

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS. AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EP DESIGN SERVICES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES.



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 BACK ELEVATION
Scale: 3/16" = 1'-0"

Francisco Y. Lado AIA
N.J. 21A10125500
PA - RA40748

EP Design
Services, LLC

State of New Jersey Certificate of Authorization #: 21AC00075900

9901 Junction Blvd.
South Plainfield, New Jersey 07080
(908) 205-0943 Fax: (908) 205-8371



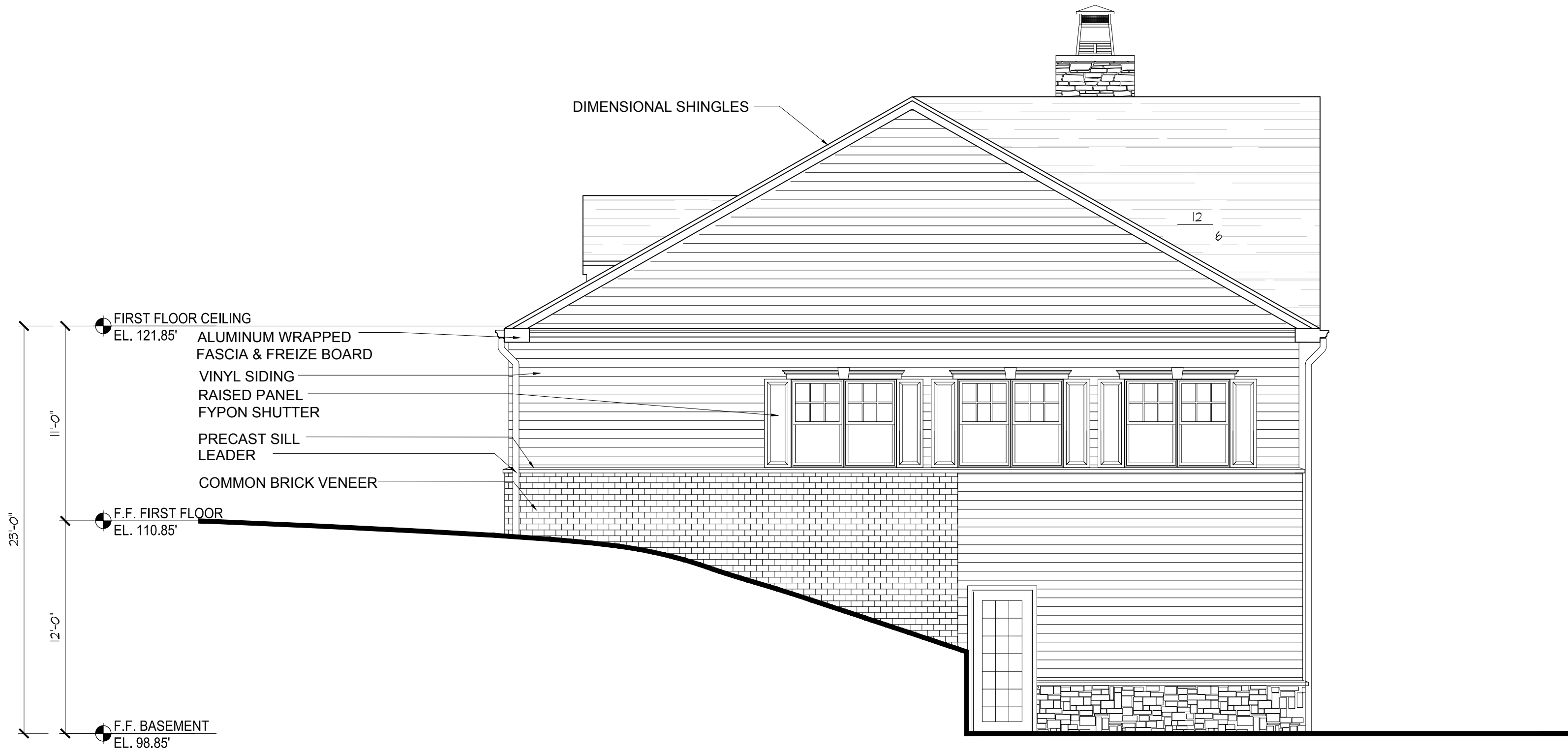
OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED CLUB HOUSE
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

DISTRIBUTION	DATE
application submission	06/06/2018
ARCH. PROJECT #	
206	
DRAWN	CHECKED
CS, EV	FYL

DRAWING TITLE:
ELEVATIONS
A1.2

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EP DESIGN SERVICES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES.



1 SIDE ELEVATION
A3.1 Scale: 3/16" = 1'-0"

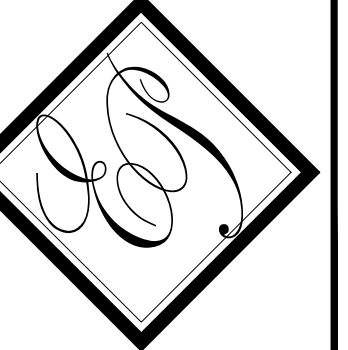


2 SIDE ELEVATION
A3.1 Scale: 3/16" = 1'-0"



Francisco Y. Lado AIA
N.J. 21A101256300
PA - KA46748

EP
Design Services, LLC
State of New Jersey Certificate of Authorization #: 21AC00075900
2901 Jonathan Blvd.
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(908) 205-0943 Fax: (908) 205-8371



OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED CLUB HOUSE
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

DISTRIBUTION:	DATE:
application submission	06/06/2018

ARCH. PROJECT #	206
DRAWN:	CS, EV
CHECKED:	FYL

DRAWING TITLE:

ELEVATIONS

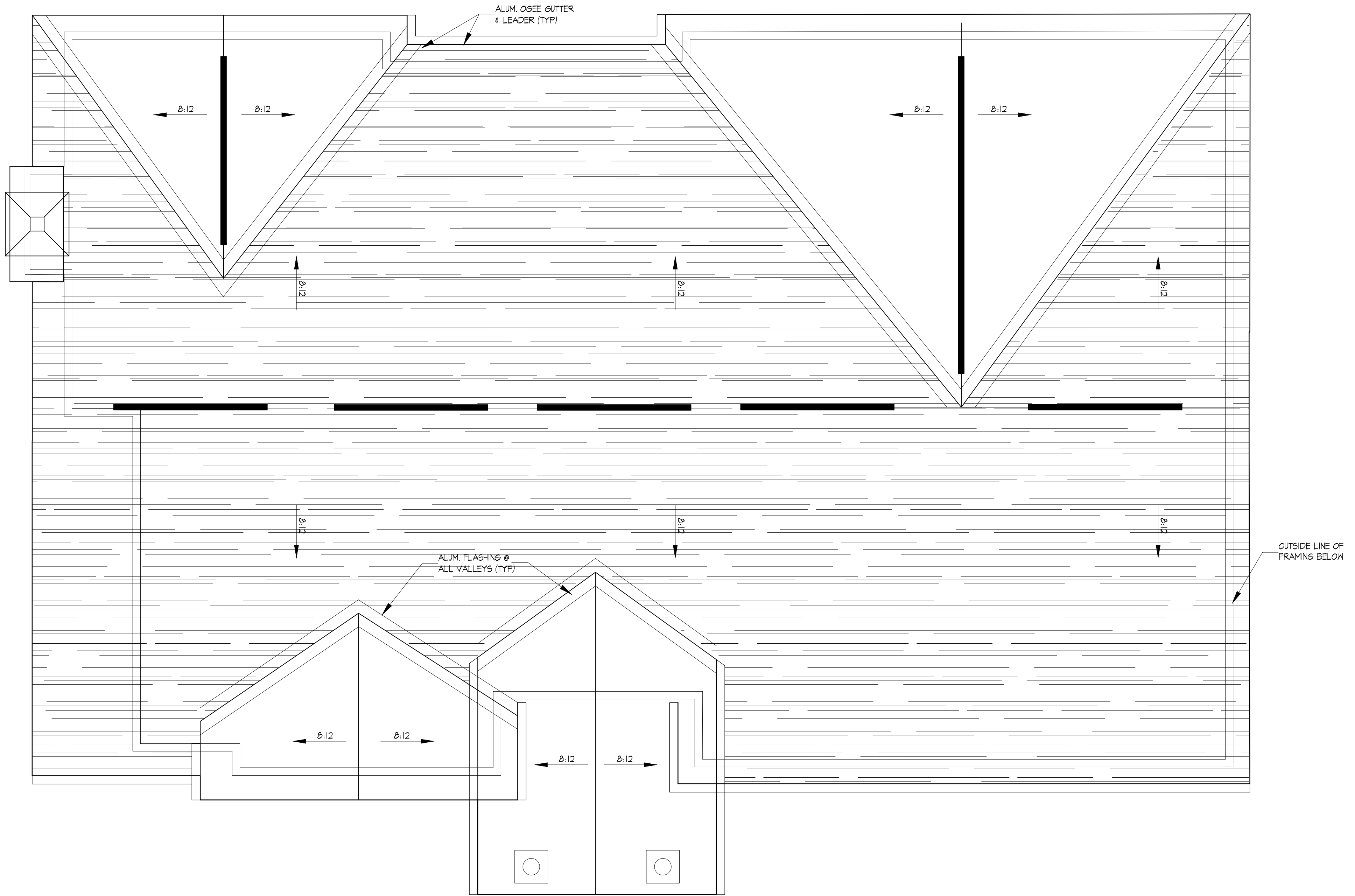
A1.3

DATE:

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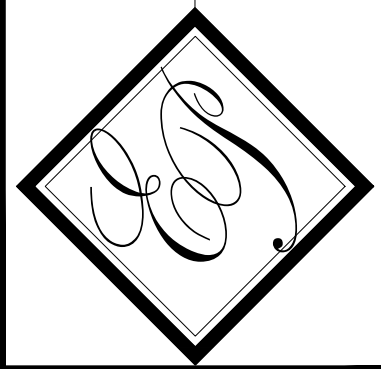


2 ROOF PLAN
 A3.1 Scale: 3/16" = 1'-0"



Francisco Y. Lado AIA
 N.J. - 21A001256300
 PA. - RA407489

EP Design Services, LLC
 State of New Jersey Certificate of Authorization #: 21AC00075900
 2901 Jonathan Blvd.
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 (908) 205-0943 Fax: (908) 205-8371



OWNER:
 M & M Realty Partners @
 South Plainfield LLC
 Borough of South Plainfield
 Middlesex County, NJ

**PROPOSED CLUB HOUSE
 THE CROSSROADS at DURHAM**
 Borough of South Plainfield
 Middlesex County, NJ

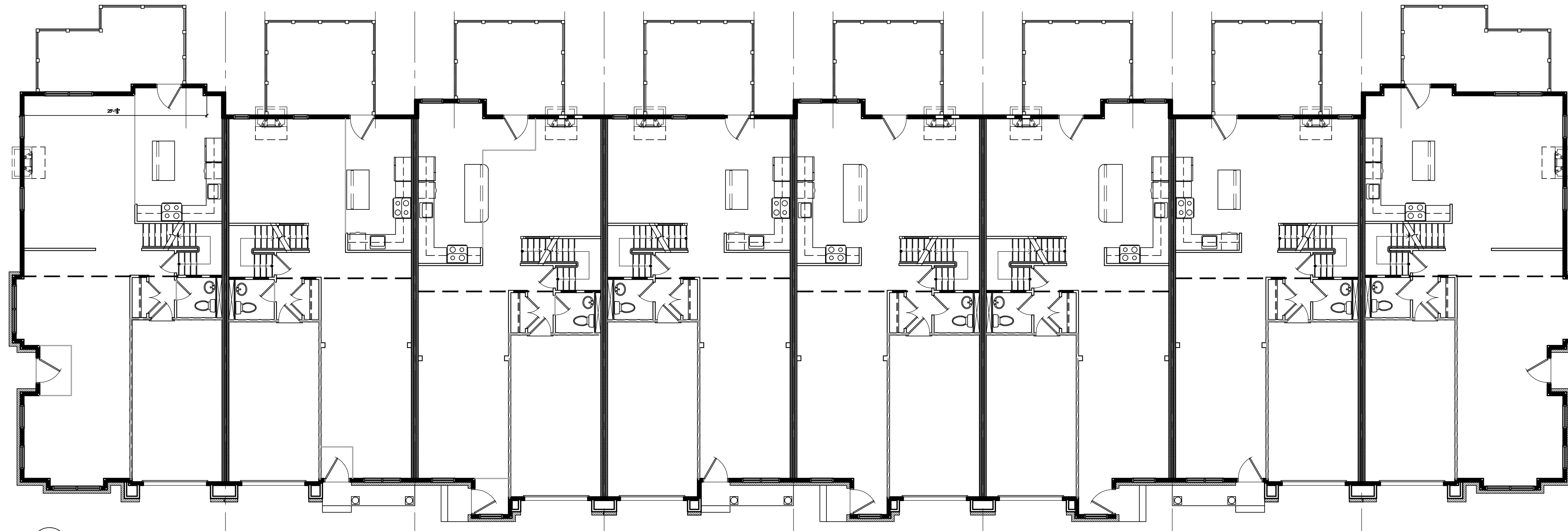
DISTRIBUTION:	DATE:
application submission	06/08/2018

ARCH. PROJECT # 206	CHECKED: FYL
DRAWN: CS, EV	CHECKED: FYL

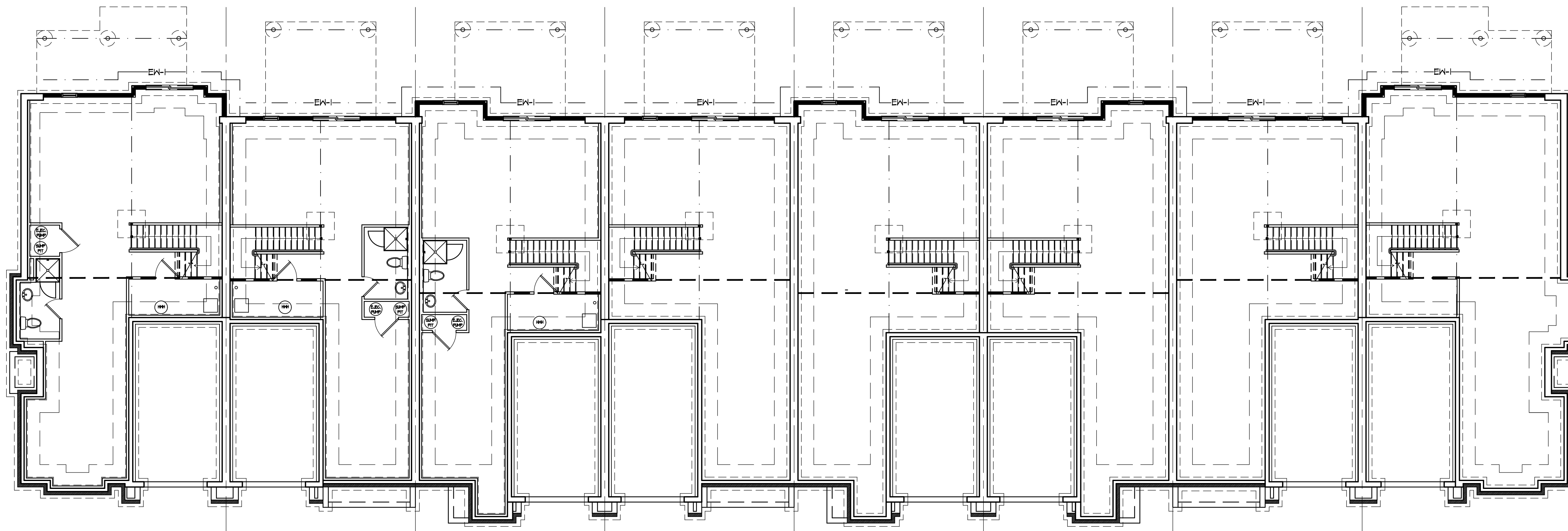
DRAWING TITLE:
 ROOF PLAN
A1.4

DATE:

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS. AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EP DESIGN SERVICES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES.

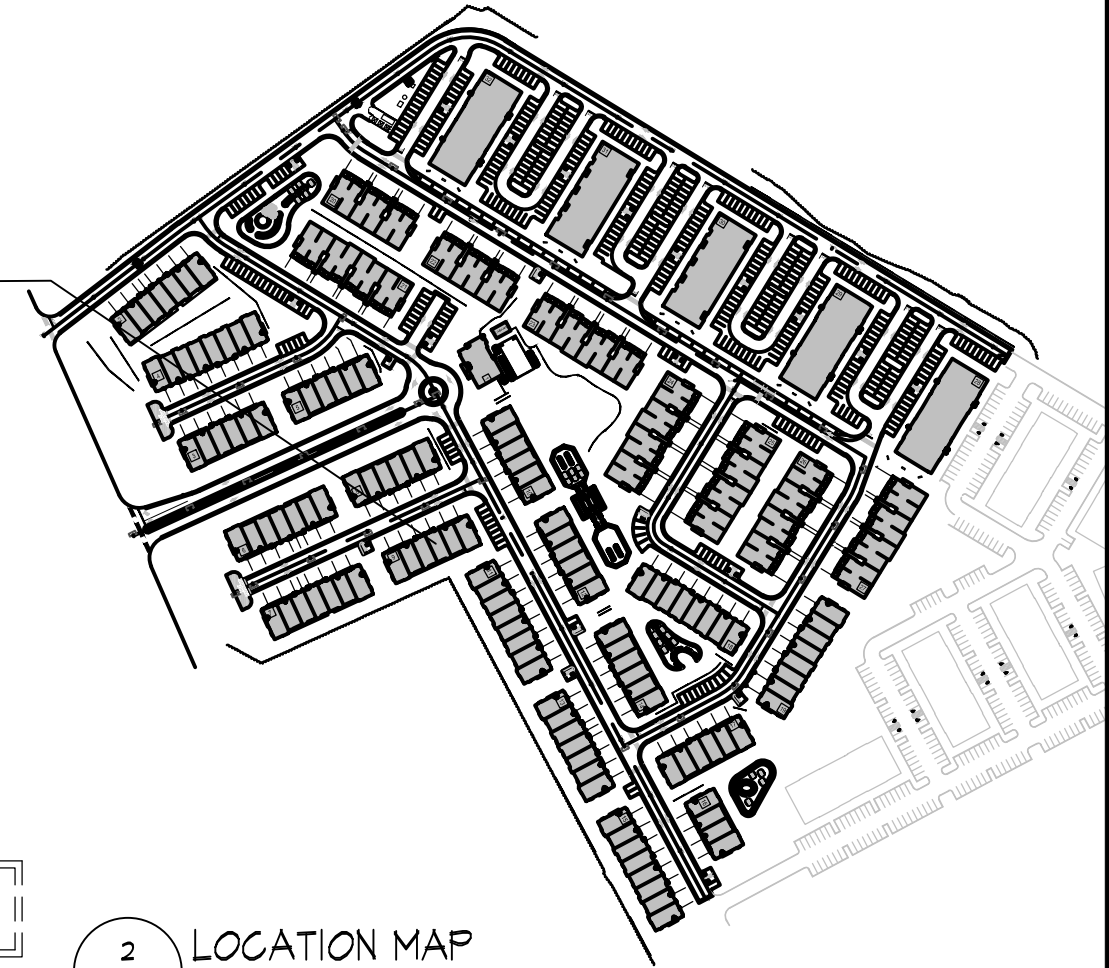


2 FIRST FLOOR PLAN
A2.0
1/8"=1'-0"



1 BASEMENT FLOOR PLAN
A2.0
1/8"=1'-0"

AREA OF WORK



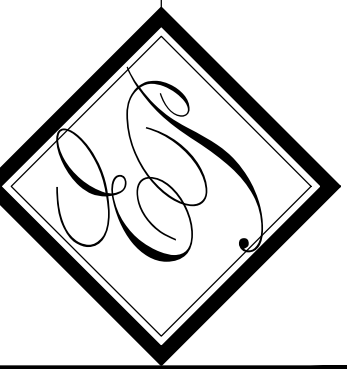
2 LOCATION MAP
A2.0
NTS

0 1/2" 1" 2" 3" 4" 5"

Francisco Y. Lado AIA
N.J. 31A01256300
PA - RA40748

EP Design Services, LLC
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2901 Jonathan Blvd.
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908.205.0943 Fax: 908.205.8371



OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
TOWN HOUSES
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

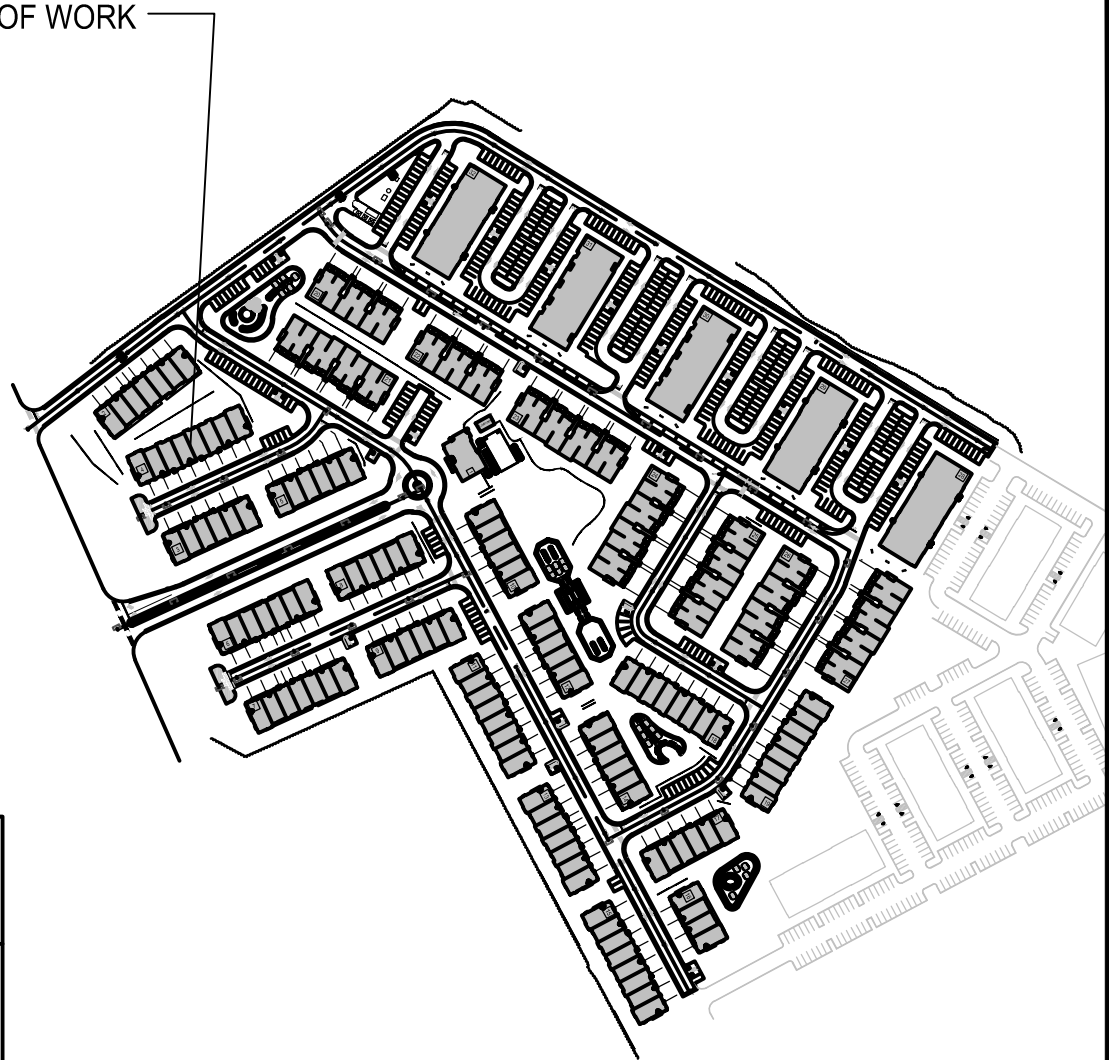
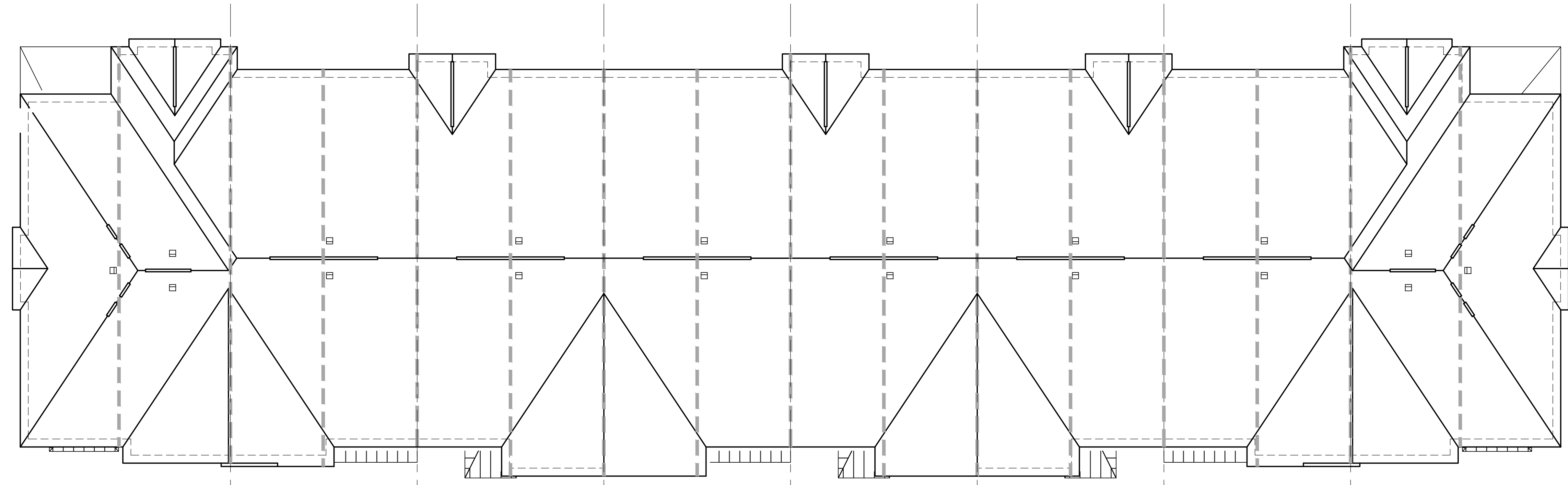
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EV, KC	FYL

DRAWING TITLE:
BASEMENT & 1ST FLOOR PLAN

A2.0

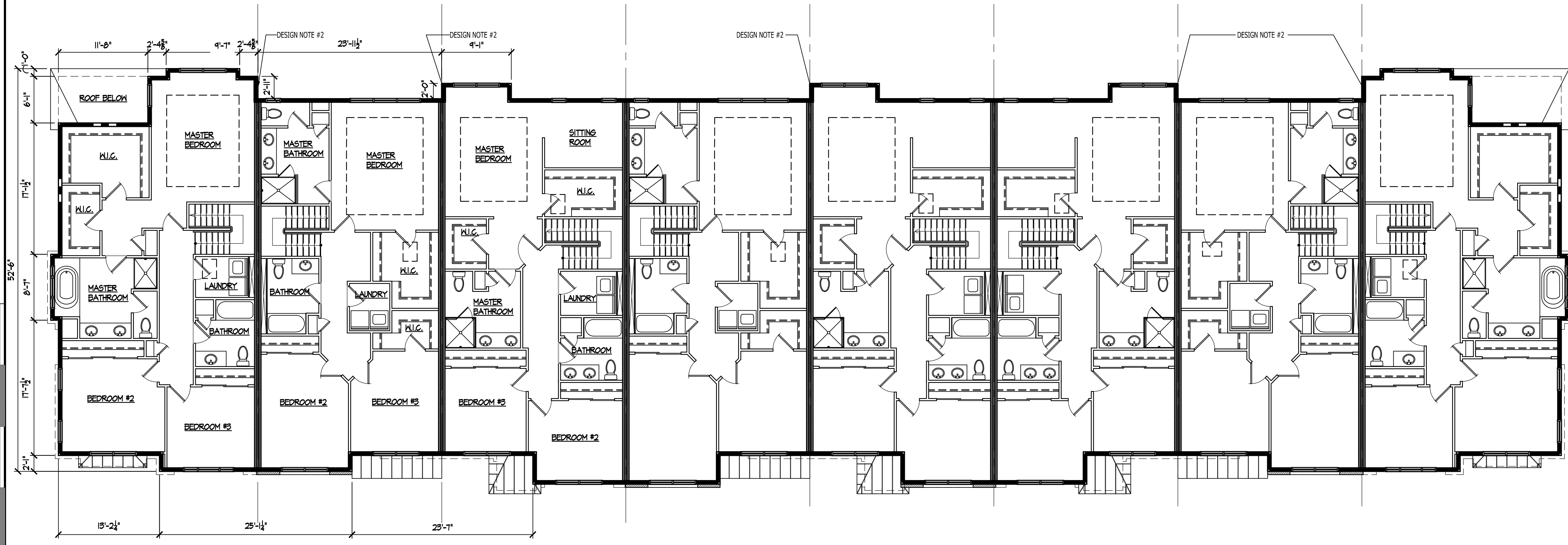
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2 LOCATION MAP
A2.1
NTS

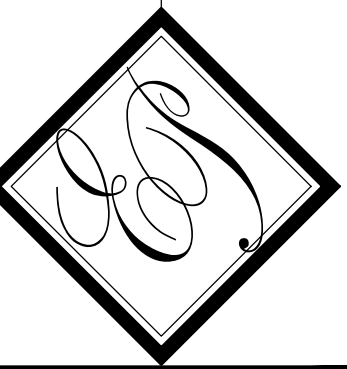
1 ROOF PLAN
A2.1
1/8"=1'-0"



1 2ND FLOOR PLAN
A2.1
1/8"=1'-0"

Francisco Y. Lado AIA
NJ - 31A0125000
PA - RA46748

EP Design Services, LLC
State of New Jersey Certificate of Authorization #: 21A000078900
2901 Jonathan Blvd.
South Plainfield, New Jersey 07080
908.205.0943 Fax: 908.205.8371



OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
TOWN HOUSES
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Borough of South Plainfield
Middlesex County, NJ

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CHECKED	FYL

DRAWING TITLE:
2ND FLOOR & ROOF PLAN

A2.1

DATE:

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3 SIDE ELEVATION
A2.2 1/8"=1'-0"



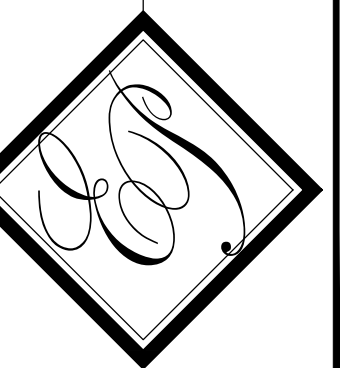
1 REAR ELEVATION
A2.2 1/8"=1'-0"



1 FRONT ELEVATION
A2.2 1/8"=1'-0"

Francisco Y. Lado AA
N.J. 21A010125600
PA - RA0107489

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908.205.0443 Fax: 908.205.8371



OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
TOWN HOUSES
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

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DRAWN:	CHECKED:
EV, KC	FYL

DRAWING TITLE:
UNITS W/
BASEMENT
ELEVATIONS

A2.2

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT EP DESIGN SERVICES. UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED. THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HEREON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES.



3 SIDE ELEVATION
A2.3 1/8"=1'-0"



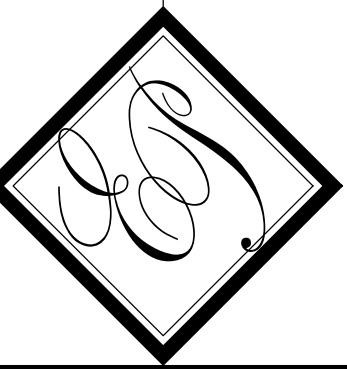
1 REAR ELEVATION
A2.3 1/8"=1'-0"



1 FRONT ELEVATION
A2.3 1/8"=1'-0"

Francisco Y. Lado AIA
NJ - 21A01256300
PA - RA07489

EP Design Services, LLC
2901 Junction Blvd.
South Plainfield, New Jersey 07080
908.205.0443 Fax: 908.205.8371



OWNER:
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South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

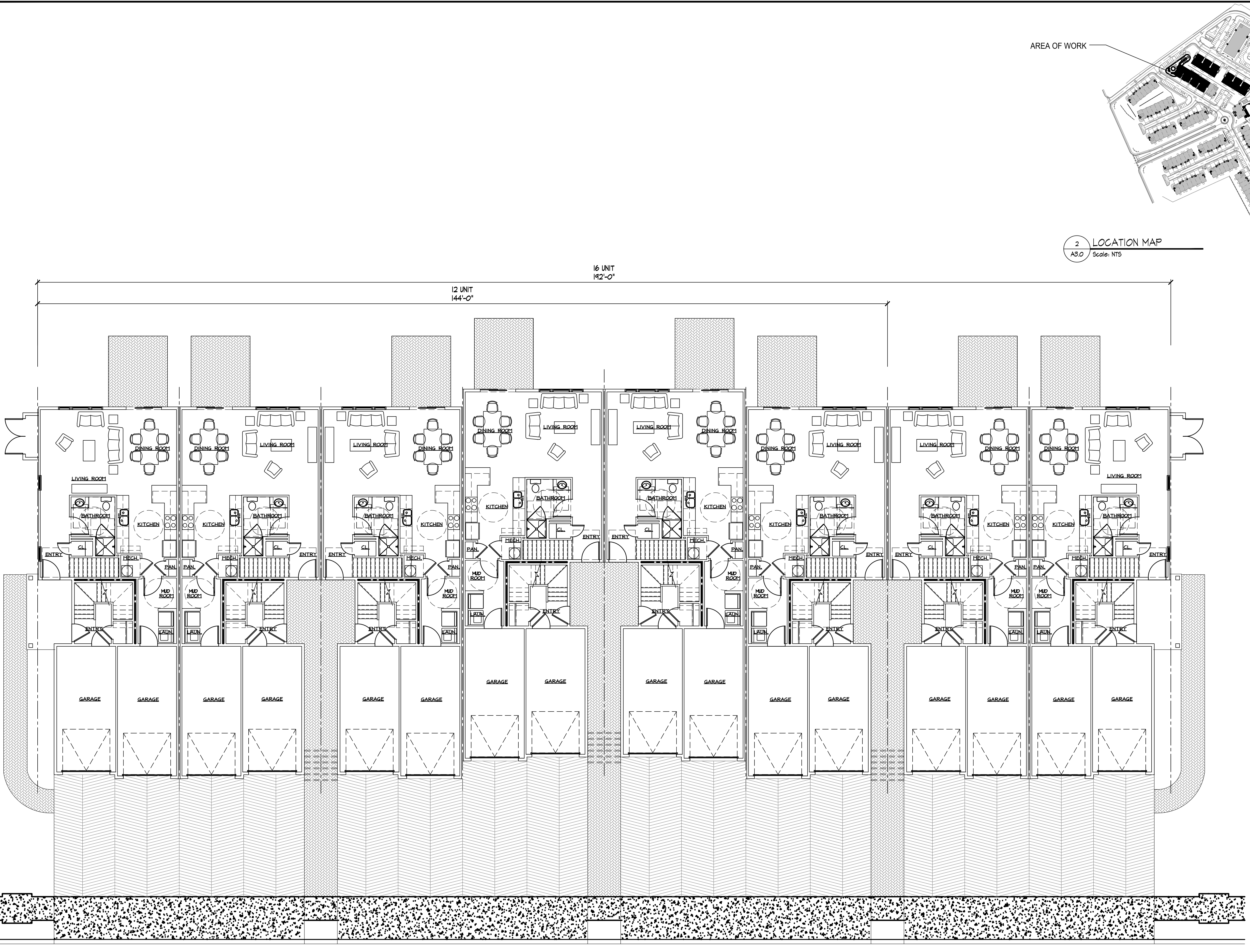
PROPOSED
TOWN HOUSES
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

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EV, KC	FYL	

DRAWING TITLE:
UNITS W/ OUT BASEMENT-ELEVATIONS
A2.3

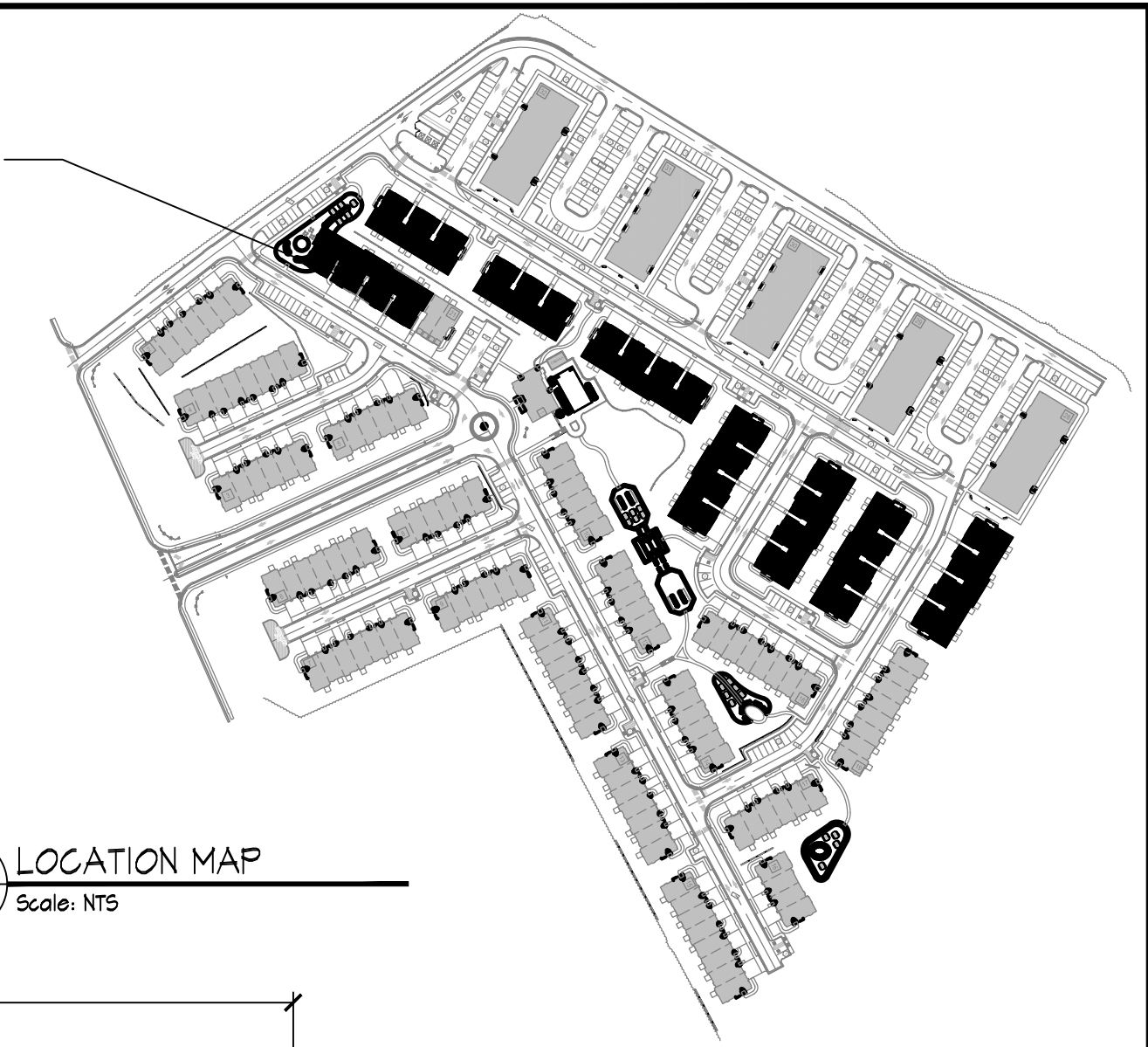
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FIRST FLOOR PLAN
24'-0" X 63'-0"

1 FIRST FLOOR PLAN
A3.0 Scale: 1/8"=1'-0"

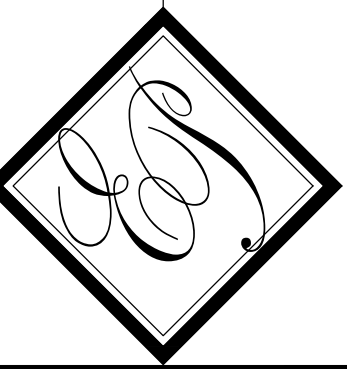


2 LOCATION MAP
A3.0 Scale: 1/4" = 100'

Francisco Y. Lado AIA
NJ - 21A101256300
PA - KA407489

EP Design Services, LLC
State of New Jersey Certificate of Authorization #: 21AC00078900

2901 Jonathan Blvd.
South Plainfield, New Jersey 07080
908.205.0943 Fax: 908.205.8371



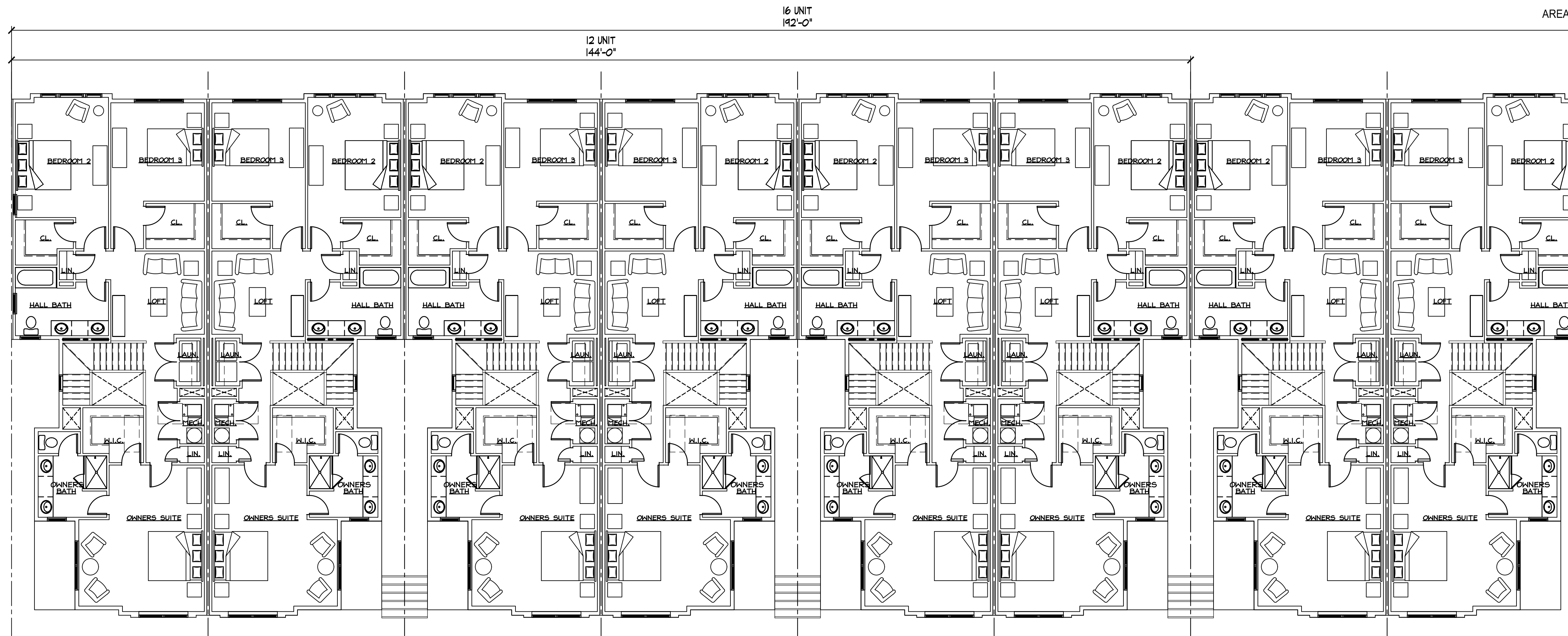
OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
STACKED HOUSING
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

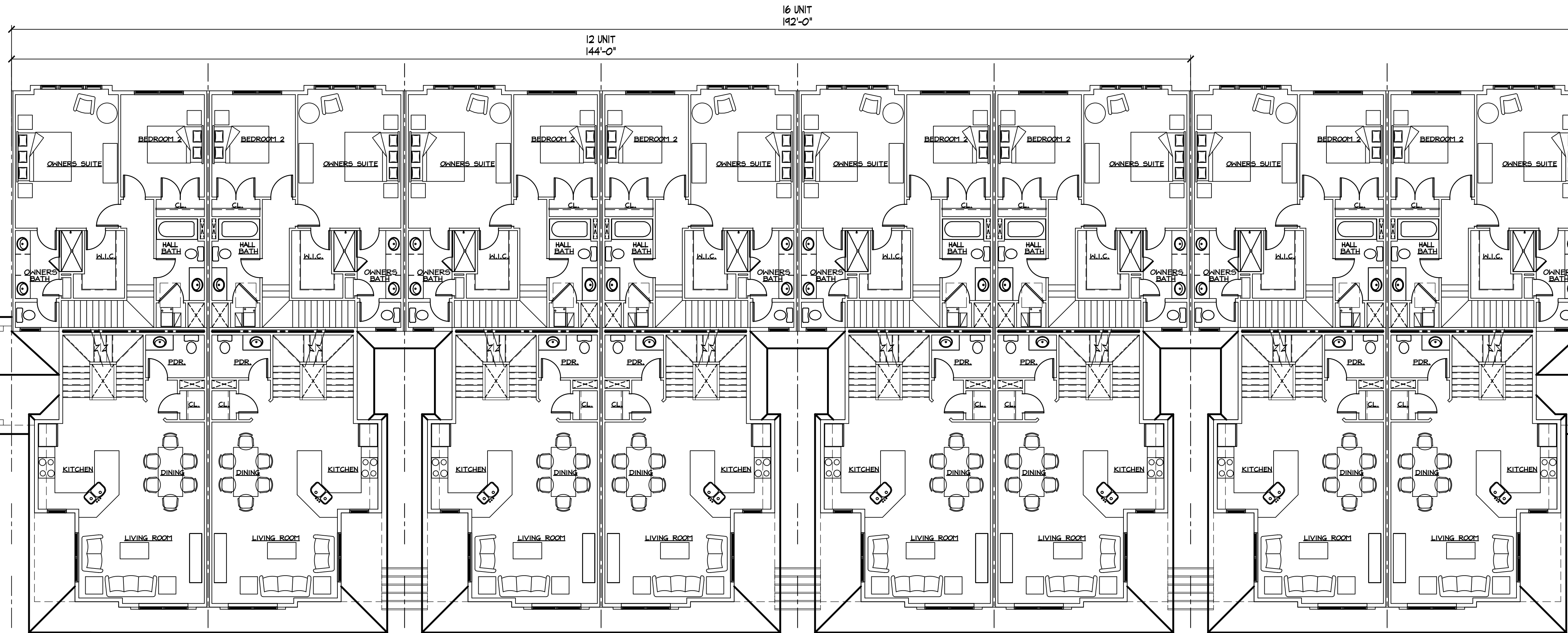
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206		
DRAWN:	CHECKED:	
EV	FYL	

DRAWING TITLE:	
1ST FLOOR PLAN	
A3.0	

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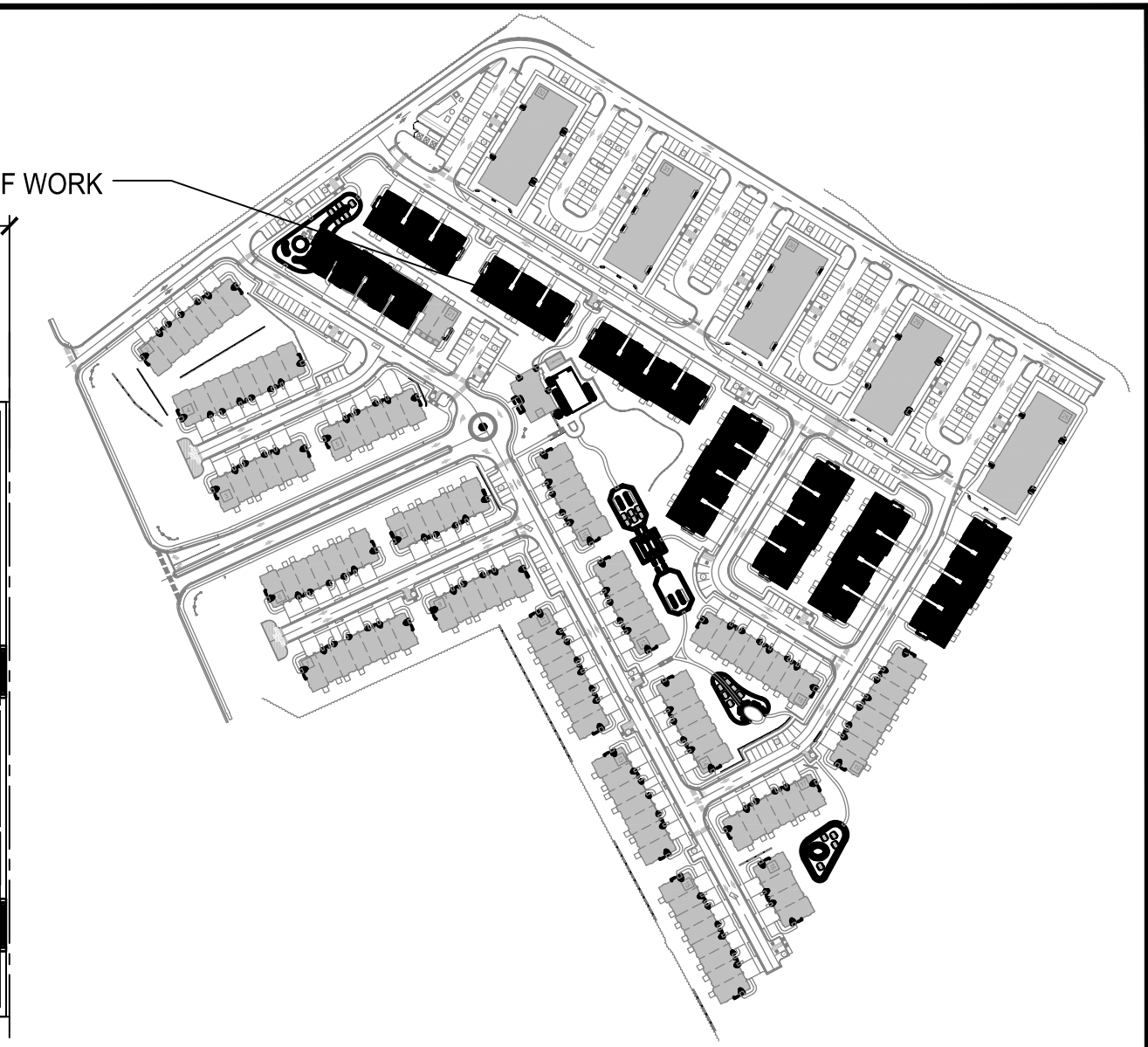


2 THIRD FLOOR PLAN
 A31 Scale: 1/8"=1'-0"



1 SECOND FLOOR PLAN
 A31 Scale: 1/8"=1'-0"

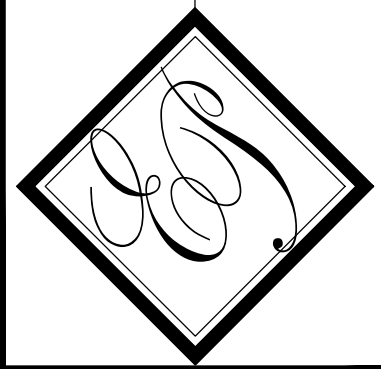
AREA OF WORK



3 LOCATION MAP
 A31 Scale: NTS

Francisco Y. Lado AIA
 N.J. 21A0125300
 PA - RA407485

EP Design Services, LLC
 State of New Jersey Certificate of Authorization # 21AC00078900
 2901 Jonathan Blvd.
 South Plainfield, New Jersey 07080
 (908) 205-0943 Fax: (908) 205-4371



OWNER:
 M & M Realty Partners @
 South Plainfield LLC
 Borough of South Plainfield
 Middlesex County, NJ

**PROPOSED STACKED HOUSING
 THE CROSSROADS at DURHAM**
 Borough of South Plainfield
 Middlesex County, NJ

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DRAWN	EV
CHECKED	FYL

DRAWING TITLE:
 2ND & 3RD FLOOR PLAN

A3.1

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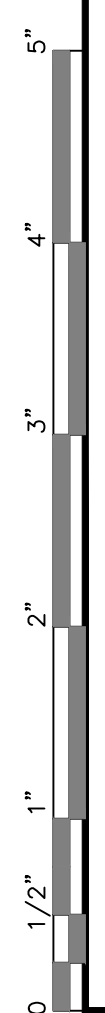
3 SIDE ELEVATION
A3.2 Scale: 1/8"=1'-0"



2 BACK ELEVATION
A3.2 Scale: 1/8"=1'-0"

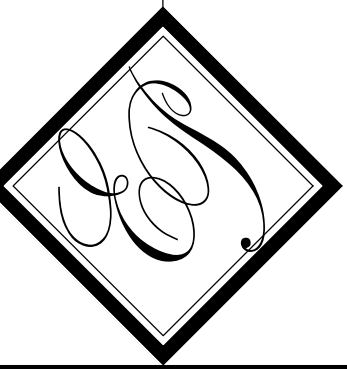


1 FRONT ELEVATION
A3.2 Scale: 1/8"=1'-0"



Francisco Y. Lado AIA
NJ - 21A01025600
PA - RA407489

EP Design Services, LLC
State of New Jersey Certificate of Authorization #: 21AC00075900
2901 Jonathan Blvd.
South Plainfield, New Jersey 07080
908.205.0443 Fax: 908.205.8371



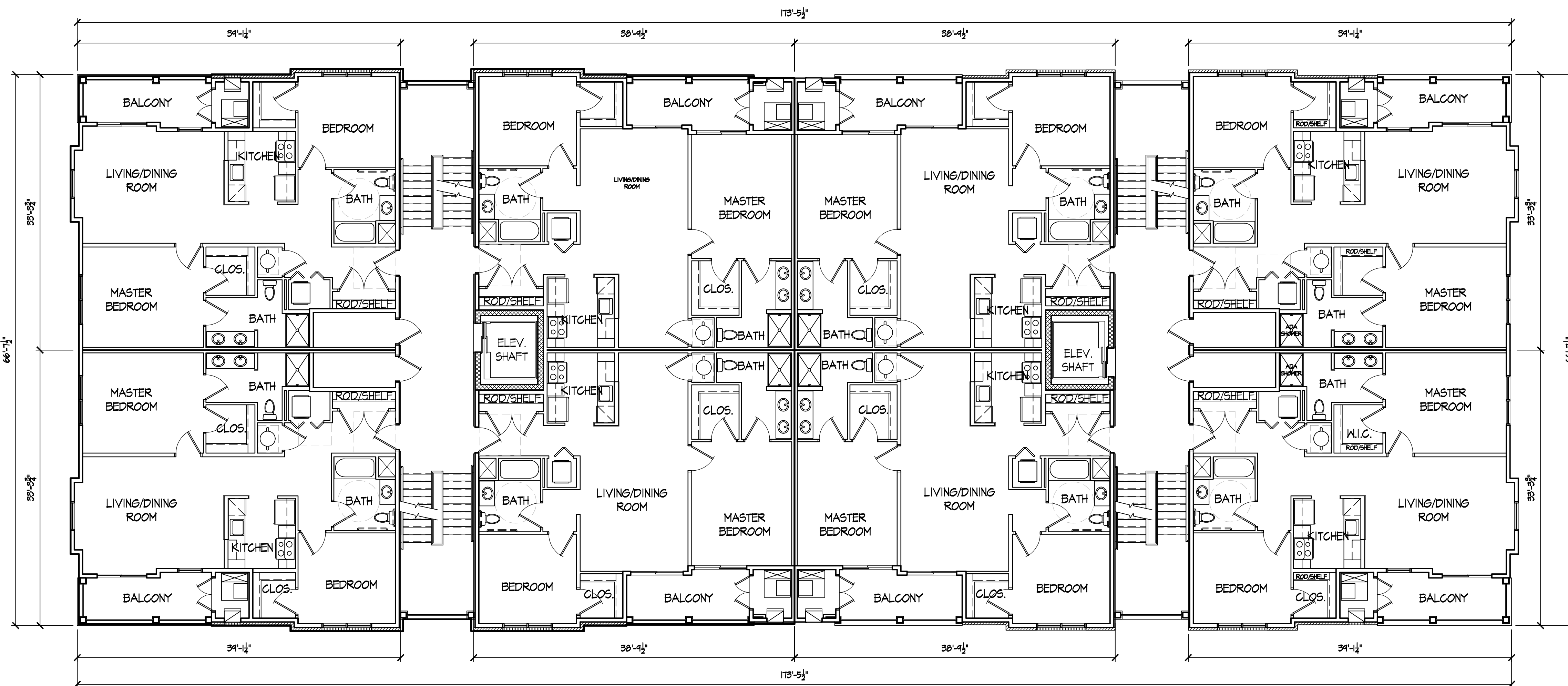
OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
STACKED HOUSING
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

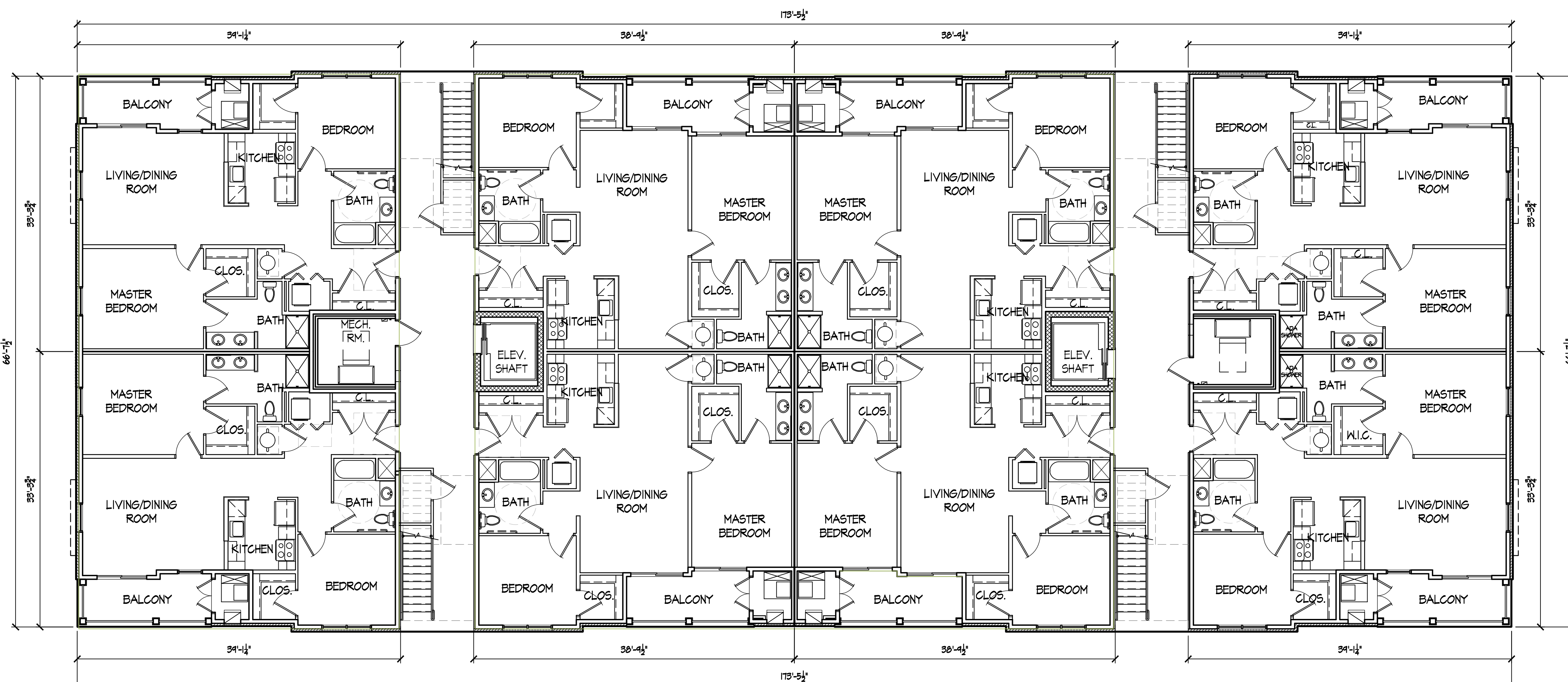
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application submission		06/08/2018
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DRAWN	CHECKED:	FYL

DRAWING TITLE:
ELEVATIONS
A3.2

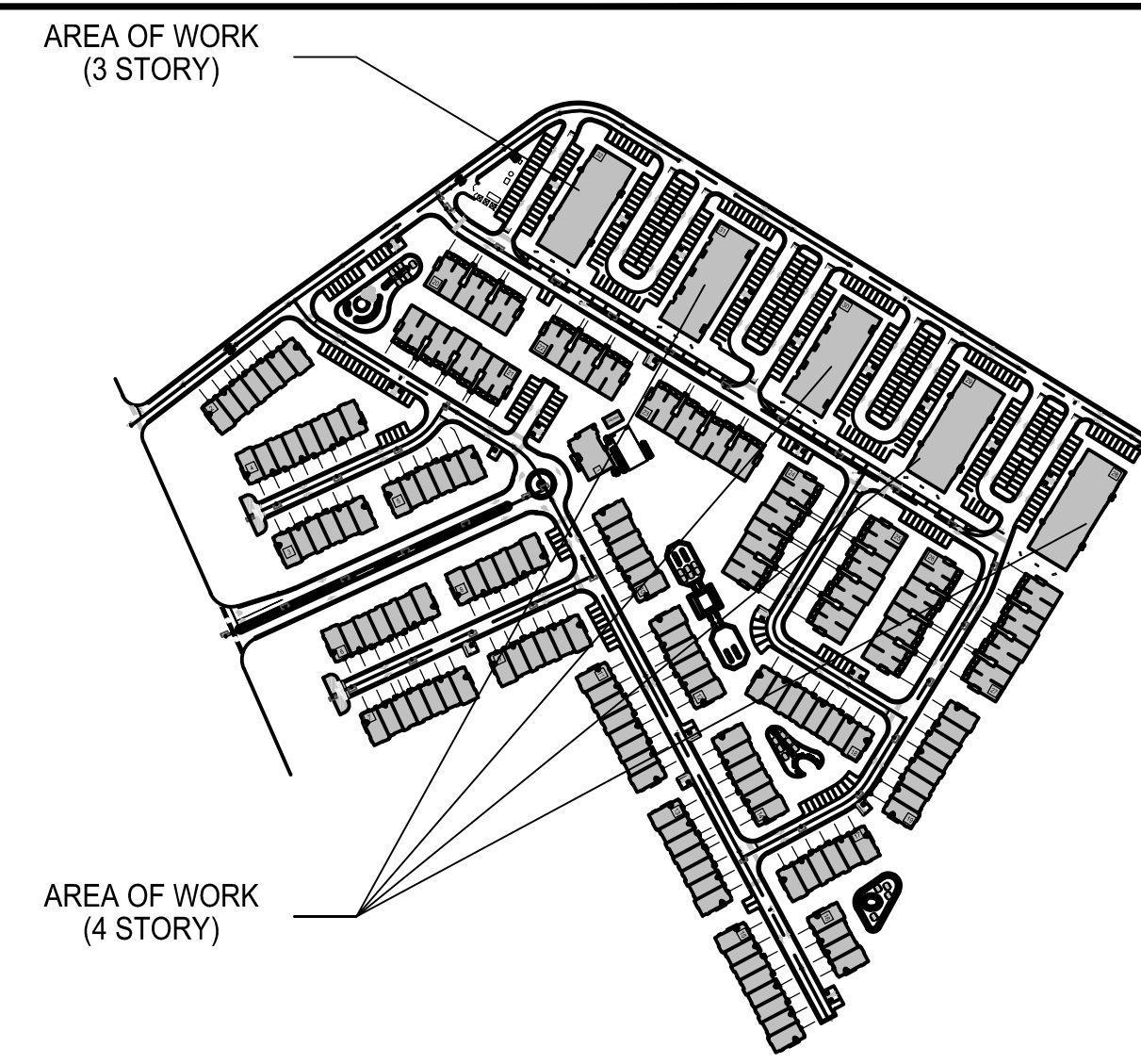
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2 SECOND FLOOR PLAN
 A4.0 Scale: 1/8" = 1'-0"



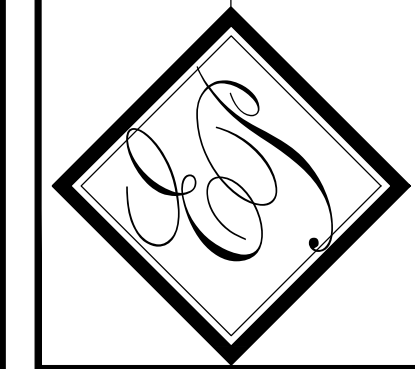
1 FIRST FLOOR PLAN
 A4.0 Scale: 1/8" = 1'-0"



3 LOCATION MAP
 A4.0 Scale: NTS

Francisco Y. Lado AIA
 N.J. 23A001256300
 PA - RA0107489
 DATE:

EP Design Services, LLC
 State of New Jersey, Certificate of Authorization #: 23AC00078900
 2901 Junction Blvd.
 South Plainfield, New Jersey 07080
 (908) 205-0943 Fax: (908) 205-8371



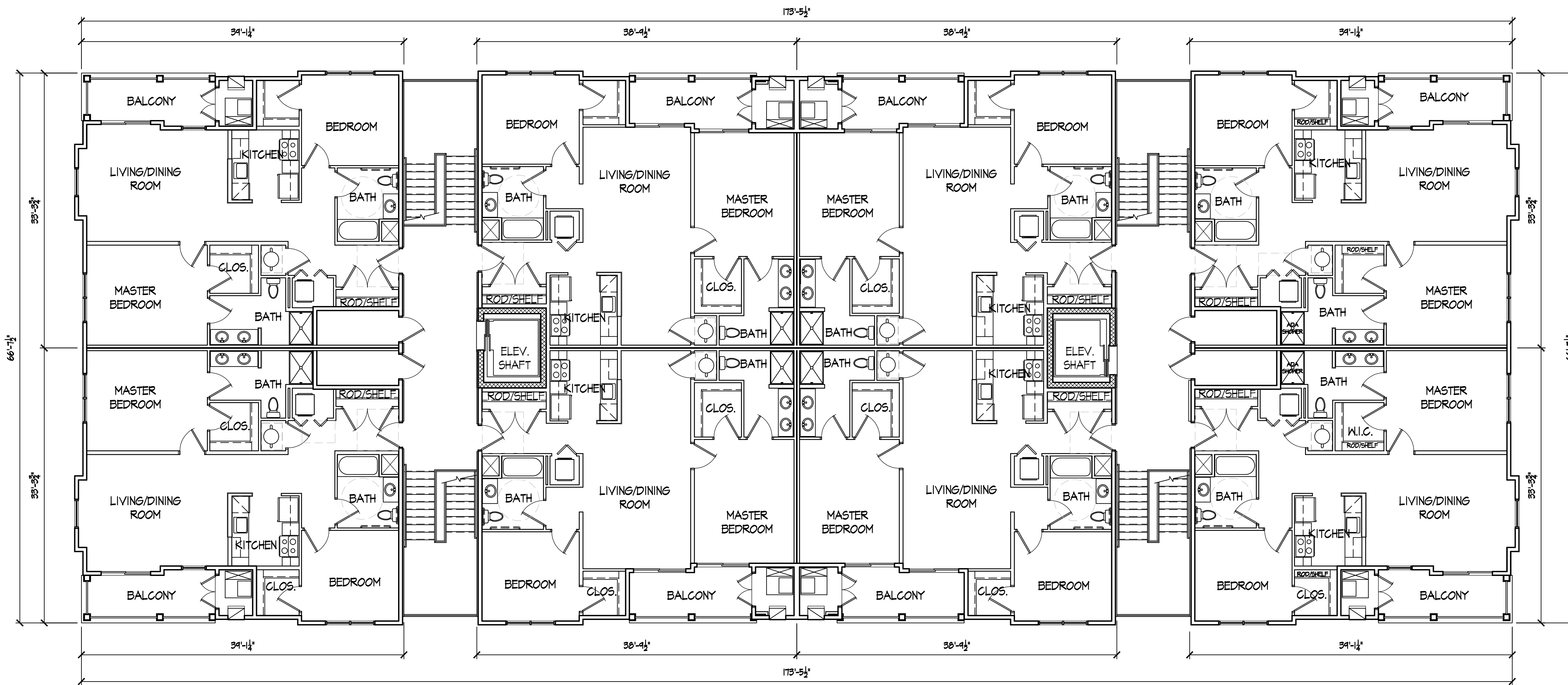
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 M & M Realty Partners @
 South Plainfield LLC
 Borough of South Plainfield
 Middlesex County, NJ

PROPOSED CONDOS
 THE CROSSROADS at DURHAM
 Borough of South Plainfield
 Middlesex County, NJ

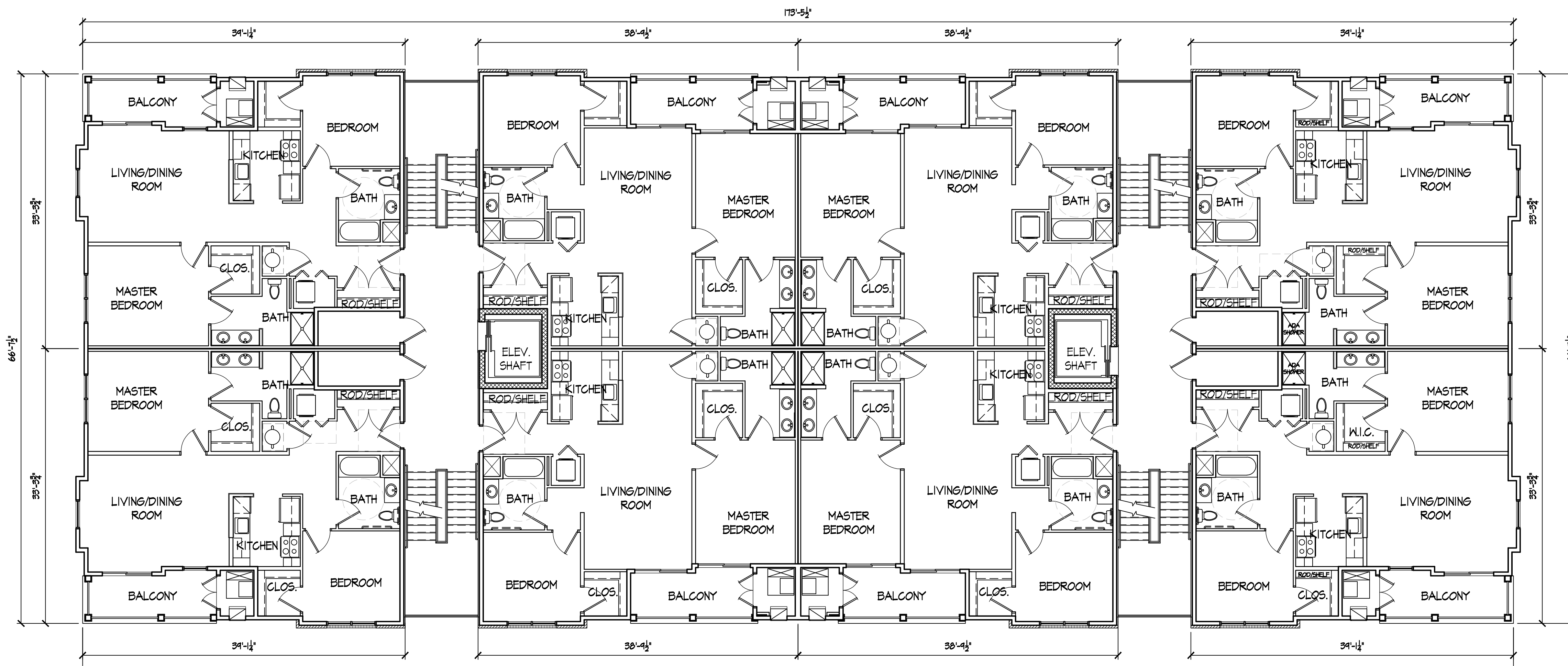
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XXX SET		06/08/2018	
ARCH. PROJECT #			
206			
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EV		FYL	

DRAWING TITLE:
 FIRST & SECOND FLOOR PLANS
A4.0

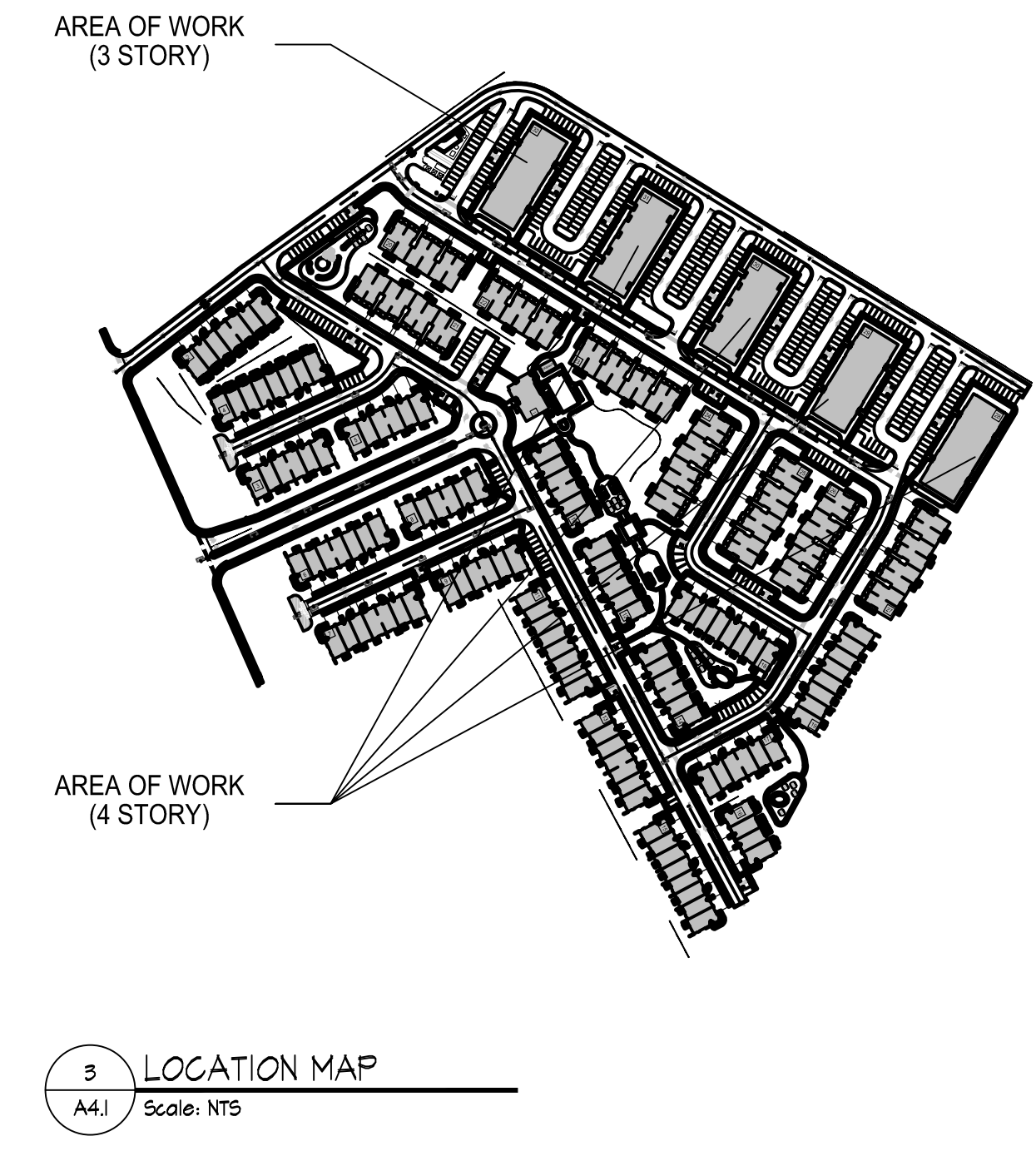
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2 FORTH FLOOR PLAN
A4.1 Scale: 1/8" = 1'-0"

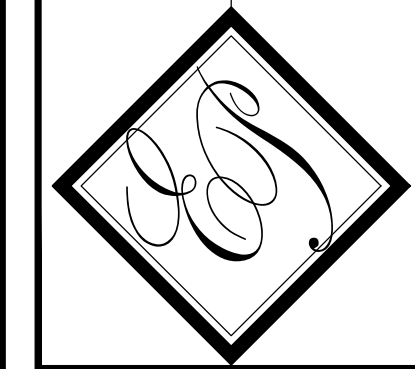


1 THIRD FLOOR PLAN
A4.1 Scale: 1/8" = 1'-0"



Francisco Y. Lado AIA
N.J. 21A01025600
PA - RA07489

EP Design Services, LLC
State of New Jersey Certificate of Authorization #: 21AC00075900
2901 Junction Blvd.
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-8371



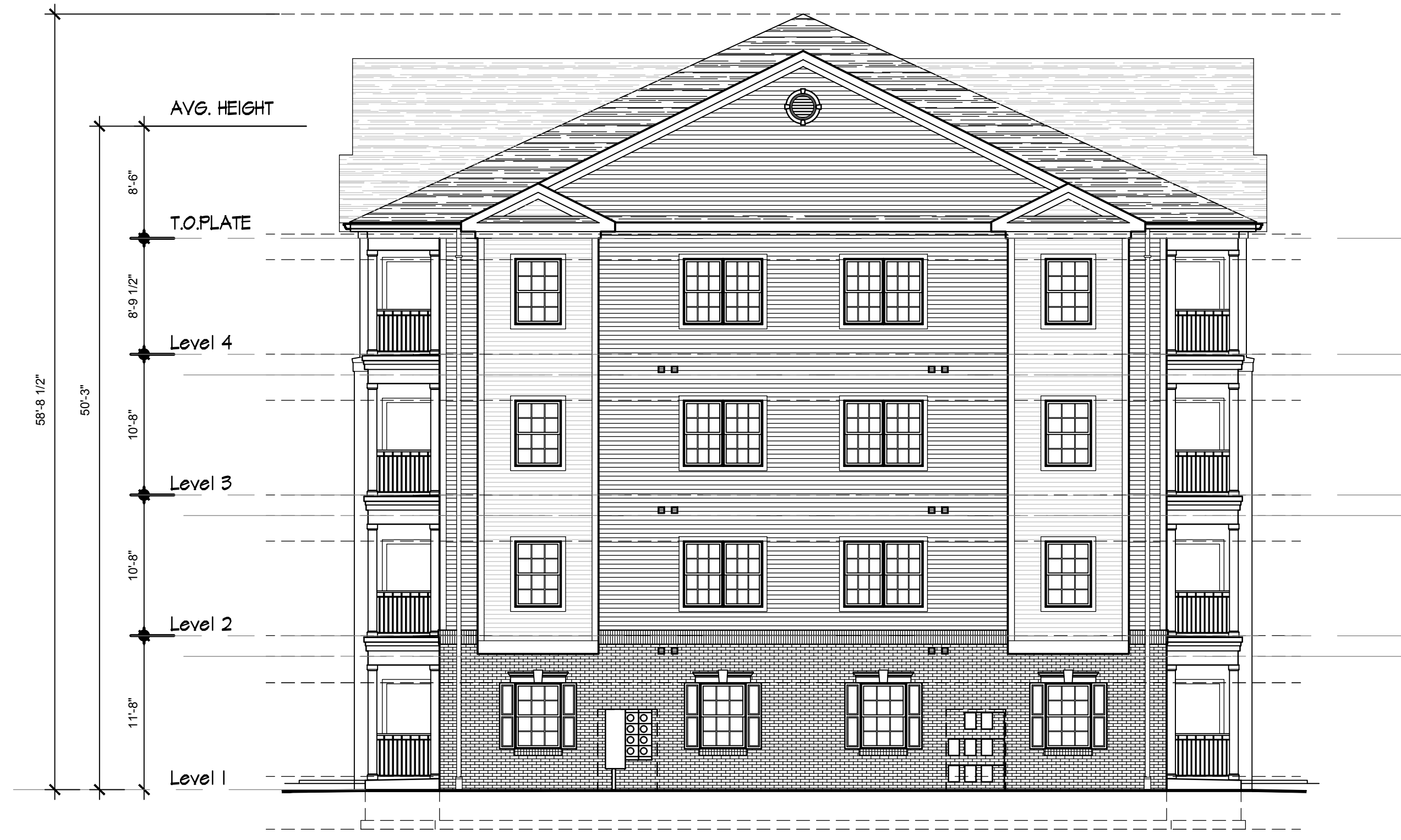
OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
CONDOS
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

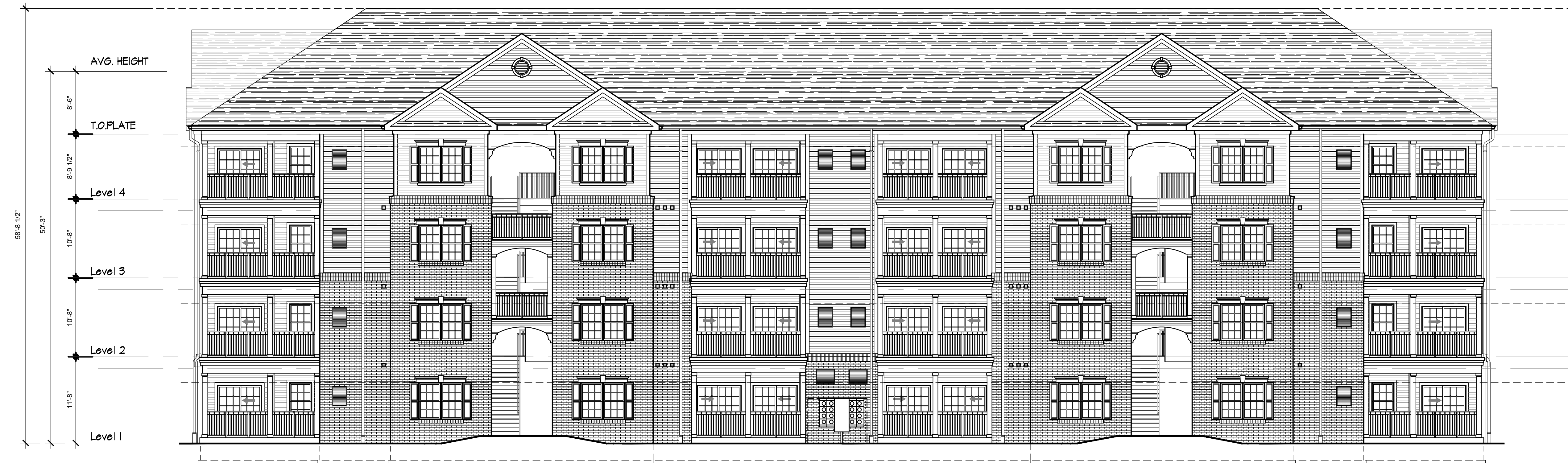
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DRAWN	CHECKED:	
EV	FYL	

DRAWING TITLE:
THIRD & FORTH
FLOOR PLAN
A4.1

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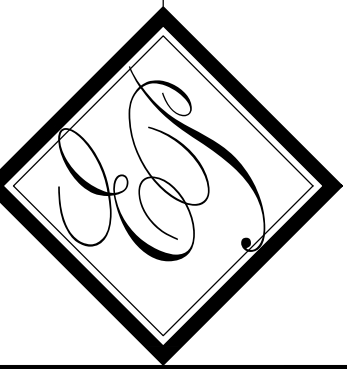
1 SIDE ELEVATIONS
A4.2 Scale: 1/8" = 1'-0"



1 FRONT ELEVATIONS
A4.2 Scale: 1/8" = 1'-0"

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OWNER:
M & M Realty Partners @
South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

PROPOSED
CONDOS
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

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DRAWING TITLE:
4 STORY
ELEVATIONS
A4.2

DATE:

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1 SIDE ELEVATIONS
A4.3 Scale: 1/8" = 1'-0"

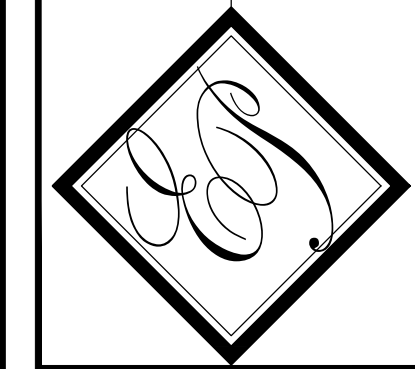


1 FRONT ELEVATIONS
A4.3 Scale: 1/8" = 1'-0"



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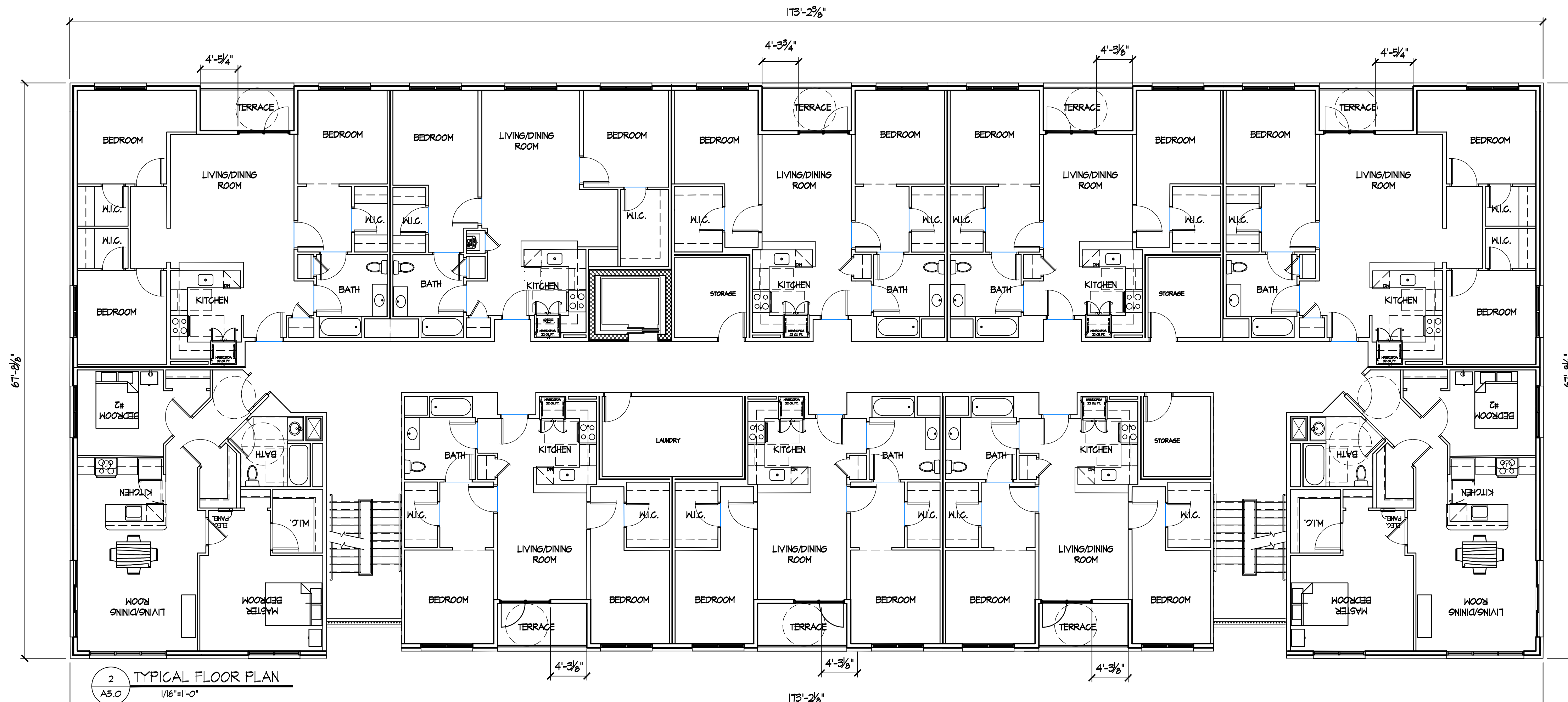
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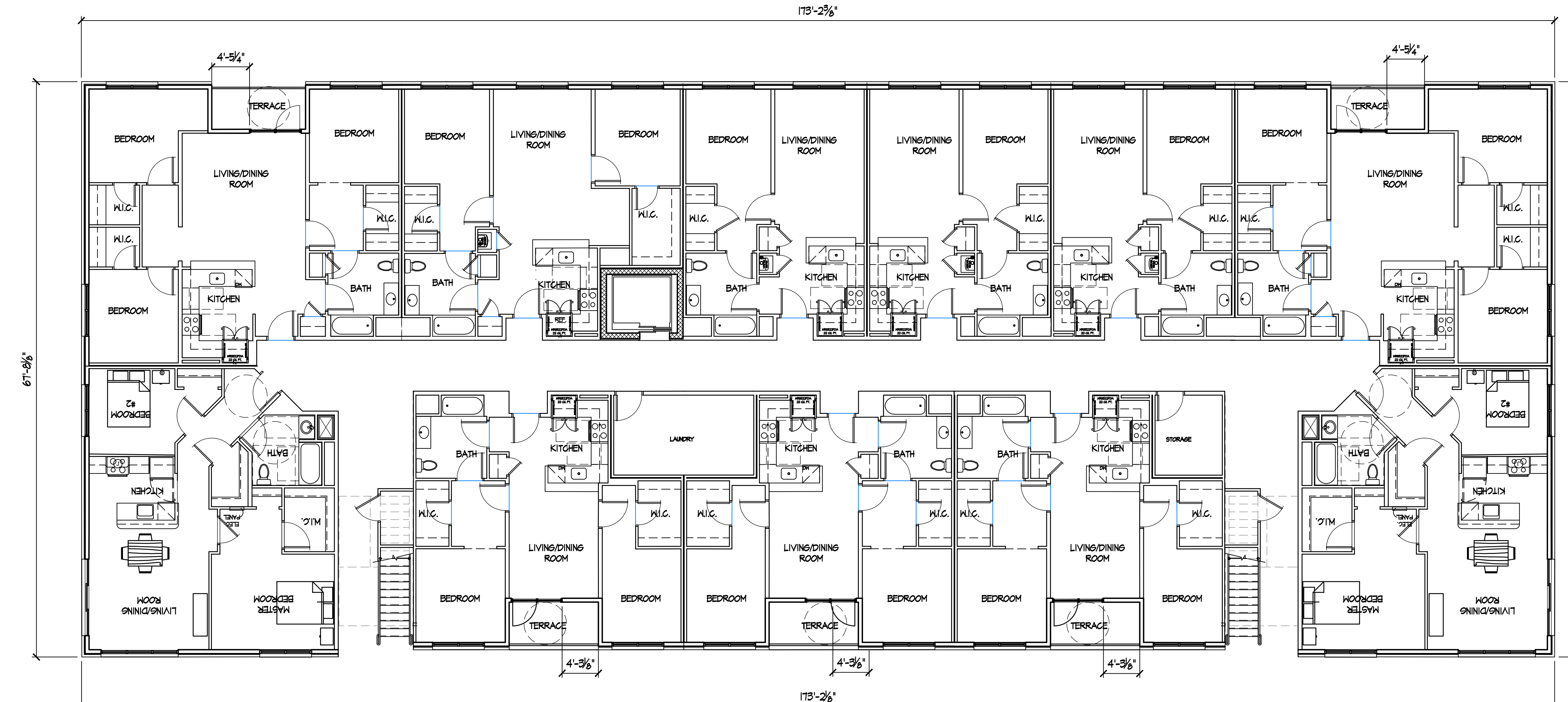
DRAWING TITLE:
3 STORY
ELEVATIONS
A4.3

DATE:

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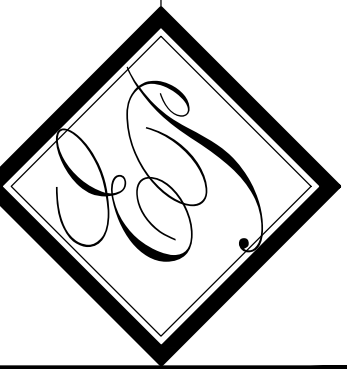


2 TYPICAL FLOOR PLAN
AS.O 1/16"=1'-0"



1 FIRST FLOOR PLAN
AS.O 1/8"=1'-0"

CONFIGURATION 1 = 41 UNITS x 2 = 82 TOTAL	
1ST FLOOR = 11 UNITS	3 - 1 BD RM / 6 - 2 BD RM / 2 - 3 BD RM
2ND FLOOR = 10 UNITS	2 - 1 BD RM / 6 - 2 BD RM / 2 - 3 BD RM
3RD FLOOR = 10 UNITS	2 - 1 BD RM / 6 - 2 BD RM / 2 - 3 BD RM
4TH FLOOR = 10 UNITS	2 - 1 BD RM / 6 - 2 BD RM / 2 - 3 BD RM
TOTAL = 41 UNITS	9 24 8



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CHECKED:	FYL

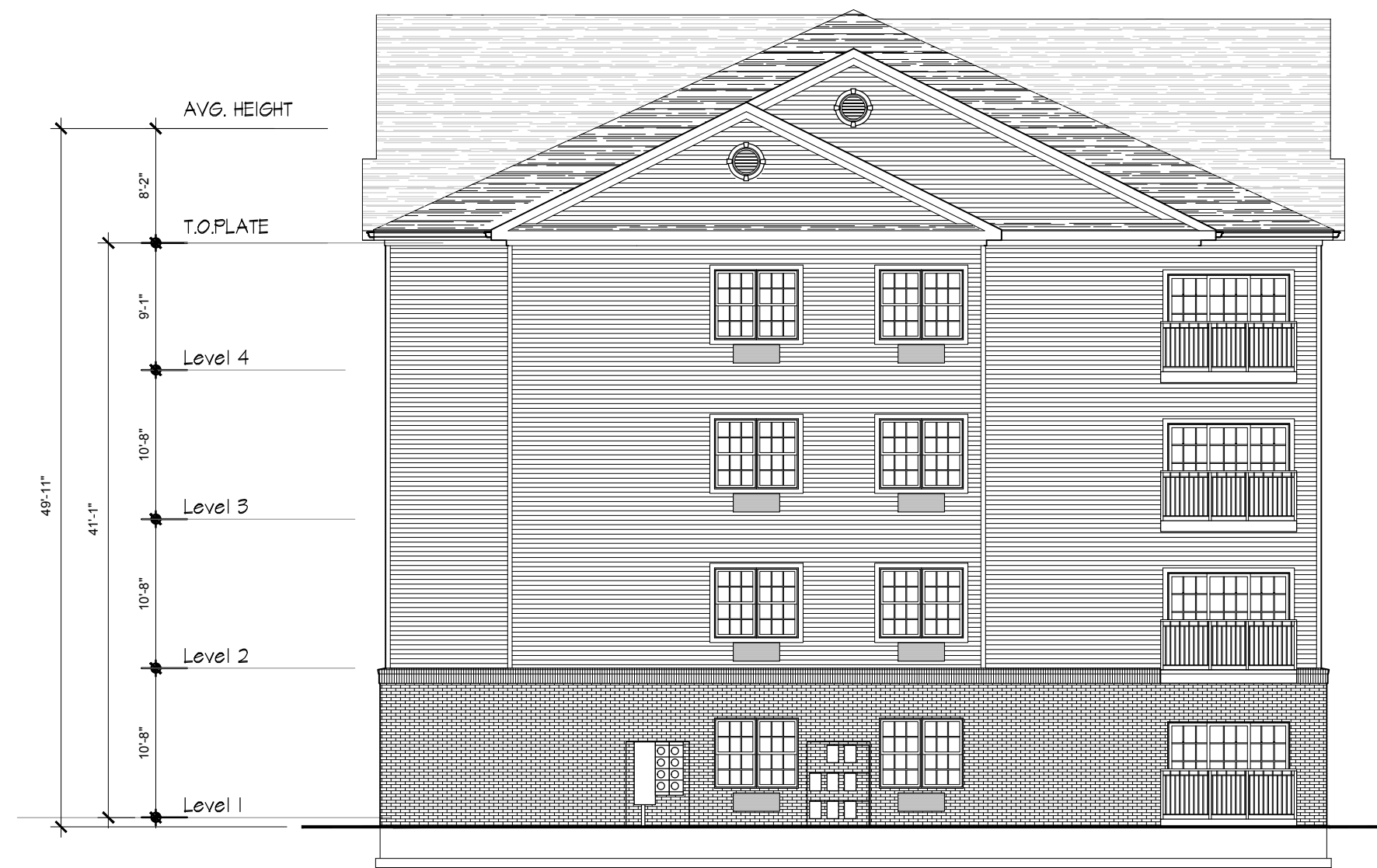
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1 RIGHT SIDE ELEVATION
A5.2 3/32"=1'-0"



1 REAR ELEVATION
A5.2 3/32"=1'-0"



1 LEFT SIDE ELEVATION
A5.2 3/32"=1'-0"

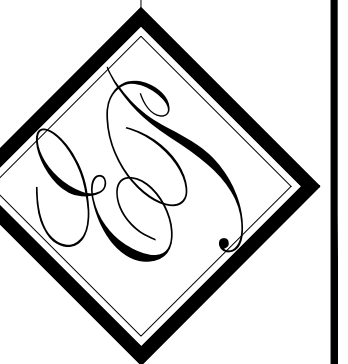


1 FRONT ELEVATION
A5.2 3/32"=1'-0"



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South Plainfield LLC
Borough of South Plainfield
Middlesex County, NJ

AFFORDABLE HOUSING
THE CROSSROADS at DURHAM
Borough of South Plainfield
Middlesex County, NJ

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206	
DRAWN:	CHECKED:
CS, EV	FYL

DRAWING TITLE:
ELEVATIONS
A5.2