PAVER SIDEWALK

PARKING SIGN

36'
PHASE 1- GUPTA
CONCRETE SIDEWALK

80'-0"
PHASE 2- YEUNG
EXISTING CONCRETE SIDEWALK

574.40

574.57

574.83

RESTAURANT SPACE #1
1,066.11 S.F.

RESTAURANT SPACE #6
1,080.55 SF

SPACE #5
909.42 SF

RESTAURANT 2
SPACE #2
765.81 S.F.

RESTAURANT 2
SPACE #3
635.40 S.F.
TABLES AND CHAIRS

RESTAURANT 3
SPACE #4
1,065.59 S.F.

TABLES/CHAIRS

KITCHEN

KITCHEN

KITCHEN

APT LOBBY
238.64 S.F.

MAILROOM

DELIVERIES

SPRINKLER RISER

MAILBOXES/DELIVERY WALL

BICYCLE STORAGE

UNISEX H/C TOILET

UNISEX H/C TOILET

UNISEX H/C TOILET

UNISEX H/C TOILET

TOILET UNISEX H/C

UNISEX H/C TOILET

JAN. CLOSET

JAN. CLOSET

RESID. LOBBY

ELECTRICAL

RECYCLING roll out

TRASH roll out

Schindler 3100MRL Traction ELEV

Schindler 3100MRL Traction ELEV

UP 19R

UP

19R

66'-10"

53'-2"

CONCRETE SIDEWALK

4" CHERRY

5' ALLEY WAY- EGRESS

BUILDING LINE ON PROPERTY LINE
N7°24'03"W - 80.00'

BUILDING LINE ON PROPERTY LINE

PHASE 1 = 2 NEW SPACES
1 RESTAURANT + 1 STORE SPACE

5.76

PROPOSED GROUND FLOOR PLAN
(STREET LEVEL) BUSINESS/MERCANTILE USE

SCALE: 3/16" = 1'-0"

PHASE 2 = 4 SPACES = 3 RESTAURANTS + 1 SPACE
OVERALL REDEVELOPMENT PROJECT TOTAL = 6 NEW SPACES

EXISTING
BUILDING

BLOCK 1206
LOT 6
DB 20939/1240

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-01-26	REVISED PER CLIENT
4-30-26	REVISED PER TOWN PLANNER COMM.
5-22-26	REVISED PER TOWN COMM.
6-23-26	RELEASED FOR HPC MTG.
8-06-26	REVISED FOR HPC MTG.
8-23-26	REVISED FOR SITE PLAN

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NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.

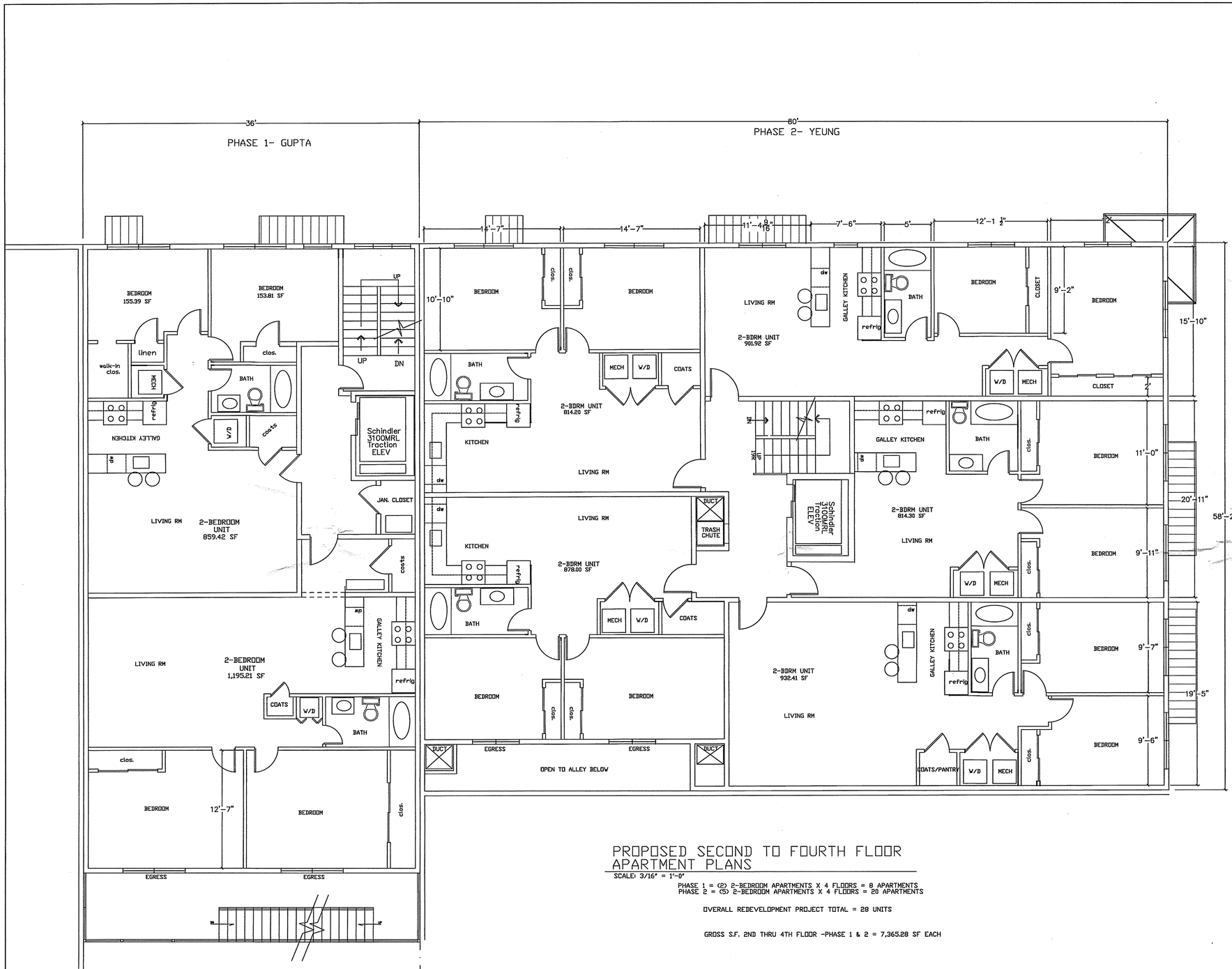
GROUND FLOOR - RESTAURANT/COMMERCIAL USE

KEITH T. CHAMBERS, AIA
STATE OF NEW JERSEY 11569 REGISTERED ARCHITECT
08-23-26
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-1
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/25/26
PRINT DATE: 04/20/26, 05/24/26, 06/23/26, 08/23/26
DRAWING No: SK-1

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PROPOSED SECOND TO FOURTH FLOOR APARTMENT PLANS

SCALE: 3/16" = 1'-0"

PHASE 1 = (2) 2-BEDROOM APARTMENTS X 4 FLOORS = 8 APARTMENTS
PHASE 2 = (5) 2-BEDROOM APARTMENTS X 4 FLOORS = 20 APARTMENTS

OVERALL REDEVELOPMENT PROJECT TOTAL = 28 UNITS

GROSS S.F. 2ND THRU 4TH FLOOR -PHASE 1 & 2 = 7,365.28 SF EACH

APPROVED BY THE TOWN OF DOVER PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-01-26	REVISED PER CLIENT
4-30-26	REVISED PER TOWN COMM
5-22-26	REVISED PER TOWN COMM
6-23-26	RELEASED FOR HPC MTG.
8-06-26	REVISED FOR HPC MTG.

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NEW MIXED USE BUILDING

17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST

For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206

TOWN OF DOVER, MORRIS COUNTY N.J.

2ND thru 4TH FLOORS – APARTMENT USE

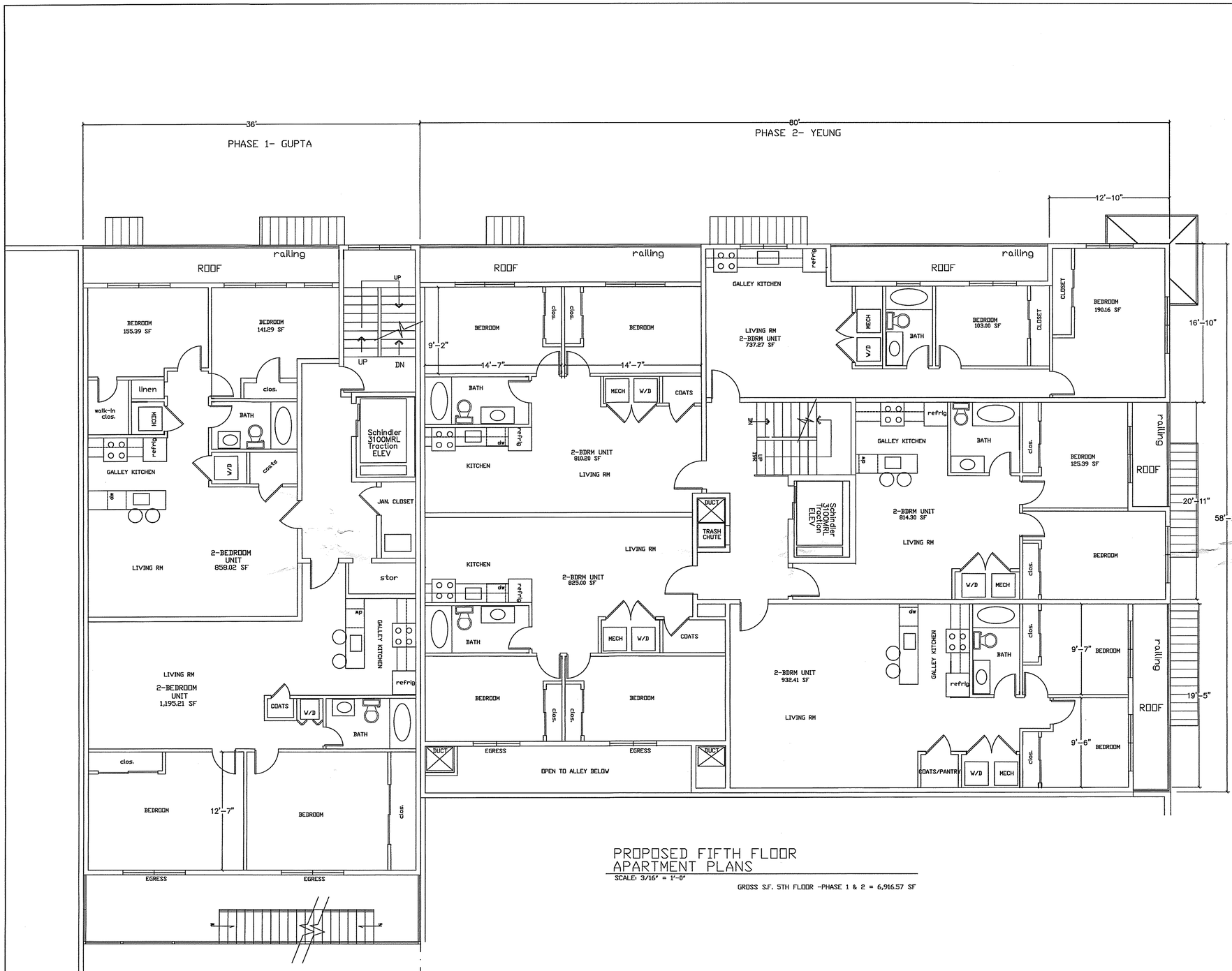
KEITH T. CHAMBERS, AIA
STATE OF NEW JERSEY KEITH T. CHAMBERS 11569 REGISTERED ARCHITECT
08-06-26
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-1
SCALE: 3/16" = 1'-0"
DWG. DATE: 04/01/26
PRINT DATE: 04/21/26, 04/30/26, 05/26/26, 06/23/26
DRAWING No: 08/06/26

SK-2

PROJECT No. 25.22.1488

CHAMBERS ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PHASE 1 = (2) 2-BEDROOM APARTMENTS X 4 FLOORS = 8 APARTMENTS

PROPOSED FIFTH FLOOR APARTMENT PLANS

SCALE: 3/16" = 1'-0"

GROSS S.F. 5TH FLOOR -PHASE 1 & 2 = 6,916.57 SF

APPROVED BY THE TOWN OF DOVER PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-01-26	REVISED PER CLIENT
4-30-26	REVISED PER TOWN COMM
5-22-26	REVISED PER TOWN COMM
6-23-26	RELEASED FOR HPC MTG.
8-06-26	REVISED PER HPC COMM

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NEW MIXED USE BUILDING

17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST

For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206

TOWN OF DOVER, MORRIS COUNTY N.J.

5TH FLOOR - APARTMENT USE

KEITH T. CHAMBERS, AIA
ARCH. REG. NO. AI 11569

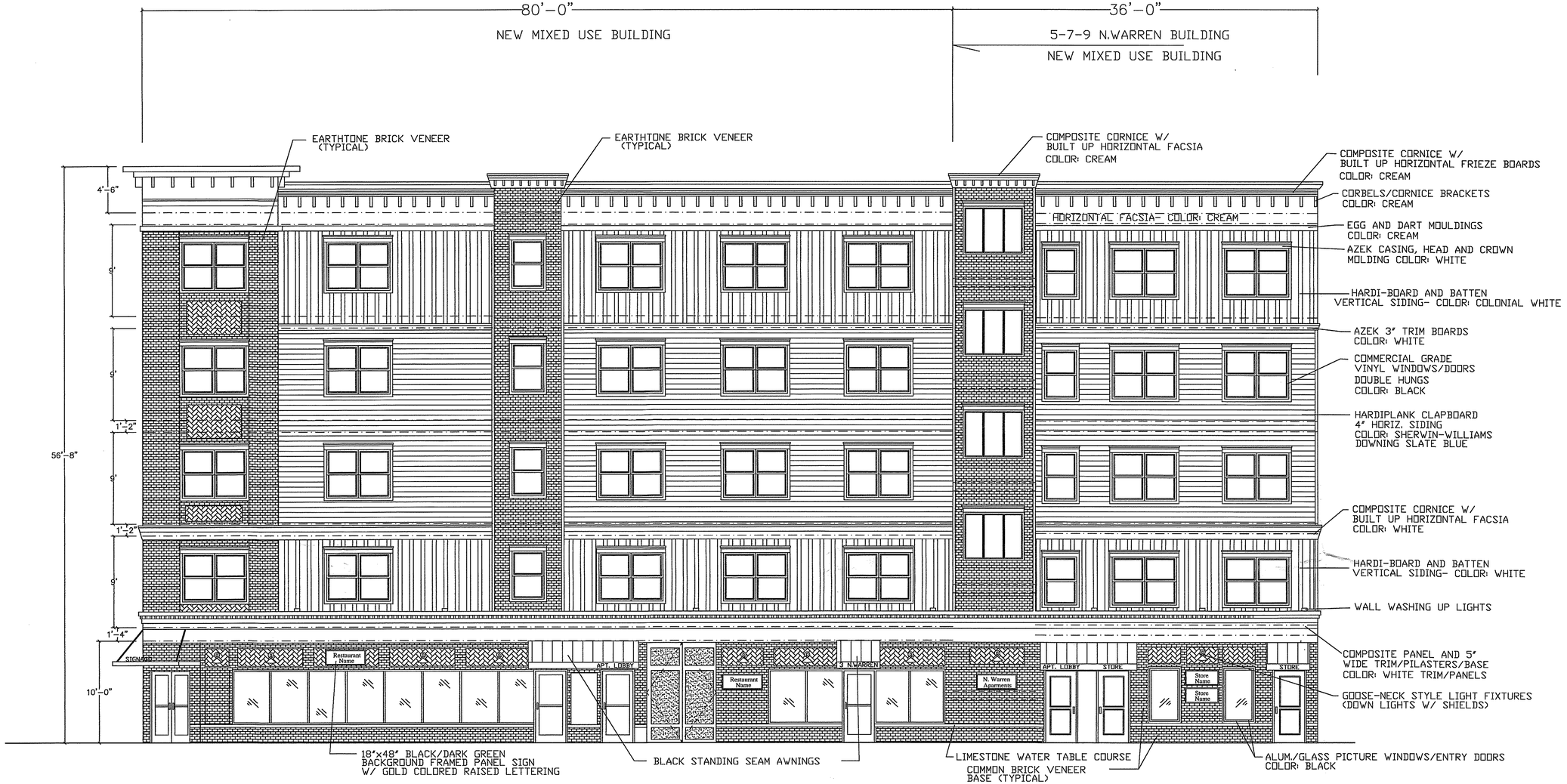
08-03-26

DRAWN BY:	SH
CHECKED BY:	KTC
FILE LOCATION:	SK-2
SCALE:	3/16" = 1'-0"
DWG. DATE:	04/01/26
	04/21/26
PRINT DATE:	04/30/26
	05/28/26
	06/23/26
DRAWING No:	08/06/26

SK-2A

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PROPOSED NORTH WARREN STREET ELEVATION
NEW MIXED USE BUILDING

SCALE: 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN COMMENTS
5-27-26	REVISED PER TOWN COMMENTS
6-23-26	REVISED PER INITIAL HPC MEETING

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NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC
LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.
PROPOSED MIXED USE BUILDING ELEVATION- N WARREN ST

KEITH T. CHAMBERS, AIA
STATE OF NEW JERSEY KEITH T. CHAMBERS 11569 REGISTERED ARCHITECT
06-23-26
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-3
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/26/26
PRINT DATE: 04/15/26, 04/30/26, 05/26/26
DRAWING No: 06/23/26
SK-3

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PROPOSED WEST BLACKWELL STREET ELEVATION
NEW MIXED USE BUILDING

SCALE: 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
12-26-25	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN PLANNER COMM
5-26-26	REVISED PER TOWN COMMENTS
6-23-26	REVISED PER INITIAL HPC MEETING
8-03-26	REVISED PER DESIGN HPC REVIEW MTG.

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NEW MIXED USE BUILDING

17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST

For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.

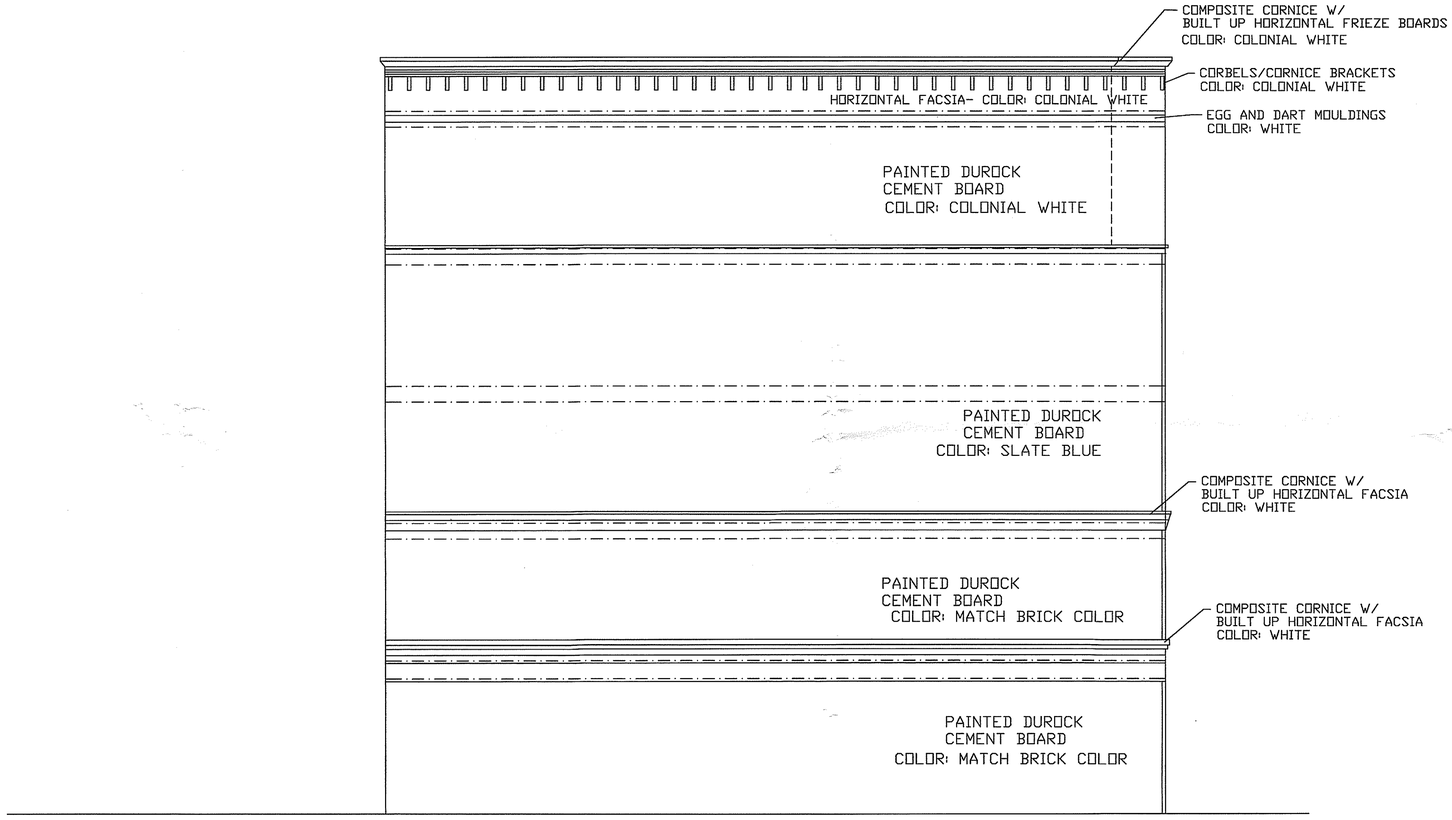
MIXED USE BUILDING ELEVATION- W. BLACKWELL ST.

KEITH T. CHAMBERS, AIA
ARCH. REG. No. 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-4
SCALE: 3/16" = 1'-0"
DWG. DATE: 04/15/26
PRINT DATE: 04/30/26
05/26/26
06/23/26
DRAWING No: SK-4

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PROPOSED TEMPORARY SIDE ELEVATION (DURING PHASE 1 CONSTUCTION)
5-7-9 N. WARREN STREET

SCALE: 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
2-26-26	RELEASED FOR REVIEW
4-15-26	REVISED FOR BOARD
4-30-26	REVISED PER TOWN COMMENTS
6-23-26	RELEASED FOR HPC MTG.
8-06-26	RELEASED FOR HPC MTG.

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NEW MIXED USE BUILDING
17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST
For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.

TEMPORARY BUILDING ELEVATION- DURING CONSTRUCTION

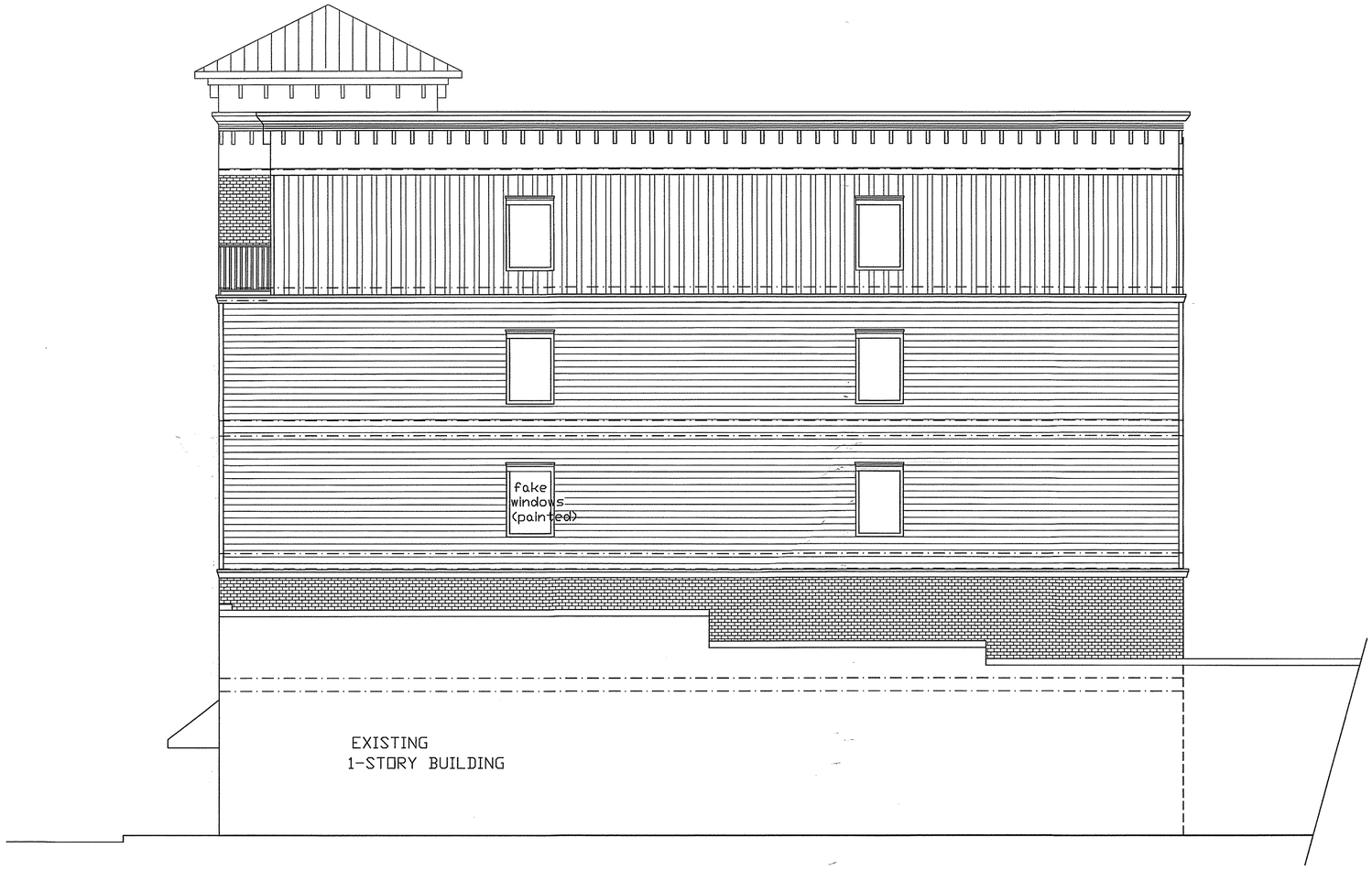
KEITH T. CHAMBERS, AIA
STATE OF NEW JERSEY
KEITH T. CHAMBERS
11569
REGISTERED ARCHITECT
08-06-26
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-3
SCALE: 3/16" = 1'-0"
DWG. DATE: 02/26/26
PRINT DATE: 04/15/26
04/30/26
DRAWING No: 06/23/26

SK-5

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646



PROPOSED SIDE ELEVATION -NORTH WARREN STREET DIRECTION
5-7-9 N. WARREN STREET

SCALE: 3/16" = 1'-0"

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD

Chairman Date

Secretary Date

APPROVED BY THE TOWN OF DOVER
PLANNING BOARD ENGINEER

Engineer Date

DATE	REVISION
4-30-26	REVISED PER TOWN COMMENTS
5-06-26	RELEASED FOR HPC MTG.

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NEW MIXED USE BUILDING

17-19 W. BLACKWELL STREET & 3,5,7,9 N. WARREN ST

For: JOE YEUNG & 5-7-9 WARREN ST LLC

LOT(S): 2, 3, 4, & 5 BLOCK: 1206
TOWN OF DOVER, MORRIS COUNTY N.J.

SIDE BUILDING ELEVATION– N. WARREN STREET

KEITH T. CHAMBERS, AIA
ARCH. REG. NO. AI 11569

DRAWN BY: SH
CHECKED BY: KTC
FILE LOCATION: SK-6
SCALE: 3/16" = 1'-0"
DWG. DATE: 08/06/26
PRINT DATE: 08/06/26
DRAWING No: SK-6

PROJECT No. 25.22.1488

CHAMBERS
ARCHITECTURE INC.
110 FERRIS PLACE
HACKETTSTOWN, N.J. 07840
TELE: (908) 788-3646