

# PROPOSED 75 UNIT COAH DEVELOPMENT AT I-PARK

45 RIVER ROAD  
LOT# 1.19, BLOCK # 99

BOROUGH OF EDGEWATER,  
BERGEN COUNTY, NEW JERSEY

<b>DEVELOPERS:</b>	<b>ARCHITECTS:</b>	<b>STRUCTURAL CONSULTANTS:</b>	<b>MEP CONSULTANTS:</b>
DAIBES ENTERPRISES 1000 PORTSIDE DRIVE EDGEWATER, NJ 07020	DAIBES DESIGN GROUP, LLC. 1000 PORTSIDE DRIVE EDGEWATER, NJ 07020	MACAMULLI ASSOCIATES L.L.C. CONSULTING ENGINEERS 2 CITY HALL PLAZA, 2ND FL. RAHWAY, NJ 07065	---

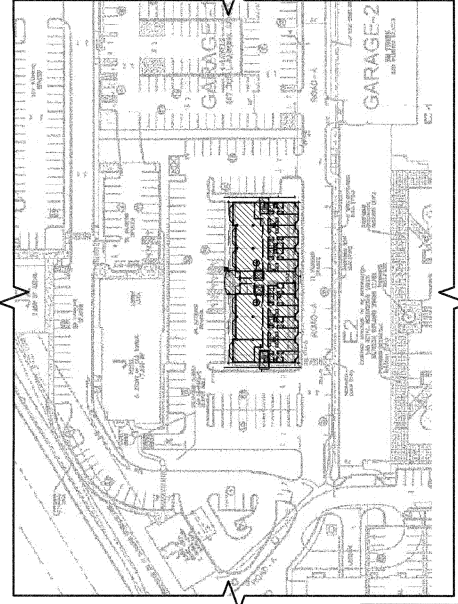
LIST OF DRAWINGS	FOUNDATION & 2ND FLOOR FRAMING PLAN	ROOF PLAN	FIRST FLOOR PLAN - OVERALL	SECOND FLOOR PLAN - OVERALL	SECTION & PARTITION TYPES
(A) 001	(S) 1	(A) 103	(A) 101	(A) 102	(A) 102A
(A) 002	(S) 2	(A) 201	(A) 101A	(A) 102	(A) 102A
(A) 003	(S) 3	(A) 202	(A) 101B	(A) 102	(A) 102A
(A) 004	(S) 4	(A) 301	(A) 101C	(A) 102	(A) 102A
(A) 005	(S) 5	(A) 401	(A) 101D	(A) 102	(A) 102A

DOOR SCHEDULE	TYPE	SIZE	MATERIAL	LOCATION
(D) 1	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 6'-8" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT ENTRY DOORS
(D) 2	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 6'-8" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT ENTRY DOORS
(D) 3	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 6'-8" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT ENTRY DOORS
(D) 4	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 6'-8" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT ENTRY DOORS
(D) 5	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 6'-8" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT ENTRY DOORS

WINDOW SCHEDULE	TYPE	SIZE	MATERIAL	LOCATION
(W) 1	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	3'-0" x 4'-0"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	APARTMENT ENTRY DOORS
(W) 2	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	3'-0" x 4'-0"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	APARTMENT ENTRY DOORS
(W) 3	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	3'-0" x 4'-0"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	APARTMENT ENTRY DOORS
(W) 4	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	3'-0" x 4'-0"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	APARTMENT ENTRY DOORS
(W) 5	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	3'-0" x 4'-0"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOUBLE HUNG	APARTMENT ENTRY DOORS

DOOR SCHEDULE	TYPE	SIZE	MATERIAL	LOCATION
(D) 6	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 7	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 8	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 9	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 10	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)

DOOR SCHEDULE	TYPE	SIZE	MATERIAL	LOCATION
(D) 11	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 12	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 13	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 14	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)
(D) 15	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	3'-0" x 7'-0" x 1 3/8"	PREMIUM PAINTED FIBRE GLASS CORE WOOD DOORS	APARTMENT CORRIDOR STAR BARRELS (8)



1 LOCATION PLAN  
SCALE: 1/4" = 1'-0"  
NOTE: REFER TO APPROVED SITE PLAN BY CIVIL ENGINEER

APARTMENT SCHEDULE	IBR/ DBA 720-740 SF	2BR/ 2BA 1040 SF	IBR/ DBA 720-740 SF	IBR/ DBA 720-740 SF
1ST FLOOR	5	1 (SUPER'S UNIT)	14	14
2ND FLOOR	14	---	14	14
3RD FLOOR	14	---	14	14
TOTAL	---	---	75+1=76 UNITS	---

PROJECT SUMMARY FOR BLDG DEPARTMENT	6 STORY APARTMENT BUILDING	
PROJECT DESCRIPTION:	TOTAL 75 APARTMENT UNITS PLUS ONE SUPER'S UNIT	
SITE PLAN APPROVAL DATE:	---	
AREA SUMMARY:	FLOOR	GROSS AREA (IN SF)
	1ST FLOOR	12,450 SF
	TYPICAL FLOOR (5 FLOORS)	11,650 SF
	TOTAL GSF:	70,700 SF
	TOTAL PARKING PROVIDED:	88
BUILDING HEIGHT:	OVERALL HEIGHT 62'-10" PROVIDED	
	TOTAL 6 STORES ABOVE STREET (DATUM 0'-0" = 6.00 USCS)	
APPLICABLE CODES:	BC 2015 NEW JERSEY EDITION & BARBOD FREE/ADA RECMTS OF 2003 ANSI 117 (LATEST APPLICABLE)	
CODE SUMMARY:	1ST FLOOR THRU 6TH FLOOR R2 USE/OCCUPANCY	
FIRE RESISTANCE RATINGS (TABLE 601.0 & 706):	CONSTRUCTION CLASS : III-A (FULLY SPRINKLERED)	
	1. EXTERIOR WALLS: NO RATING REQ. - AS PER TABLE 705-8 FOR 30'-0" (FULLY SPRINKLERED BLDG)	
	- LOAD BEARING WALLS: 1 HR PROVIDED	
	- NON LOAD BEARING WALLS: 0 HR	
	FIRE ENCLOSURE OF EXITS	1 HR (REQUIRED & PROVIDED)
	SHAFTS & ELEVATOR HOISTWAYS	1 HR (REQUIRED & PROVIDED)
FIRE PARTITIONS:	EXIT ACCESS CORRIDORS (TO OUT DOOR)	1 HR (REQD & PROVIDED FOR BOTH VERT. & EXIT TO STREET)
	TENANT SPACES SEPARATION	1 HR (MIN. REQD & PROVIDED IN SPRINKLERED BLDG)

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 45 RIVER ROAD, BOROUGH OF EDGEWATER, BERGEN COUNTY, NEW JERSEY

**DEVELOPERS:** DAIBES ENTERPRISES  
 1000 PORTSIDE DRIVE  
 EDGEWATER, NJ 07020

**ARCHITECTS:** DAIBES DESIGN GROUP, LLC.  
 1000 PORTSIDE DRIVE  
 EDGEWATER, NJ 07020

**STRUCTURAL ENGINEERS:** MACAMULLI ASSOCIATES L.L.C.  
 2 CITY HALL PLAZA, 2ND FL.  
 RAHWAY, NJ 07065

**MECHANICAL ENGINEERS:** KAHN  
 1000 PORTSIDE DRIVE  
 EDGEWATER, NJ 07020

**SCALE:** 1/4" = 1'-0"

**REV. DATE DESCRIPTION:**  
 08.24.17 FOR D.O.B. FILING

**DRG NO.:** A-001  
**DATE:** JAN. 9, 2017  
**SCALE:** ---  
**DRWN BY:** ---  
**CHKD BY:** ---

**DRAWING TITLE:** COVER SHEET & SCHEDULES