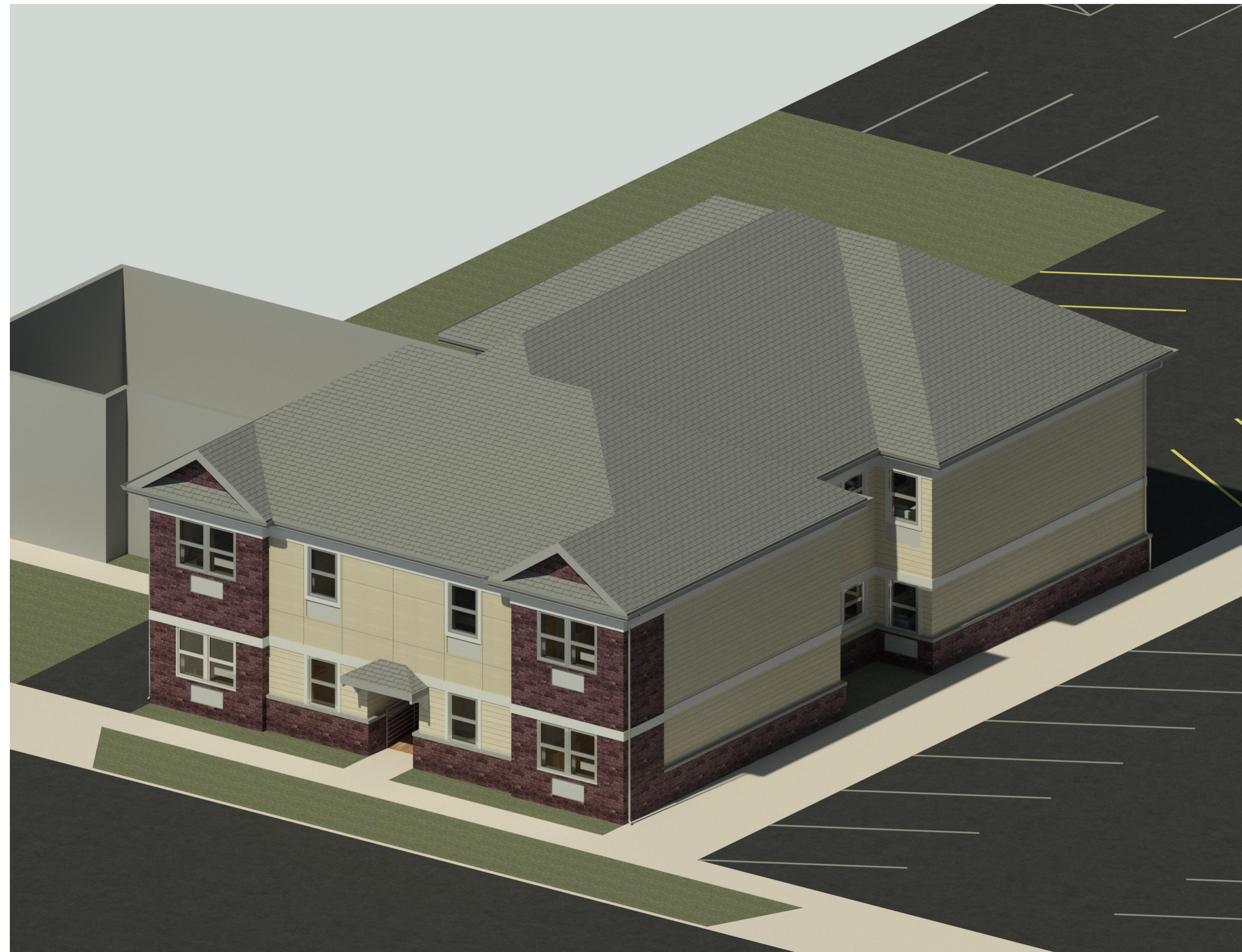


# New Low-Rise Apartment Building

337 Front Street Dunellen, New Jersey 08812



**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**

**RD P1** REDEVELOPMENT AREA PHASE I

DRAWING INDEX - PLANNING BOARD	
#	NAME
GENERAL	
G0.000	COVER SHEET
ARCHITECTURE	
A1.000	SITE PLAN
A1.101	FIRST FLOOR & SECOND FLOOR PLAN
A1.102	ROOF PLAN
A1.151	TYP RESIDENTIAL FLOOR PLAN - UNIT TYPES
A2.200	ELEVATIONS
A2.201	ELEVATIONS
A7.700	ENLARGED UNIT PLANS



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

New Low-Rise Apartment Building

337 Front St. Dunellen, NJ 08812

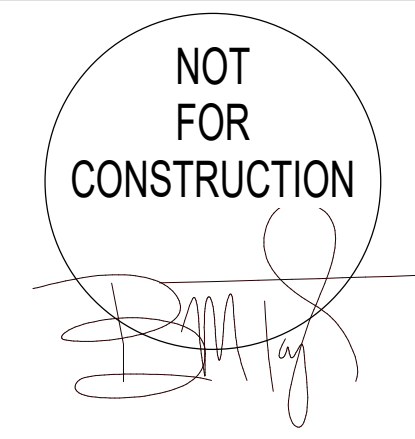
PROJECT TEAM

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

NO.	DESCRIPTION	DATE



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SHEET TITLE  
**COVER SHEET**

DRAWING NUMBER  
**G0.000**



PARKING REQUIRED			
NAME	#	COEFF.	Q
RESIDENTIAL			
1 BED RM	2	1	2
2 BED RM	6	1.5	9
<b>PARKING REQUIRED TOTAL</b>			<b>11</b>

PARKING PROVIDED		
TYPE	COUNT	MARK
8' x 18' - 60 deg	10	
8' x 18' - 60 deg	1	ADA
<b>PARKING PROVIDED TOTAL</b>	<b>11</b>	

### 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 337 FRONT STREET, DUNELLEN, NJ 08812. THE INSTALLATION WILL BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

GROSS BUILDING AREA CALCULATION	
PROGRAM/USE	AREA
1ST FLOOR	
CIRCULATION	291 SF
RESIDENTIAL	3085 SF
	3377 SF
2ND FLOOR	
CIRCULATION	241 SF
RESIDENTIAL	3221 SF
	3462 SF
<b>BUILDING GROSS AREA</b>	<b>6839 SF</b>

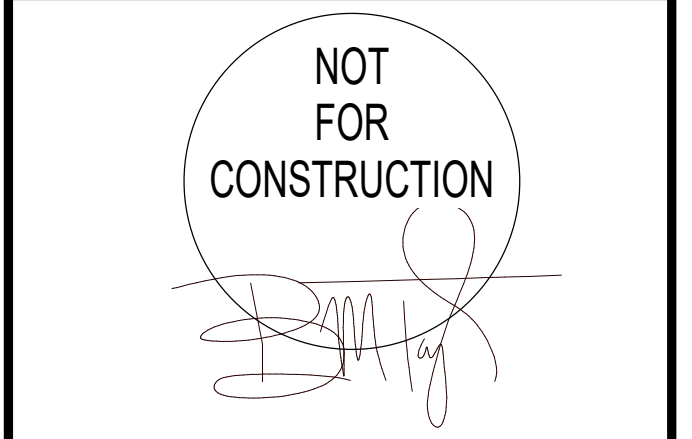
## New Low-Rise Apartment Building

337 Front St. Dunellen, NJ 08812

PROJECT TEAM

- CIVIL ENGINEERING
- STRUCTURAL ENGINEERING
- MEP ENGINEERING

NO.	DESCRIPTION	DATE



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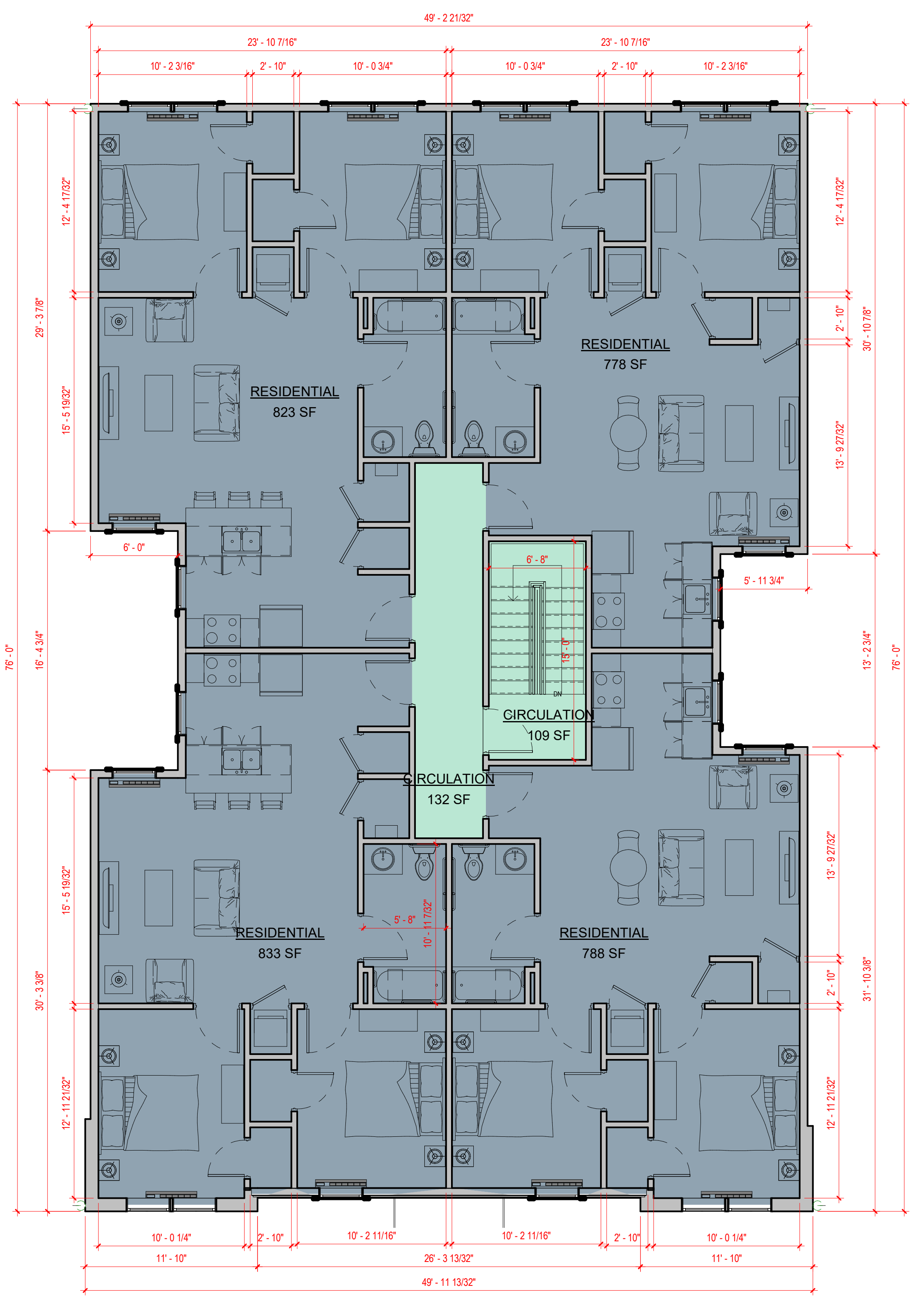
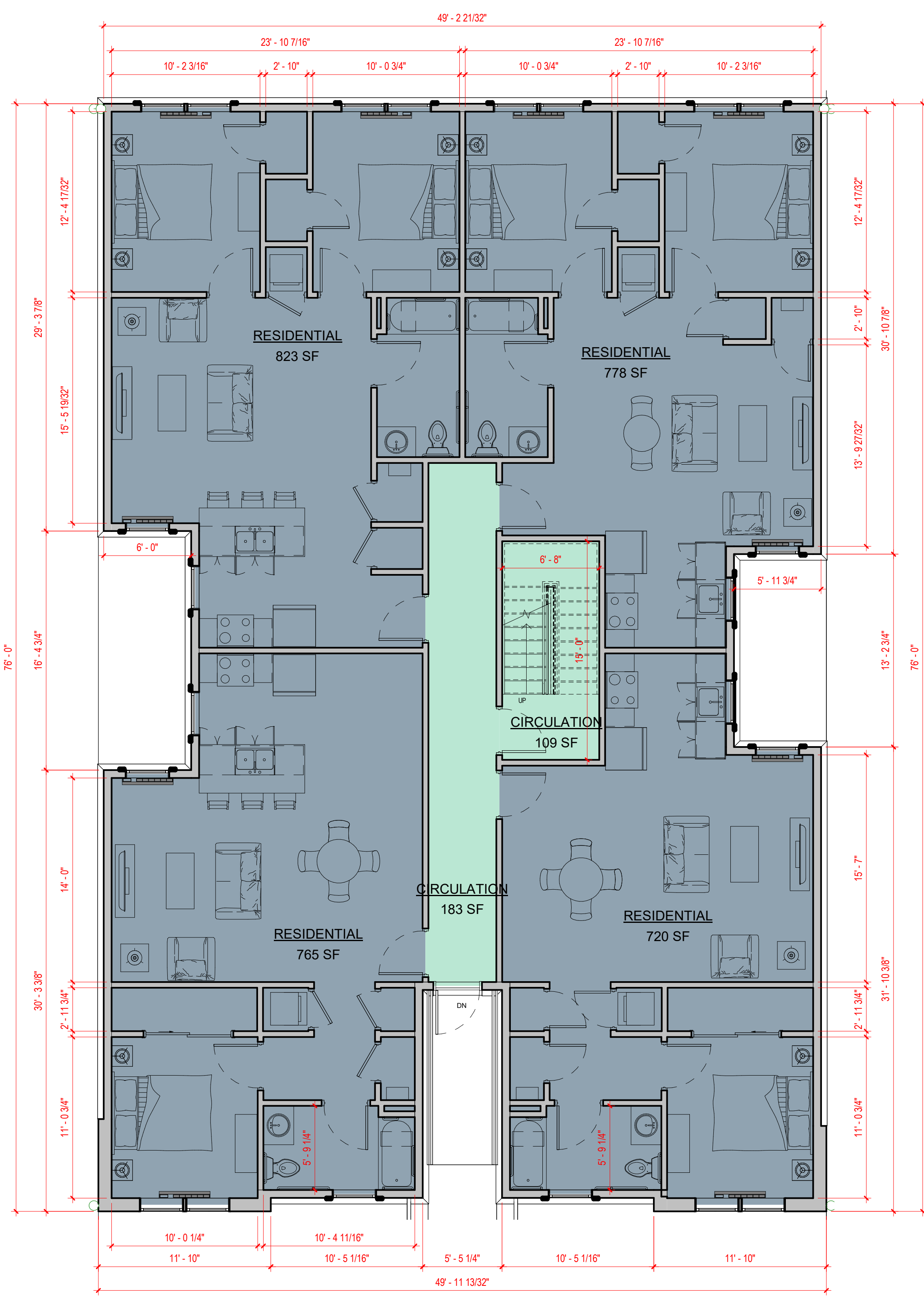
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SHEET TITLE  
**FIRST FLOOR & SECOND FLOOR PLAN**

DRAWING NUMBER  
**A1.101**



**1** 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**2** 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**LEGEND - PROGRAM/USE**  
■ CIRCULATION  
■ RESIDENTIAL



**New Low-Rise Apartment Building**

337 Front St. Dunellen, NJ 08812

PROJECT TEAM

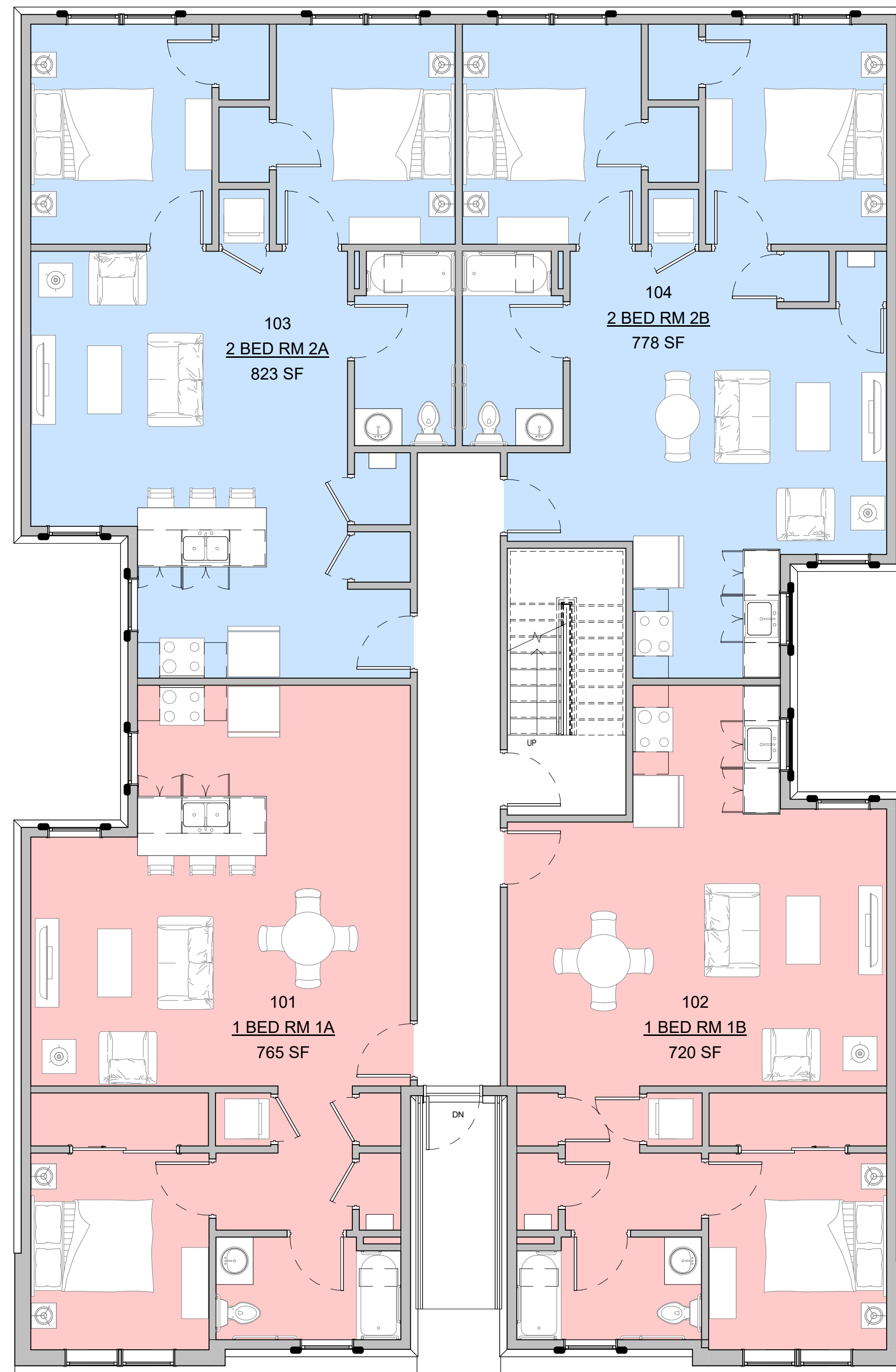
CIVIL ENGINEERING

STRUCTURAL ENGINEERING

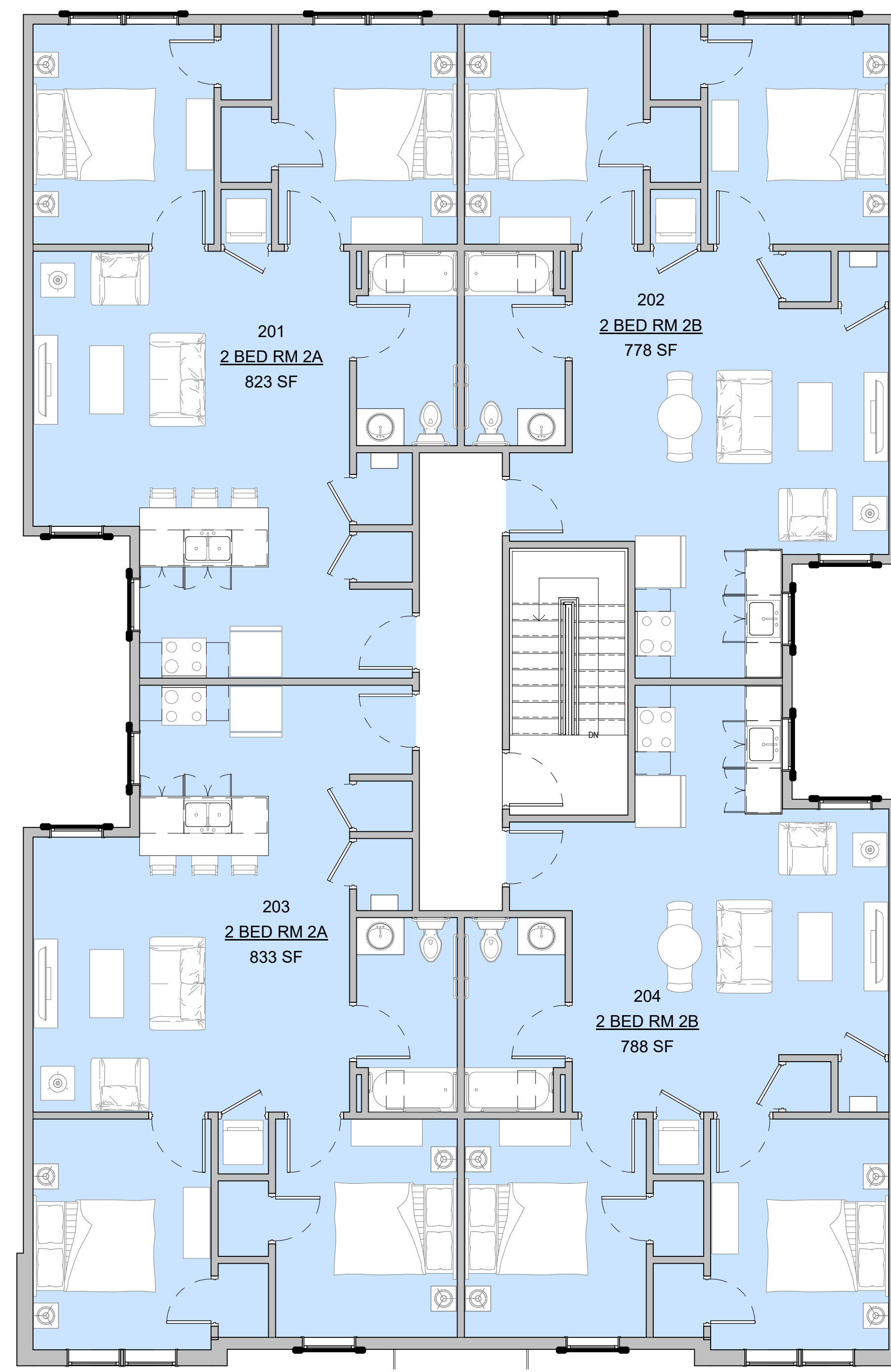
MEP ENGINEERING

UNITS AREAS		
NUMBER	NAME	AREA
1ST FLOOR		
101	1 BED RM 1A	765 SF
102	1 BED RM 1B	720 SF
103	2 BED RM 2A	823 SF
104	2 BED RM 2B	778 SF
		3085 SF
2ND FLOOR		
201	2 BED RM 2A	823 SF
202	2 BED RM 2B	778 SF
203	2 BED RM 2A	833 SF
204	2 BED RM 2B	788 SF
		3221 SF
TOTAL UNITS AREA		6307 SF

RESIDENTIAL DWELLING UNIT MIX	
UNIT TYPES PER LEVEL	Q
1 BED RM 1A	
1ST FLOOR	1
	1
1 BED RM 1B	
1ST FLOOR	1
	1
2 BED RM 2A	
1ST FLOOR	1
2ND FLOOR	2
	3
2 BED RM 2B	
1ST FLOOR	1
2ND FLOOR	2
	3
UNITS GRAND TOTAL	
	8



**1** 1ST FLOOR PLAN - UNIT TYPES  
SCALE: 3/16" = 1'-0"



**2** 2ND FLOOR PLAN - UNIT TYPES  
SCALE: 3/16" = 1'-0"

LEGEND - NAME

- 1 BED RM 1A
- 1 BED RM 1B
- 2 BED RM 2A
- 2 BED RM 2B

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

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SHEET TITLE  
**TYP RESIDENTIAL FLOOR PLAN - UNIT TYPES**

DRAWING NUMBER  
**A1.151**



**New Low-Rise Apartment Building**

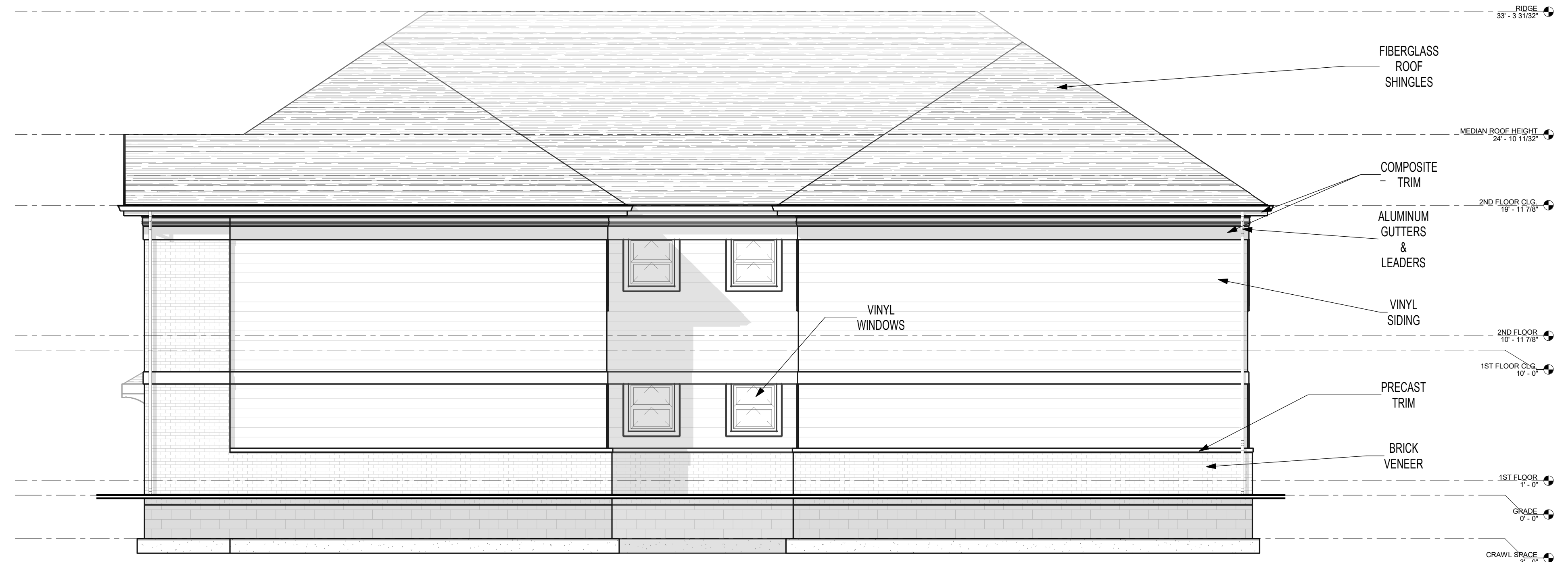
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PROJECT TEAM

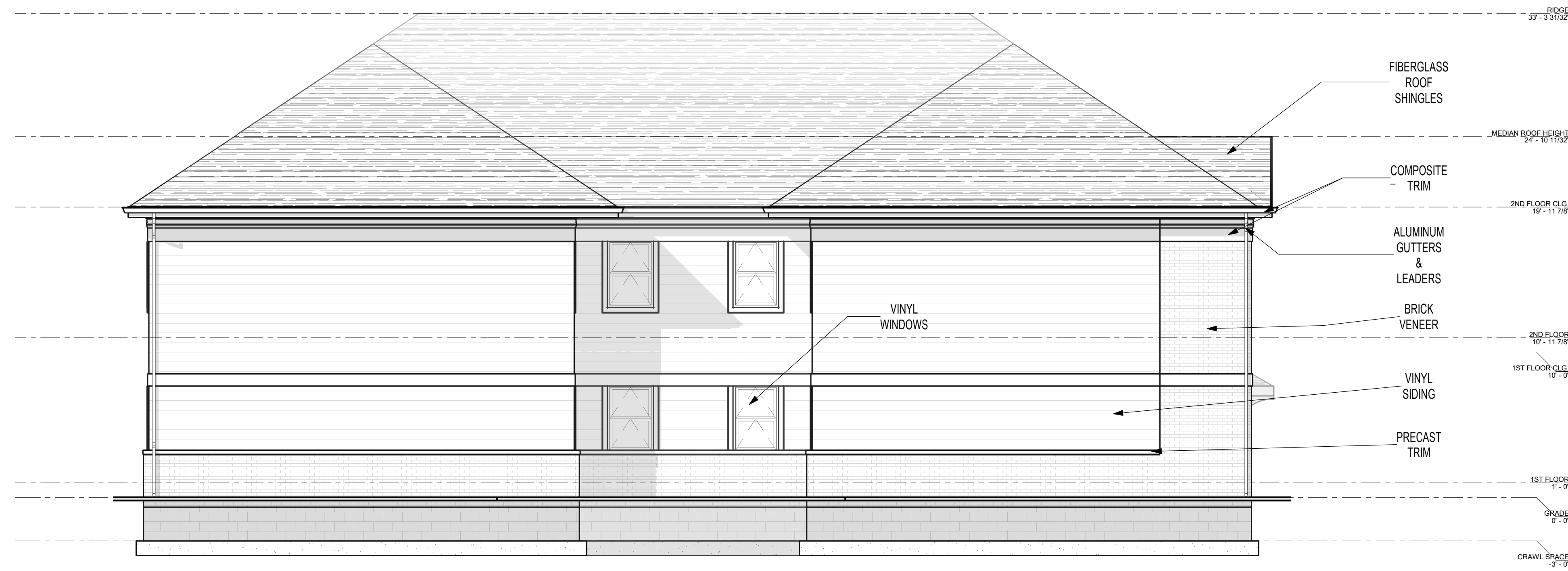
CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

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SHEET TITLE  
**ELEVATIONS**

DRAWING NUMBER  
**A2.201**

