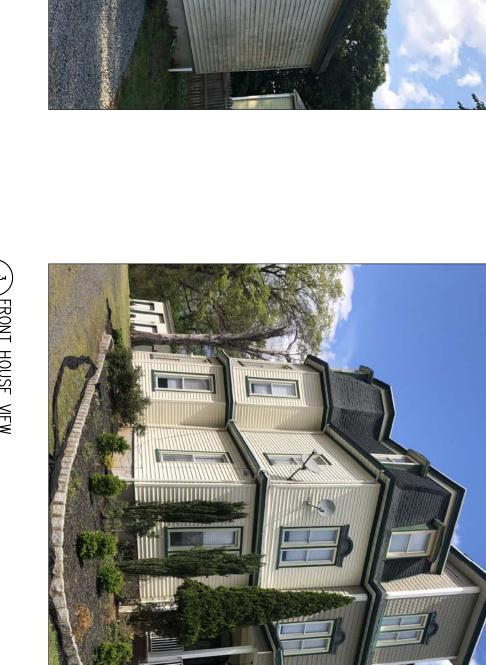






GARAGE FRONT VIEW









\$17:9-42.A:

o**gle** Maps

1114 MYRTLE AVE AVE



IST

VARIANCES

\$17:9-19.D:

| 72.0,000   | D -                                    |        |            |      |           |  | HOLE.   |
|--|--|--------|------------|------|-----------|--|---|
| SECTION A.A  |  | a G    | 7/         | ==/s |           | \<br>\ _=\sq                           | HOLE, THROUGH EA. END   |
|  | #3 REINFORCING<br>BAR, TYP.            |        | 0,         |      |           | MODEL 9-48                             |   |
| NODEL LENGTH  8-48 4'=0"  8-72 6'-0"  *SAVE  | "OUR MOST POPUL                        |        |            |      |           |  | STANDAR<br>WHEELST  |
| "SAVE ON PALLET QUANTITIES  "SAVE ON PALLET QUANTITIES  "SAVE ON PALLET QUANTITIES | "OUR MOST POPULAR MODEL PARKING CURBS" | ( = /s | MODEL S-72 |      | ,<br>₹°°° | USE #4 BAR<br>ANCHOR PINS,<br>14" LONG | STANDARD PARKING CURBS WHEEL STOP OR PARKING BUMPERS MODELS S-48 AND S-72 |
| No. PER PALLET S. 36* IS. 24*  | G CURBS"                               |        | on,        |      |           |  | NG CURB<br>BUMPERS<br>3-72  |

FROM

B.9.j

ZONE: R-4

ZONE: R-4

600 RAD

SCAL

ZONE: R-4

ZONE: R-4

P-1 KEY MAP

c CONCRETE

CURB STOP

DETAIL

5. F.10

NO NEW

=

PLUMBING

BEEN WITHDRAWN)\*

## CITY OF PLAINFIELD ] BULK

N59°29'00"E 98.00'

BLOCK 222 0.77 ACRES 33,620.88 SQ. FT.

GAR,

GAR,

GAR,

₹ 350.14° 6

TROM MDGM

9 9 9

DISTANCE STALL

| (feet)     | M.I.A Diameter of 34 34 | Minimum Improvable Area 2,400 17,877 (M.I.A. in square feet) | Maximum Building 35 +/-38<br>Height (feet) | Maximum Number 2.5 3.0 | Minimum Number of Stories N/A N/A | Maximum Percent 40% 44.5% Total Lot Cover | Maximum Percent 25% 9.2% Building Cover | Maximum Floor N/A 15.5%<br>Area Ratio | Rear Yard Setback 30 195.5 (feet) | Combined Side<br>Yard Setbacks (feet) 25 51,3 | Side Yard Setback 10 24.9 (feet) (WEST) | Front Yard Setback 25 94.7 (feet) | Minimum Lot Depth 100 350.14 (feet) | Minimum Lot Frontage 80 98 (feet) |            | Minimum Lot Width 80 98 (feet) | Density 8.7 r acre) 8.7 |
|------------|-------------------------|--|--|------------------------|-----------------------------------|---|---|---------------------------------------|-----------------------------------|---|---|-----------------------------------|-------------------------------------|-----------------------------------|------------|--------------------------------|-------------------------|
|            |                         |  |  |                        |                                   |   |   |                                       |                                   |   |   |                                   |                                     |                                   |            |                                |                         |
| NO CHANGES |                         | NO CHANGES   | ND CHANGES                                 | ND CHANGES             | NO CHANGES                        | 41.0                                      | NO CHANGES                              | NO CHANGES                            | ND CHANGES                        | NO CHANGES                                    | ND CHANGES                              | NO CHANGES                        | NO CHANGES                          | NO CHANGES                        | NU CHANGES |                                |                         |

PROVIDE 6 EMERALD GREEN
ARBORVITAE POPLAR SHRUBS
FOR LANDSCAPE SCREENING
AT STONE DRIVE AREA TO
BE REMOVED (734 SF).
GRASS SEED TO BE PLANTED—

GARAGE

- STONE DRIVE BE REMOVED GRASS SEED

AREA TO (430 SF) TO BE PLANTED

- RECYCLE 3 CANS

REDUCTION OF GRAVEL DRIVE: 1,164 SQ. FT. (3.5%)

350.14° 5

LOT 2

GARBAGE -3 CANS

PLANTED -

|                        |                 |               |              | 74              |                                       |   |
|------------------------|-----------------|---------------|--------------|-----------------|---------------------------------------|---|
| Sunlight               | Soil Conditions | Mature Height | Mature Width | Plant Hardiness | Height at Plantin                     | Emerald Green Arborvitae<br>Thuja occidentalis 'Emeral      |
| Full Sun to Partial Si | Very Adaptable  | 8-12 FEET     | 3-4 FEET     | Zones 3-8       | Height at Planting: 12 Inches (1 gal) | Emerald Green Arborvitae Thuja occidentalis 'Emerald Green' |

NOTE:
BASED ON FEMA FIRM MAP, LOT 4 BLOCK
222 IS LOCATED IN ZONE X.

CERTIFICATION: MARITZA BRACKMAN

DEED REFERENCE:
BOOK 6341
PAGE 452

S42°03'00"E

POINT

ALBERT STREET

PROVIDE 6 FOOT ——
HIGH WOOD FENCE
AT THE WESTERLY
PROPERTY LINE
(126 FOOT IN LENGTH)

A/C UNIT
CONDENSERS.

- PROVIDE 4 FOOT HIGH
WOOD TRELLIS PANEL
SCREENING AROUND UNITS.

,97'

Full Sun to Partial Shade Moderate Drought Tolerance

COMMUNITY:

FEMA FIRM MAP REFERENCE:

UNION COUNTY

IMUNITY: CITY OF PLAINFIELD 345312

PANEL: 0038

STIFFIX: F

GAS — UTILITY LINE

\$59.29,00, PHO

113.00'

MYRTLE AVENUE

(66.00')

NOTE:
SATELLITE DISHES
TO BE REMOVED
FROM BUILDING

REDUCED IN IMPERVIOUS SURFACE PERCENTAGE HAS BEEN CONFIRMED.

### C. ACCESSORY STRUCTURES SHALL NOT HAVE A GROUND AREA NOT GREATER THAN 35% OF THE GROUND AREA OF THE STRUCTURE TO WHICH IT IS ACCESSORY. THE EXISTING PLOT PLAN INDICATES THAT THE GARAGE HAS GROUND AREA OF 1,200 SQUARE FEET, WHILE THE PRIMARY BUILDING HAS ABOUT 1,875 SQUARE FEET OF GROUND AREA. THE GARAGE IS ABOUT 64% OF THE GROUND AREA OF THE MAIN BUILDING. THIS IS A DOUBLE LOT. ADDITIONALLY, IT PRE-EXISTS THE PURCHASE THE PURCHASE OF THE MAIN BUILDING. BEING REQUESTED: THE PURCHASE NOTE: SCALE: TREES, ARE EX EXISTING

e. A RESIDENTIAL DRIVEWAY SHALL NOT BE LOCATED CLOSER THAN (2) TWO FEET FROM A PROPERTY LINE. THE EXISTING PLOT PLAN INDICATES THE DRIVEWAY ON BOTH SIDES OF THE PROPERTY IS LOCATED ALONG THE PROPERTY (O FOOT SETBACK). . DRIVEWAYS MUST BE CONSTRUCTED OF A DURABLE AND DUSTLESS SPHALT OR CEMENT SURFACE. THE EXISTING PLOT PLAN INDICATES THE DRIVEWAY IS STONE. T PRE-EXISTS THE PURCHASE OF THE PROPERTY BY THE APPLICANT. PON INFORMATION AND BELIEF THIS EXISTED SINCE THE PROPERTY AS CONSTRUCTED IN THE 1800'S. INFORMATIO PARKING LEEF PROFES 76 LAME

\$17:9-42.I:

| COMPLIES                                      | <u> </u>                               | HUGE TRUCKS ON THE PROPERTY.                                  |
|---|--|---|
|   |  | THE ADJACENT PROPERTY HOUSES A TREE REMOVAL/LANDSCAPE WITH    |
|   |  |   |
|   | PROVIDED,                              | EXISTING PLOT PLAN, ONLY A FIVE (5) FOOT BUFFER IS PROVIDED.  |
| TOTAL PARKING SPACES PROVI                    | R THE                                  | PARKING LOT AND ADJACENT RESIDENTIAL PROPERTY. PER THE        |
|   | ETWEEN A                               | d. A BUFFERING AREA OF TEN (10) FEET IS REQUIRED BETWEEN A    |
|   | \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ |   |
| <ul> <li>UNIT 3 (RESIDENTIAL DWEL)</li> </ul> |  | WATER DRAINAGE ON THE PROPERTY.                               |
| <ul> <li>UNIT 2 (RESIDENTIAL DWEL)</li> </ul> | / AFFECT                               | IF THE SURFACE WERE BLACK TOP IF COULD ADVERSELY AFFECT       |
| UNIT 1 (RESIDENTIAL DWEL)                     | DITIONALLY,                            | YEARS, IT CONSISTS OF 3/4" CLEAN CRUSHED STONE, ADDITIONALLY, |
|   | MORE THAT 50                           | UPON INFORMATION AND BELIEF THIS HAS EXISTED FOR MORE THAT 50 |
| PARKING REQUIREMENTS:                         | E APPLICANT.                           | IT PRE-EXISTS THE PURCHASE OF THE PROPERTY BY THE APPLICANT.  |

\$17:9-24.C1:

THE ADJACENT PROPERTY HOUSES A TREE REMOVAL HUGE TRUCKS ON THE PROPERTY.

#### NO NEW BUILDINGS, I NO NEW BUILDINGS ARE BEING PROPOSED. NO NEW SITE IMPROVEMENTS ARE BEING PROPOSED. SITE IS NOT IN A FLOOD HAZARD AREA WAIVERS BEING SOUGHT SITE PLAN REQUIREMENTS CONSTRUCTION IS IMPERVIOUS SURFACE BEING PROPOSED. PARKING AREAS SITE IMPROVEMENTS (17:8-2)SU SU SU PERCENTAGE HAS BEEN CONFIRMED.

| RVEY DOES NOT REFERENCE A TITLE       | (66.00')   |
|---------------------------------------|--|
| STING PLOT PLAN                       |  |
| E: $1" = 40'-0"$                      |  |
| EXISTING NO NEW SHOWN                 | N BUILDING SUBCODE INFORMATION   |
| EXISTING: NO NEW SHOWN                |  |
| TION ON PLOT PLAN OBTAINED            | 1. USE GROUP-RESIDENTIAL MULTI-FAMILY DWELLING AND OFFICER-3  2. CONSTRUCTION CLASSIFICATIONTYPE V -B  \$ 17:9-48.A.1.  MIN. FLOOR |
|                                       | MENT 5   |
| ESSIONAL LAND SURVEYORS               | TWO BEDROOM APARTMENTS 750 SQ. FT.   |
| MBERTMILL, NEW JERSEY                 | E OR MORE BEDROOM  |
| (609) 751–3955                        | /ADDITIONA   |
| DÀTED: 10/7/2021                      | AREA BY FLOOR:  AREA BY UNIT:  |
|                                       | 1749 SQ. FT. UNIT 1 (1-BED) 1179   |
|                                       | SECOND FLOOR 1827 SQ. FT. UNIT 2 (4-BED) 1612 SQ. FT.  |
|                                       | THIRD FLOOR 1490 SQ. FT. UNIT 3 (3-BED) 1490 SQ. FT.   |
| G REQUIREMENTS:                       | 5066 SQ. FT. STORAGE BY UNIT:  |
| IT 1 (RESIDENTIAL DWELLING): 2 SPACES | 68,973 CU. FT. UNIT 1 113 SQ   |
| T 2 (RESIDENTIAL DWELLING): 3 SPACES  | ONII 2 50 SQ.  |
| T 3 (RESIDENTIAL DWELLING): 2 SPACES  | PRINCIPAL STRUCTURE: 2207 SQ. FT. UNIT 3 54 SQ. FT.  |
|                                       | 1  |
| DARKING SPACES PROVIDED: 7 SPACES     | REDUCTION OF STONE DRIVE: 1.164 SO FT (3.5%)   |

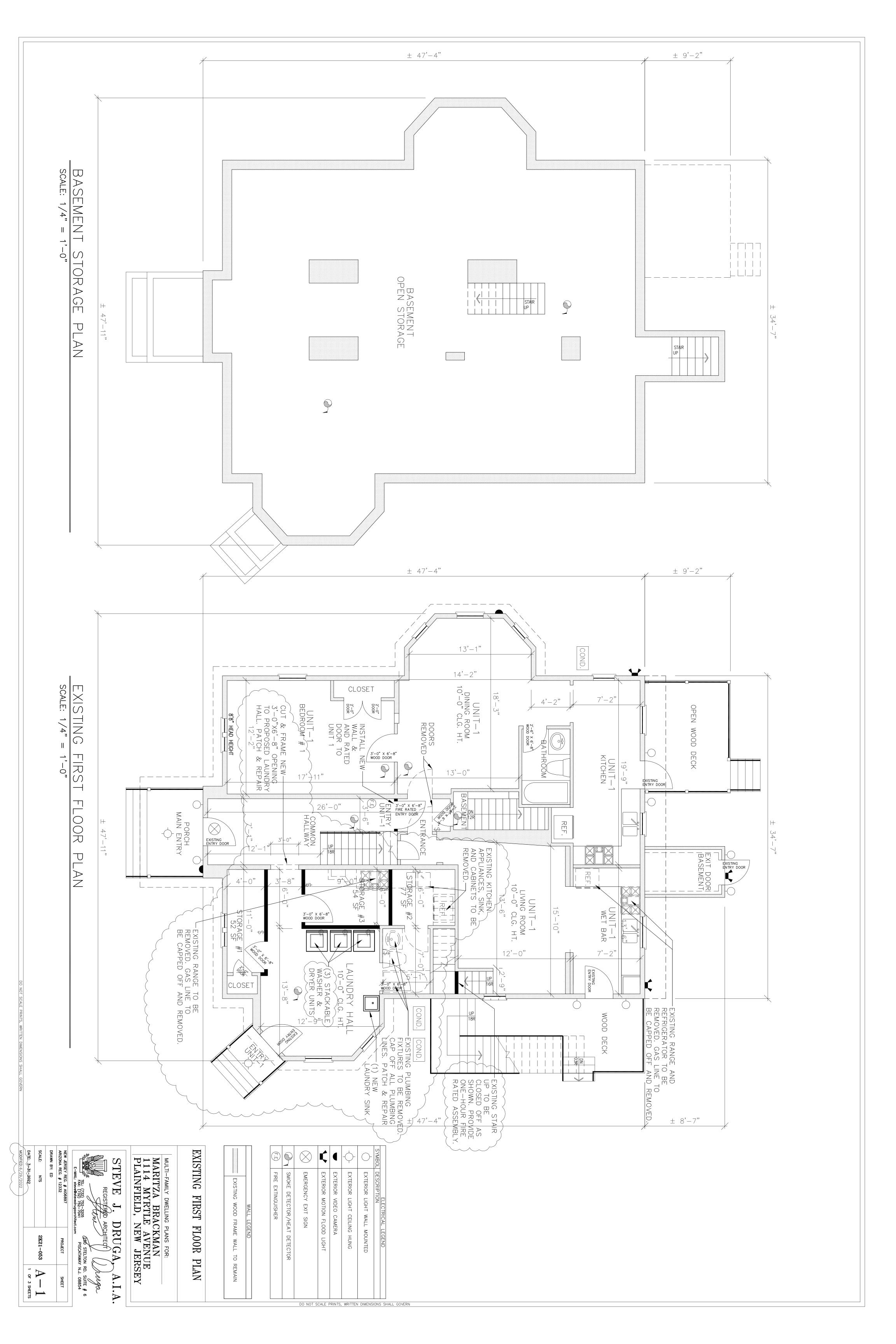
|                      | BEEN CONFIRMED.                                   | NEW IMPERVIOUS<br>SURFACE: 41.0%              | SURFACE BY 3.5% EXISTING IMPERVIOUS SURFACE: 44.5% | DECREASED IN IMPERVIOUS |                                     |                                  |
|----------------------|---|---|--|-------------------------|-------------------------------------|----------------------------------|
| BERKELEY HEIGHTS, NJ | 27 PELLINORE LANE                                 | PROPERTY OWNER: MARISSA BRACKMAN              | BOARD SECRETARY:                                   | BOARD CHAIRMAN:         | CITY ENGINEER:                      | SIGNATURE BLOCK:                 |
| DRAWN BY: ED         | NEW JERSEY REG. # A106897<br>ARIZONA REG. # 12332 |   | STEVE J. D   | PLAINFIELD, NEW JERSEY  | MARITZA BRACKMAN 1114 MYRTLE AVENUE | MULTI-FAMILY DWELLING PLANS FOR: |
|                      | PROJECT   | 250 STELTON RD. SUITE # PISCATAWAY N.J. 08854 | DRUGA  | EW JER                  | KMAN<br>AVENUI                      | LANS FOR:                        |
|                      | SHEET   | Julga<br>RD. SUITE # (<br>N.J. 08854          | A.I.   | SEY                     | (-J                                 |                                  |

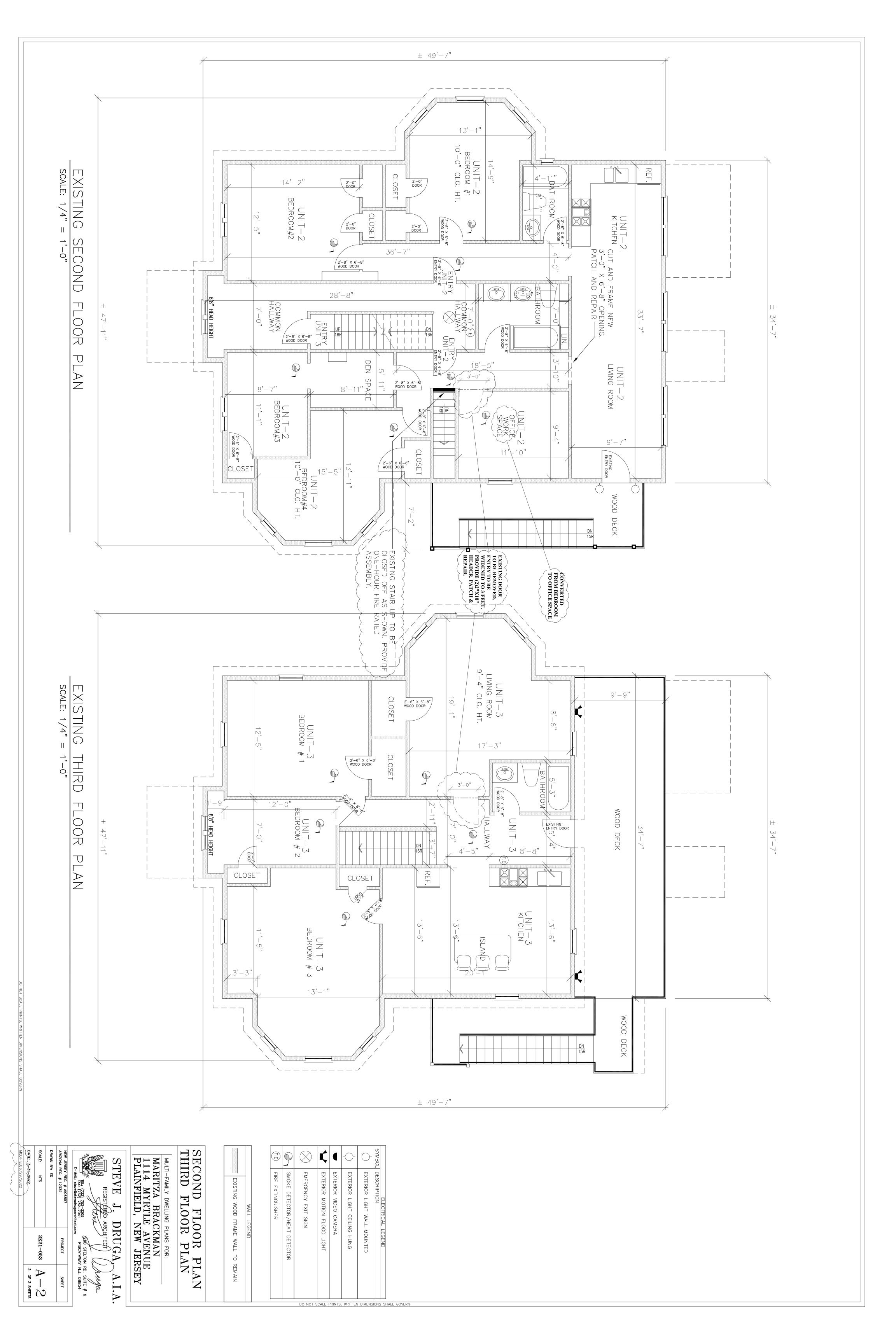
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M

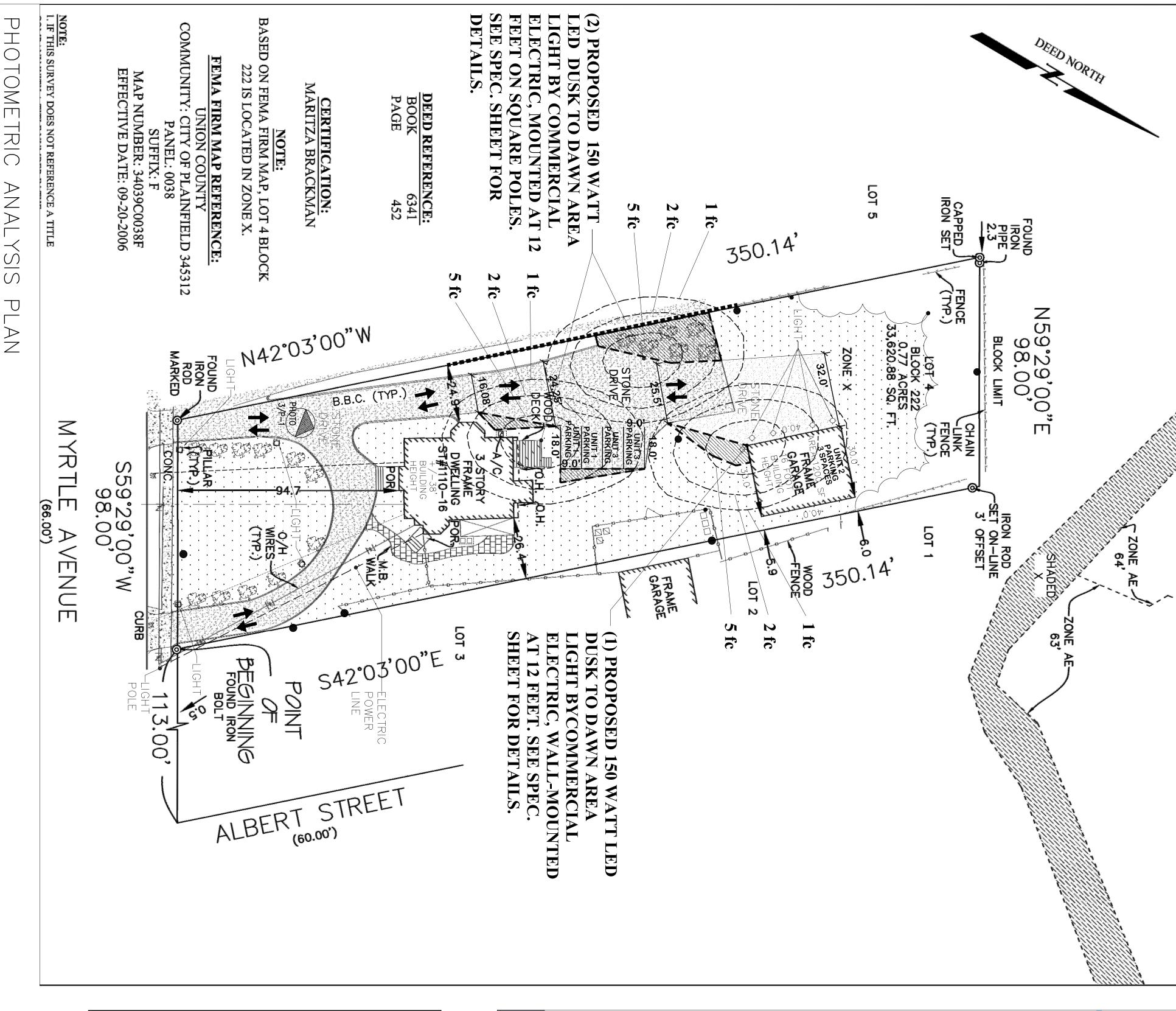
EXISTING PLOT PLAN; KEY/ZONING MAP EXISTING PHOTOGRAPHS; ZONING CHARTS

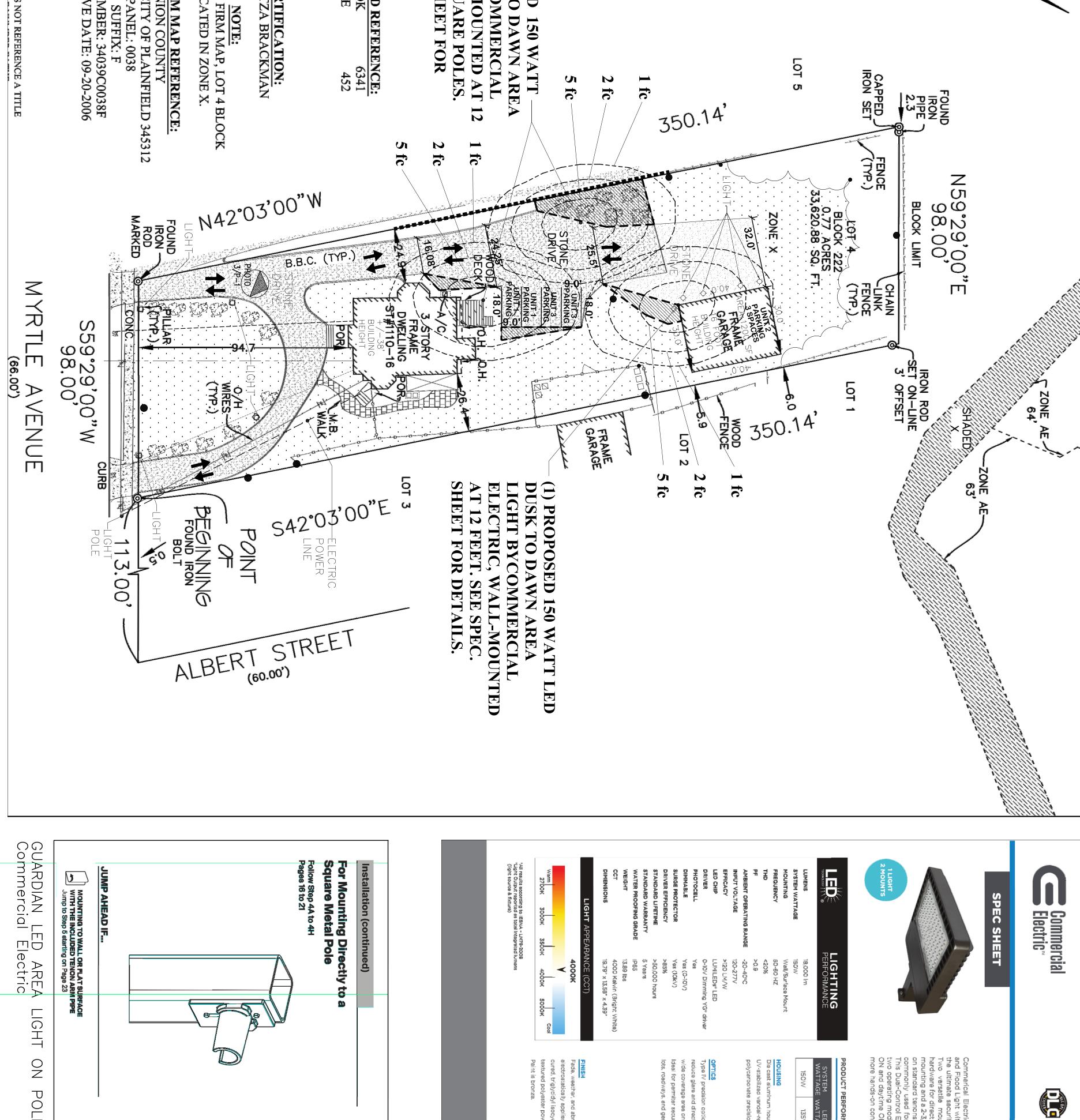
| DATE: 3-31-2022 | SCALE: NTS | DRAWN BY: ED | NEW JERSEY REG. # A106897<br>ARIZONA REG. # 12332 | E-MAIL: steve@stevedrugaarchitect.com           | STEVE J. D                   |
|-----------------|------------|--------------|---|---|------------------------------|
|                 | 2K21-053   |              | PROJECT   |   | $\mathrm{DRUGA}_{ARCHITEQT}$ |
| 1 OF 1 SHEETS   | P-1        |              | SHEET   | 256 STELTON RD. SUITE # 6 PISCATAWAY N.J. 08854 | A.I.A.                       |
|                 |            |              |   |   |                              |











NOVA150-PC-4K-BZ LED AREA LIGHT

Commercial Electric

NOVA150-PC-4K-BZ LED AREA LIGHT

DUSK-TO-D/

NW

19.79"(502.66mm)

21.059"(534.9mm)

2.88"(73.3mm)

POLE

SCALE:

25

0,

## AVERAGE ILLUMINATION LEVEL $\infty$ 17:11-12.F:

Light Shines Brighter & Last Up 5 years

engle-edjustable that andard tenons, bull-horns n. to 2-1/2 in, round pipes

APPLICATIONS

08

MOUNTED AT 25FT.

SUGGESTED MOUNTING HEIGHT:

3D PHOTOMETRIC VIEW

**25'** 7.6M

6.1≾

9.1<sub>≤</sub>

PARKING LOTS: 1.0 -2.5 fc

DO NOT SCALE PRINTS, WRITTEN DIMENSIONS SHALL GOVERN

foot-candle =

Calculation: 10.76 lumens

Total

Lumens available:

18,000 lumens

8,000 / 10.76 = 1672 fc total

ALL PROPOSED SITE LIGHTING SHALL MEET THE CITY OF PLAINFIELD LAND USE ORDINANCE 1-12.F

# EXTERIOR ELEVATIONS

MARITZA BRACKMAN

1114 MYRTLE AVENUE
PLAINFIELD, NEW JERSEY

FAX: (732) 752–3205
FAX: (732) 752–7041
E-MAIL: steve@stevedrugaarchite STEVE REGISTERED ARCHITEOT DRUGA 250 STELTON RD. SUITE # 6
PISCATAWAY N.J. 08854 A.I.A.

DRAWN BY: ED NEW JERSEY REG. # A106897 ARIZONA REG. # 12332 NTS 2K21-053 PROJECT 1 OF 1 SHEETS

DATE: 6/17/2022 MODIFIED: 6/29/202