

NEW MIXED USE BUILDING

BLOCK 249, LOT 5
216 WEST FRONT STREET
PLAINFIELD, NEW JERSEY 07060

A PROJECT INFORMATION

CODE DATA

BLDG. CODE	NEW JERSEY UNIFORM CONST. CODE 2018 INTERATIONAL BUILDING CODE
CONST. TYPE	5A
USE GROUP	M-MERCANTILE / R-2: RESIDENTIAL

TABLES OF AREAS

PROPOSED BUILDING	
BASEMENT	3063 SQUARE FEET
FIRST FLOOR	3063 SQUARE FEET
SECOND FLOOR	3063 SQUARE FEET
TOTAL	9189 SQUARE FEET

BUILDING OCCUPANCY ALLOCATION

FIRST FLOOR	
COMMERCIAL SPACE	2441 SQ. FT.
LOBBY/STAIR SPACE	564 SQ. FT.
TOTAL	3005 SQ. FT.
SECOND FLOOR	
UNIT A - 2 BEDROOM	1296 SQ. FT.
UNIT B - 2 BEDROOM	1254 SQ. FT.
TOTAL	2550 SQ. FT.
THIRD FLOOR	
UNIT A - 2 BEDROOM	1296 SQ. FT.
UNIT B - 2 BEDROOM	1254 SQ. FT.
TOTAL	2550 SQ. FT.

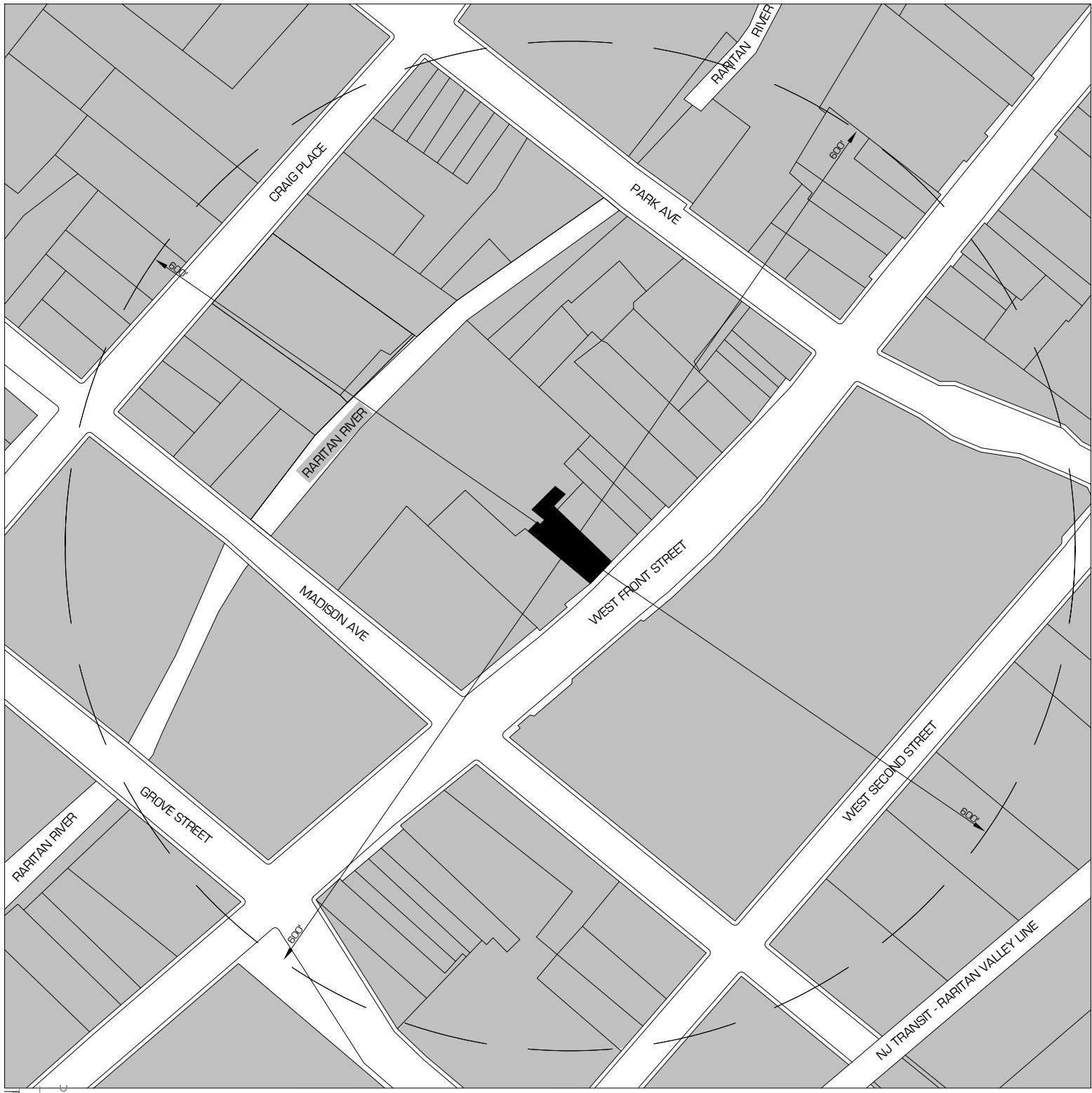
TOTAL
4 UNITS
8,105 SQ.FT.

B DRAWING LIST

DRAWING LIST							
#	NAME	PURPOSE	ISSUE DATE	Current Revision Date	REVISED/ISSUED		
					Init ial	1	2 3
A001	PROJECT DATA	TRC	08/19/2020	11/16/2021	X	X	X
A100	FLOOR PLANS	TRC	08/19/2020	11/16/2021	X		X
A101	FLOOR PLANS	TRC	08/19/2020	11/16/2021	X		X
A102	3D SECTION	TRC	08/19/2020	11/16/2021	X	X	
A103	SECTION	TRC	08/19/2020	11/16/2021	X		
A104	LIGHTING PLAN	TRC	12/15/20	11/16/2021		X	
A200	ELEVATIONS	TRC	08/19/2020	11/16/2021	X	X	

D KEY MAP

1" = 160'-0"

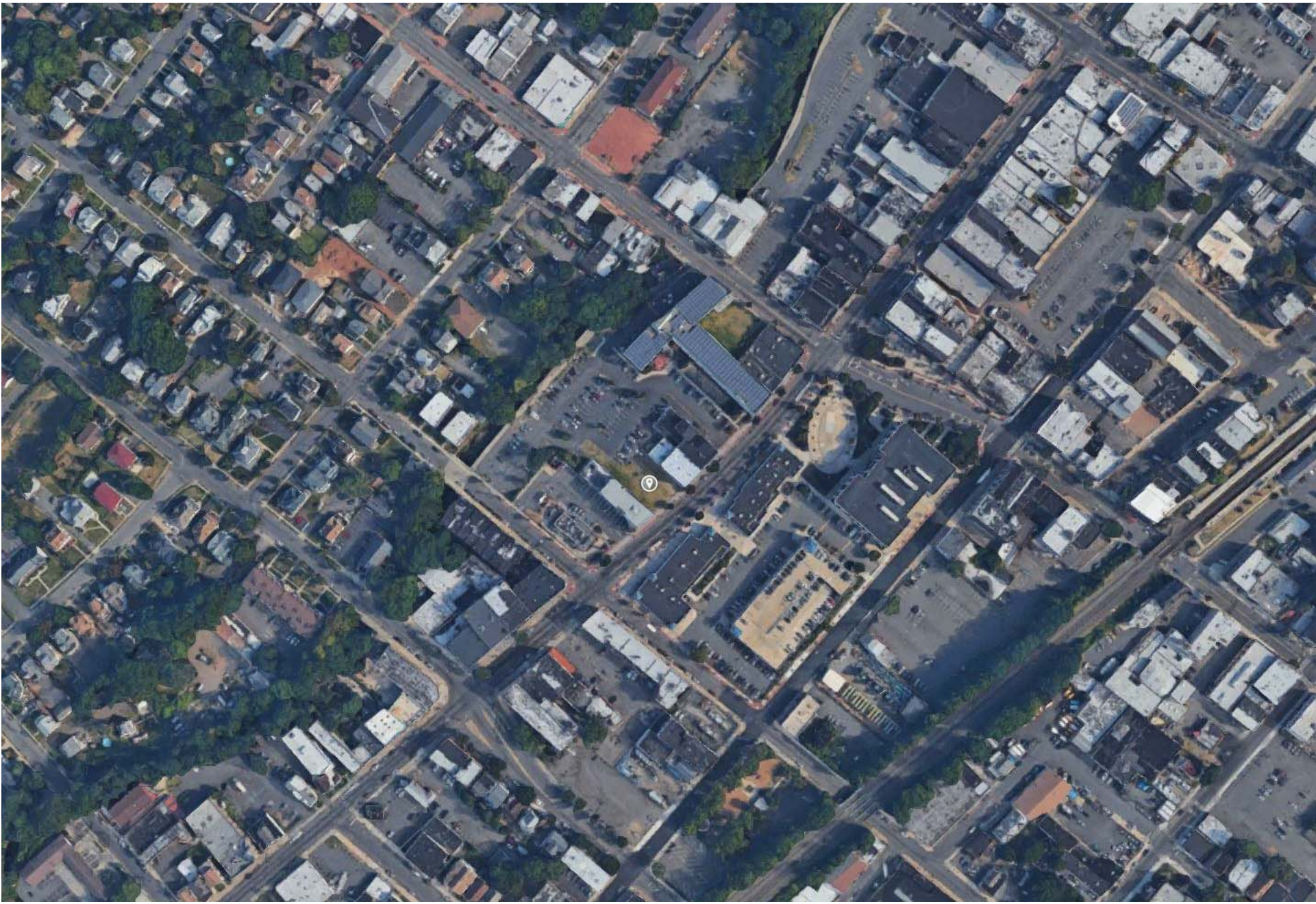


C PROJECT DATA

1/16" = 1'-0"

E SITE LOCATION

NTS.



MIXED USED RESIDENTIAL BUILDING

216 W. FRONT STREET
PLAINFIELD, NEW JERSEY 07060

PROJECT TEAM

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

NO.	DESCRIPTION	DATE
	Planning Board	08/19/2020
1	Completeness Review	12/15/2020
2	Completeness Review 2	05/26/2022

BRIAN M. TAYLOR, AIA

NJ REG. AI 15286

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ISSUED FOR: PLANNING BOARD

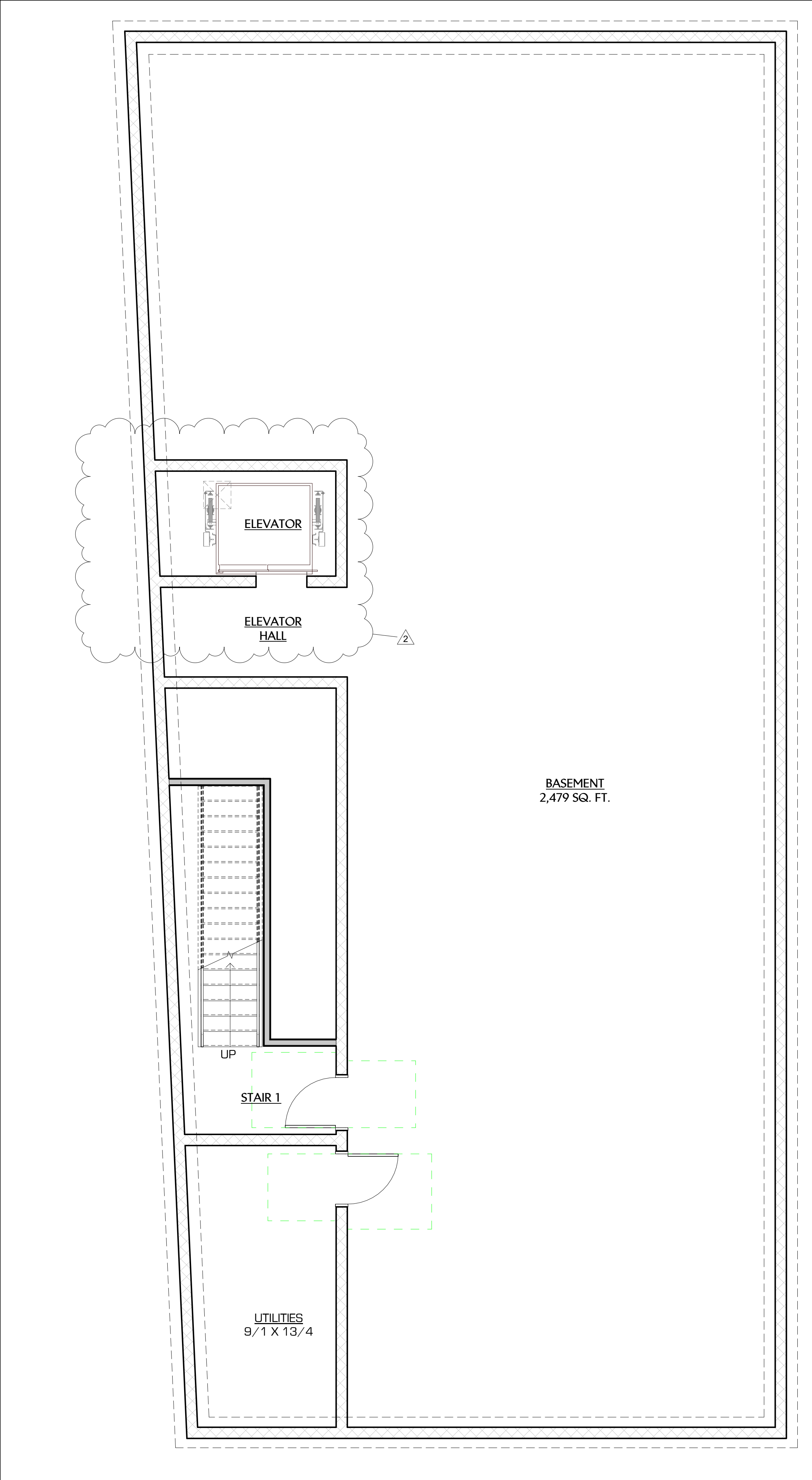
DATE	05/26/2022	PROJECT NO.	1804
DRAWN BY	PMQ	CHECKED BY	BMT

SHEET TITLE

PROJECT DATA

DRAWING NUMBER

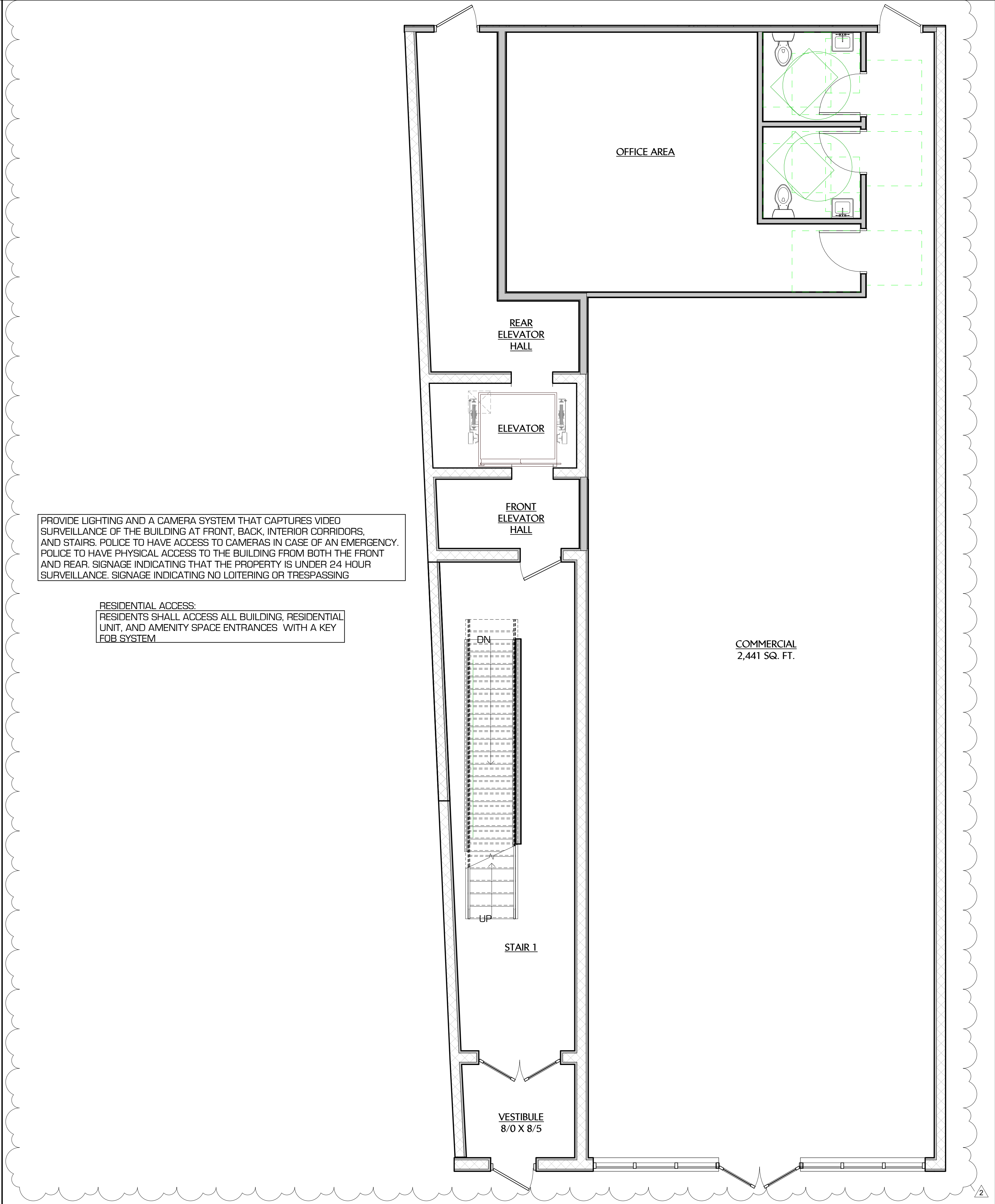
A001



A

PROPOSED BASEMENT PLAN

1/4" = 1'-0"



B

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

TAD

TAYLOR


ARCHITECTURE & DESIGN

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

MIXED USED
RESIDENTIAL BUILDING
216 W. FRONT STREET
PLAINFIELD, NEW JERSEY 07060

PROJECT TEAM
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
MEP ENGINEERING

NO.	DESCRIPTION	DATE
	Planning Board	08/19/2020
2	Completeness Review 2	05/26/2022



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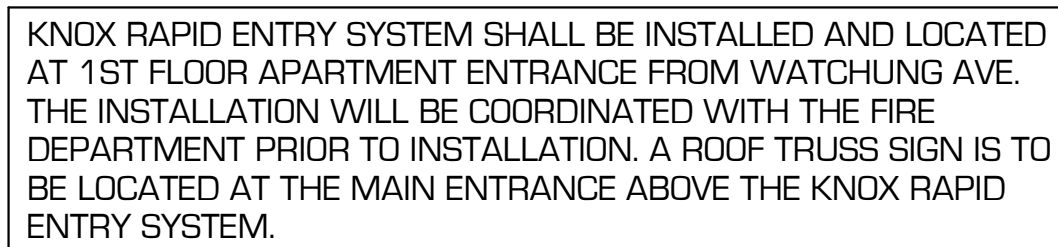
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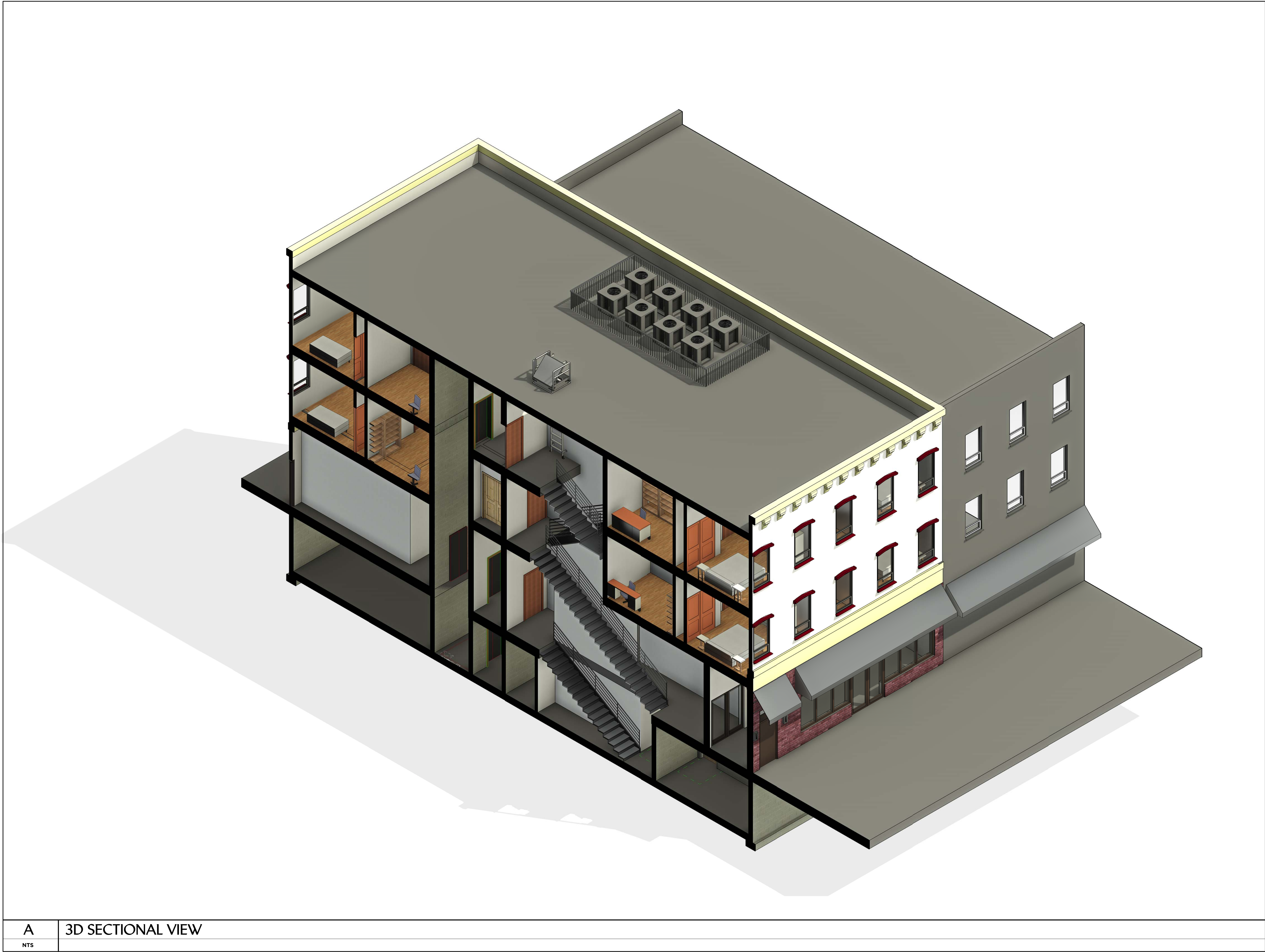
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SHEET TITLE
FLOOR PLANS

DRAWING NUMBER
A100



PROPOSED ROOF PLAN



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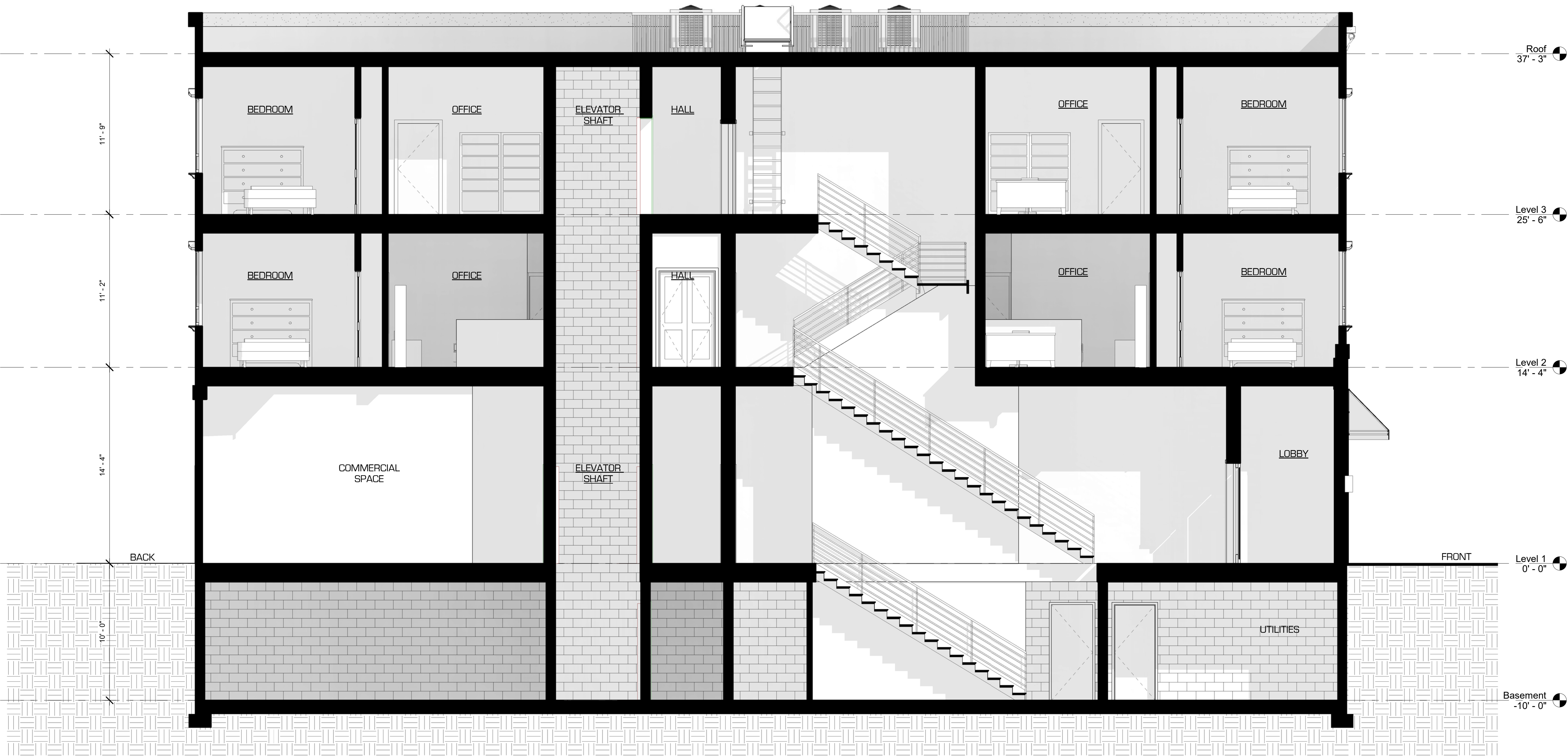
DATE	05/26/2022	PROJECT NO.	1804
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SHEET TITLE

3D SECTION

DRAWING NUMBER

A102



MIXED USED
RESIDENTIAL BUILDING

216 W. FRONT STREET
PLAINFIELD, NEW JERSEY 07060

PROJECT TEAM

CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

NO.	DESCRIPTION	DATE
	Planning Board	08/19/2020
2	Completeness Review 2	05/26/2022

[Signature]

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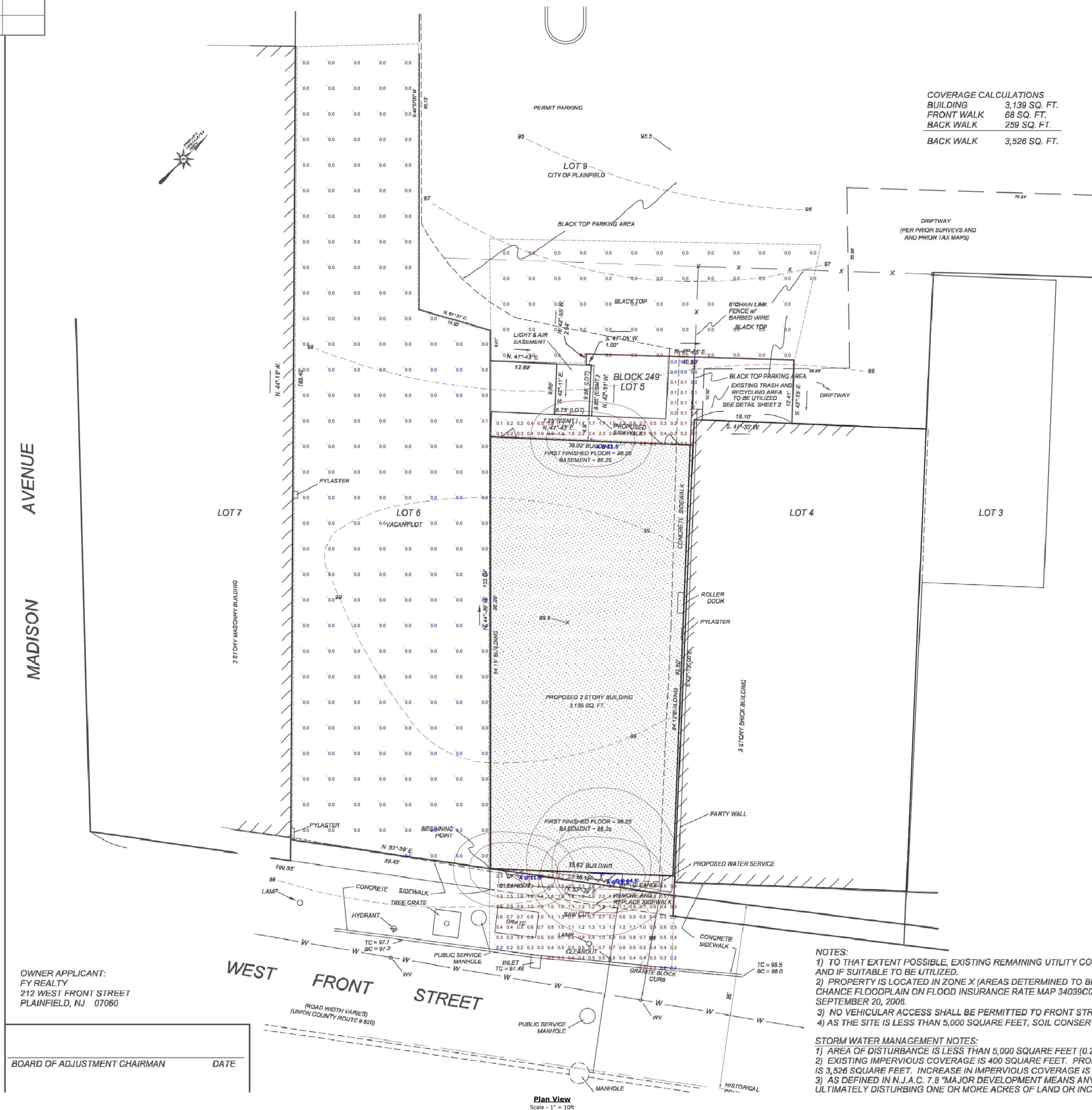
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PLANNING BOARD		
DATE	05/26/2022	PROJECT NO. 1804
DRAWN BY	PMQ	CHECKED BY BMT
SHEET TITLE		
SECTION		
DRAWING NUMBER		
A103		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT SIDEWALK	+	1.0 fc	2.8 fc	0.2 fc	14.0:1	5.0:1
LOT 6	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
REAR OFF PROP	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
REAR SIDEWALK	+	0.6 fc	2.4 fc	0.0 fc	N/A	N/A



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PLANNING BOARD

DATE 05/26/2022	PROJECT NO. 1804
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SHEET TITLE

LIGHTING PLAN

DRAWING NUMBER

A104



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CIVIL ENGINEERING

STRUCTURAL ENGINEERING

MEP ENGINEERING

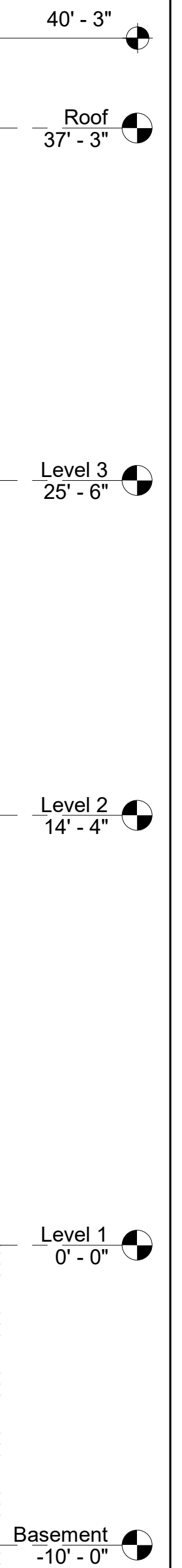
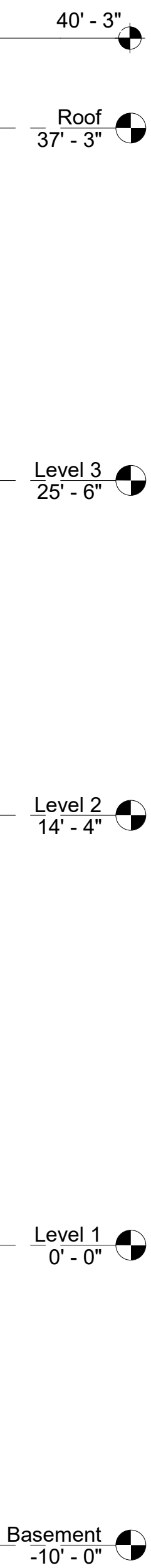
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ISSUED FOR:
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SHEET TITLE

DRAWING NUMBER

A200



FRONT ELEVATION

$$1/4^n = 1-0$$

BACK ELEVATION

$$1/4^n = 1-0$$