

CITY OF PLAINFIELD BULK ZONING REQUIREMENTS

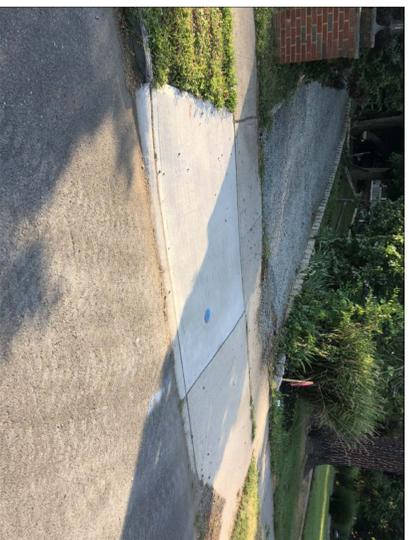
ZONE: R-4	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area (square feet)	10,000	32,660/88	NO CHANGES
Maximum Density (du. per acre)	8.7	2.0	5 DWELLING UNITS
Minimum Lot Width (feet)	80	98	NO CHANGES
Minimum Lot Frontage (feet)	80	98	NO CHANGES
Minimum Lot Depth (feet)	100	350/14	NO CHANGES
Front Yard Setback (feet)	25	94.7	NO CHANGES
Side Yard Setback (feet) (WEST)	10	24.9	NO CHANGES
Combined Side Yard Setbacks (feet)	25	51.3	NO CHANGES
Rear Yard Setback (feet)	30	195.5	NO CHANGES
Maximum Floor Area Ratio	N/A	15.5%	NO CHANGES
Maximum Percent Building Cover	25%	9.2%	NO CHANGES
Maximum Percent Total Lot Cover	40%	11.9%	NO CHANGES
Minimum Number of Stories	N/A	N/A	NO CHANGES
Maximum Number of Stories	2.5	3.0	NO CHANGES
Maximum Building Height (feet)	35	+/-38	NO CHANGES
Minimum Improvable Area (M.I.A. in square feet)	2,400	17,877	NO CHANGES
M.I.A. = Diameter of Circle (feet)	34	34	NO CHANGES



1 GARAGE FRONT VIEW
N.T.S.



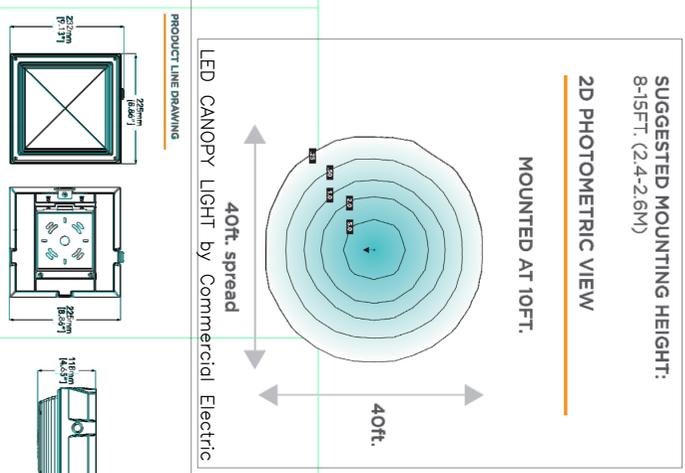
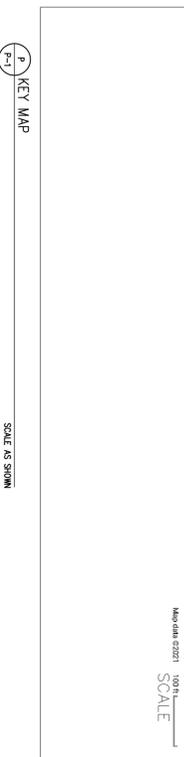
3 FRONT HOUSE VIEW
N.T.S.



2 REAR HOUSE VIEW
N.T.S.



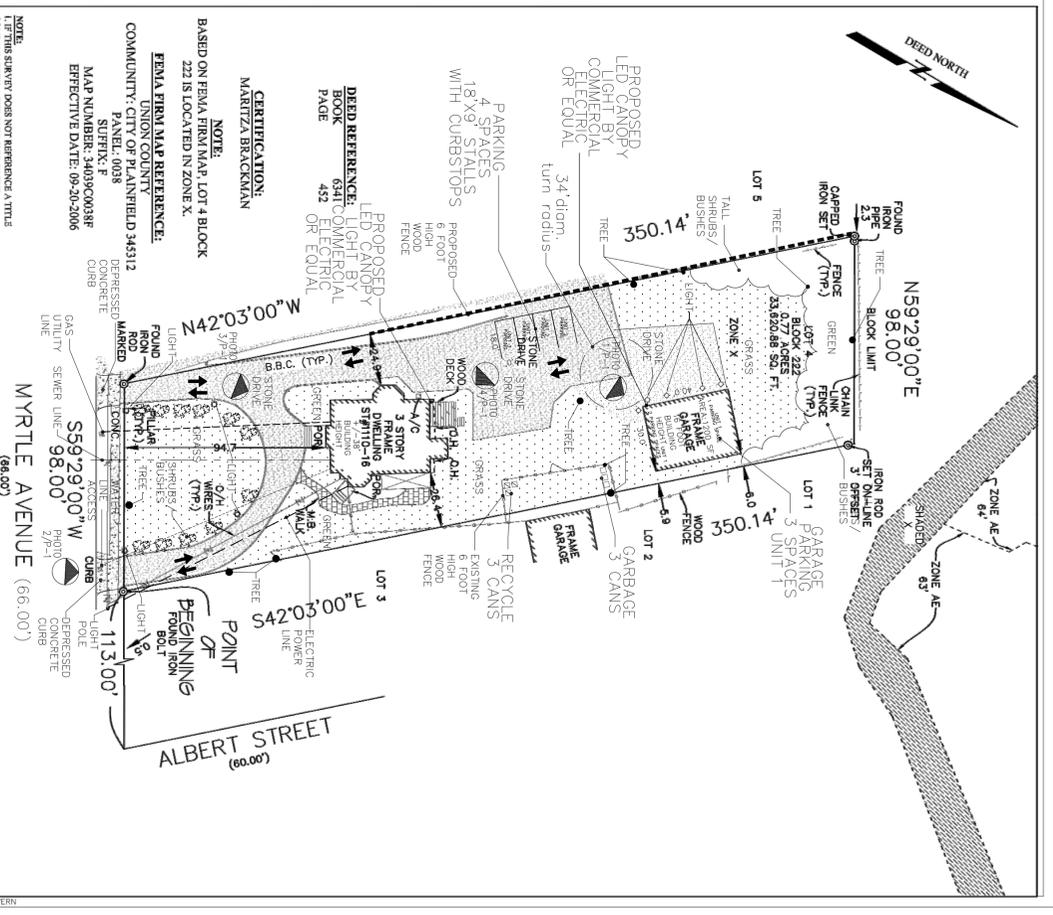
4 REAR HOUSE VIEW
N.T.S.



- LIST OF VARIANCES BEING REQUESTED:**
- 817/9-19(D) GREATER THAN 35% OF THE GROUND AREA OF THE STRUCTURE NOT WHICH IT IS ACCESSORY. THE EXISTING LOT PLAN INDICATES THAT THE GARAGE HAS GROUND AREA OF 1,200 SQUARE FEET, WHILE THE PROPOSED GARAGE HAS A GROUND AREA OF 1,877 SQUARE FEET. THE GARAGE IS ABOUT 64% OF THE GROUND AREA OF THE MAIN BUILDING. THIS IS A DOUBLE LOT. ADDITIONALLY, IT PRE-EXISTS THE PURCHASE OF THE MAIN BUILDING.
 - 817/9-42(A) A RESIDENTIAL DRIVEWAY SHALL NOT BE LOCATED CLOSER THAN (2) TWO FEET FROM A PROPERTY LINE. THE EXISTING LOT PLAN INDICATES THE DRIVEWAY ON BOTH SIDES OF THE PROPERTY IS LOCATED ALONG THE PROPERTY (3) FOOT SETBACK.
 - 817/9-42(I) DRIVEWAYS MUST BE CONSTRUCTED OF A DURABLE AND DUSTLESS ASPHALT OR CEMENT SURFACE. THE EXISTING LOT PLAN INDICATES THE DRIVEWAY IS STONE.
 - 817/9-24(C) A BUTTERING AREA OF TEN (10) FEET IS REQUIRED BETWEEN A PARKING LOT AND ADJACENT RESIDENTIAL PROPERTY. PER THE EXISTING LOT PLAN, ONLY A FIVE (5) FOOT BUTTER IS PROVIDED. THE ADJACENT PROPERTY HOUSES A TREE REMOVAL/LANDSCAPE WITH HUGE TRUCKS ON THE PROPERTY.

LIST OF WAIVERS BEING SOUGHT FROM THE SITE PLAN REQUIREMENTS (178-2)

- B.9.J NO NEW SITE IMPROVEMENTS ARE BEING PROPOSED.
- B.9.I THE SITE IS NOT IN A FLOOD HAZARD AREA.
- F.6 NO NEW BUILDINGS ARE BEING PROPOSED.
- F.9 NO NEW BUILDINGS, IMPROVED SURFACE OR SITE IMPROVEMENTS ARE BEING PROPOSED.
- F.10 NO NEW DRIVEWAYS OR NEW PARKING AREAS ARE BEING PROPOSED.
- F.15 NO NEW CONSTRUCTION IS BEING PROPOSED.
- F.19 NO NEW PLUMBING WORK IS BEING PROPOSED. WAIVER HAS BEEN WITHDRAWN.



BUILDING SUBCODE INFORMATION

INTERNATIONAL RESIDENTIAL BUILDING CODE 2018 NEW JERSEY EDITION

1. USE GROUP-RESIDENTIAL MULTI-FAMILY DWELLING AND OTHER...R-3

2. CONSTRUCTION CLASSIFICATION.....TYPE V - B

3. PRINCIPAL BUILDING AREA CLASS:

FIRST FLOOR	AREA BY FLOOR	UNIT 1	UNIT 2	UNIT 3
1717	1717 SQ. FT.	1717	1717	1717
1827	1827 SQ. FT.	1827	1827	1827
1490	1490 SQ. FT.	1490	1490	1490
3568	3568 SQ. FT.	3568	3568	3568
68,973	68,973 CU. FT.	68,973	68,973	68,973

PARKING REQUIREMENTS:

- UNIT 1 (RESIDENTIAL DWELLING): 3 SPACES
- UNIT 2 (RESIDENTIAL DWELLING): 3 SPACES
- UNIT 3 (RESIDENTIAL DWELLING): 3 SPACES

TOTAL PARKING SPACES PROVIDED: 7 SPACES

SIGNATURE BLOCK:

CITY ENGINEER: _____

BOARD CHAIRMAN: _____

BOARD SECRETARY: _____

PROPERTY OWNER: MARISSA BRACKMAN
27 BELLINOE LANE
BERKELEY HEIGHTS, NJ
908-477-8816

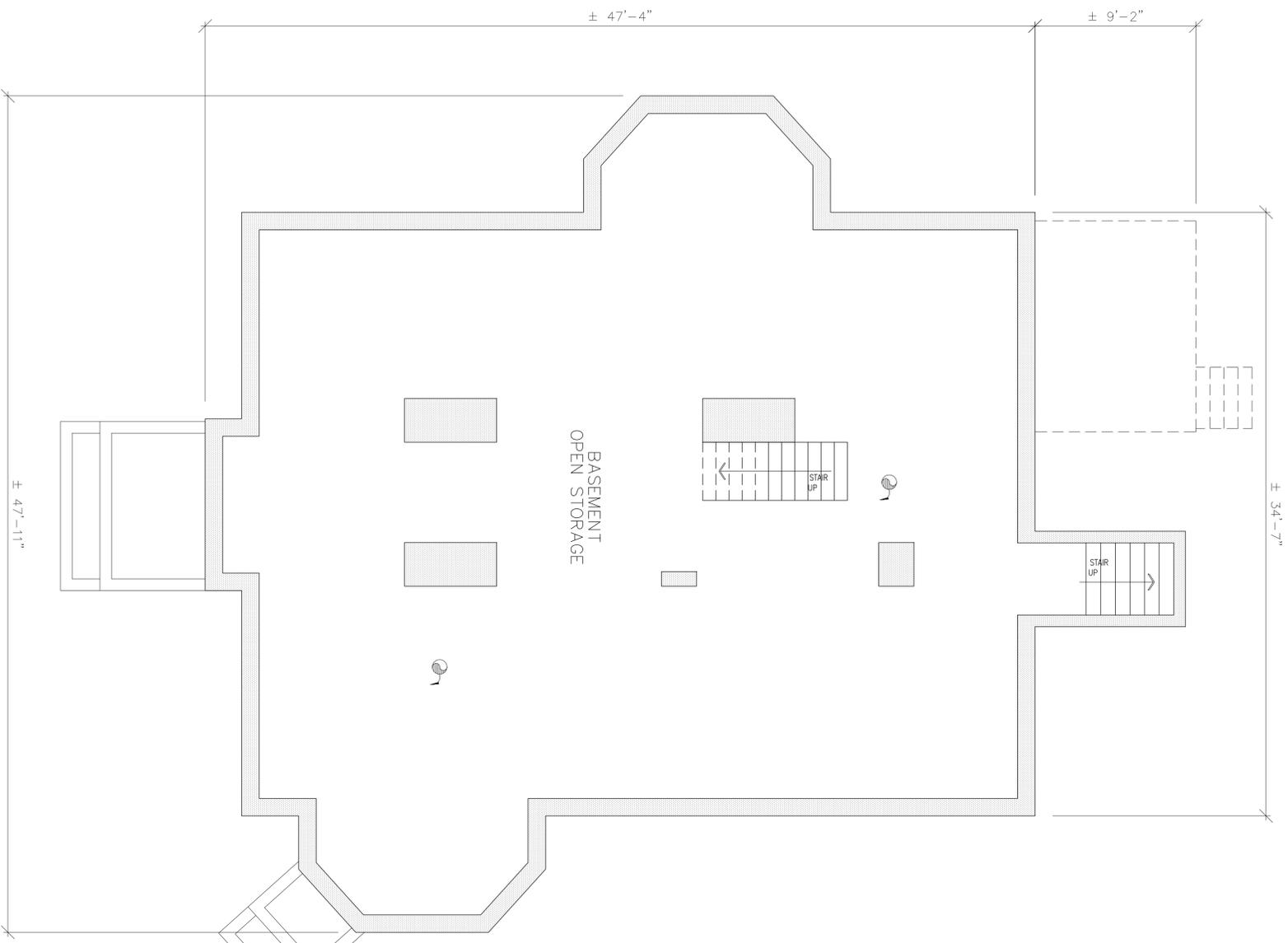
REGISTERED ARCHITECT: STEVE J. DRUGA, A.I.A.
695 STATION RD. SUITE # 6
PLAINFIELD, NJ 08542
TEL: (908) 752-3000
E-MAIL: Steve@SteveDruga.com

PROJECT: 2621-053

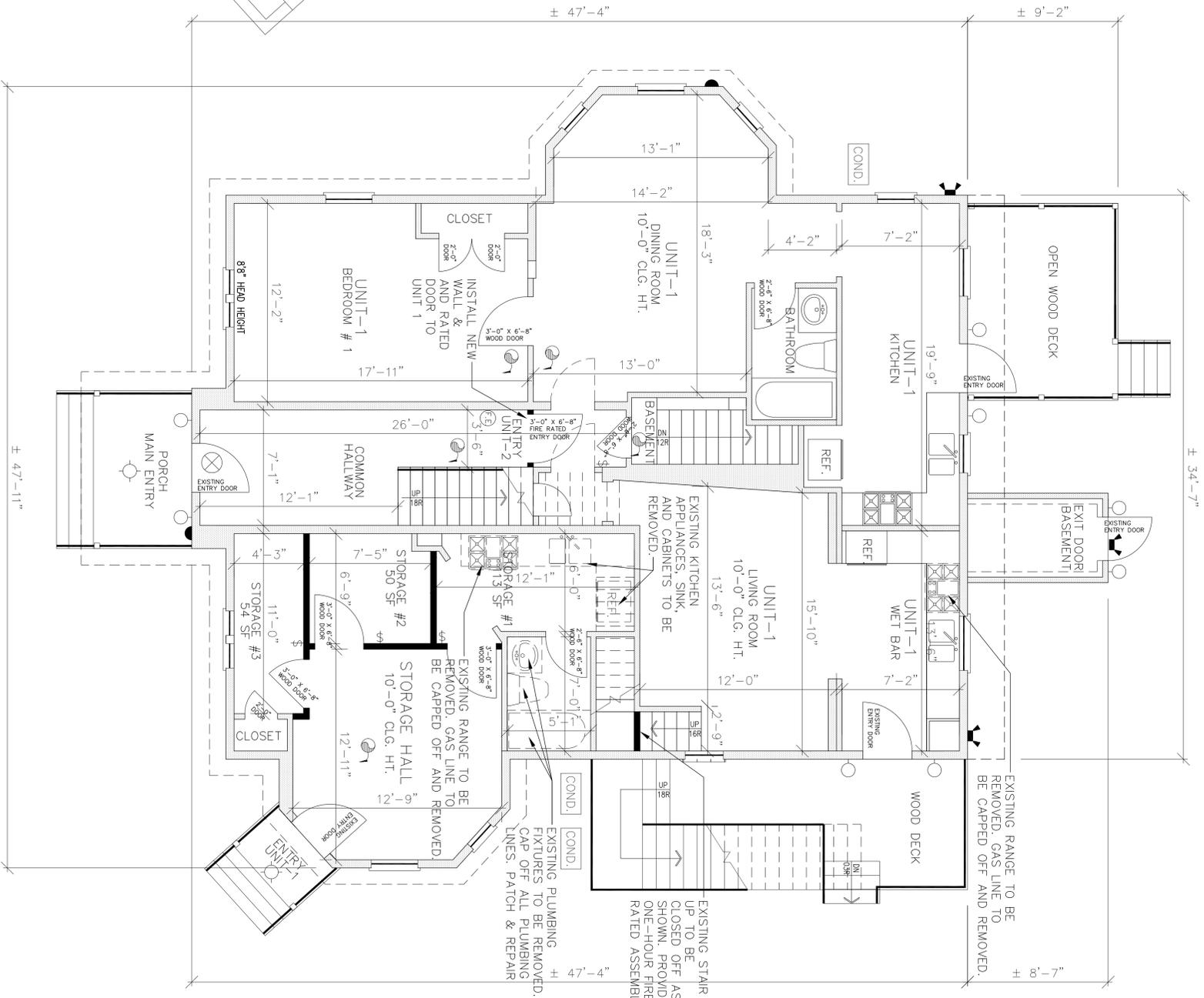
SHEET: P-1

DATE: 3-31-2022

DO NOT SCALE PRINTS. WRITTEN DIMENSIONS SHALL GOVERN



BASEMENT STORAGE PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Commercial Electric
SHEET

LED LIGHTING

LED CANOPY LIGHT

LED lighting offers a wide range of options for your project. From recessed lighting to track lighting, we have the perfect solution for your needs. Our LED lighting is energy-efficient, long-lasting, and easy to install. Contact us today for more information.

LED CANOPY LIGHT

LED canopy lights are perfect for outdoor lighting. They are weather-resistant and provide a bright, focused beam of light. Ideal for patios, decks, and entryways.

LED CANOPY LIGHT by Commercial Electric

LED lighting offers a wide range of options for your project. From recessed lighting to track lighting, we have the perfect solution for your needs. Our LED lighting is energy-efficient, long-lasting, and easy to install. Contact us today for more information.

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LED canopy lights are perfect for outdoor lighting. They are weather-resistant and provide a bright, focused beam of light. Ideal for patios, decks, and entryways.

SYMBOL DESCRIPTION

	EXTERIOR LIGHT - WALL MOUNTED
	EXTERIOR LIGHT - CEILING HUNG
	EXTERIOR VIDEO CAMERA
	EXTERIOR MOTION FLOOD LIGHT
	EMERGENCY EXIT SIGN
	SMOKE DETECTOR/HEAT DETECTOR
	FIRE EXTINGUISHER

WALL LEGEND

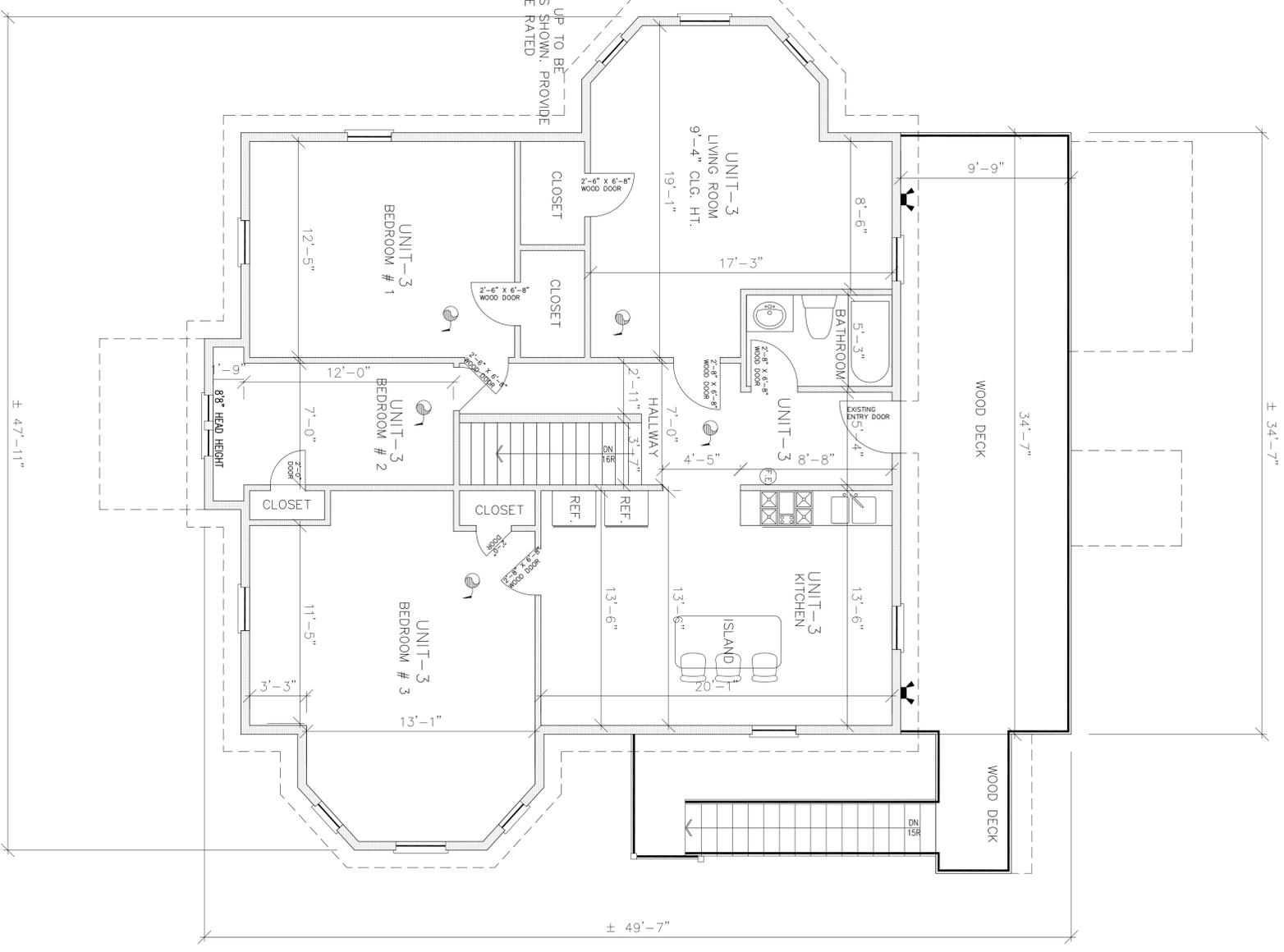
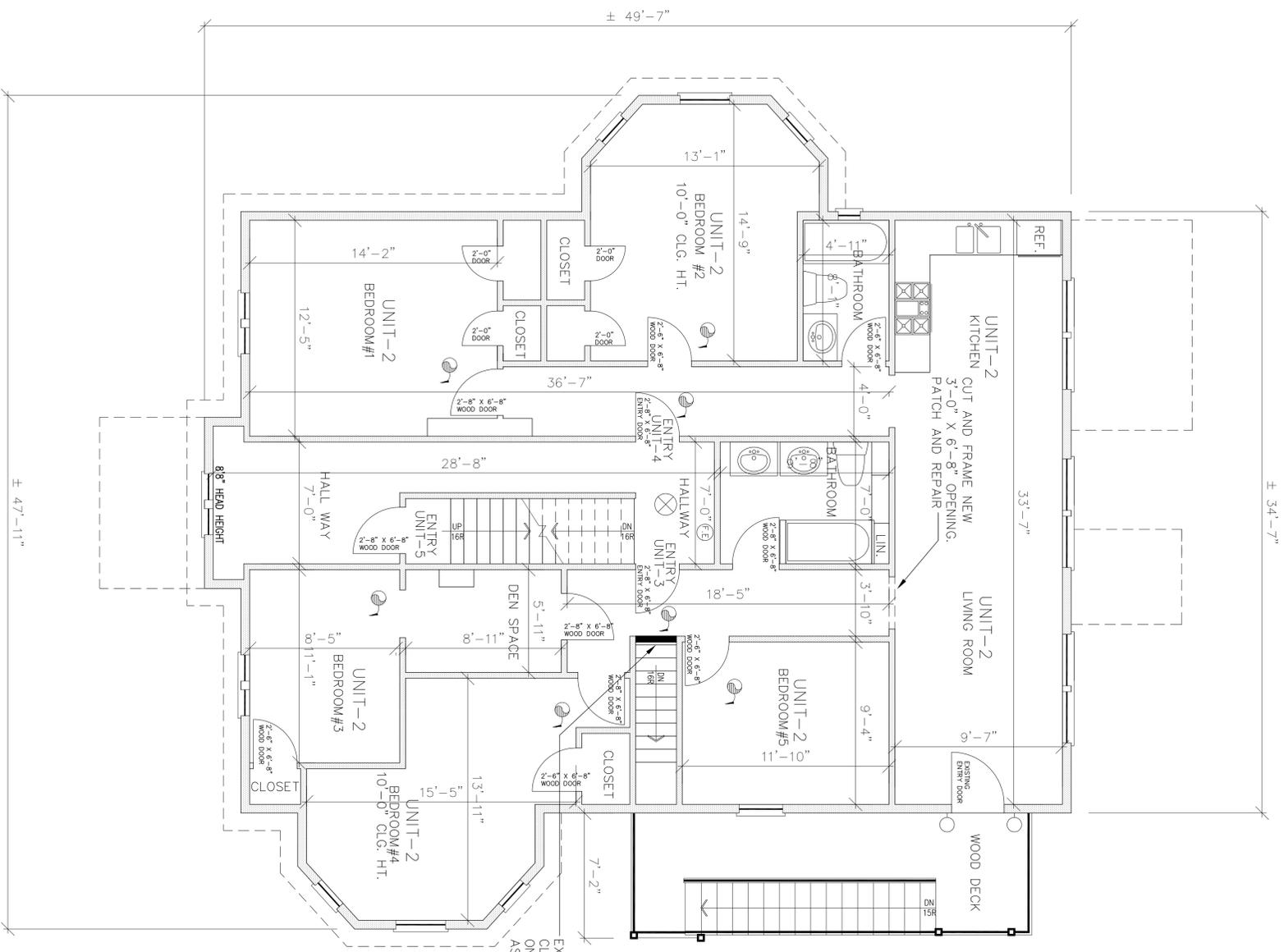
	EXISTING WOOD FRAME WALL TO REMAIN
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EXISTING FIRST FLOOR PLAN

MULTI-FAMILY DWELLING PLANS FOR:
MARRISSA BRACKMAN
 1114 MYRTLE AVENUE
 PLAINFIELD, NEW JERSEY

STEVE J. DRUGA, A.I.A.
 REGISTERED ARCHITECT
 686 SUTTON RD, SUITE # 6
 PLAINFIELD, NJ 08544

NEW JERSEY REG. # A09897
 ARIZONA REG. # 12132
 PROJECT: 2821-053
 SHEET: A-1
 DATE: 3-31-2022
 DRAWN BY: ED
 NTS
 1 OF 3 SHEETS



ELECTRICAL LEGEND	
(Symbol)	EXTERIOR LIGHT - WALL MOUNTED
(Symbol)	EXTERIOR LIGHT - CEILING HUNG
(Symbol)	EXTERIOR VIDEO CAMERA
(Symbol)	EXTERIOR MOTION FLOOD LIGHT
(Symbol)	EMERGENCY EXIT SIGN
(Symbol)	SMOKE DETECTOR/HEAT DETECTOR
(Symbol)	FIRE EXTINGUISHER

WALL LEGEND	
(Symbol)	EXISTING WOOD FRAME WALL TO REMAIN

SECOND FLOOR PLAN
THIRD FLOOR PLAN

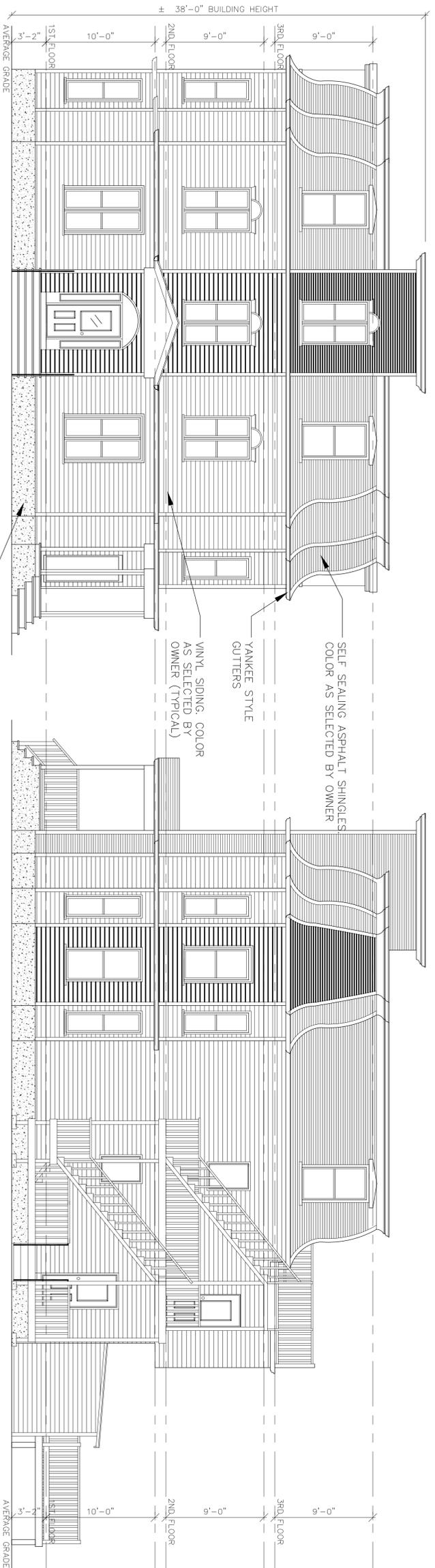
MULTI-FAMILY DWELLING PLANS FOR:
MARISSA BRACKMAN
 1114 MYRTLE AVENUE
 PLAINFIELD, NEW JERSEY

STEVE J. DRUGA, A.I.A.
 REGISTERED ARCHITECT
 696 STATION RD, SUITE # 6
 PLAINFIELD, NJ 08544

NEW JERSEY REG. # A00987
 ARIZONA REG. # 12132
 E-MAIL: Steve@SteveDrugaArchitect.com

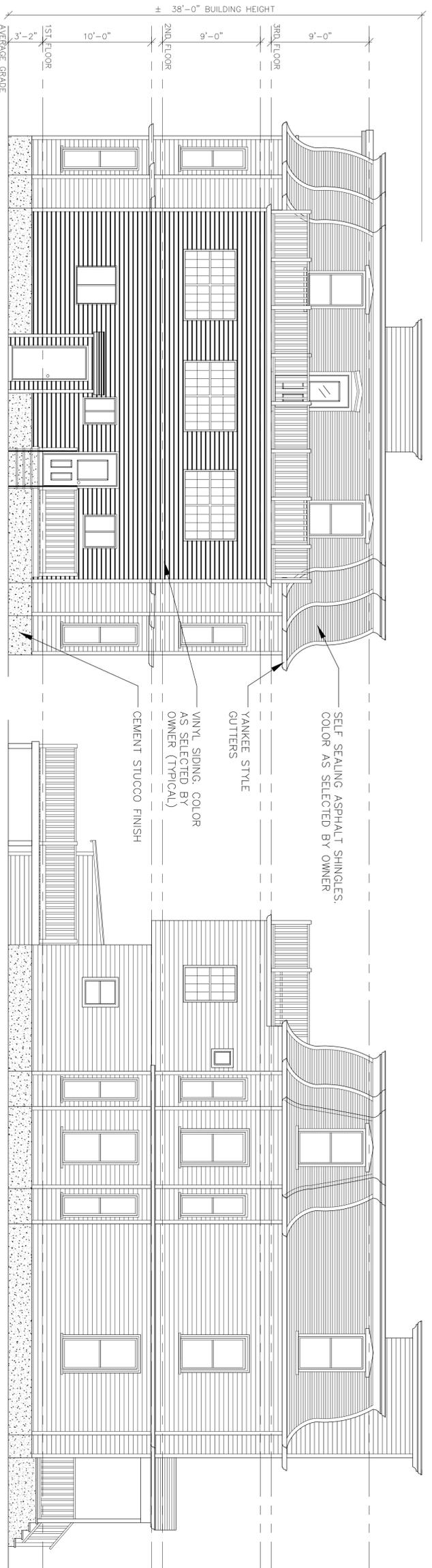
PROJECT: 2821-053
 SHEET: A-2
 2 OF 3 SHEETS

DATE: 3-31-2022
 DRAWN BY: NIS
 MOOREHEAD 5/19/2022



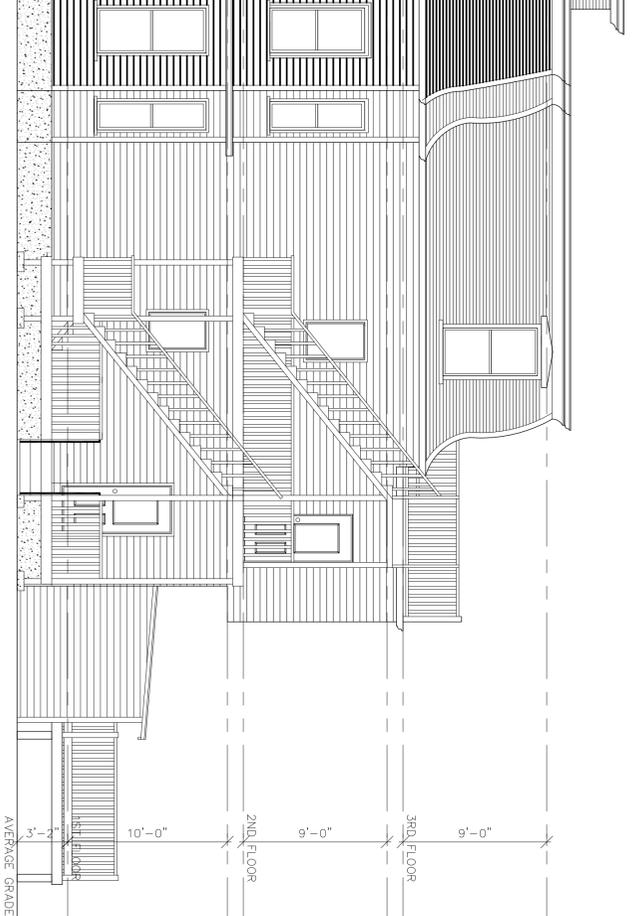
EXISTING FRONT ELEVATION

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



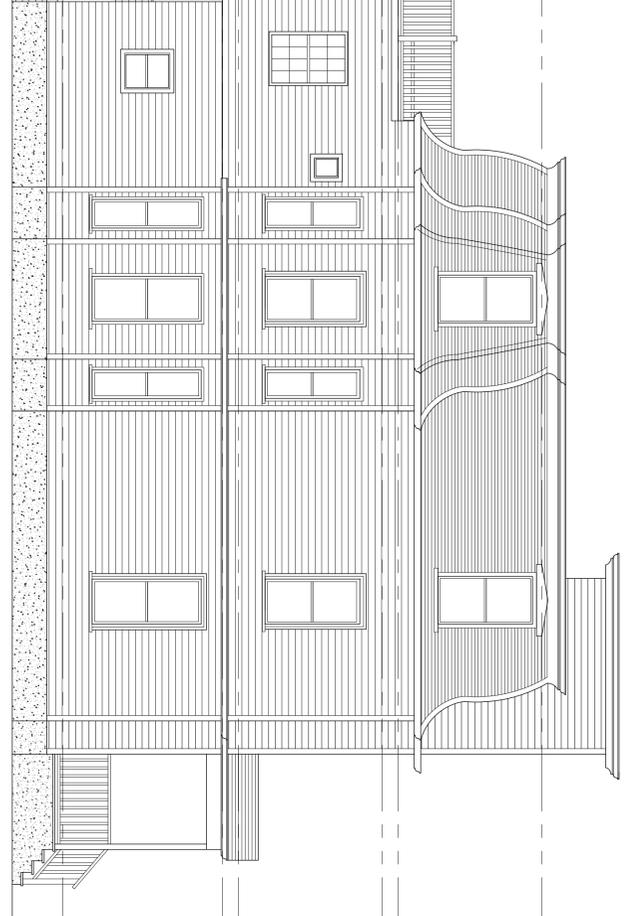
EXISTING REAR ELEVATION

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



EXISTING RIGHT-SIDE ELEVATION

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



EXISTING LEFT-SIDE ELEVATION

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

EXTERIOR ELEVATIONS

MULTI-FAMILY DWELLING PLANS FOR:
MARISSA BRACKMAN
 1114 MYRTLE AVENUE
 PLAINFIELD, NEW JERSEY

STEVE J. DRUGA, A.I.A.

REGISTERED ARCHITECT
 FILE NO. 232-2004
 690 SUTTON RD, SUITE # 6
 PLAINFIELD, NJ 08544

NEW JERSEY REG. # A00897
 ARIZONA REG. # 12332
 PROJECT: 2021-053
 SHEET: A-3
 DATE: 3-31-2022
 3 OF 3 SHEETS