

ALLENHURST REDEVELOPMENT ALLENHURST, NJ

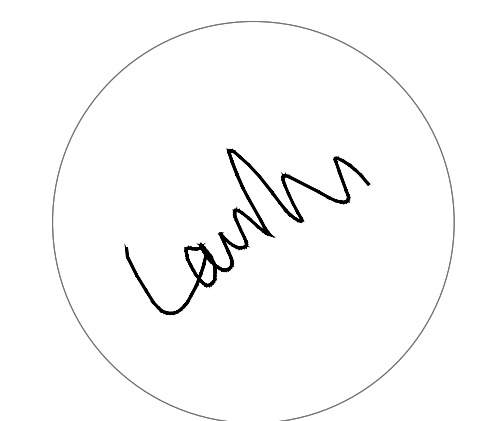


APPEL DESIGN GROUP
ARCHITECTS

23 VREELAND ROAD - SUITE 260
FLORHAM PARK, NJ 07932
TEL: (973) 994-1776
FAX: (973) 577-4455

ALLENHURST
REDEVELOPMENT
BOROUGH OF ALLENHURST
MONMOUTH COUNTY, NJ

NO. REVISION BY DATE
ISSUE FOR PLANNING BD. MM 5-23-24



LAURANCE D. APPEL, R.A. NJ # AI-12149
NY - 025016
PA - RA-014880-B

COVER
SHEET

DRAWN BY: CD/PA

CHECKED BY: LA

CLIENT: ALLENHURST 02

DATE:

DRAWING:

C-01

COMM. #: N/A

DRAWING LIST									
REVISION:					ISSUE FOR PLANNING BOARD	SHEET NUMBER	ARCHITECTURAL DRAWINGS		
					5-23-24	C-01	COVER SHEET, BUILDING/UNIT MATRIX		
					5-23-24	PB1-1.1	TOWNHOME BUILDING FLOOR PLANS		EAST SIDE TOWNHOMES
					5-23-24	PB1-2.1	TOWNHOME EXTERIOR ELEVATIONS		
					5-23-24	PB1-3.1	TOWNHOME TYPICAL UNIT PLANS		
					5-23-24	PB1-3.2	TOWNHOME TYPICAL UNIT PLANS		
					5-23-24	PB1-3.3	TOWNHOME TYPICAL UNIT PLANS		
					5-23-24	PB2-1.1	APARTMENT BUILDING GROUND FLOOR PLAN		WEST SIDE APARTMENTS
					5-23-24	PB2-1.2	APARTMENT BUILDING SECOND & THIRD FLOOR PLANS		
					5-23-24	PB2-1.3	APARTMENT BUILDING FOURTH & FIFTH FLOOR PLANS		
					5-23-24	PB2-1.4	APARTMENT BUILDING ROOF PLAN		
					5-23-24	PB2-2.1	APARTMENT BUILDING EXTERIOR ELEVATIONS		
					5-23-24	PB2-3.1	APARTMENT BUILDING TYPICAL UNIT PLANS		
					5-23-24	PB3-1.1	11 UNIT BUILDING FLOOR PLANS		LAKE DRIVE AFFORDABLE APARTMENTS
					5-23-24	PB3-1.2	11 UNIT ATTIC FLOOR PLAN		
					5-23-24	PB3-2.1	11 UNIT BUILDING EXTERIOR ELEVATIONS		
					5-23-24	PB3-3.1	12 UNIT BUILDING FLOOR PLANS		
					5-23-24	PB3-3.2	12 UNIT ATTIC FLOOR PLAN		
					5-23-24	PB3-4.1	12 UNIT BUILDING EXTERIOR ELEVATIONS		

CLIENT

ALLENHURST REDEVELOPMENT
POWERSTATION AT ALLENHURST, LLC
1000 SANGER AVENUE
OCEANPORT, NJ 07757

ARCHITECT

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SITE ENGINEER

MORGAN ENGINEERING & SURVEYING
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TOMS RIVER, NJ 08753
Phone: (732) 240-4007

EAST SIDE TOWNHOMES

Bldg. Type	No. of Stories	No. of Bldg's	Units					
			Total	4-Bed		4-Bed		
				Qty.	Ratio	Qty.	Ratio	
				Int. Unit		End Unit		
Type A.1 3-Unit Alley Bldg. # 26-28	3	1	3	1		2		
			3	1	33%	2	67%	
Type A.2 4-Unit Alley Bldg's #1-8 & 14-25	3	5	4	2		2		
			20	10	50%	10	50%	
Type A.3 5-Unit Alley Bldg. # 9-13	3	1	5	3		2		
			5	3	60%	2	40%	
			Total	Qty.	Ratio	Qty.	Ratio	
Grand Total		7	28	14	50%	14	50%	

WEST SIDE APARTMENTS

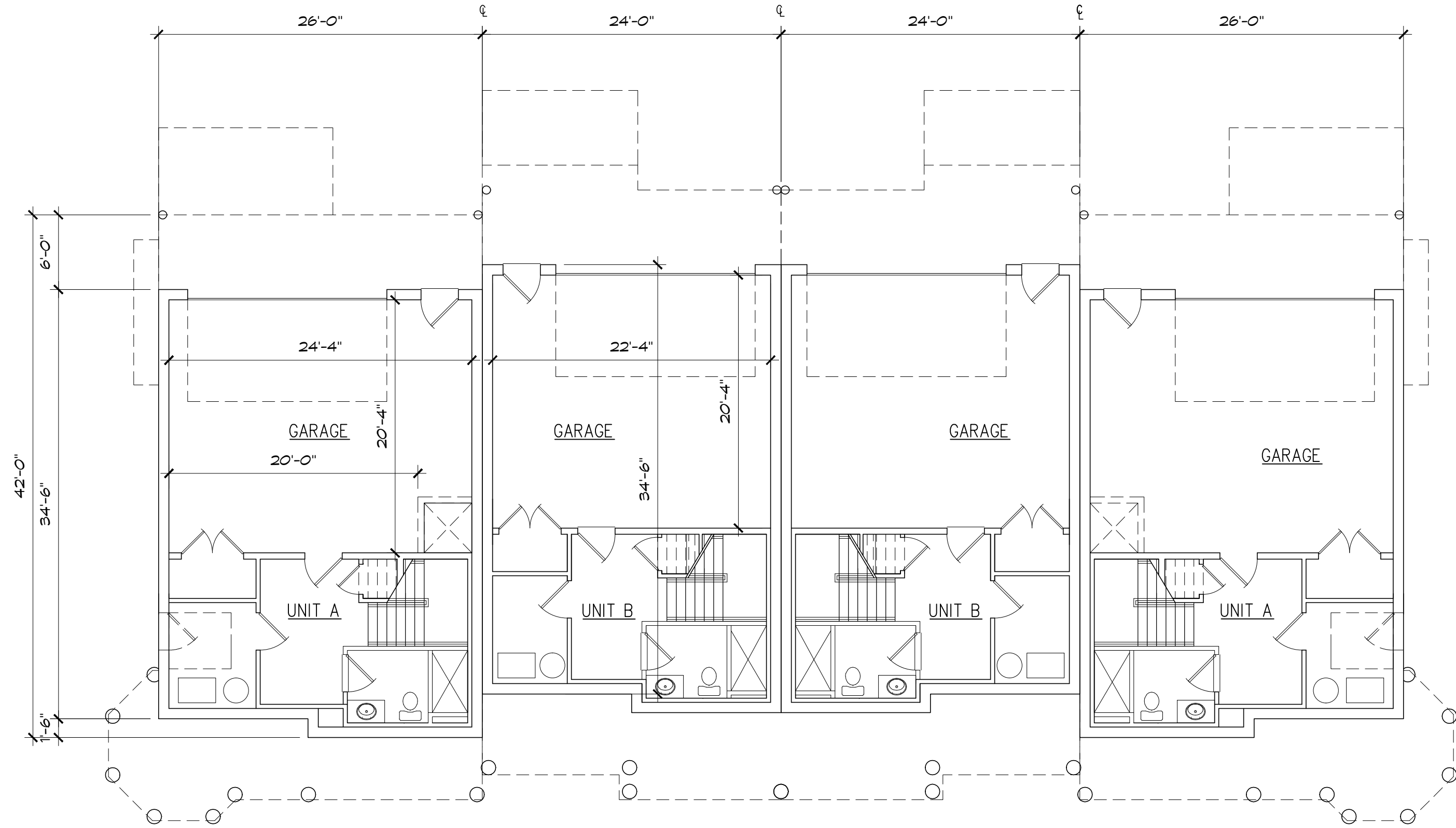
Bldg.	Story	Market Units											
		Total Units	1-Bed (950 SF)		1-Bed + Den (1100 - 1200 SF)		2-Bed + Den (1400 - 1600 SF)		3-Bed + Den (2000 - 2450 SF)		4-Bed + Den (2700 - 2800 SF)		
			Qty.	Ratio	Qty.	Ratio	Qty.	Ratio	Qty.	Ratio	Qty.	Ratio	
West Side	-												
	5 Resid.	14	1		1		7		3		2		
	4 Resid.	17	1		4		9		3				
	3 Resid.	17	1		4		9		3				
	2 Resid.	14	1		5		5		3				
	G Garage												
		62	4	6%	14	23%	30	48%	12	19%	2	3%	

LAKE DRIVE AFFORDABLE APARTMENTS

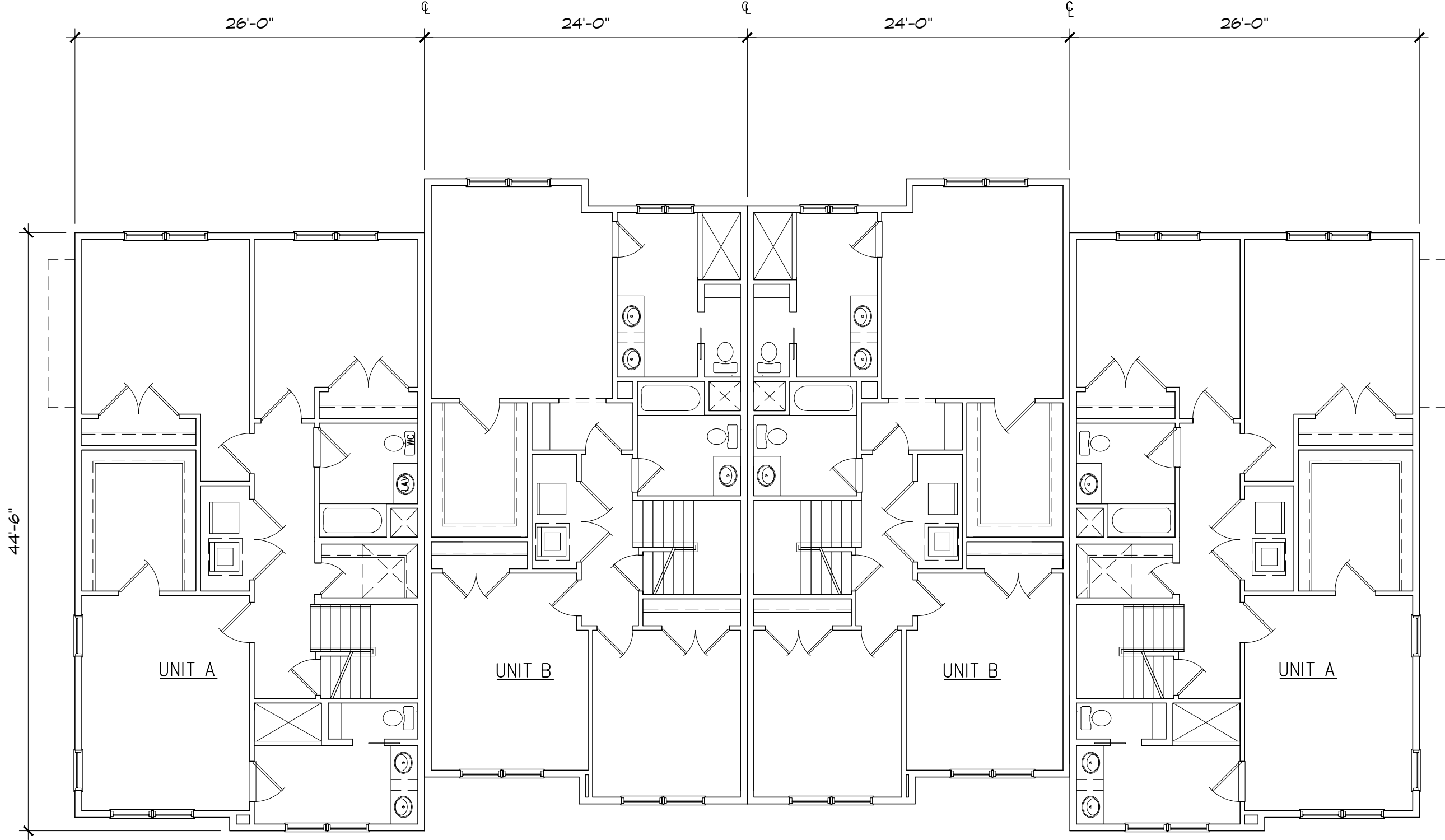
Bldg.	Story		Total	Affordable Units (ALL COAH UNITS)					
				1-Bed (921 - 1006 SF)		2-Bed (1088 - 1143 SF)		3-Bed Duplex (1495 - 1599 SF)	
				Qty.	Ratio	Qty.	Ratio	Qty.	Ratio
11 UNIT	-								
	3	Resid.	1	1					
	2	Resid.	5	1		2		2	
	1	Resid.	5	1	4				
			11	3	27%	6	55%	2	18%
12 UNIT	-								
	2	Resid.	6			3		3	
	1	Resid.	6	1	5				
			12	1	8%	8	67%	3	25%
TOTALS			23	4	17%	14	61%	5	22%

NOTE: AREAS SHOWN ARE APPROXIMATE AND TO BE USED FOR CONCEPTUAL PLANNING AND DESIGN ONLY.

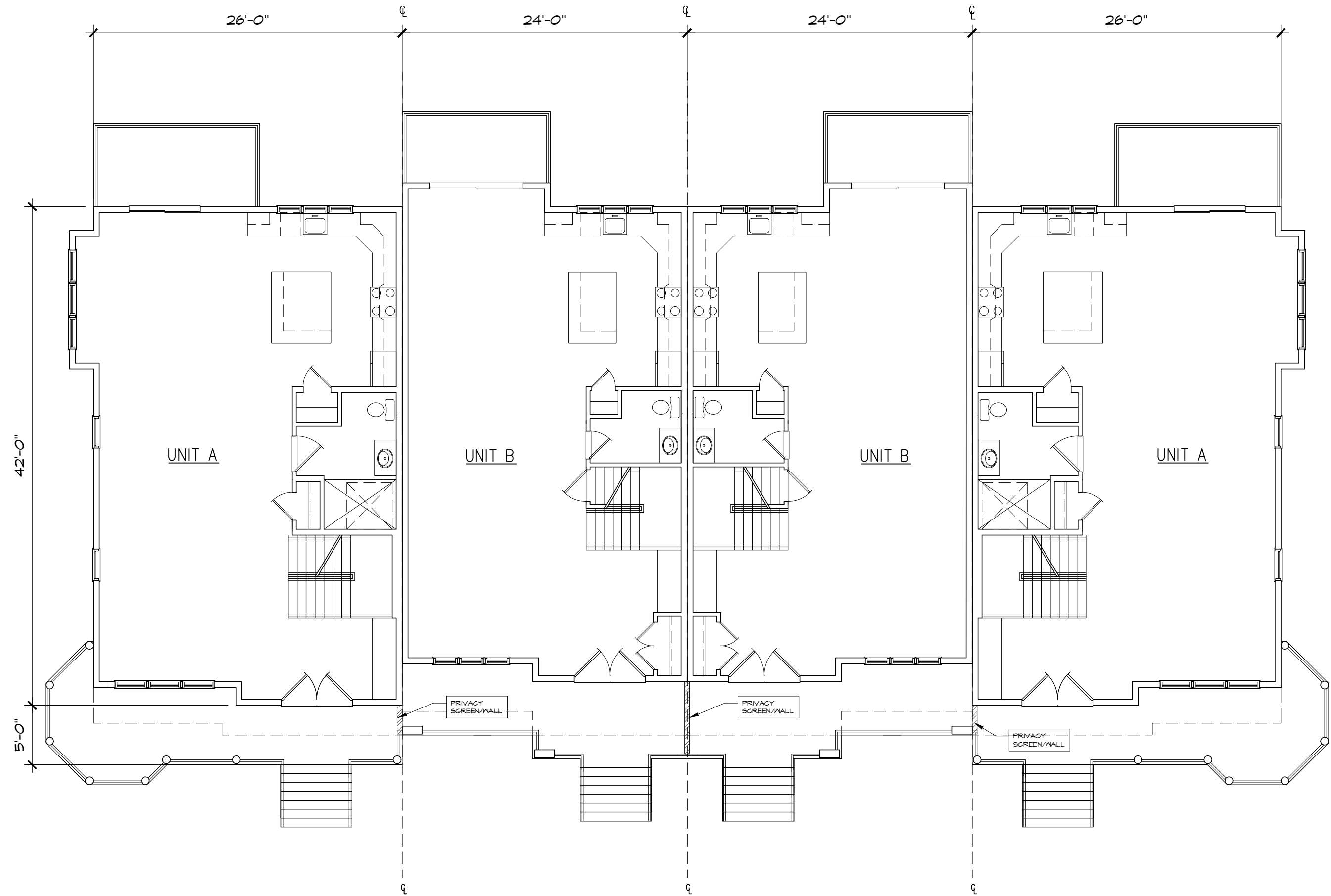
APPEL DESIGN GROUP - FILENAME: p:\client\allenhurst02.th\dwg\allenhurst-02.th (pb set: 052224).dwg PLOT DATE: 05/23/2024 11:05 AM BY: MM



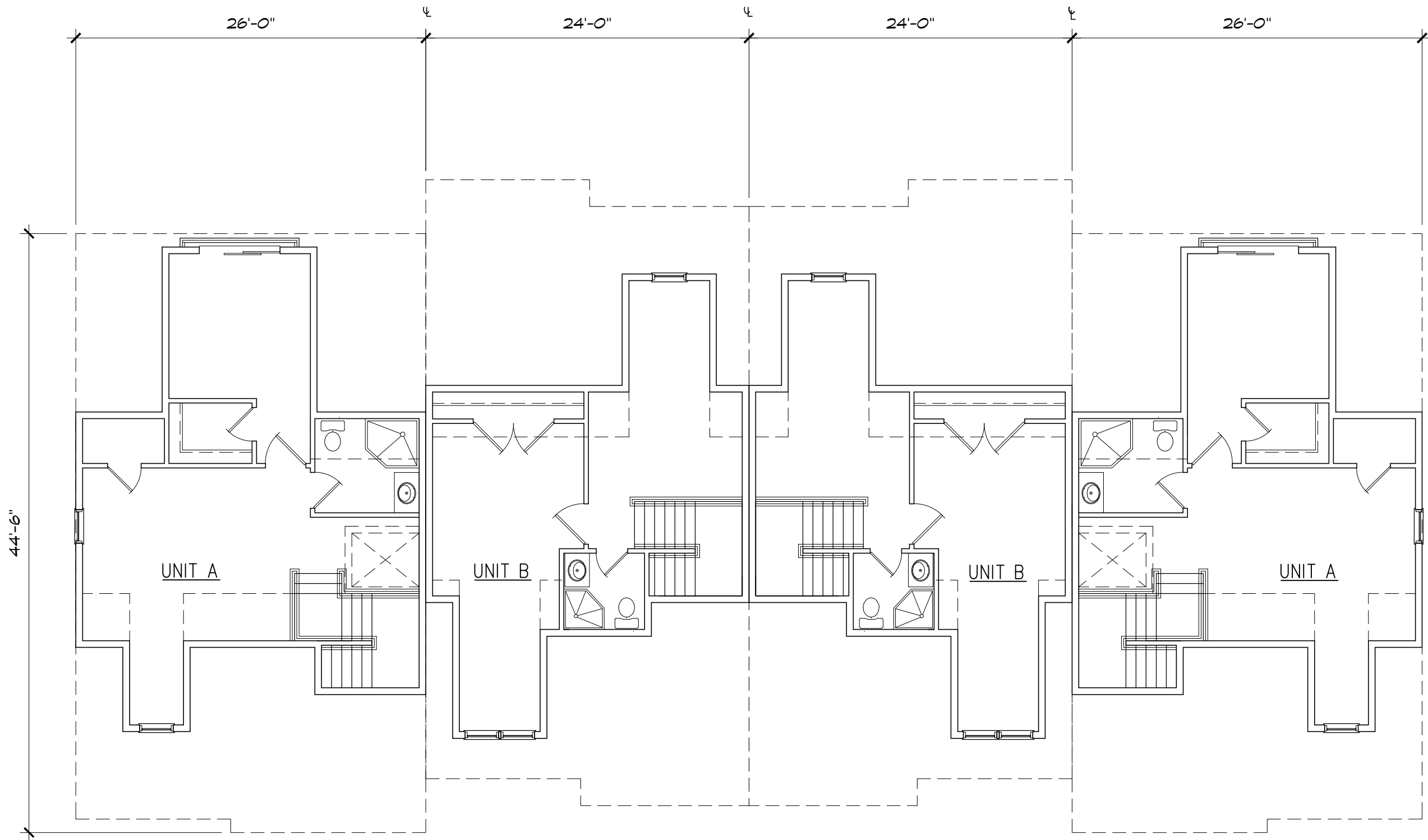
TYPICAL GARAGE PLAN
SCALE = 1/8" = 1'-0"



TYPICAL SECOND FLOOR PLAN
SCALE = 1/8" = 1'-0"



TYPICAL FIRST FLOOR PLAN
SCALE = 1/8" = 1'-0"



TYPICAL ATTIC PLAN
SCALE = 1/8" = 1'-0"



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LAURANCE D. APPEL, R.A. NJ # AI-12149
NY - 025016
PA - RA-014580-B

BUILDING
PLANS

DRAWN BY:	CD/PA
CHECKED BY:	LA
CLIENT:	ALLENHURST 02
DATE:	

DRAWING:
PB1-1.1

COMM. #: N/A

APPEL DESIGN GROUP - FILENAME: p:\client\allenhurst02.th\dwg\allenhurst02.dwg PLOT DATE: 05/23/2024 11:08 AM BY: MM



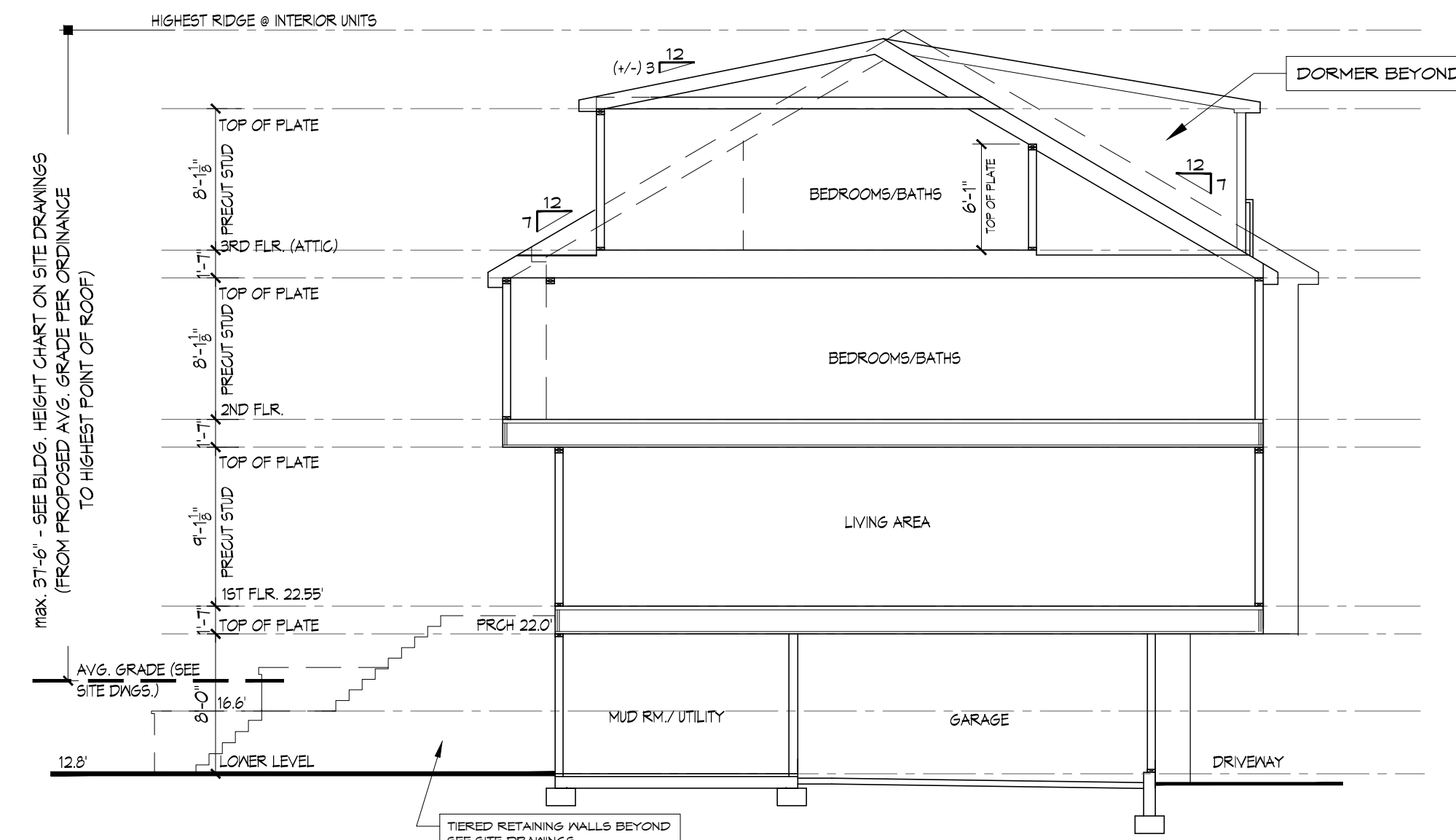
A.TYPICAL FRONT ELEVATION (UNITS 1-4 SHOWN)
SCALE = 1/8" = 1'-0"



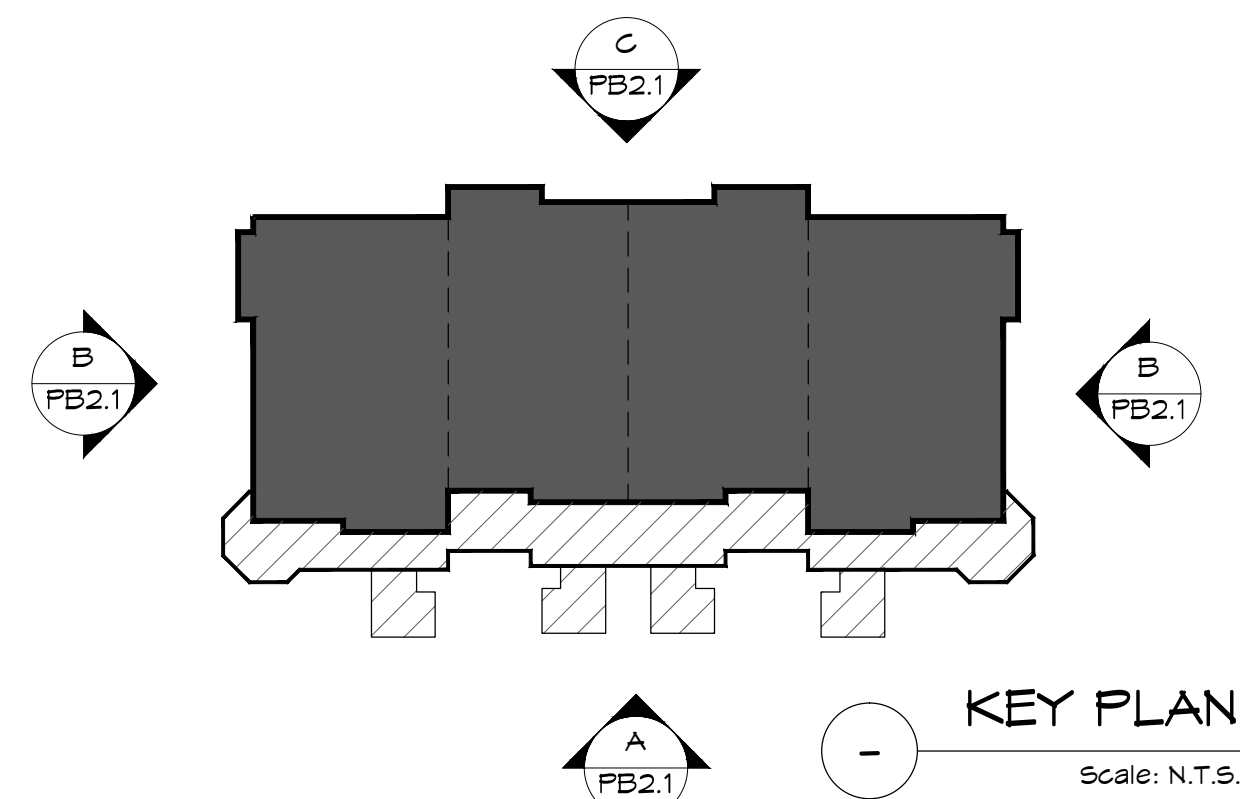
B.TYPICAL SIDE ELEVATION (UNITS 1-4 SHOWN)
SCALE = 1/8" = 1'-0"



C.TYPICAL REAR ELEVATION (UNITS 1-4 SHOWN)
SCALE = 1/8" = 1'-0"



TYPICAL DIAGRAMMATIC BUILDING SECTION
SCALE = 1/8" = 1'-0"



KEY PLAN
Scale: N.T.S.

EXTERIOR FINISH SCHEDULE

NOT ALL NOTES MAY APPLY TO THIS SHEET

TAG	DESCRIPTION	NOTES
1	ASPHALT/FIBERGLASS ROOFING SHINGLES	AS SELECTED
2	ALUMINUM GUTTERS AND FASCIAS	AS SELECTED
3	FRIESE BOARD	AS SELECTED
4	SIMULATED SHAKE SIDING	AS SELECTED
5	ARCHITECTURAL PANEL AND TRIM	AS SELECTED
6	LINEAL WINDOW TRIM	AS SELECTED
7	DOOR/WINDOW HEAD	AS SELECTED
8	COMPOSITE FRONT PORCH WITH DECORATIVE LATTICE	AS SELECTED
9	ARCHITECTURAL FIXED GABLE END WINDOW	AS SELECTED
10	FULL BRICK VENEER	AS SELECTED
11	COMPOSITE DECK	AS SELECTED
12	DECORATIVE METAL ACCENT ROOF	AS SELECTED
13	DECORATIVE BRACKET	AS SELECTED
14	PREFINISHED ALUMIN. RAIL SYSTEM	AS SELECTED
15	ARCHITECTURAL COLUMN	AS SELECTED
16	DECORATIVE AWNING	AS SELECTED

- NOTES:
- PRODUCTS MAY VARY TO SUIT ARCHITECTURAL INTENT UTILIZING OTHER PRODUCTS OF SIMILAR APPEARANCE AND QUALITY. PRODUCT MANUFACTURERS MAY VARY.
 - SIGNAGE TO BE SUBMITTED UNDER SEPARATE PACKAGE AND CONFORM WITH BOROUGH ORDINANCE.



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NY - 025016
PA - RA-014830-B

TH TYPE I EXT. ELEVATION

DRAWN BY: CD/PA

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CLIENT: ALLENHURST 02

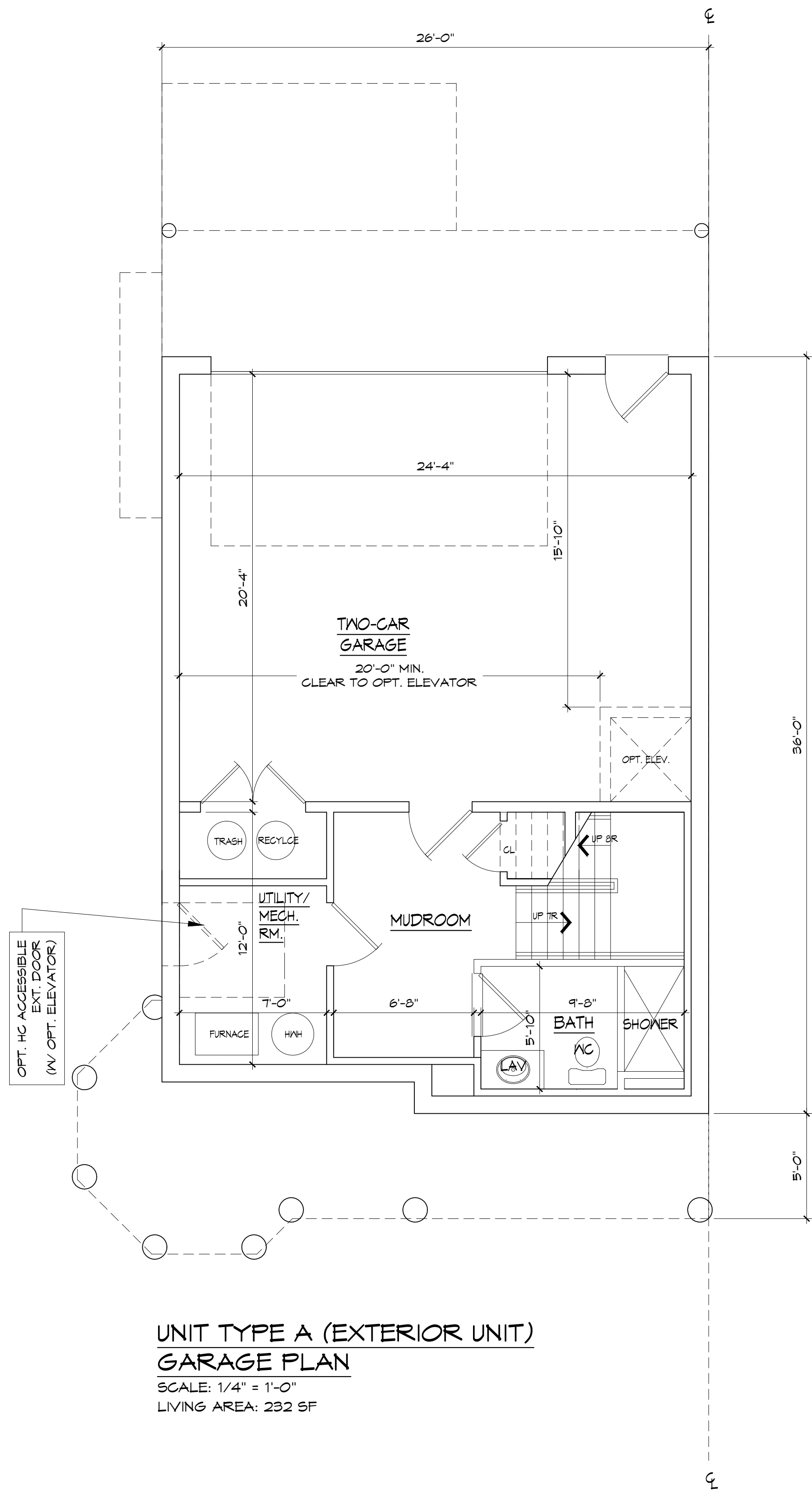
DATE:

DRAWING:

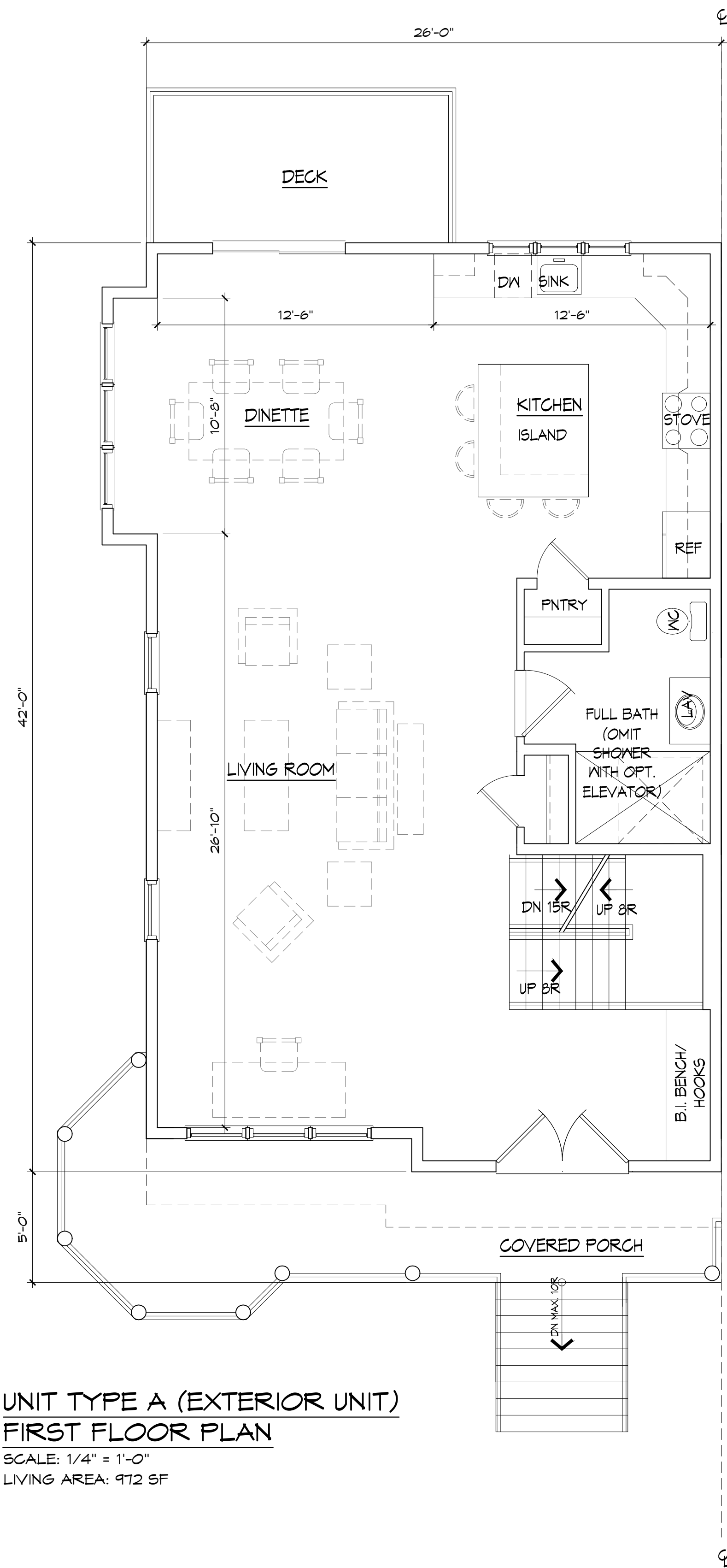
PB1-2.1

COMM. #: N/A

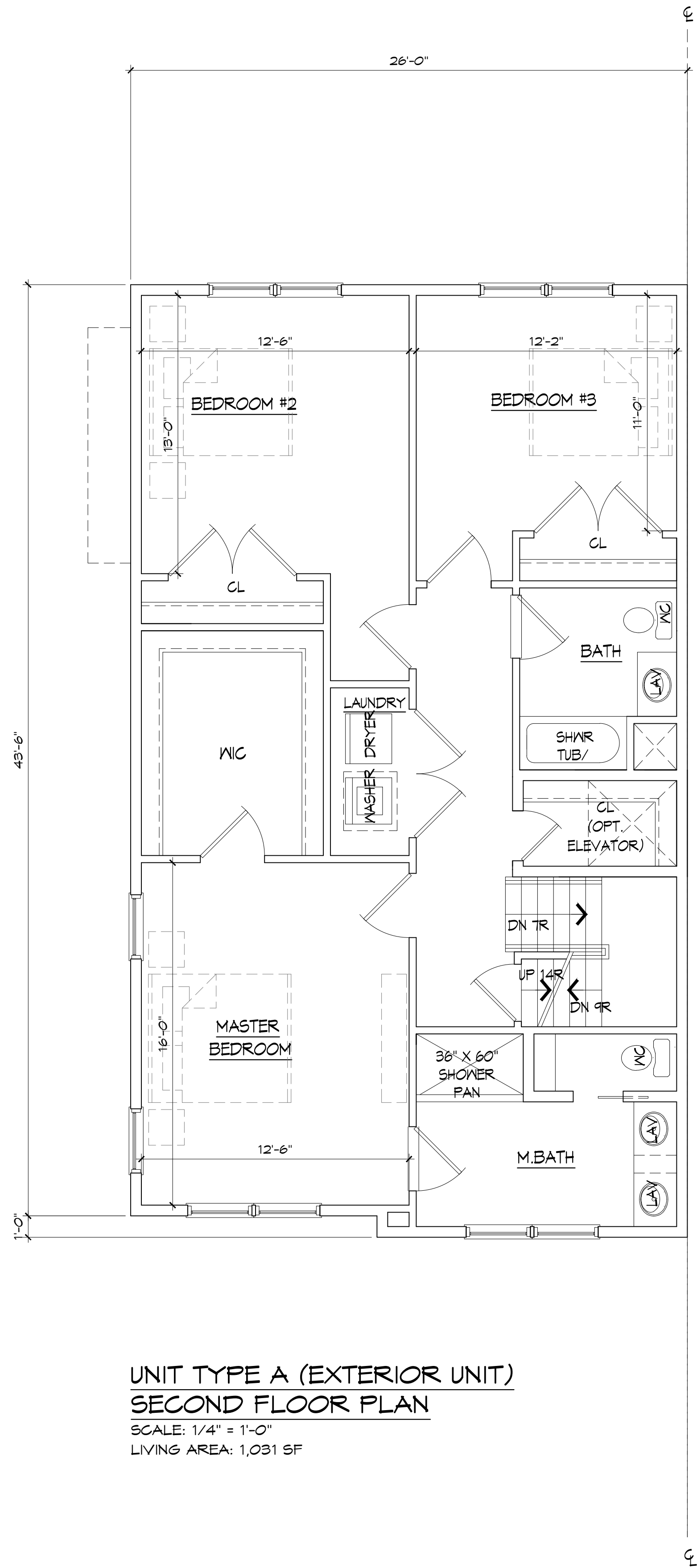
APPEL DESIGN GROUP - FILENAME: p:\client\allenhurst02.th\dwg\allenhurst-02.th (pb set: 052224).dwg PLOT DATE: 05/23/2024 11:16 AM BY: MM



UNIT TYPE A (EXTERIOR UNIT)
GARAGE PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 232 SF



UNIT TYPE A (EXTERIOR UNIT)
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 912 SF



UNIT TYPE A (EXTERIOR UNIT)
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 1,031 SF

NOTE: UNIT AREAS AND LAYOUTS MAY VARY.
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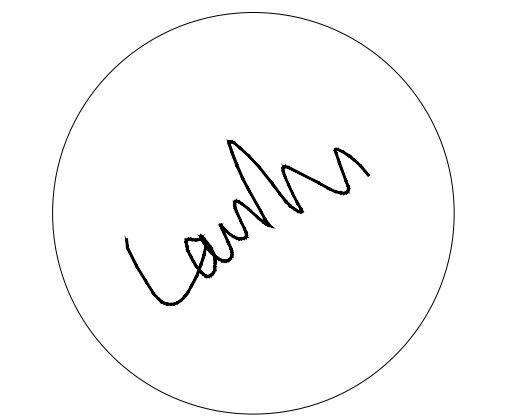


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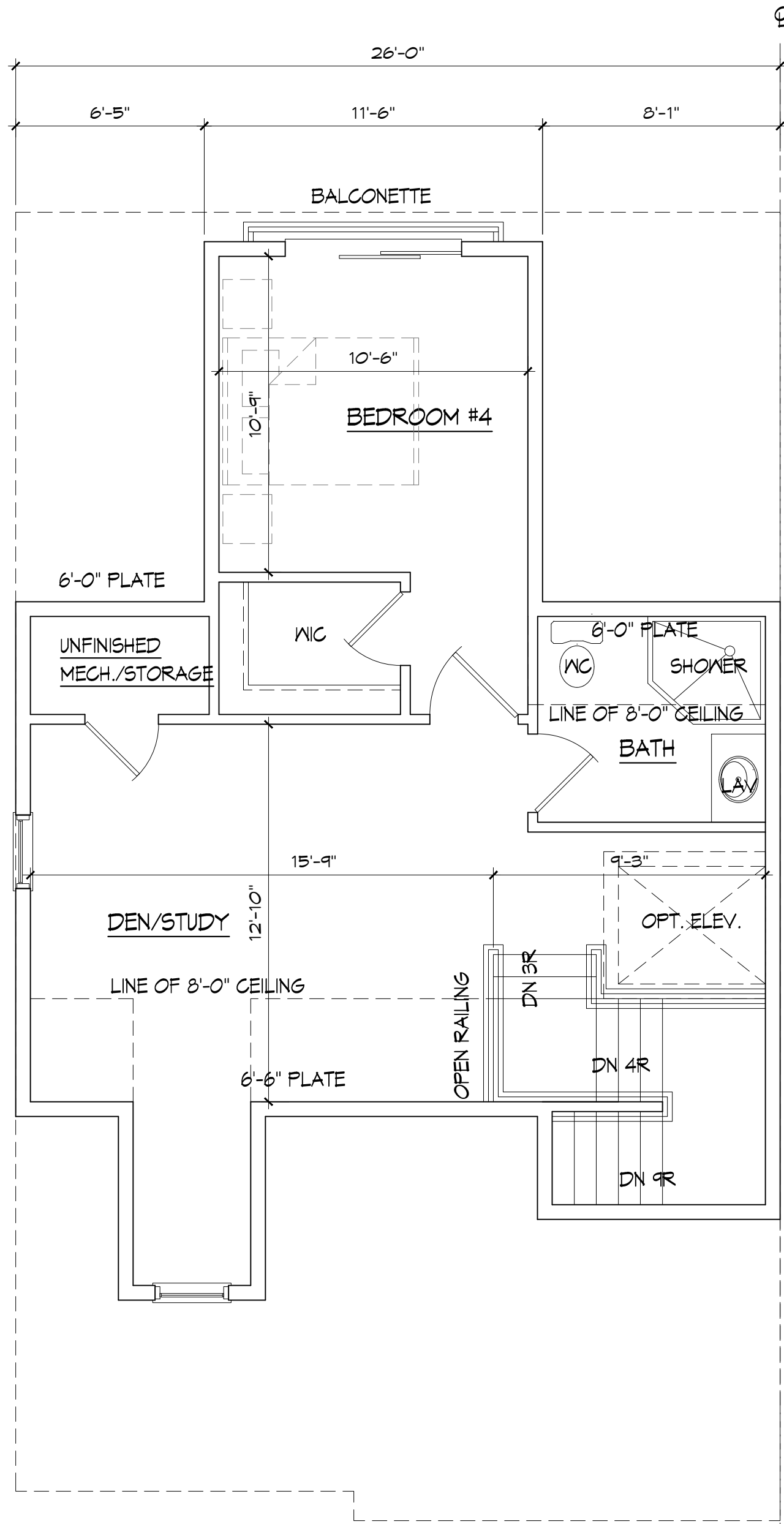
TH TYPE I EXT.
UNIT PLANS

DRAWN BY:	CD/PA
CHECKED BY:	LA
CLIENT:	ALLENHURST 02
DATE:	

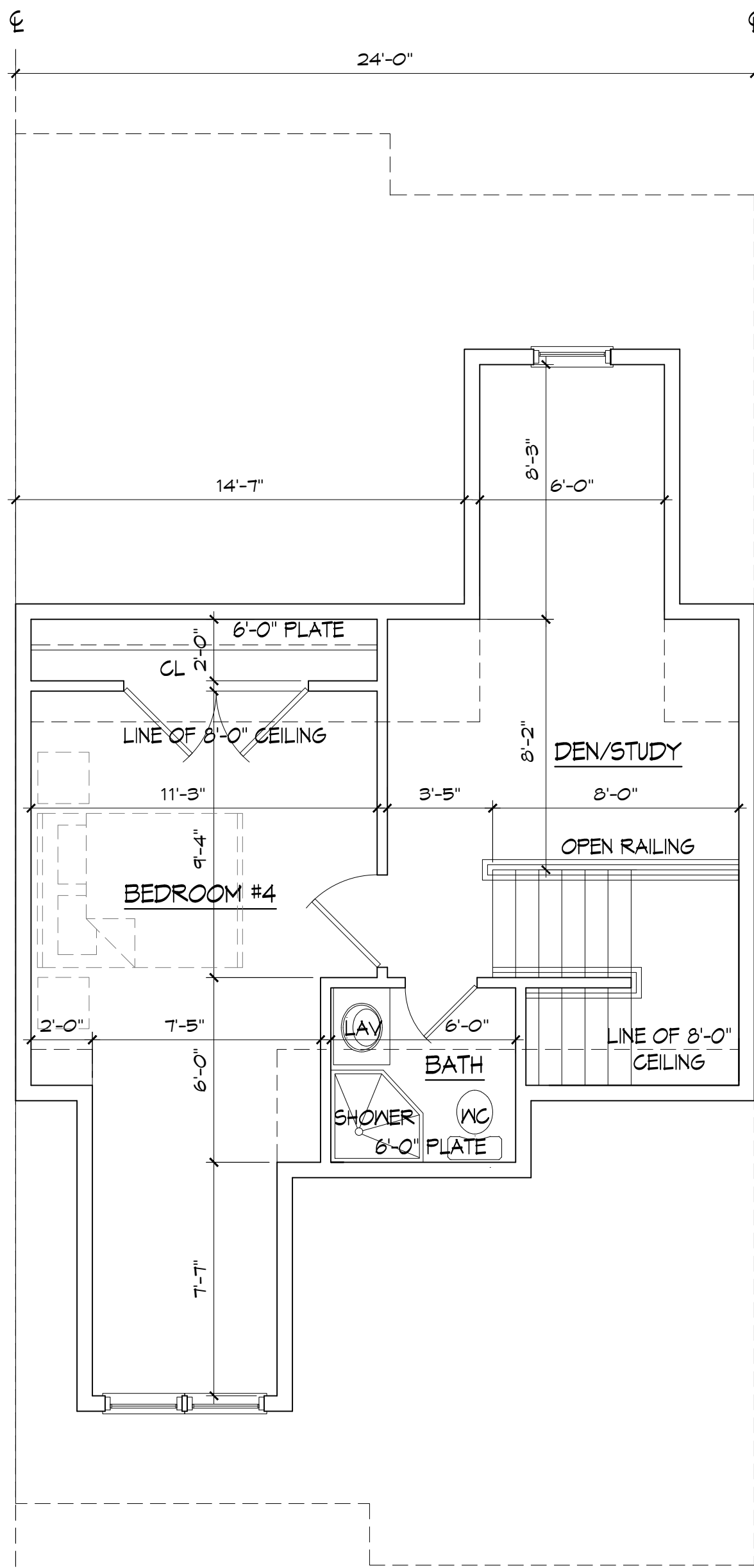
DRAWING:
PB1-3.1
COMM. #:

N/A

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UNIT TYPE A (EXTERIOR UNIT)
ATTIC PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 590 SF



UNIT TYPE B (INTERIOR UNIT)
ATTIC PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA: 480 SF

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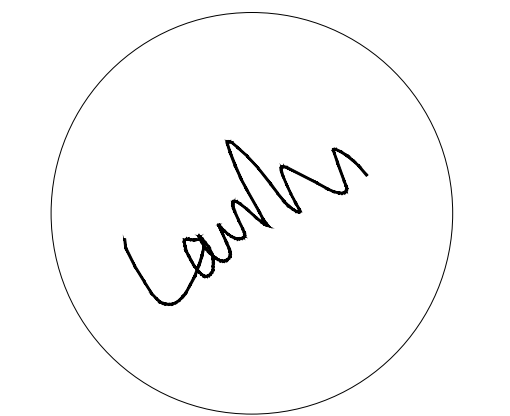


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TH TYP. ATTIC
LOFT PLAN

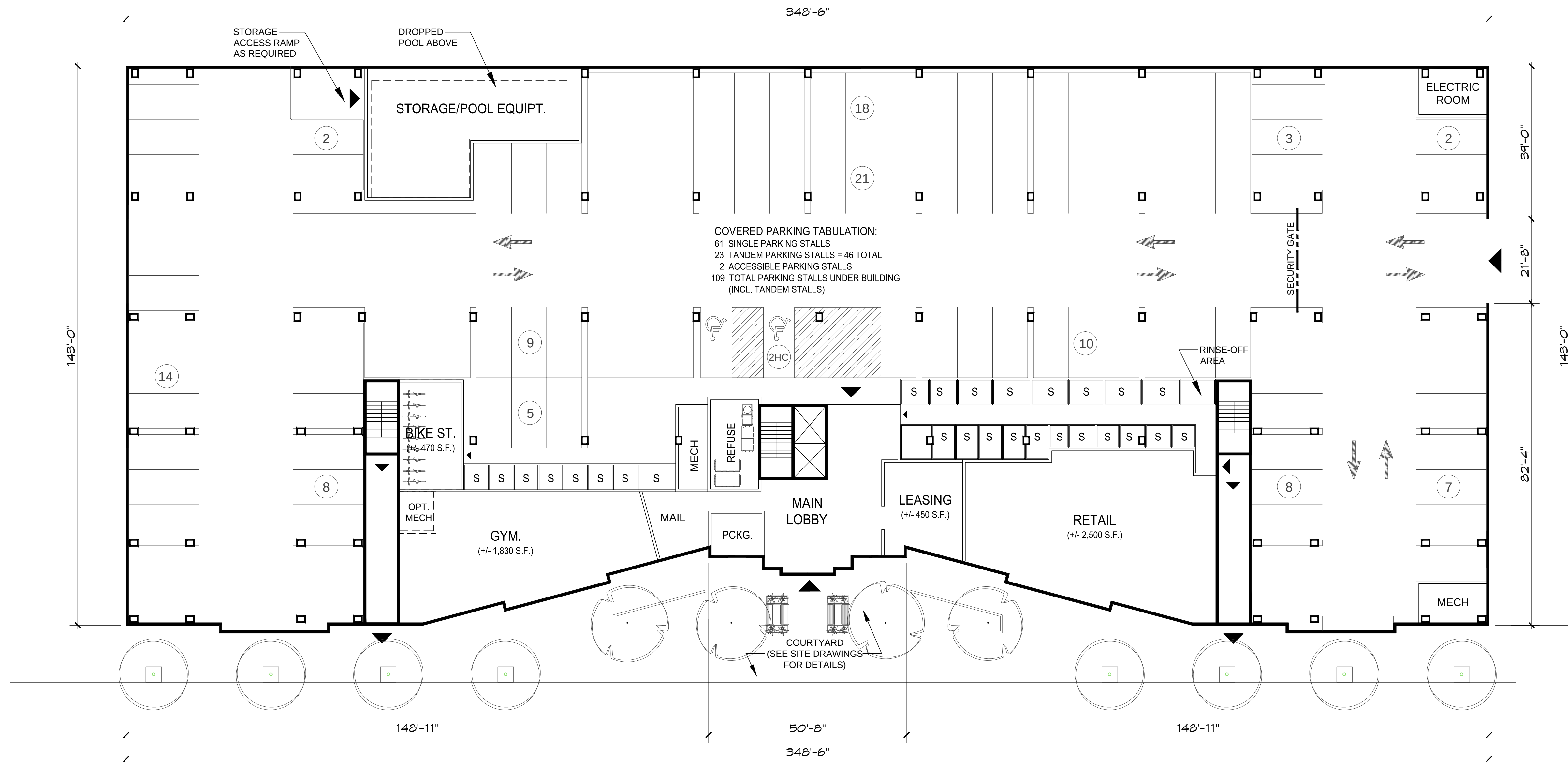
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CHECKED BY:	LA
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DATE:	

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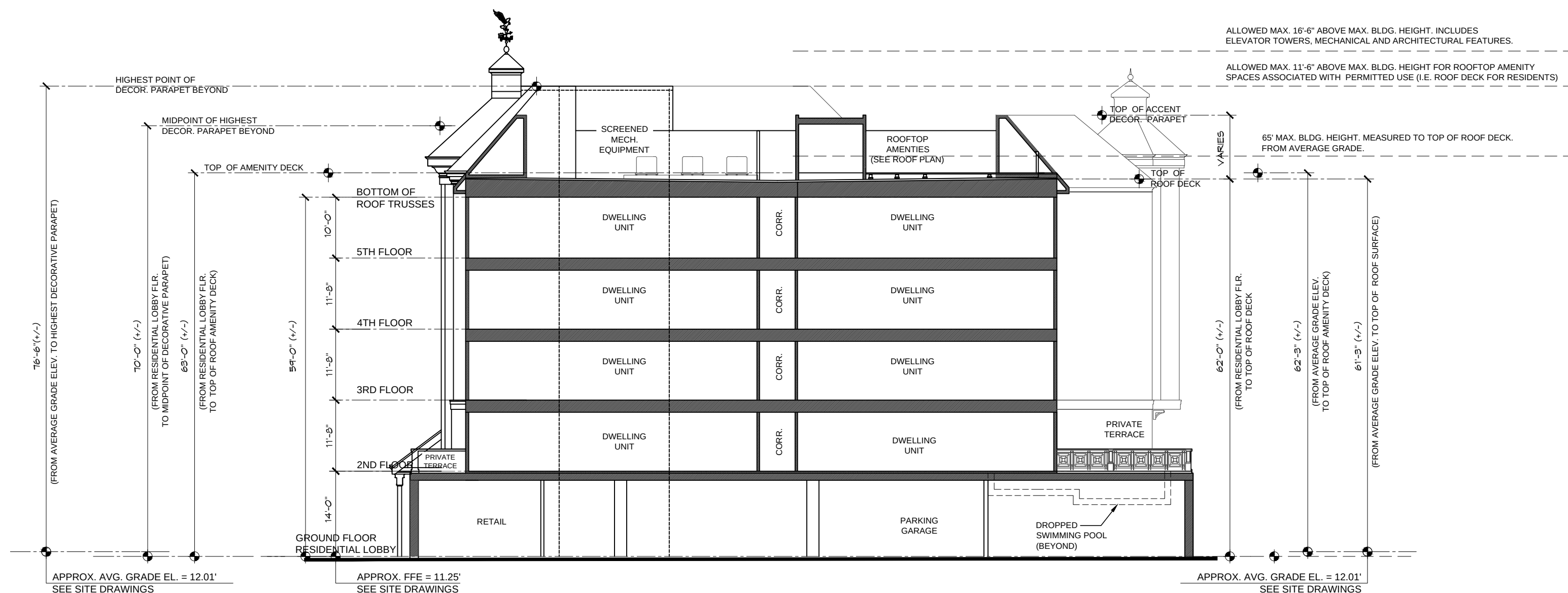
PB1-3.3

COMM. #: N/A

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SEE SITE DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
2 PROPOSED GROUND FLOOR
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION DIAGRAM
Scale: 1/16"=1'-0"

NOTE: UNIT AREAS AND LAYOUTS MAY VARY.
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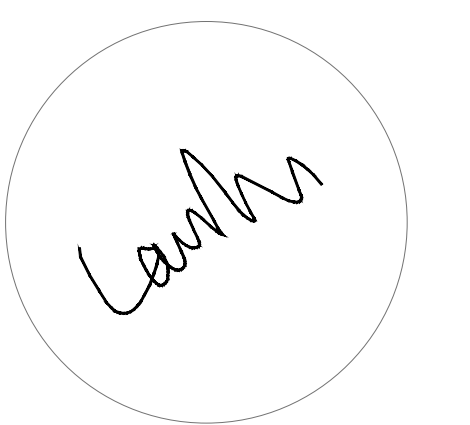


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**GROUND
FLOOR PLAN**

DRAWN BY: MM/PA

CHECKED BY: LA

CLIENT: ALLENHURST01

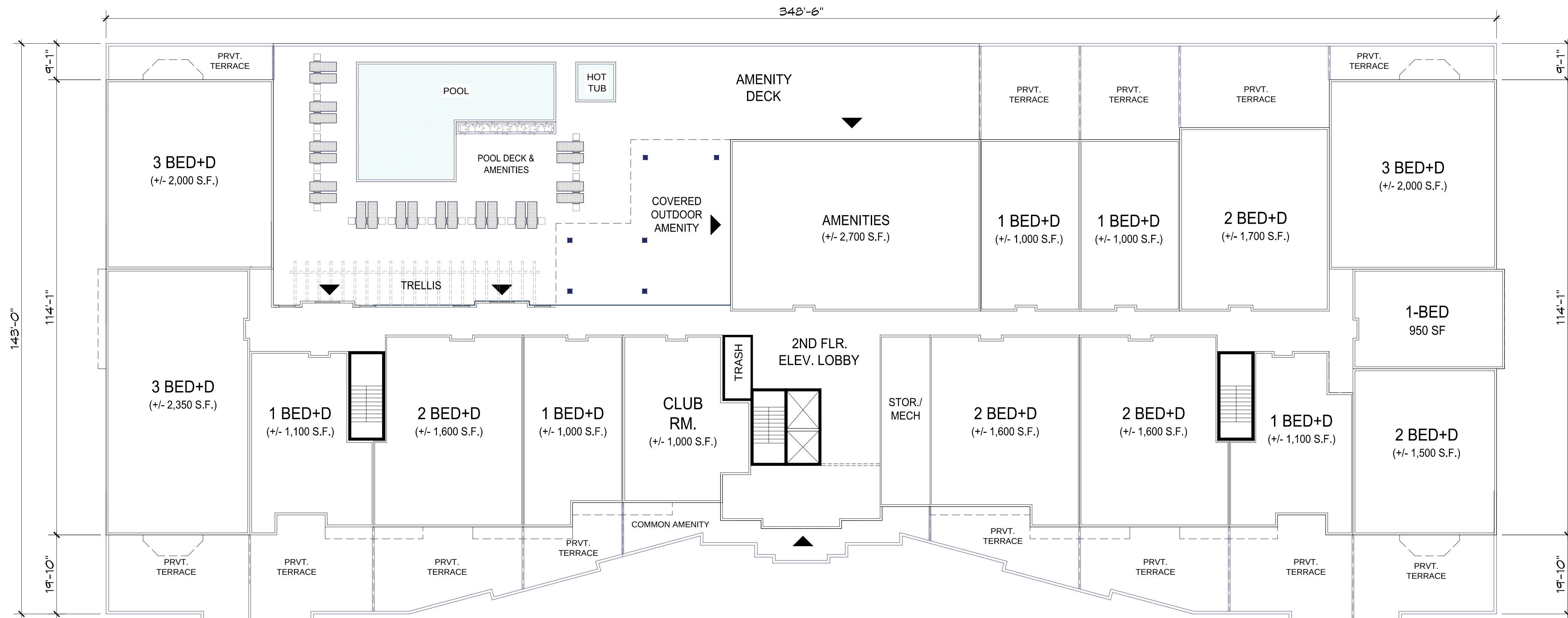
DATE: 7-5-20

DRAWING:

PB2-1.1

COMM. #: N/A

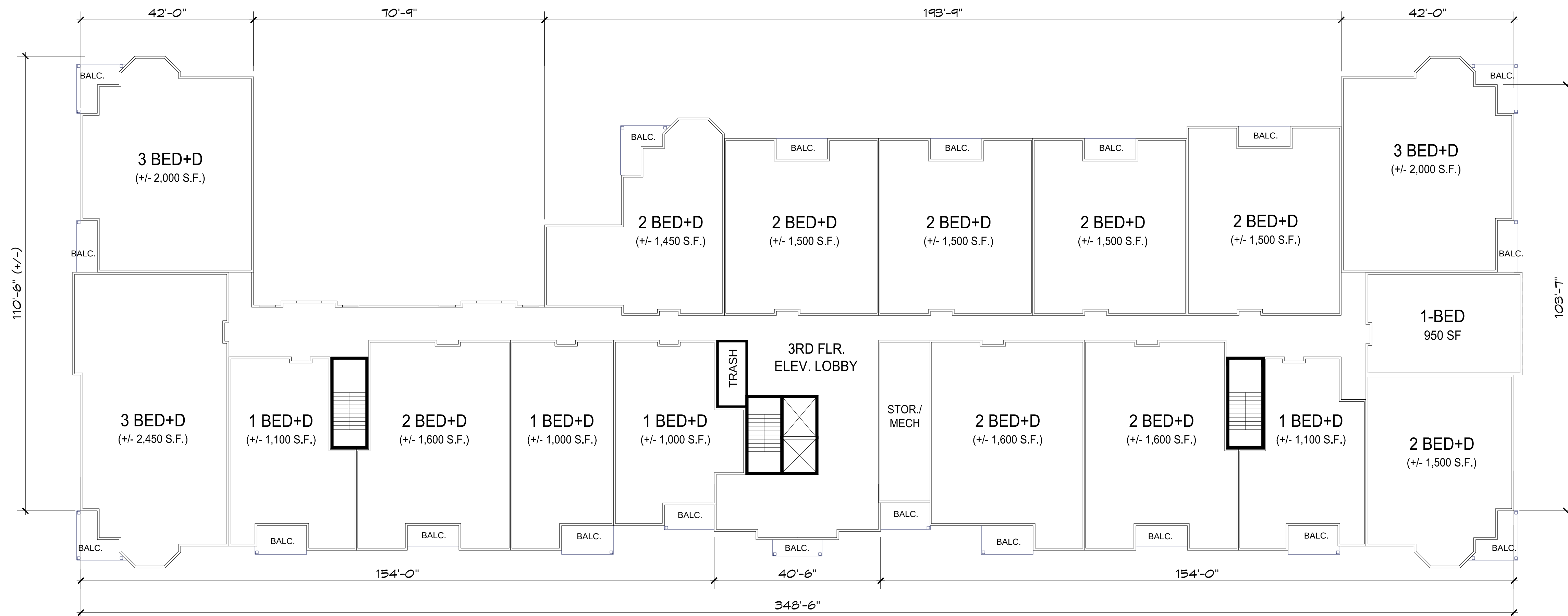
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CONCEPTUAL AMENITY DECK LAYOUT SHOWN - FINAL DESIGN MAY VARY.

PROPOSED SECOND FLOOR

SCALE: 1/16" = 1'-0"



PROPOSED THIRD FLOOR

SCALE: 1/16" = 1'-0"

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**SECOND &
THIRD FLOOR
PLANS**

DRAWN BY: MM/PA
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DATE: 7-5-20

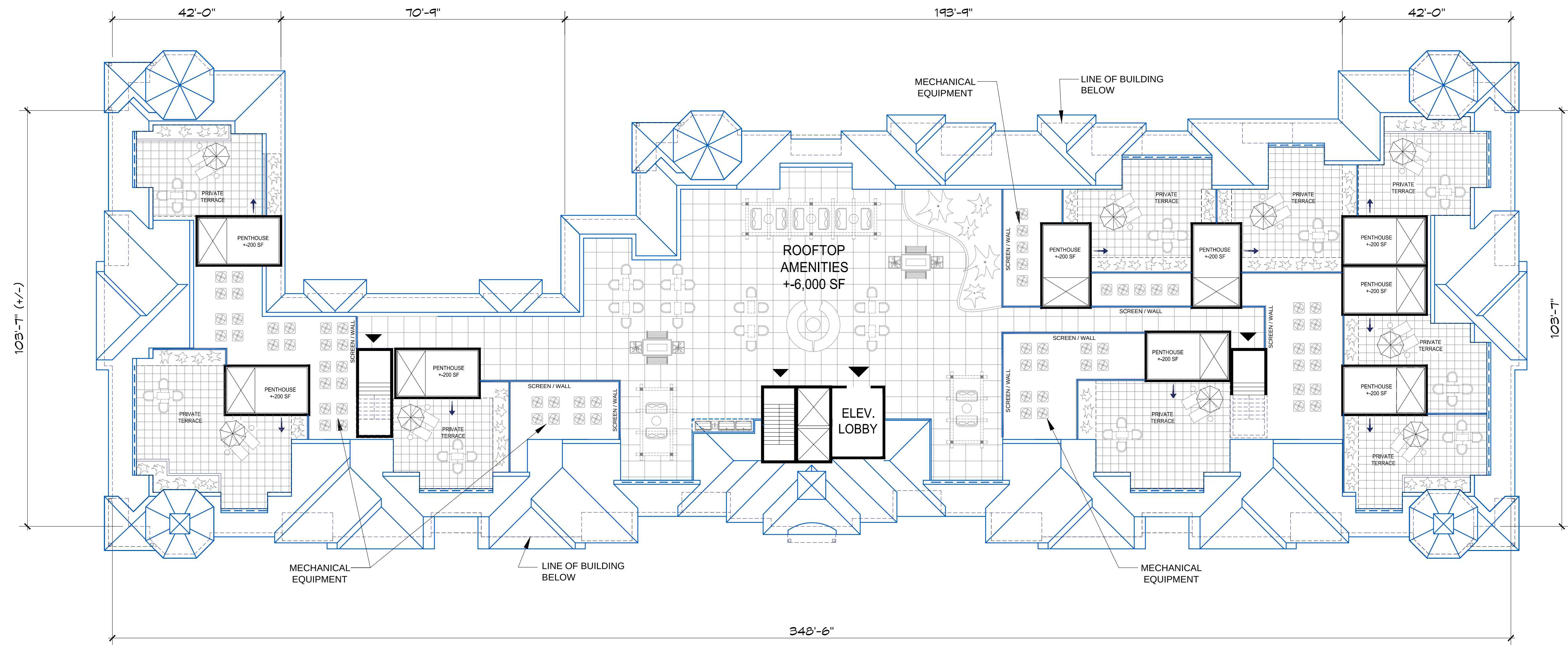
DRAWING:

PB2-1.2

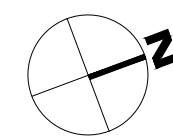
COMM. #: N/A

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CONCEPTUAL ROOFTOP AMENITY DECK LAYOUT SHOWN - FINAL DESIGN MAY VARY.

 **PROPOSED ROOF AND ROOFTOP AMENITIES**

SCALE: 1/16" = 1'-0"

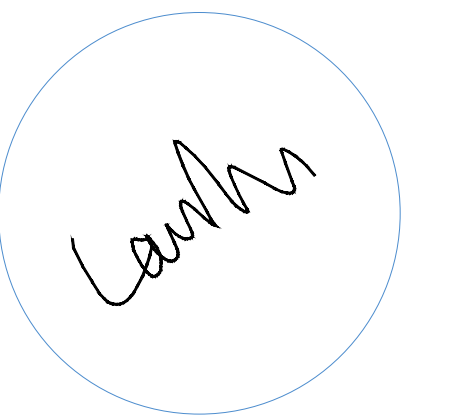


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ROOF PLAN

DRAWN BY: MM/PA
CHECKED BY: LA
CLIENT: ALLENHURST01
DATE: 7-5-20

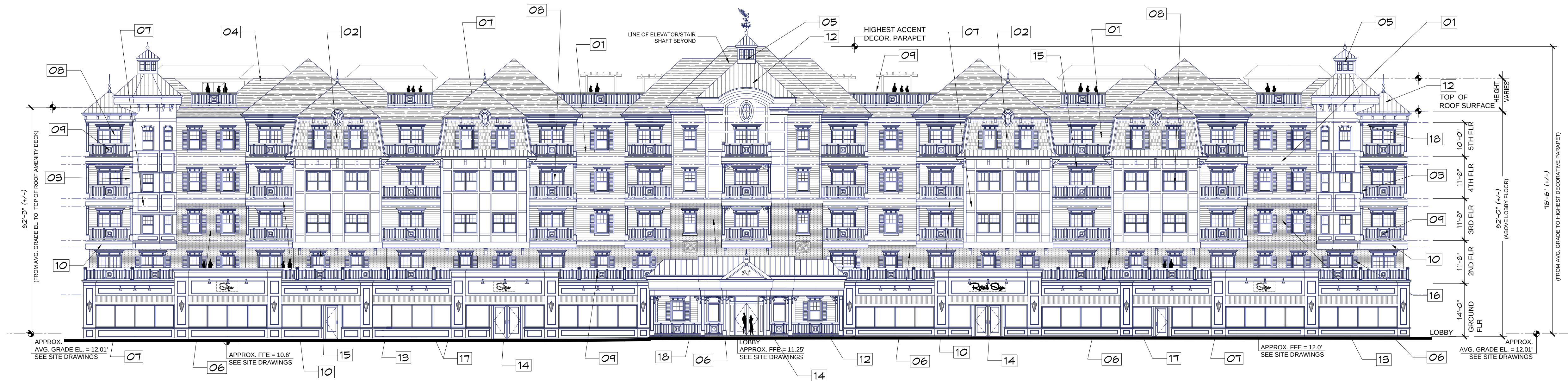
DRAWING:

PB2-1.4

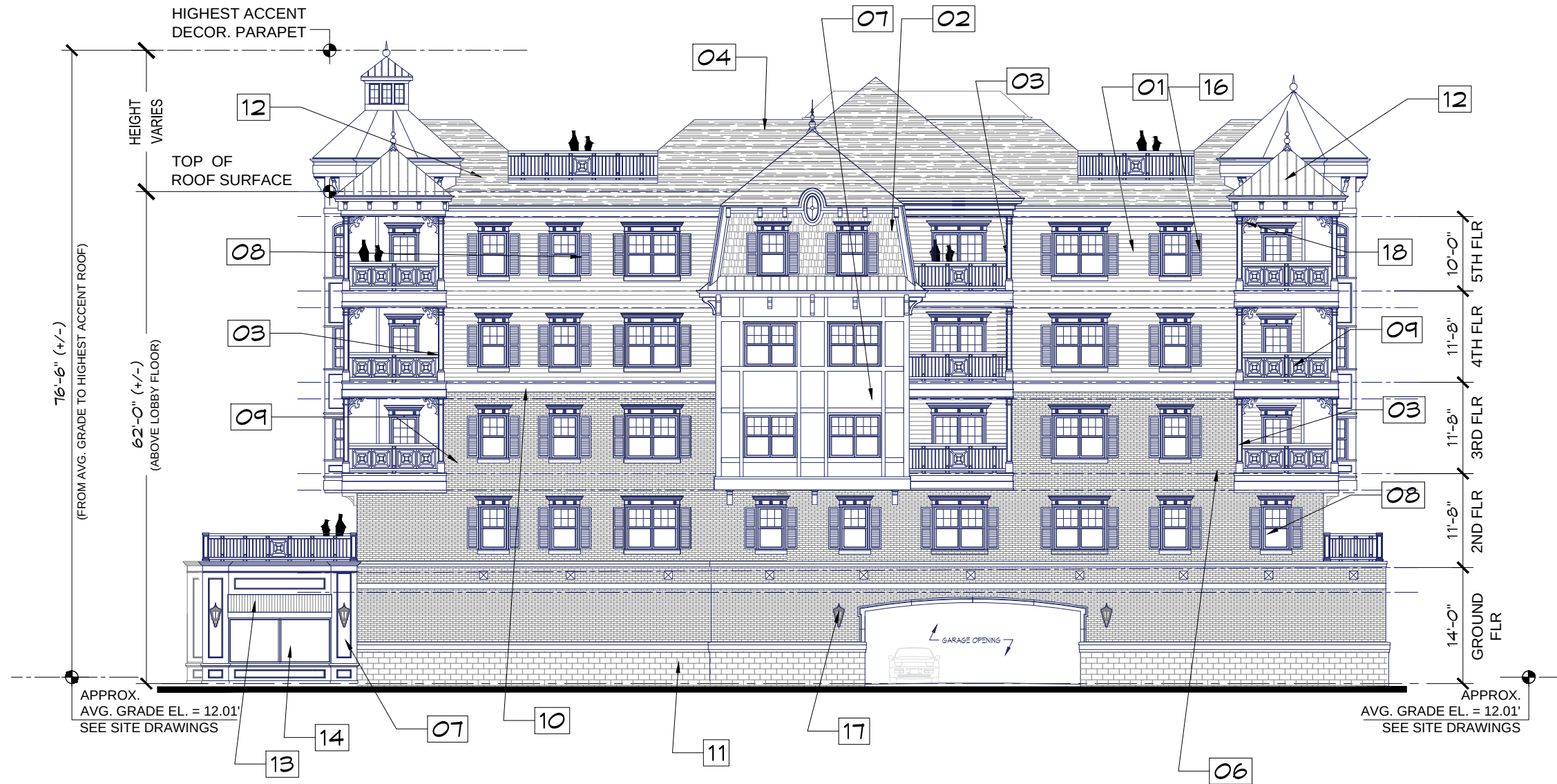
COMM. #: N/A

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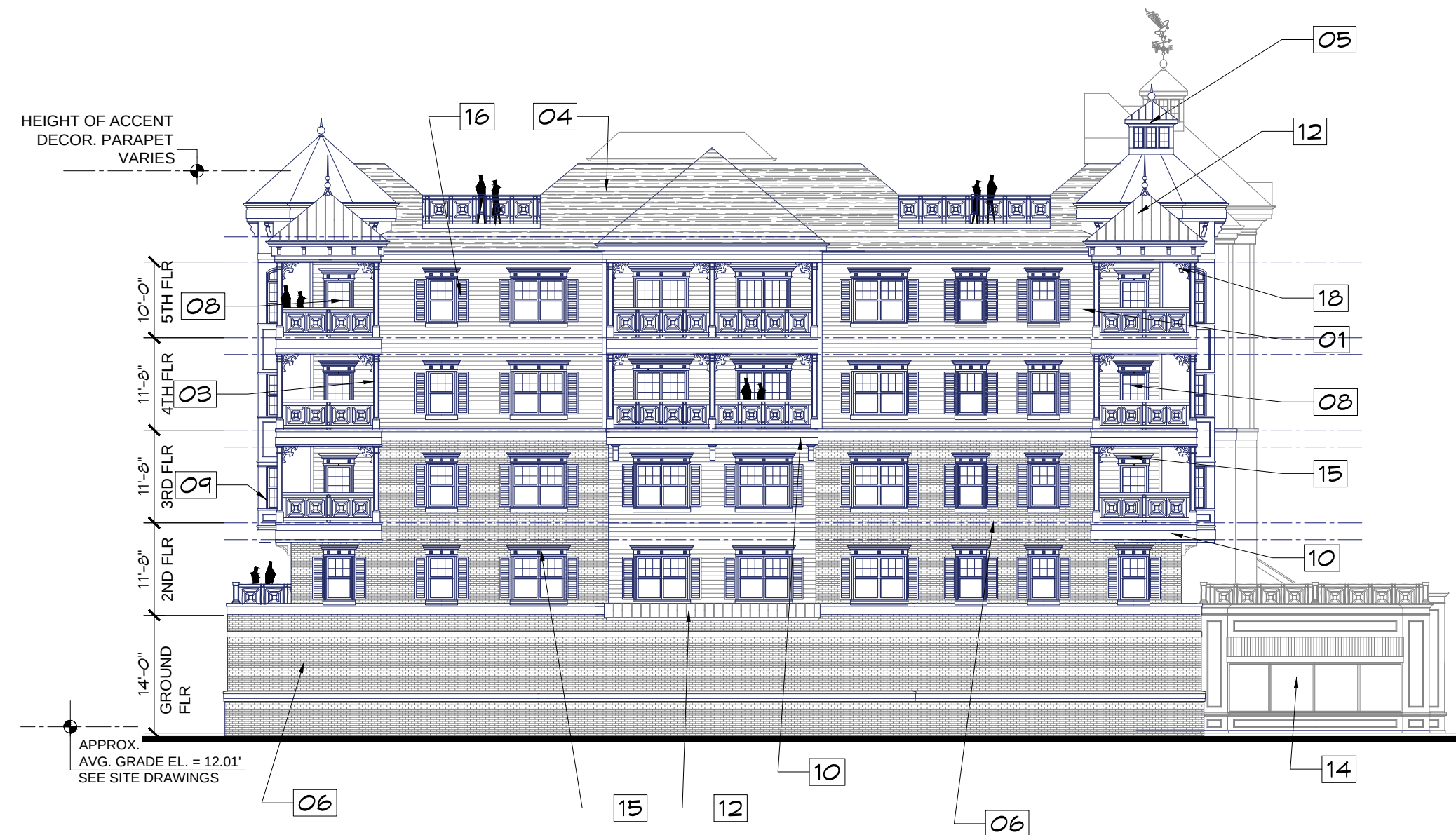
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PROPOSED FRONT ELEVATION (MAIN STREET)
A EAST ELEVATION
Scale: 1/16"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
B NORTH ELEVATION
Scale: 1/16"=1'-0"



PROPOSED LEFT SIDE ELEVATION
D SOUTH ELEVATION
Scale: 1/16"=1'-0"



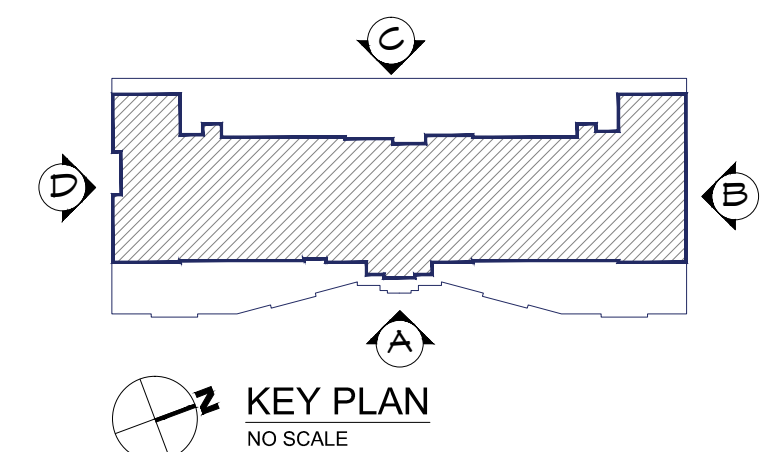
PROPOSED REAR ELEVATION
C WEST ELEVATION
Scale: 1/16"=1'-0"

ELEVATION KEY NOTES

NOT ALL NOTES MAY APPLY TO THIS SHEET

- 01 HORIZONTAL SIDING, MIN 6" - COLOR AS SELECTED
- 02 SHAKE SIDING, MIN 6" - COLOR AS SELECTED
- 03 DECORATIVE ARCHITECTURAL COLUMN
- 04 FIBERGLASS / ASPHALT ROOF SHINGLES
- 05 DECORATIVE CUPOLA AS SELECTED
- 06 BRICK VENEER
- 07 FIBER-CEMENT PANEL AND TRIM - COLOR AS SELECTED
- 08 WINDOW/DOOR SYSTEM AS SELECTED
- 09 POWDER COATED ALUMINUM RAILING SYSTEM
- 10 BALCONY PVC FASCIA & TRIM - COLOR AS SELECTED
- 11 ARCHITECTURAL PRECAST UNIT
- 12 ACCENT METAL ROOFING - STANDING SEAM
- 13 ACCENT METAL/FABRIC AWNING
- 14 STOREFRONT ENTRY SYSTEM
- 15 DECORATIVE WINDOW SILL AND HEAD
- 16 DECORATIVE SHUTTERS AS SELECTED
- 17 DECORATIVE LIGHT FIXTURE AS SELECTED
- 18 DECORATIVE BRACKETS AS SELECTED

NOTE: PRODUCTS MAY VARY TO SUIT ARCHITECTURAL INTENT UTILIZING OTHER PRODUCTS OF SIMILAR APPEARANCE AND QUALITY. PRODUCT MANUFACTURERS MAY VARY.



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PA - RA-014880-B

EXTERIOR ELEVATIONS

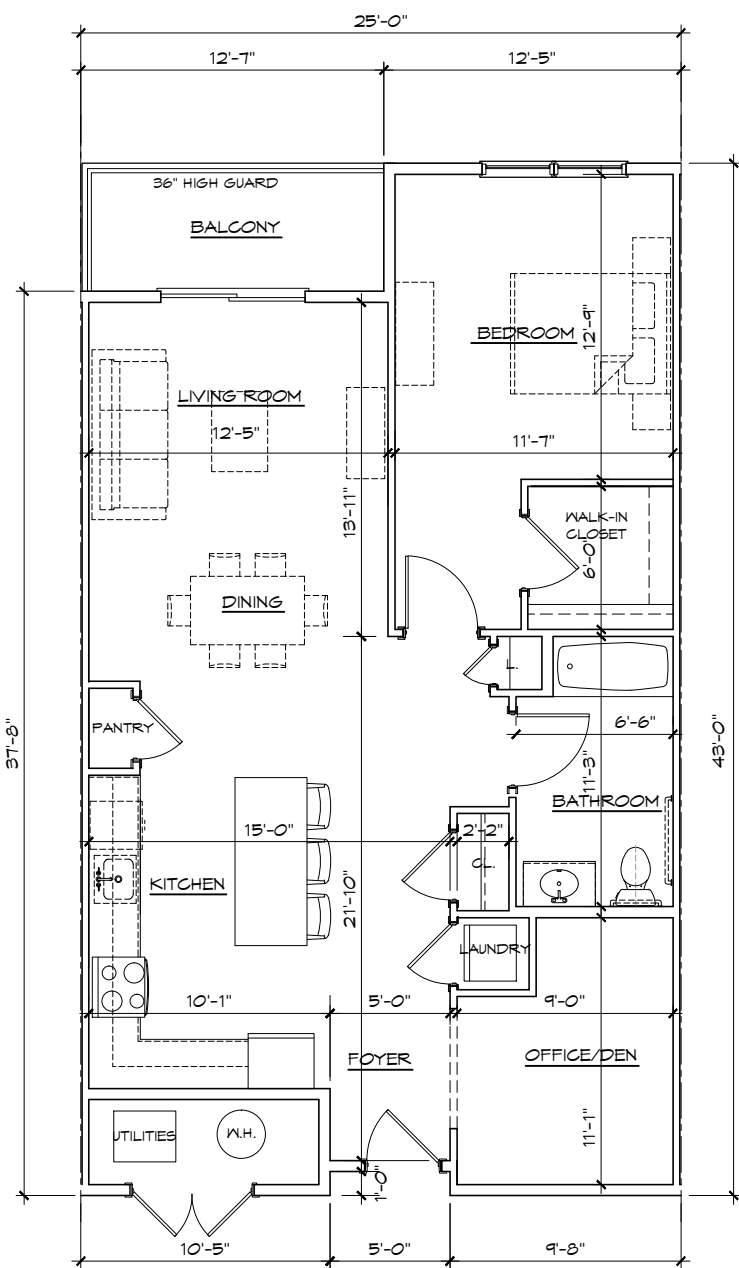
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CHECKED BY: LA
CLIENT: ALLENHURST01
DATE: 7-5-20

DRAWING:

PB2-2.1

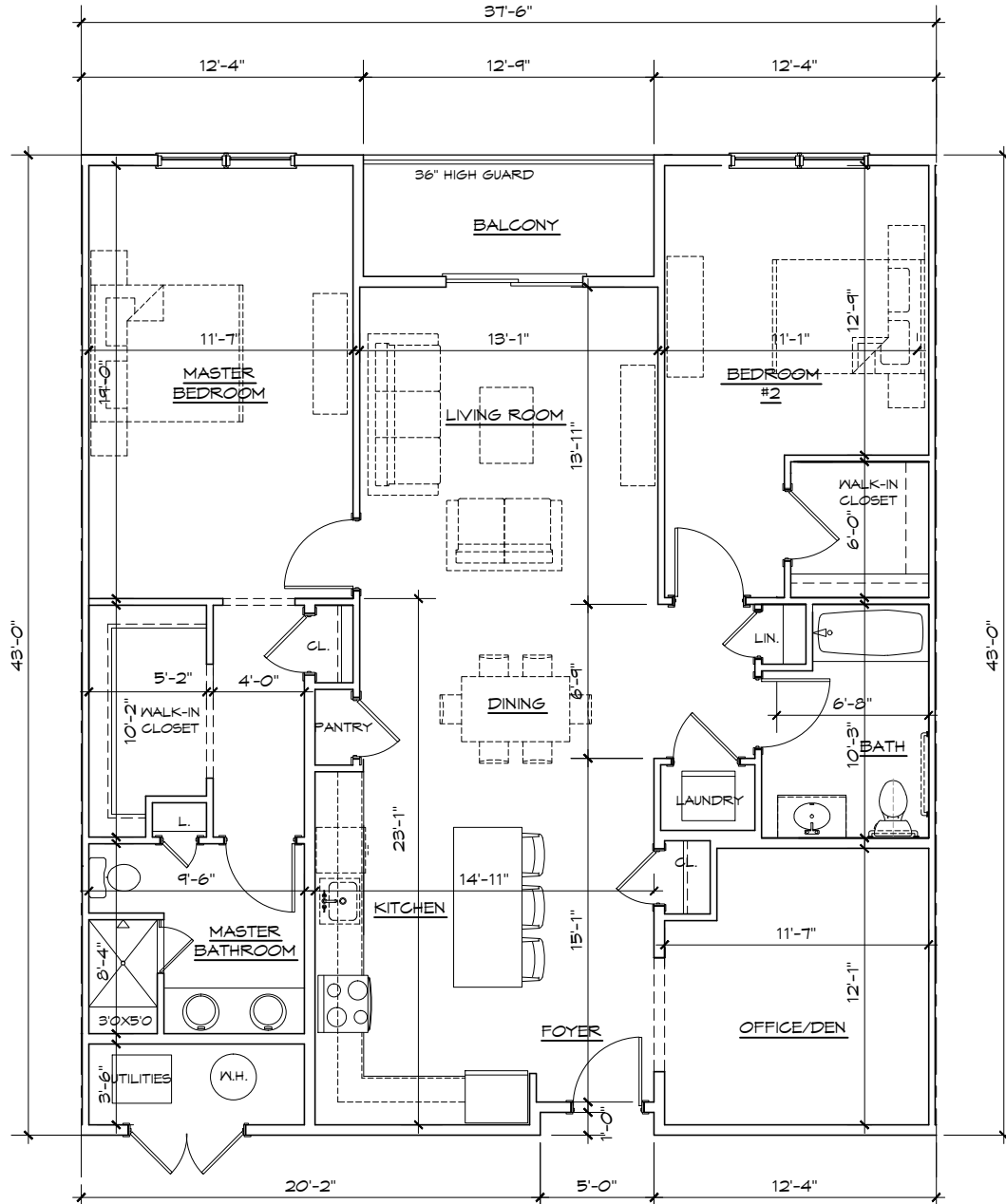
COMM. #: N/A

APPEL DESIGN GROUP -- FILENAME: p:\client\allenhurst01 -- allenhurst_power_station\dwg\allenhurst01 -- mixed use -- pb drawings -- rev 05/23/2024 12:06 PM BY: MM



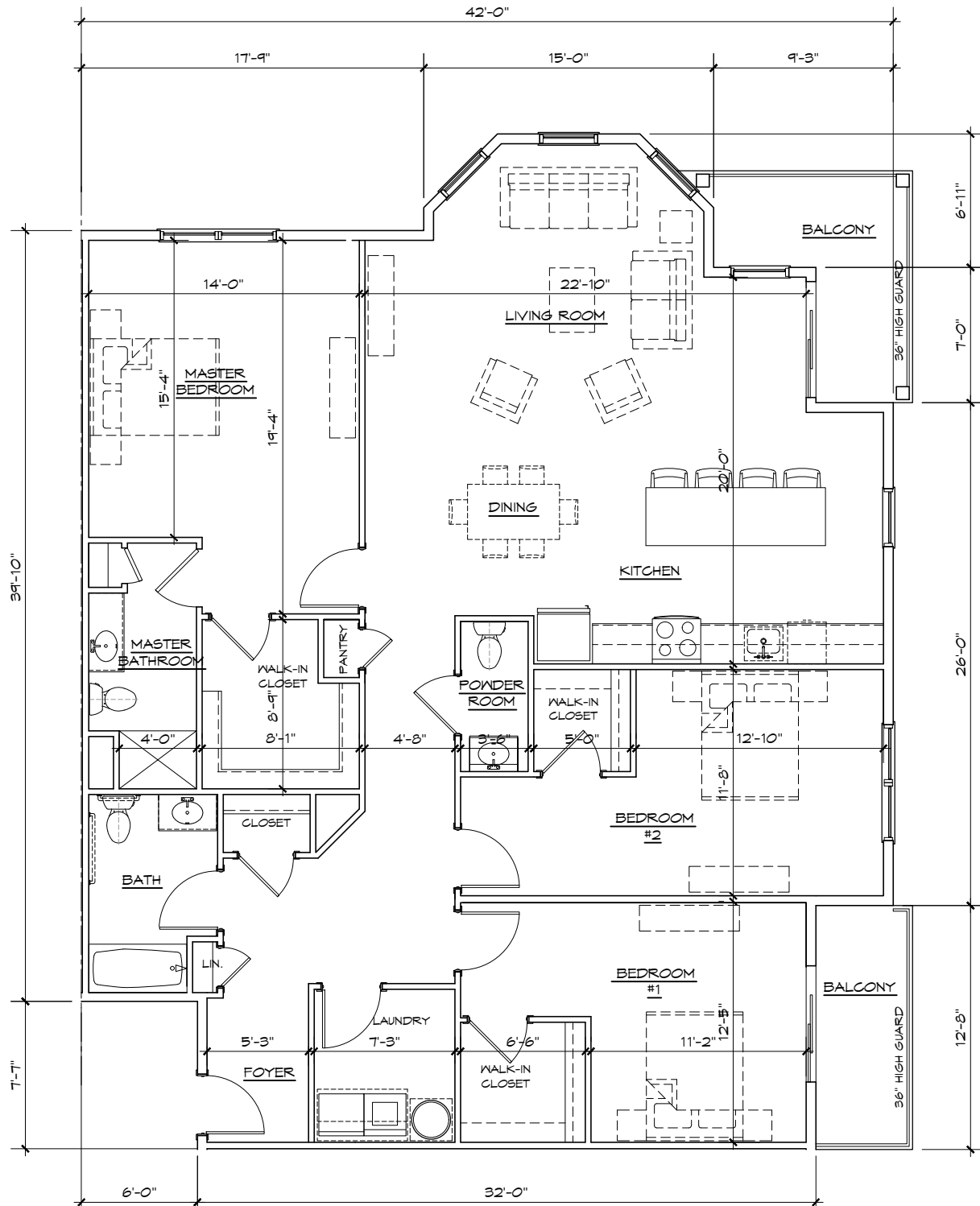
(APPROX. 1,100 -1,200 SQ. FT.)

ONE BEDROOM + DEN
SCALE: 1/8" = 1'-0"



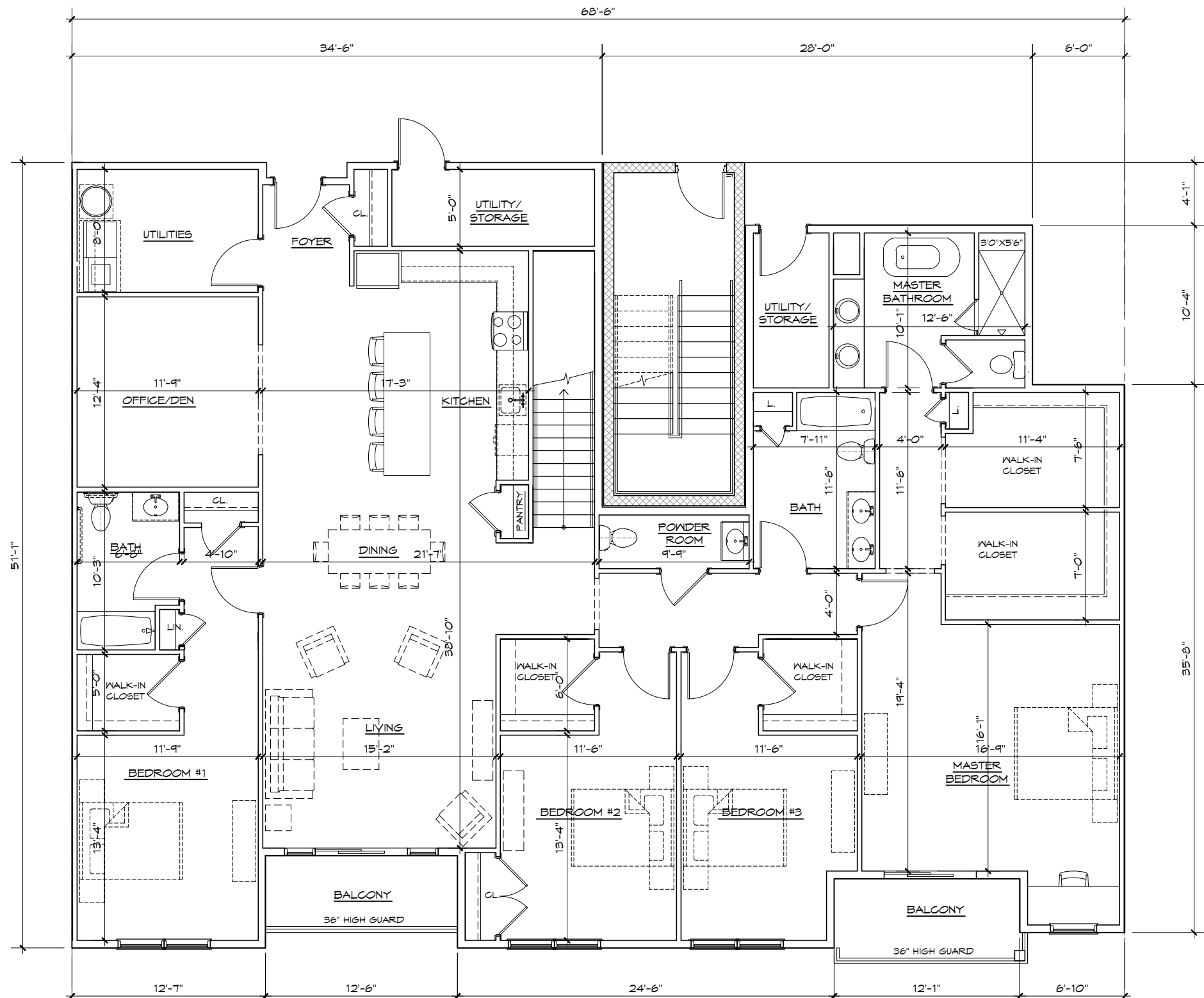
(APPROX. 1,400 -1,600 SQ. FT.)

TWO BEDROOM + DEN
SCALE: 1/8" = 1'-0"



(APPROX. 2,000 - 2,450 SQ. FT.)

THREE BEDROOM + DEN
SCALE: 1/8" = 1'-0"



(APPROX. 2,700 - 2,800 SQ. FT.)

FOUR BEDROOM + DEN
SCALE: 1/8" = 1'-0"

NOTE: UNIT AREAS AND LAYOUTS MAY VARY.
AREAS SHOWN ARE APPROXIMATE AND TO BE USED
IN CONCEPTUAL PLANNING AND DESIGN ONLY



APPEL DESIGN GROUP
ARCHITECTS

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FAX: (973) 577-4455

ALLENHURST
REDEVELOPMENT
BOROUGH OF ALLENHURST
MONMOUTH COUNTY, NJ

NO.	REVISION	BY	DATE
1	ISSUE FOR PLANNING BD.	MM	5-23-24



LAURANCE D. APPEL, R.A. NJ # AI-12149
NY - 025016
PA - RA-014850-B

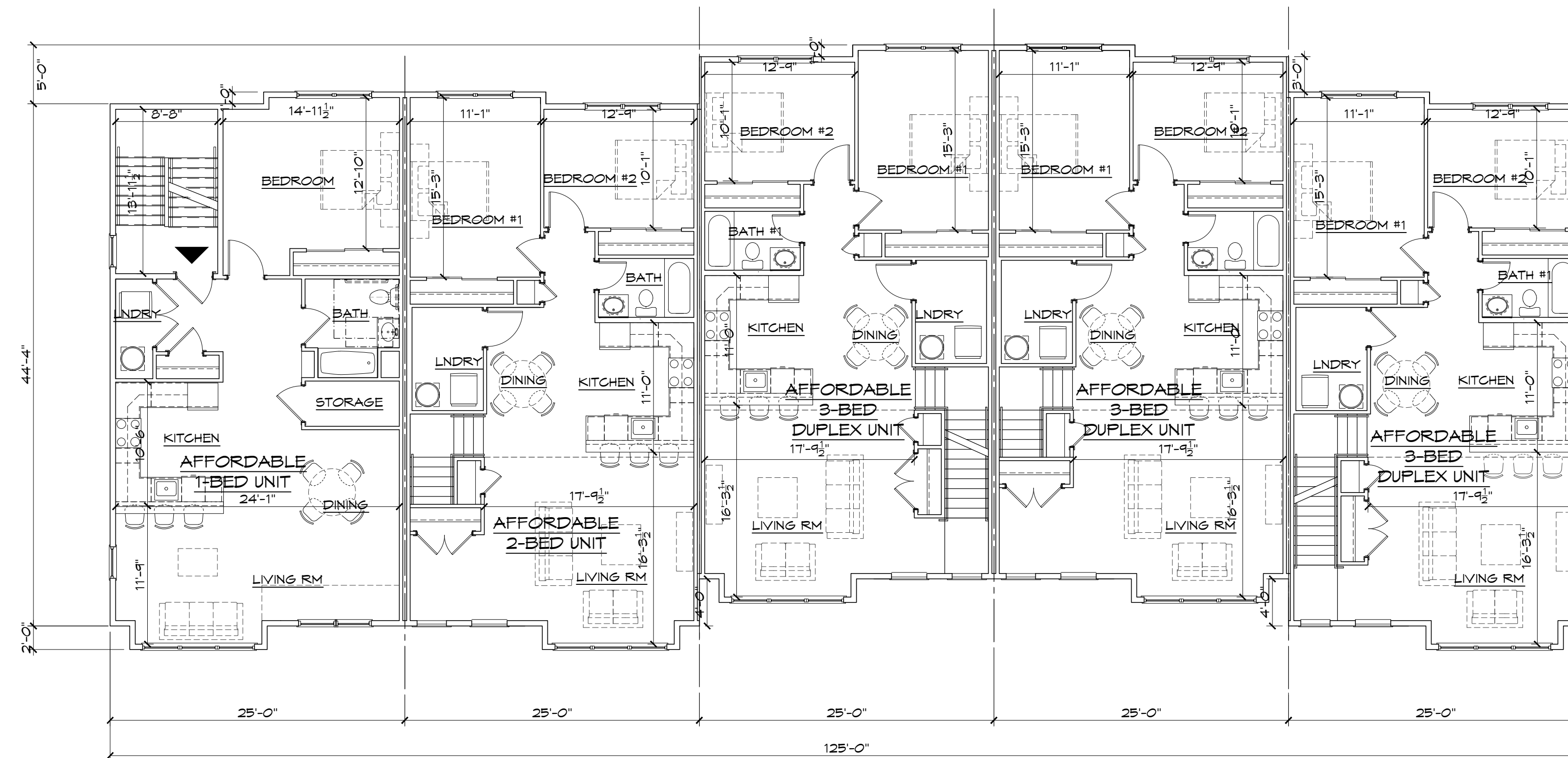
TYPICAL UNIT
PLANS

DRAWN BY:	MM/PA
CHECKED BY:	LA
CLIENT:	ALLENHURST01
DATE:	7-5-20

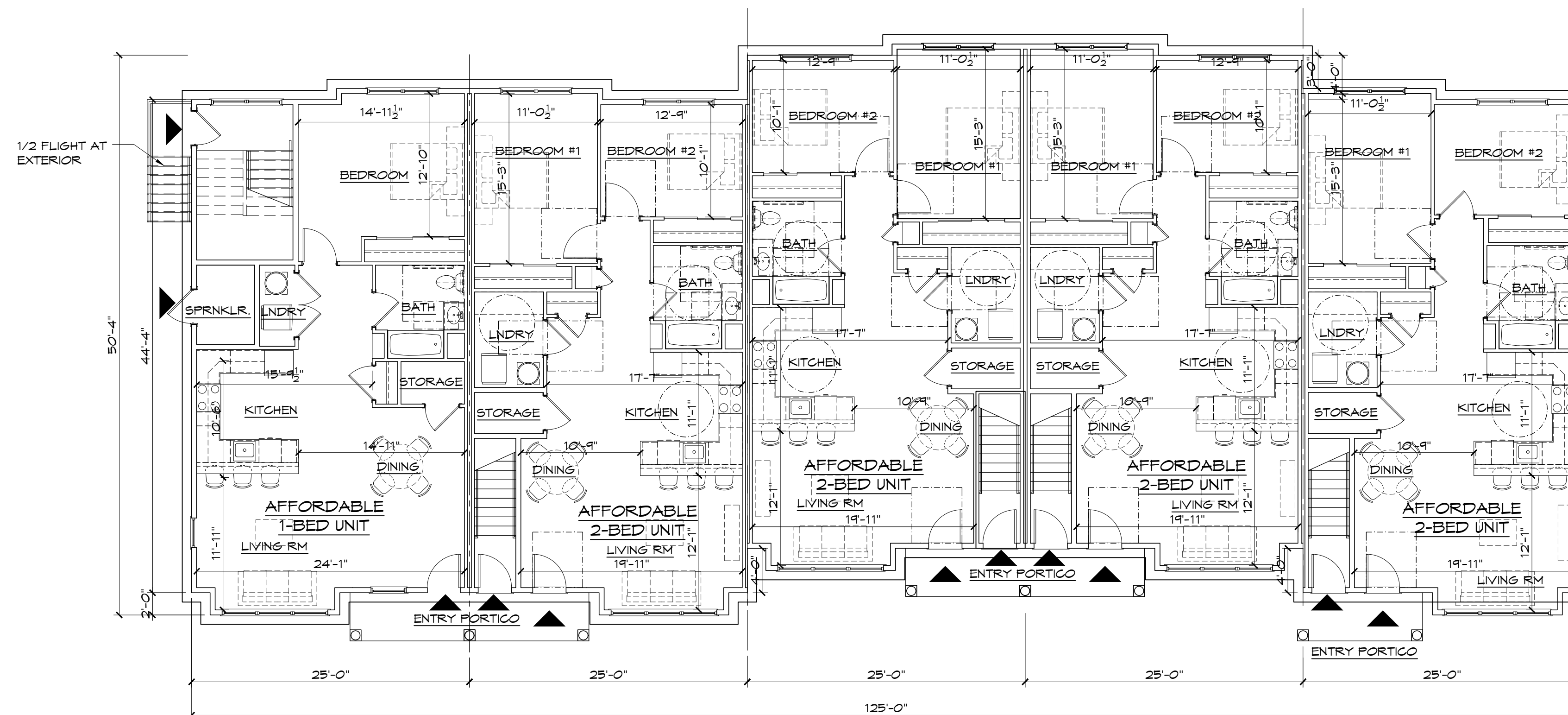
DRAWING:

PB2-3.1

COMM. #: N/A



PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"



APPEL DESIGN GROUP
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ALLENHURST
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LAURANCE D. APPEL, R.A. NJ # AI-12149
NY - 025016
PA - RA-014830-B

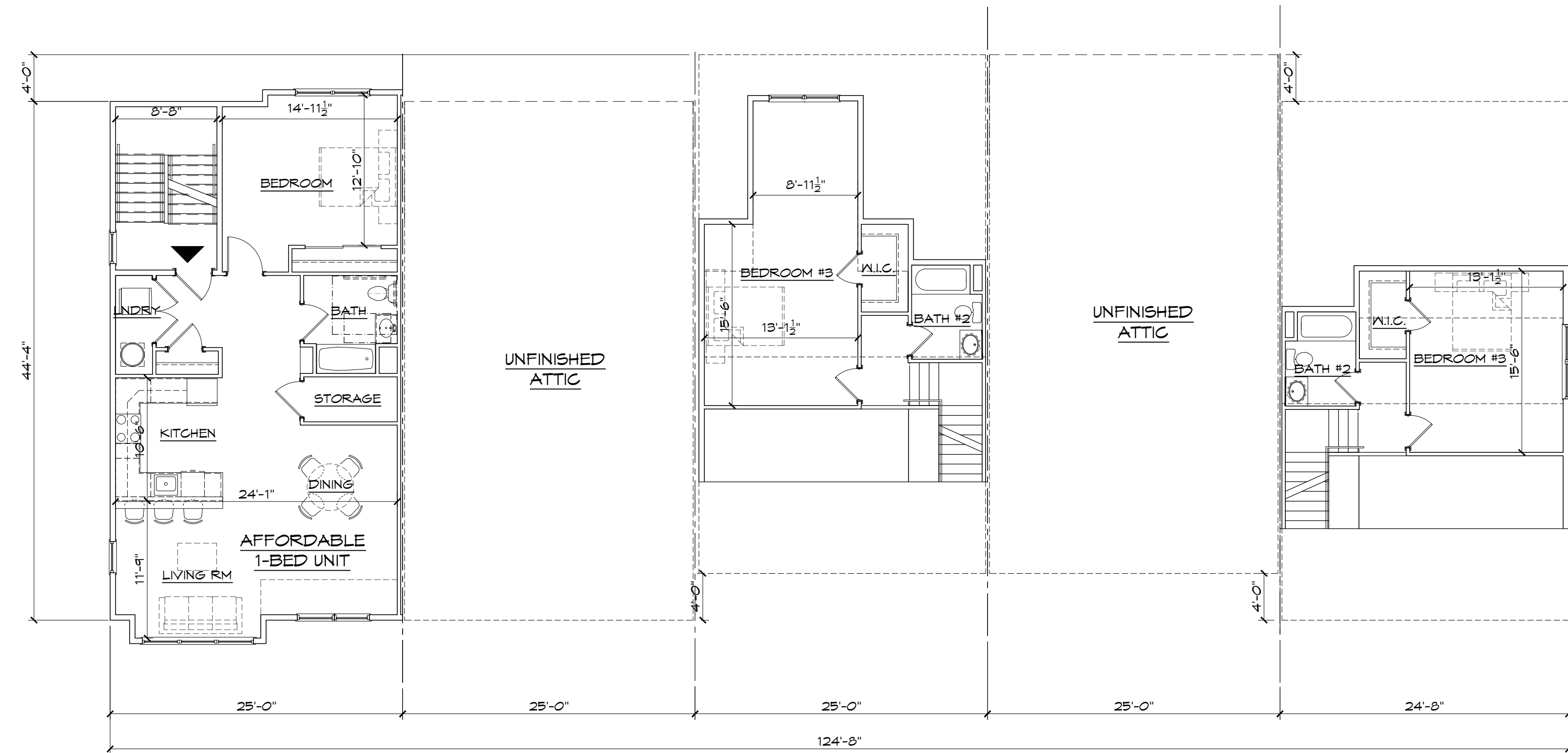
11 UNIT BUILDING
FLOOR PLANS

DRAWN BY: MM/PA
CHECKED BY: MM
CLIENT: ALLENHURST01- LAKE DRIVE
DATE: 6-28-2023

DRAWING:

PB3-1.1

COMM. #: N/A



PROPOSED ATTIC FLOOR
SCALE: 1/8" = 1'-0"

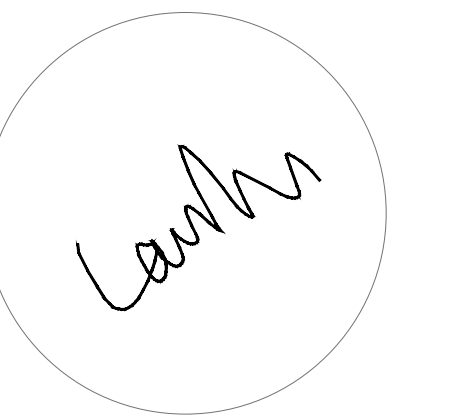


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**ALLENHURST
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NY - 025016
PA - RA-014880-B

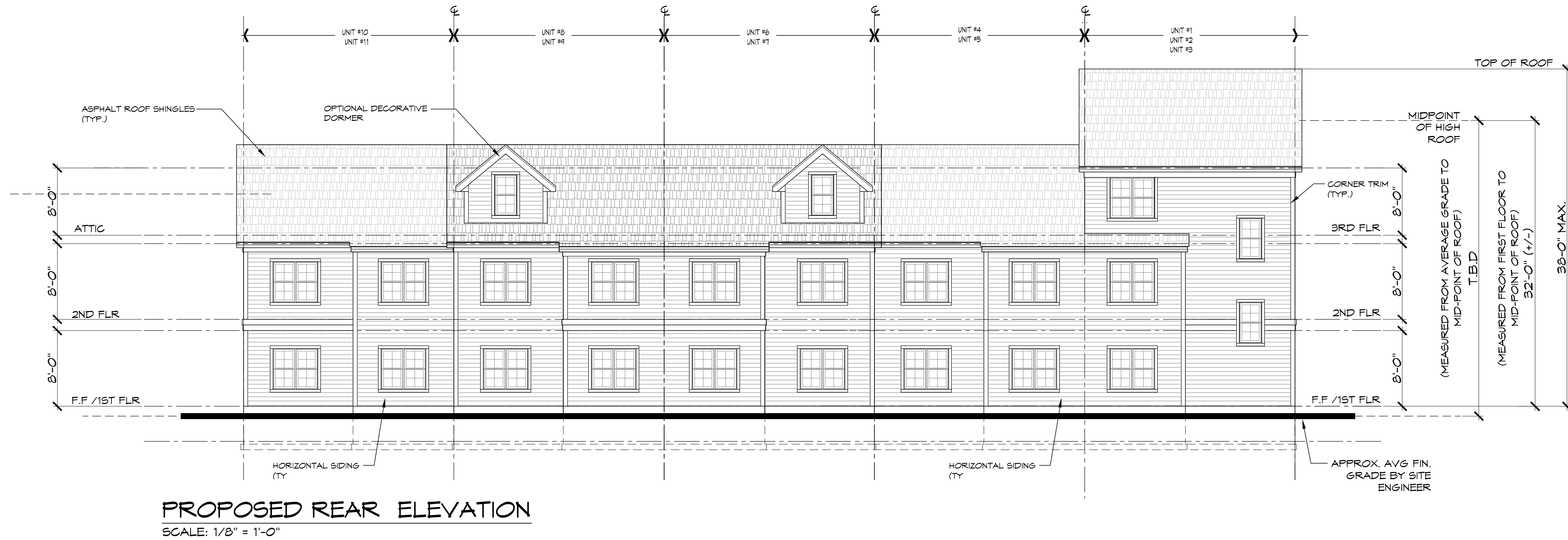
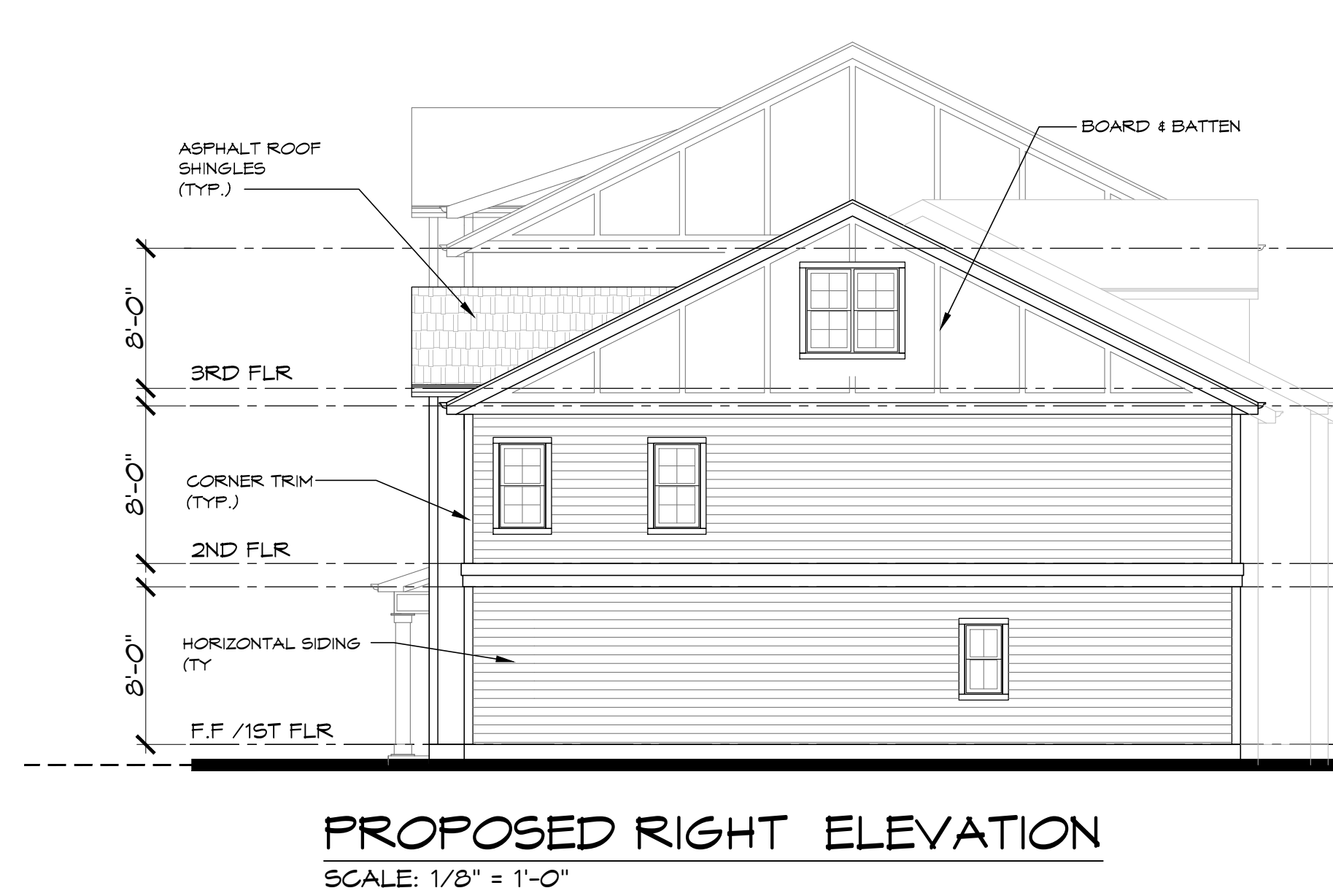
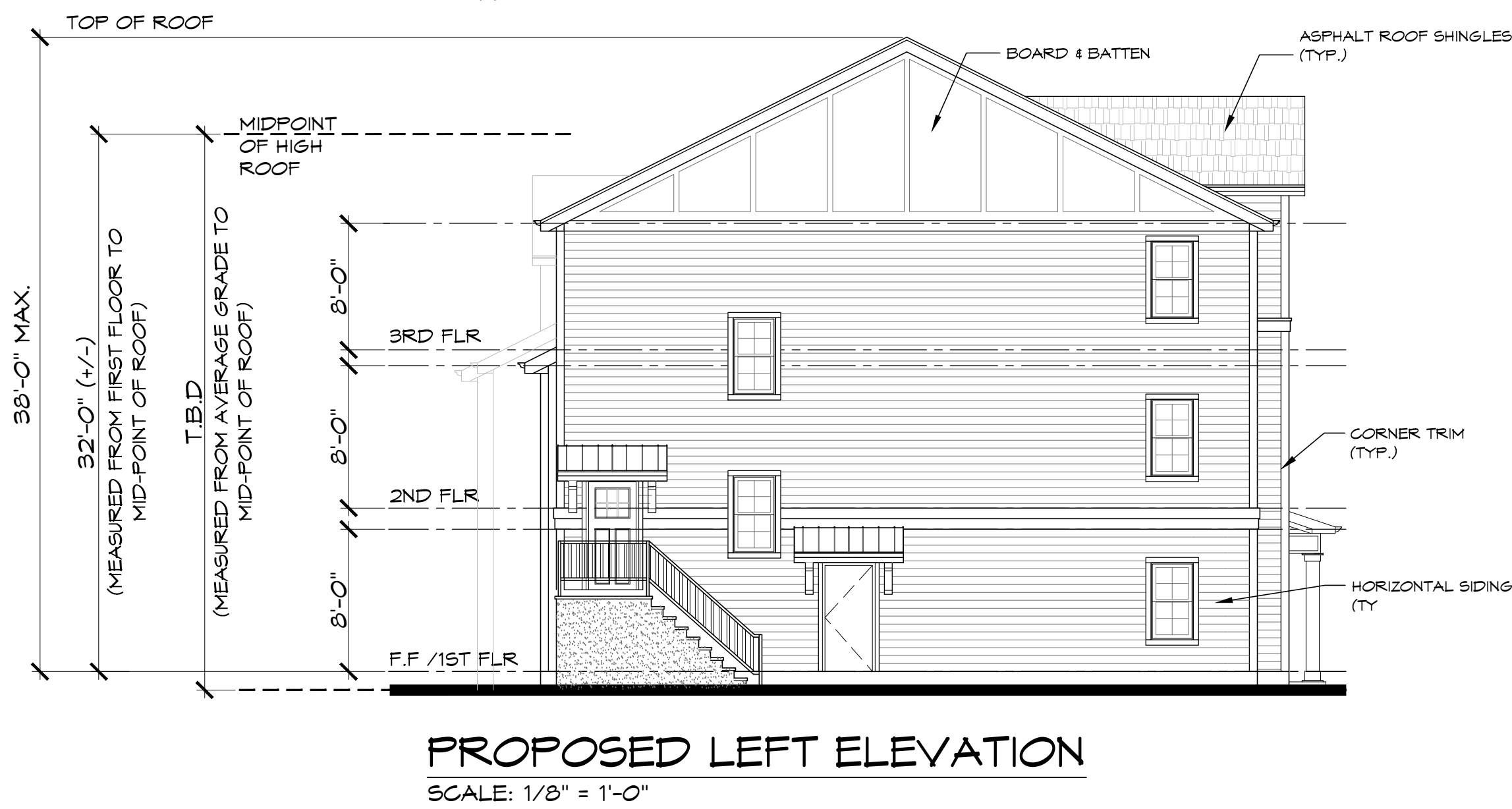
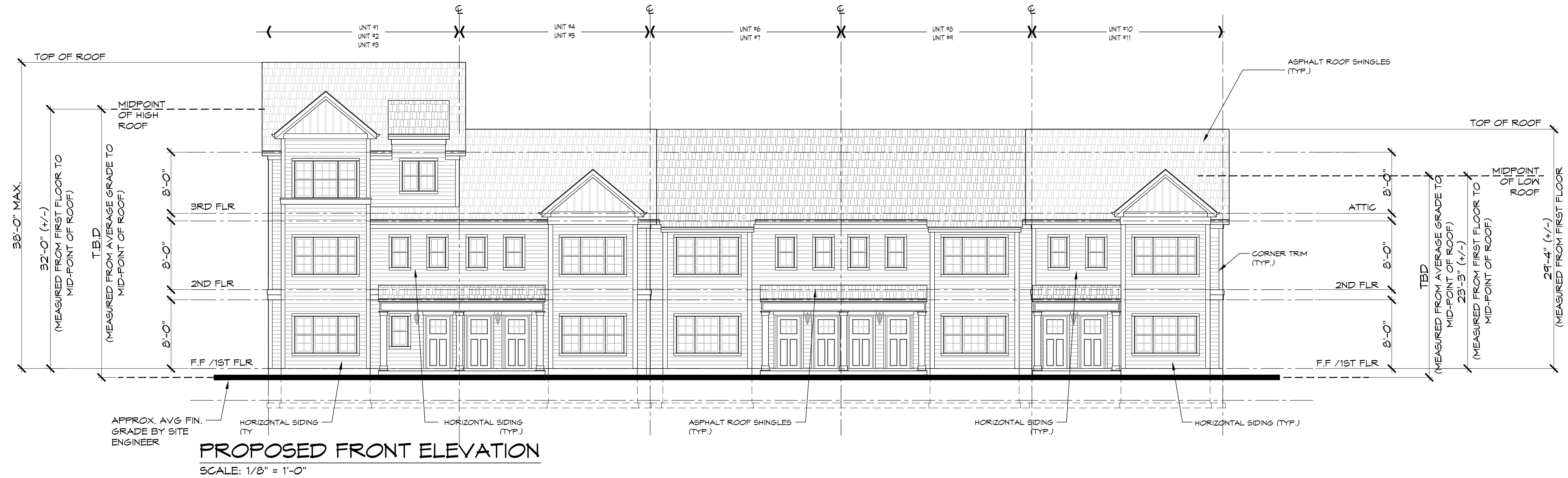
**11 UNIT BUILDING
FLOOR PLANS**

DRAWN BY:	MM/PA
CHECKED BY:	MM
CLIENT:	ALLENHURST01- LAKE DRIVE
DATE:	6-28-2023

DRAWING:
PB3-1.2
COMM. #:

N/A

APPEL DESIGN GROUP - FILENAME: p:\client\allenhurst01 - allenhurst power station\lake drive (affordable housing district)\allenhurst01 - lake drive coh coh buildings rev2 052224.dwg PLOT DATE: 05/23/2024 11:57 AM BY: MM



APPEL DESIGN GROUP
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ALLENHURST
REDEVELOPMENT
BOROUGH OF ALLENHURST
MONMOUTH COUNTY, NJ

NO.	REVISION	BY	DATE
1	ISSUE FOR PLANNING BD.	MM	5-23-24



LAURANCE D. APPEL, R.A. NJ # AI-12149
NY - 025016
PA - RA-014820-B

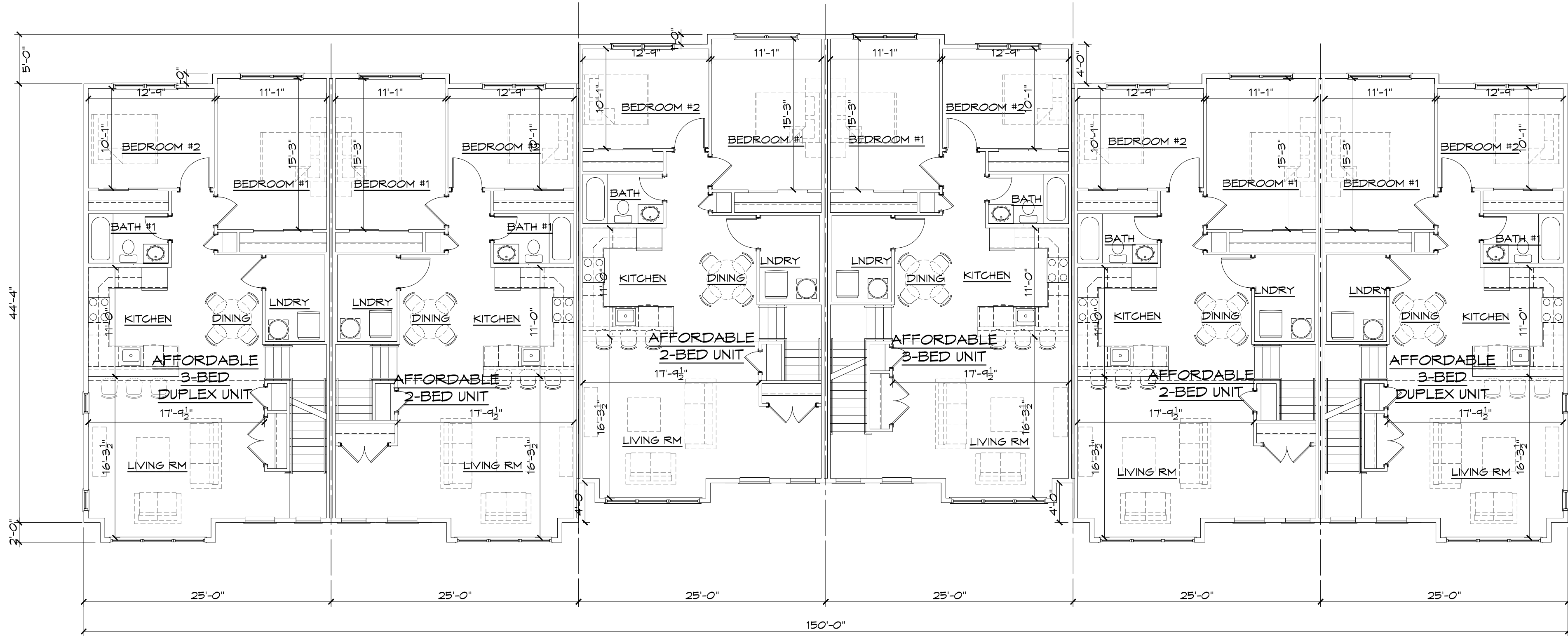
11 UNIT BUILDING
ELEVATION

DRAWN BY: MM/PA
CHECKED BY: MM
CLIENT: ALLENHURST- LAKE DRIVE
DATE: 6-28-2023

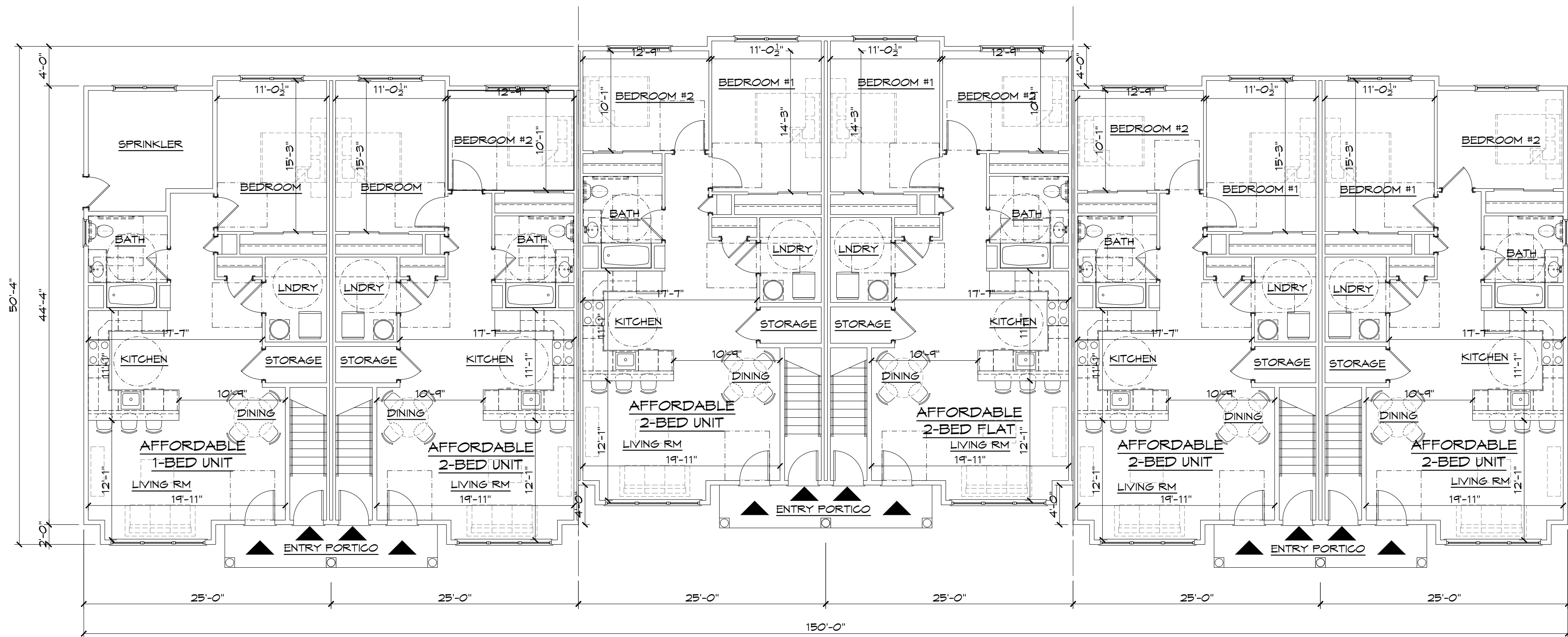
DRAWING:

PB3-2.1

COMM. #: N/A



PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"

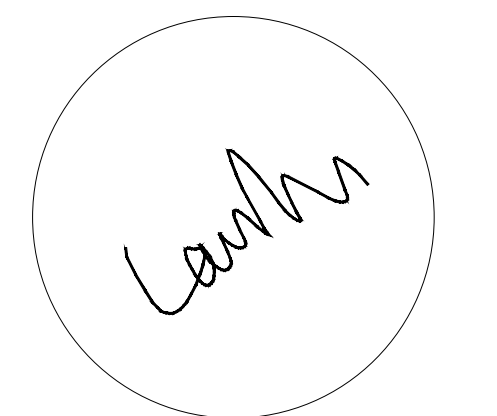


APPEL DESIGN GROUP
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ALLENHURST
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NO.	REVISION	BY	DATE
1	ISSUE FOR PLANNING BD.	MM	5-23-24



LAURANCE D. APPEL, R.A. NJ # AI-12144
NY - 025015
PA - RA-014580-B

12 UNIT BUILDING
FLOOR PLANS

DRAWN BY: MM/PA
CHECKED BY: MM
CLIENT: ALLENHURST01- LAKE DRIVE
DATE: 6-28-2023

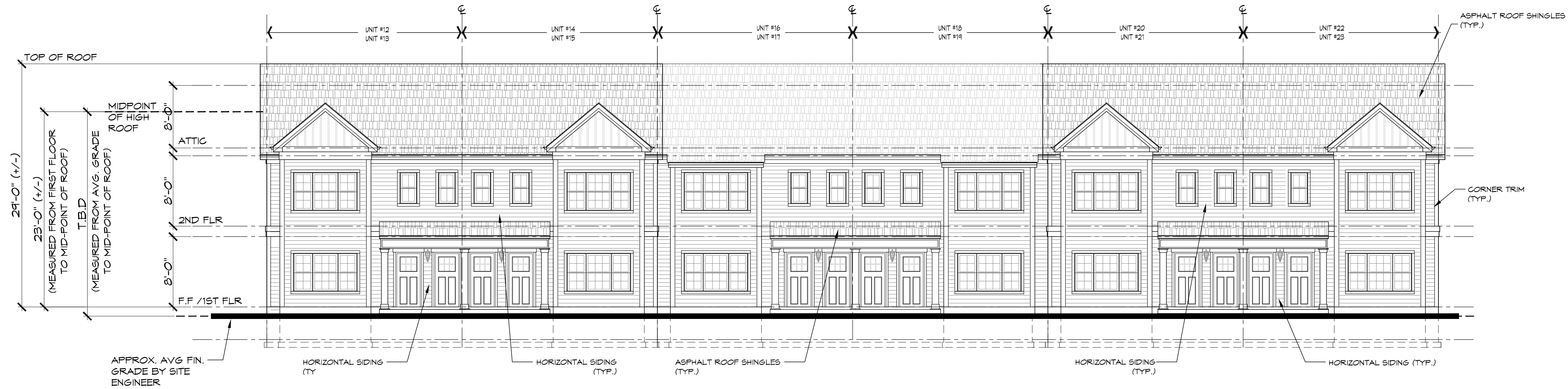
DRAWING:
PB3-3.1

COMM. #: N/A

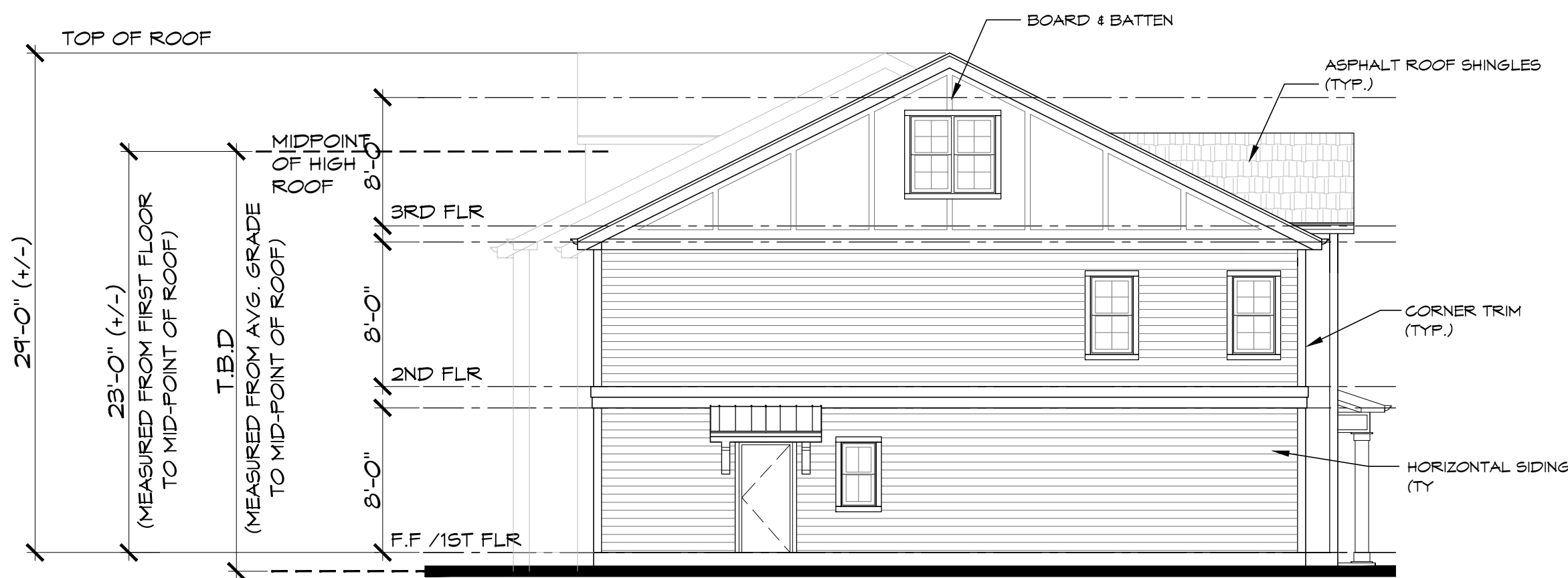
SCALE: 1/8" = 1'-0"

[illegible]

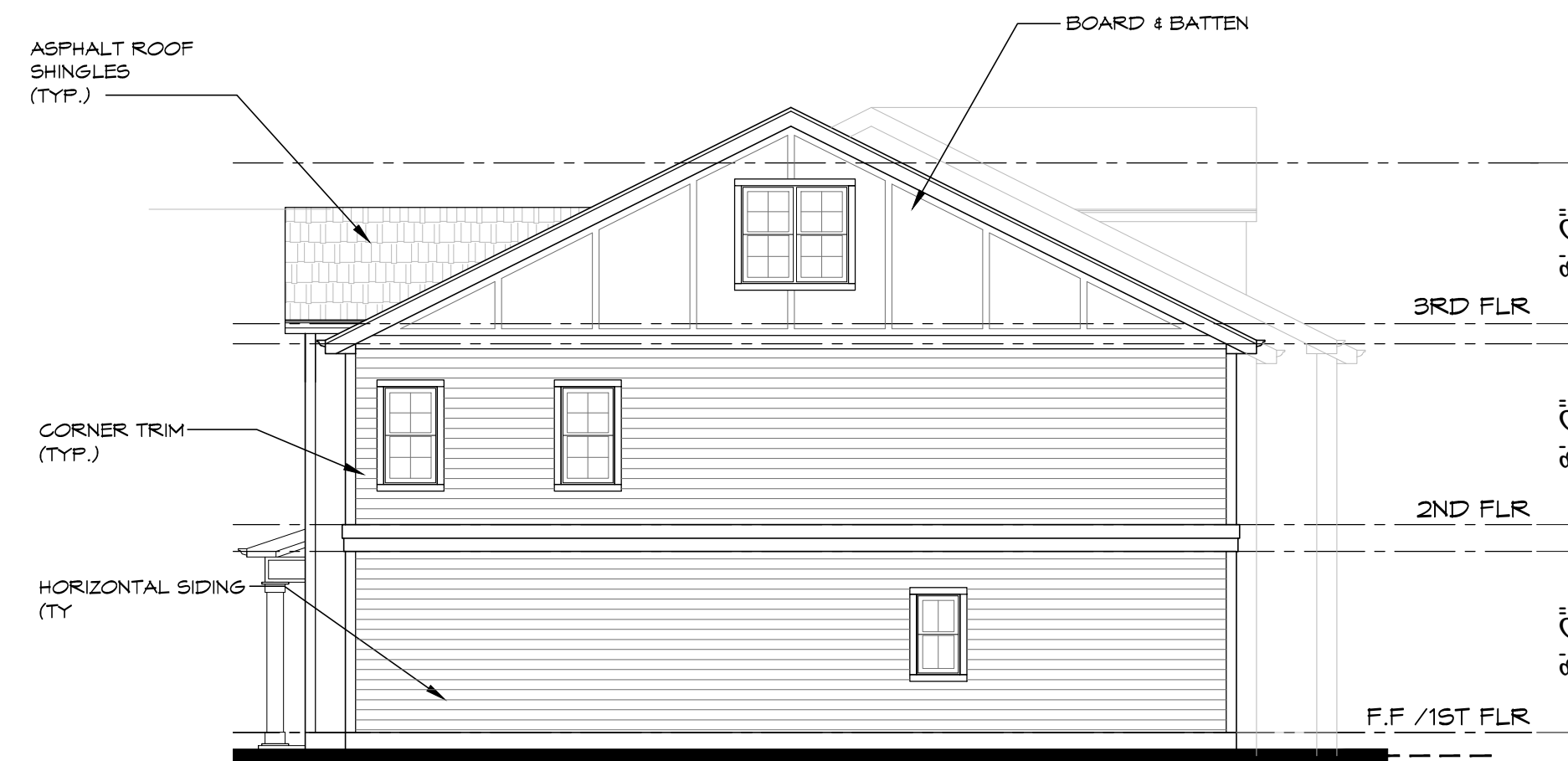
APPEL DESIGN GROUP - FILENAME: p:\client\allenhurst01 - allenhurst power station\lake drive (affordable housing district)\allenhurst01 - lake drive cohousing buildings rev2 052224.dwg PLOT DATE: 05/23/2024 11:56 AM BY: MM



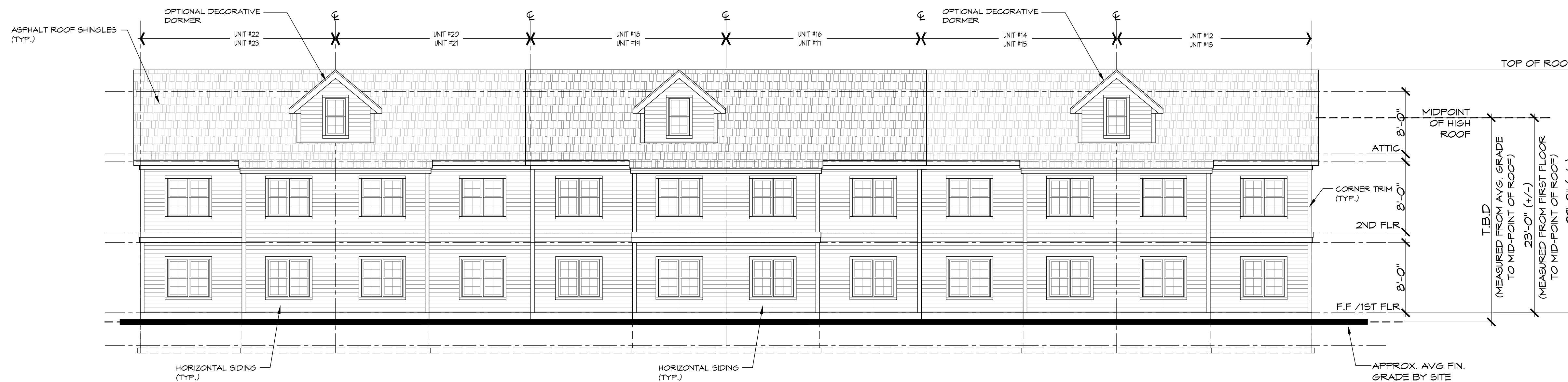
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

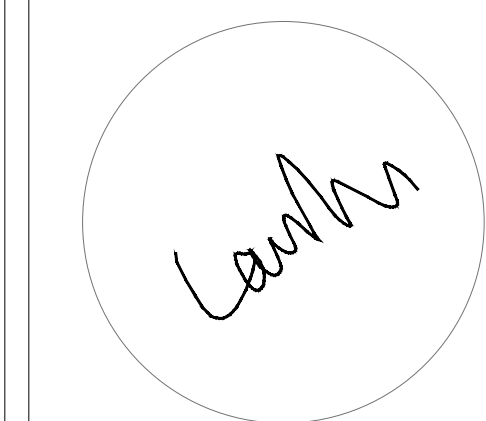


APPEL DESIGN GROUP
ARCHITECTS

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**ALLENHURST
REDEVELOPMENT**
BOROUGH OF ALLENHURST
MONMOUTH COUNTY, NJ

NO.	REVISION	BY	DATE
1	ISSUE FOR PLANNING BD.	MM	5-23-24



LAURANCE D. APPEL, R.A. NJ # AI-12144
NY - 025016
PA - RA-014580-B

**12 UNIT BUILDING
ELEVATION**

DRAWN BY: MM/PA
CHECKED BY: MM
CLIENT: ALLENHURST01- LAKE DRIVE
DATE: 6-28-2023

DRAWING:

PB3-4.1

COMM. #: N/A