROM BOTH THE FRONT AND REAR.
  - SIGNAGE INDICATING THAT THE PROPERTY IS UNDER 24 HOUR SURVEILLANCE.

- SATELLITE NOTES**
- SATELLITE TELEVISION HOOK-UPS WILL BE PROVIDED ON THE ROOF OF THE STRUCTURE WITH PROPER SCREENING.
  - NO SATELLITE DISHES TO BE INSTALLED IN THE BUILDING.

- ENTRY/KEY FOB NOTES**
- PROVIDE EITHER KEYPAD OR KEY FOB TO ENTER - DOOR ACCESSED TO THE POLICE.
  - RESIDENTS SHALL ACCESS ALL BUILDING, RESIDENTIAL UNIT, AND AMENITY SPACE ENTRANCES WITH A KEY FOB SYSTEM.
  - PROVIDE EITHER KEYPAD OR KEY FOB TO ENTER - DOOR ACCESSED TO THE POLICE.
  - KNOX RAPID ENTRY SYSTEM SHALL BE INSTALLED AND LOCATED AT THE APARTMENT ENTRANCE FROM (FILL IN ADDRESS). THE INSTALLATION WILL BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

PARKING PROVIDED	
TYPE	COUNT
1ST FLOOR	61
	61
<b>PARKING PROVIDED TOTAL</b>	<b>61</b>

GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
AMENITY	1737 SF
CIRCULATION	739 SF
COMMERCIAL	3622 SF
PARKING	21956 SF
UTILITY	1453 SF
	29506 SF
2ND FLOOR	
1 BEDROOM	10288 SF
2 BEDROOM	7560 SF
3 BEDROOM	2004 SF
CIRCULATION	3051 SF
OUTDOOR AMENITY	5331 SF
STUDIO	550 SF
UTILITY	257 SF
	29042 SF
3RD FLOOR	
1 BEDROOM	8669 SF
2 BEDROOM	11191 SF
CIRCULATION	3051 SF
STUDIO	550 SF
UTILITY	257 SF
	23719 SF
<b>BUILDING GROSS AREA</b>	<b>82267 SF</b>



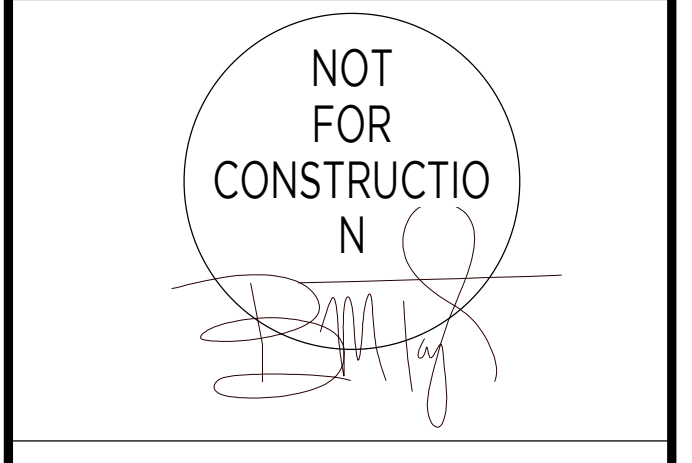
95 WATCHUNG AVENUE  
NORTH PLAINFIELD, NEW JERSEY 07060  
908.226.5515  
WWW.TAYLORARCHDESIGN.COM

APARTMENT BUILDING

405 North Ave Dunellen, NJ 08812

- PROJECT TEAM
- CIVIL ENGINEERING
  - STRUCTURAL ENGINEERING
  - MEP ENGINEERING

NO.	DESCRIPTION	DATE
1	POLANNING BOARD	05/23/23



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ISSUED FOR:

PLANNING BOARD	
DATE 05/23/2023	PROJECT NO. 2214
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SHEET TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A1.100



**APARTMENT BUILDING**

405 North Ave Dunellen, NJ 08812

PROJECT TEAM

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

**GENERAL NOTES**

**WINDOW NOTES**

1. PROVIDE TREATMENT TO ALL WINDOWS FOR RESIDENTIAL UNITS. INCLUDE A REQUIREMENT THAT THE WINDOW TREATMENTS MAY NOT BE REMOVED OR MODIFY BY TENANTS.
2. ANY MECHANIC VENTING SHALL BE THOUGHT THE ROOF.

**GROSS BUILDING AREA CALCULATION**

PROGRAM USE	AREA
<b>1ST FLOOR</b>	
AMENITY	1737 SF
CIRCULATION	739 SF
COMMERCIAL	3622 SF
PARKING	21956 SF
UTILITY	1453 SF
	29506 SF
<b>2ND FLOOR</b>	
1 BEDROOM	10288 SF
2 BEDROOM	7560 SF
3 BEDROOM	2004 SF
CIRCULATION	3051 SF
OUTDOOR AMENITY	5331 SF
STUDIO	550 SF
UTILITY	257 SF
	29042 SF
<b>3RD FLOOR</b>	
1 BEDROOM	8669 SF
2 BEDROOM	11191 SF
CIRCULATION	3051 SF
STUDIO	550 SF
UTILITY	257 SF
	23719 SF
<b>BUILDING GROSS AREA</b>	<b>82267 SF</b>

**DWELLING UNIT MIX**

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
FIRST FLOOR	-	-	-	-	-
SECOND FLOOR	1	14	8	2	25
THIRD FLOOR	1	12	12	-	25
<b>TOTAL</b>	<b>2</b>	<b>26</b>	<b>20</b>	<b>2</b>	<b>50</b>

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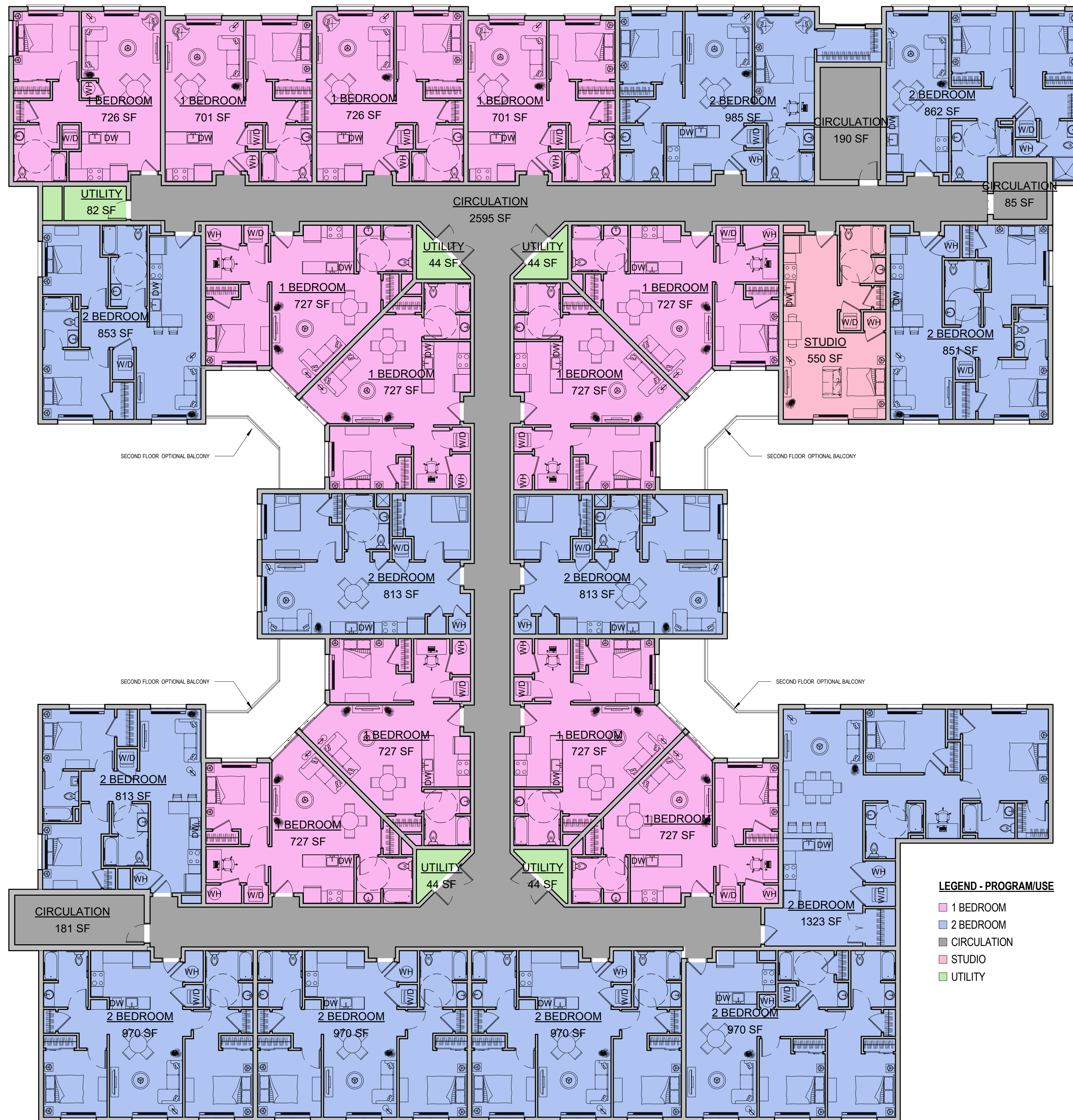
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SHEET TITLE  
**THIRD FLOOR PLAN**

DRAWING NUMBER  
**A1.102**



**LEGEND - PROGRAM/USE**

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- STUDIO
- UTILITY

**1 THIRD FLOOR PLAN**

SCALE: 3/32" = 1'-0"

**APARTMENT BUILDING**

405 North Ave Dunellen, NJ 08812

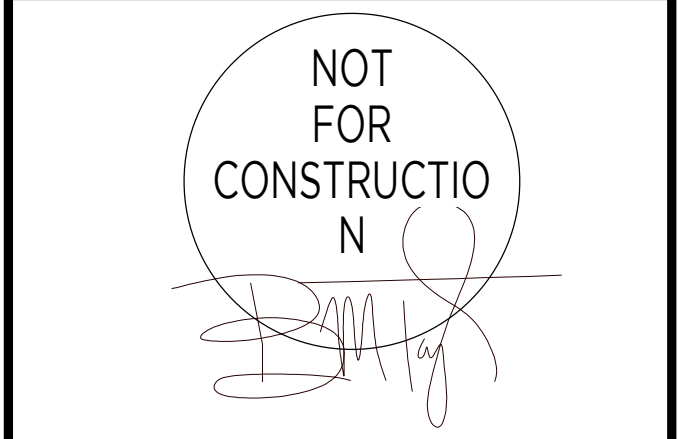
PROJECT TEAM

**CIVIL ENGINEERING**

**STRUCTURAL ENGINEERING**

**MEP ENGINEERING**

NO.	DESCRIPTION	DATE
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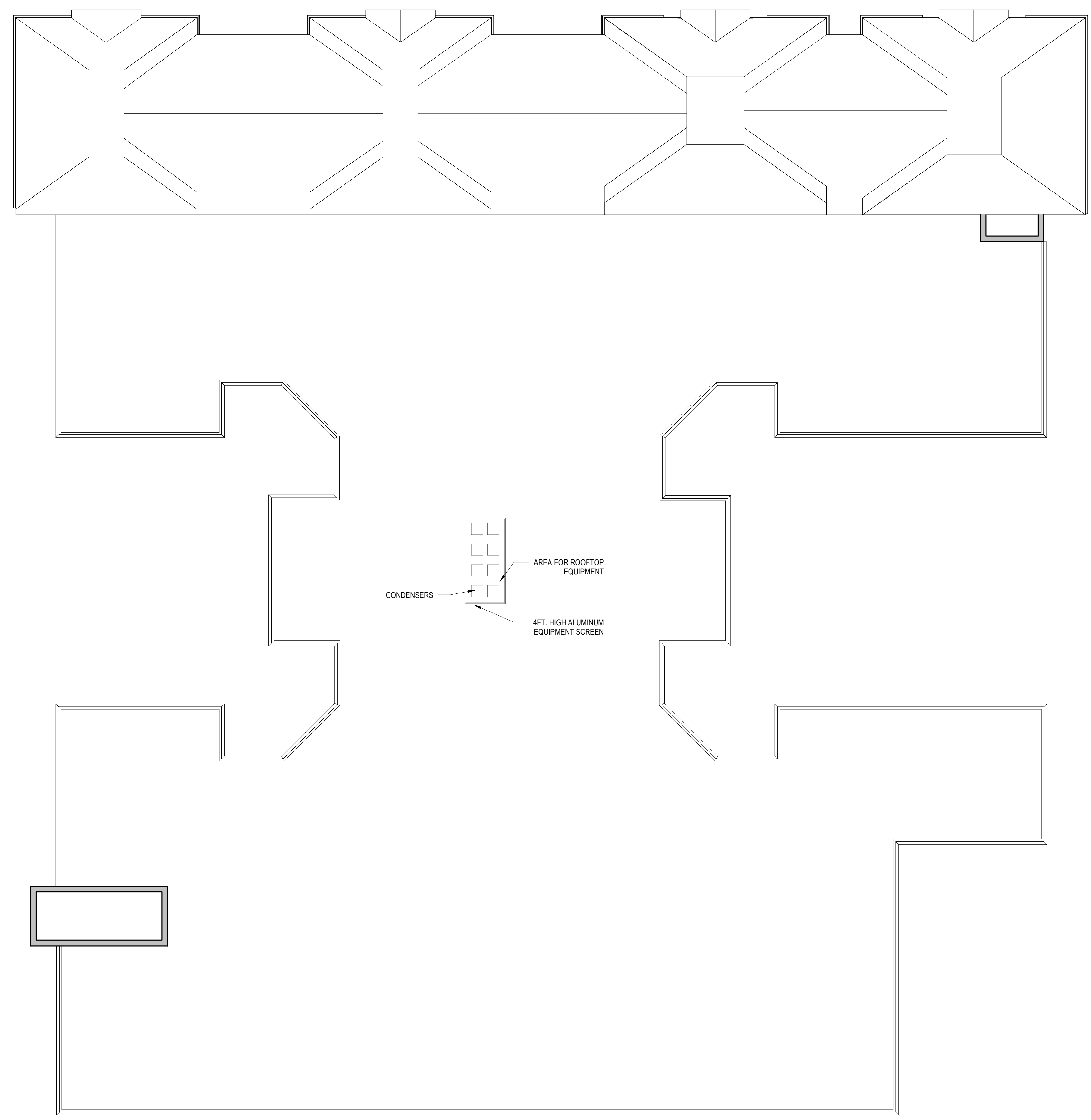
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SHEET TITLE  
**ROOF PLAN**

DRAWING NUMBER  
**A1.103**



**1** ROOF FLOOR PLAN  
SCALE: 3/32" = 1'-0"

ROOF SCREEN REFERENCE:



**GENERAL NOTES**

**WINDOW NOTES**

1. PROVIDE TREATMENT TO ALL WINDOWS FOR RESIDENTIAL UNITS. INCLUDE A REQUIREMENT THAT THE WINDOW TREATMENTS MAY NOT BE REMOVED OR MODIFY BY TENANTS.
2. ANY MECHANIC VENTING SHALL BE THOUGHT THE ROOF.

**TAYLOR ARCHITECTURE & DESIGN**

95 WATCHUNG AVENUE  
 NORTH PLAINFIELD, NEW JERSEY 07060  
 908.226.5515  
 WWW.TAYLORARCHDESIGN.COM

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**STRUCTURAL ENGINEERING**

**MEP ENGINEERING**



**1 FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 LEFT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

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SHEET TITLE

**ELEVATIONS**

DRAWING NUMBER

**A2.201**

**APARTMENT BUILDING**

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PROJECT TEAM

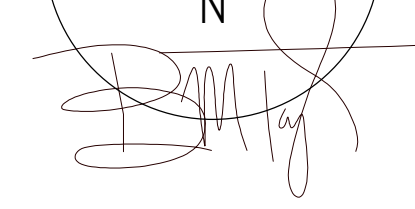
CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

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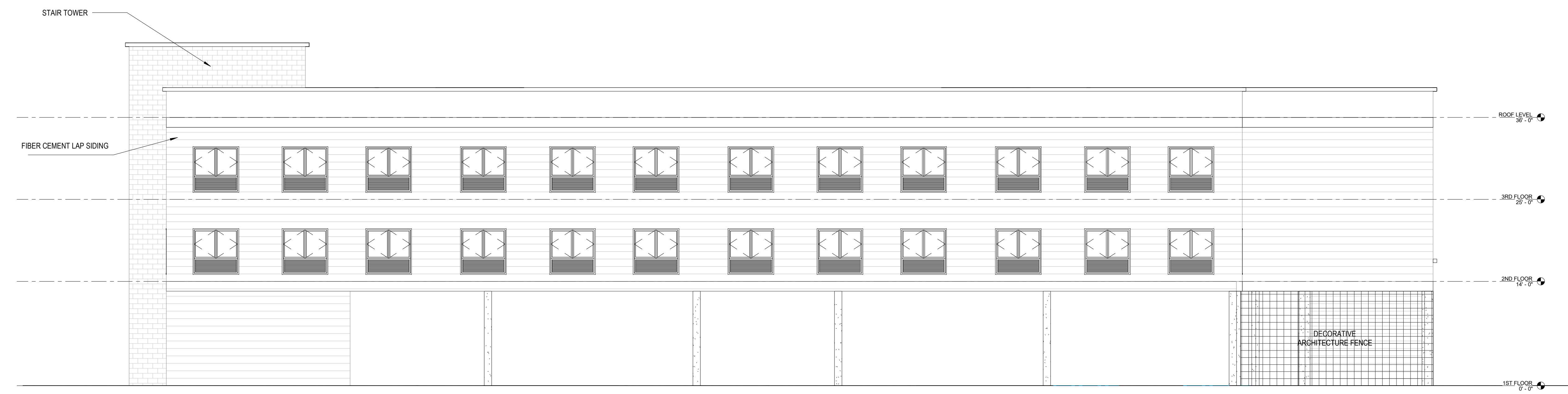
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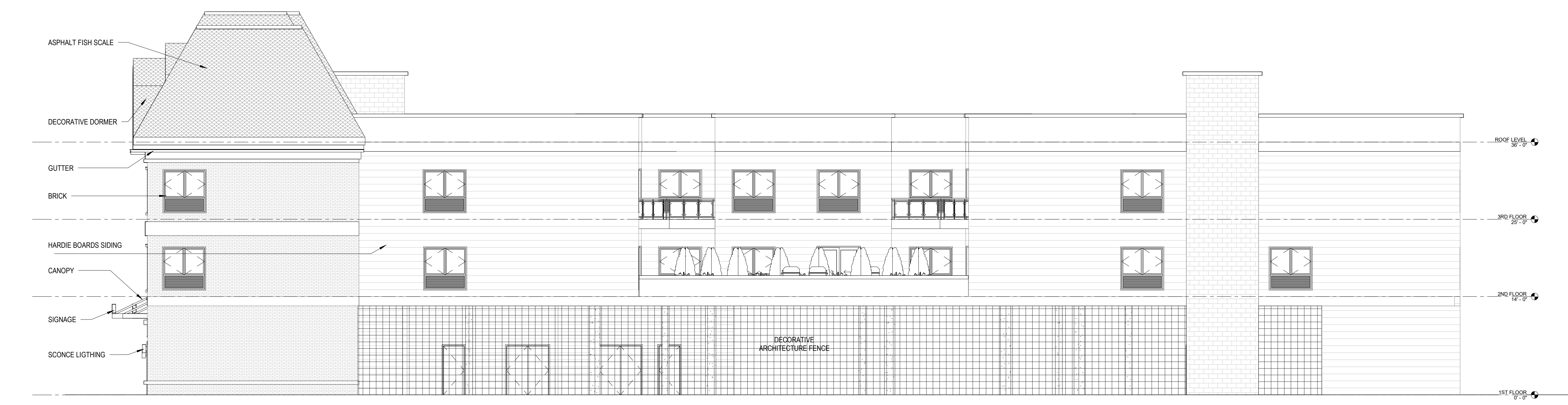
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SHEET TITLE  
**ELEVATIONS**

DRAWING NUMBER  
**A2.202**



**1 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"







**APARTMENT BUILDING**

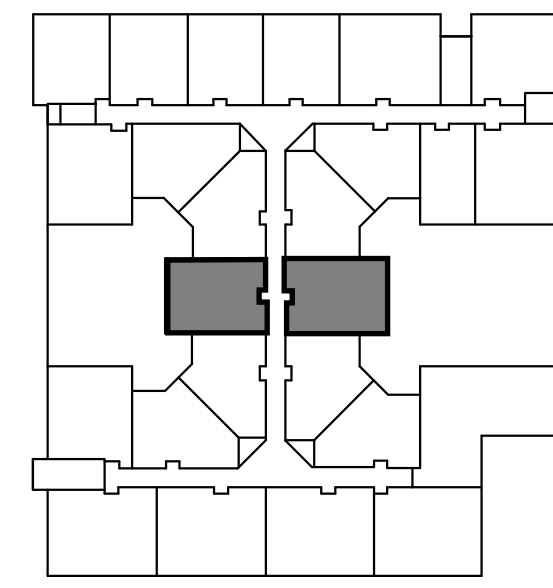
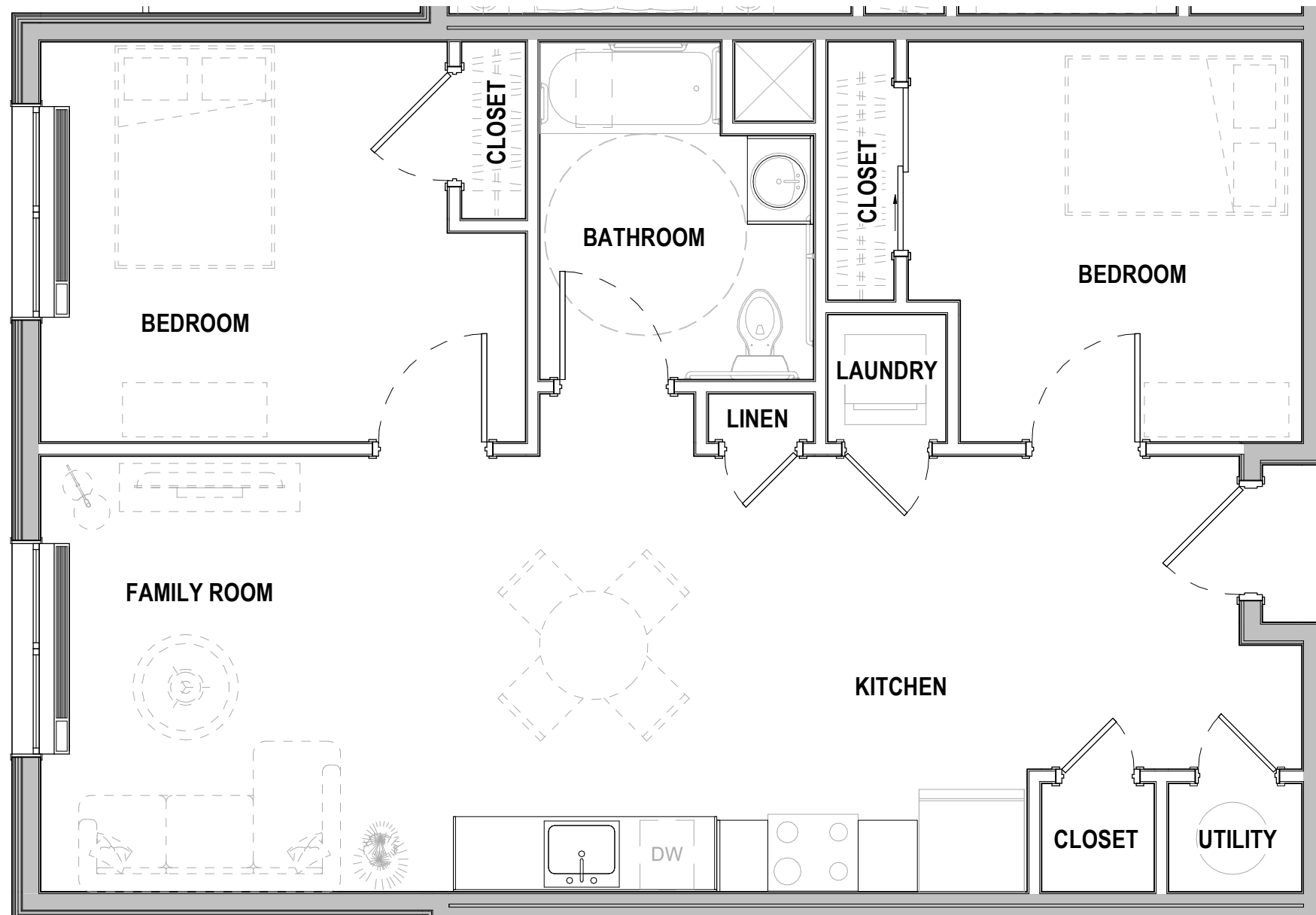
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PROJECT TEAM

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STRUCTURAL ENGINEERING

MEP ENGINEERING



SECOND FLOOR

**1** Unit 2B.8  
SCALE: 1/4" = 1'-0"

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SHEET TITLE

**ENLARGED UNIT PLANS**

DRAWING NUMBER

**A7.704**





405 NORTH AVENUE - STREET ELEVATION



405 NORTH AVENUE - STREET PERSPECTIVE



405 NORTH AVENUE - COURTYARD VIEW



405 NORTH AVENUE - REAR PERSPECTIVE

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SHEET TITLE  
**RENDERINGS**

DRAWING NUMBER  
**A8.802**