

# NEW RESIDENCE

1376-78 SLOANE BOULEVARD

PLAINFIELD, N.J. 07060

## SCOPE OF WORK:

### ARCHITECTURAL PROPOSAL FOR:

- NEW 4 BEDROOM, 2.5 BATH SINGLE FAMILY HOME OVER FULL, UNFINISHED BASEMENT PER PLANS

## ZONING & CONSTRUCTION DATA

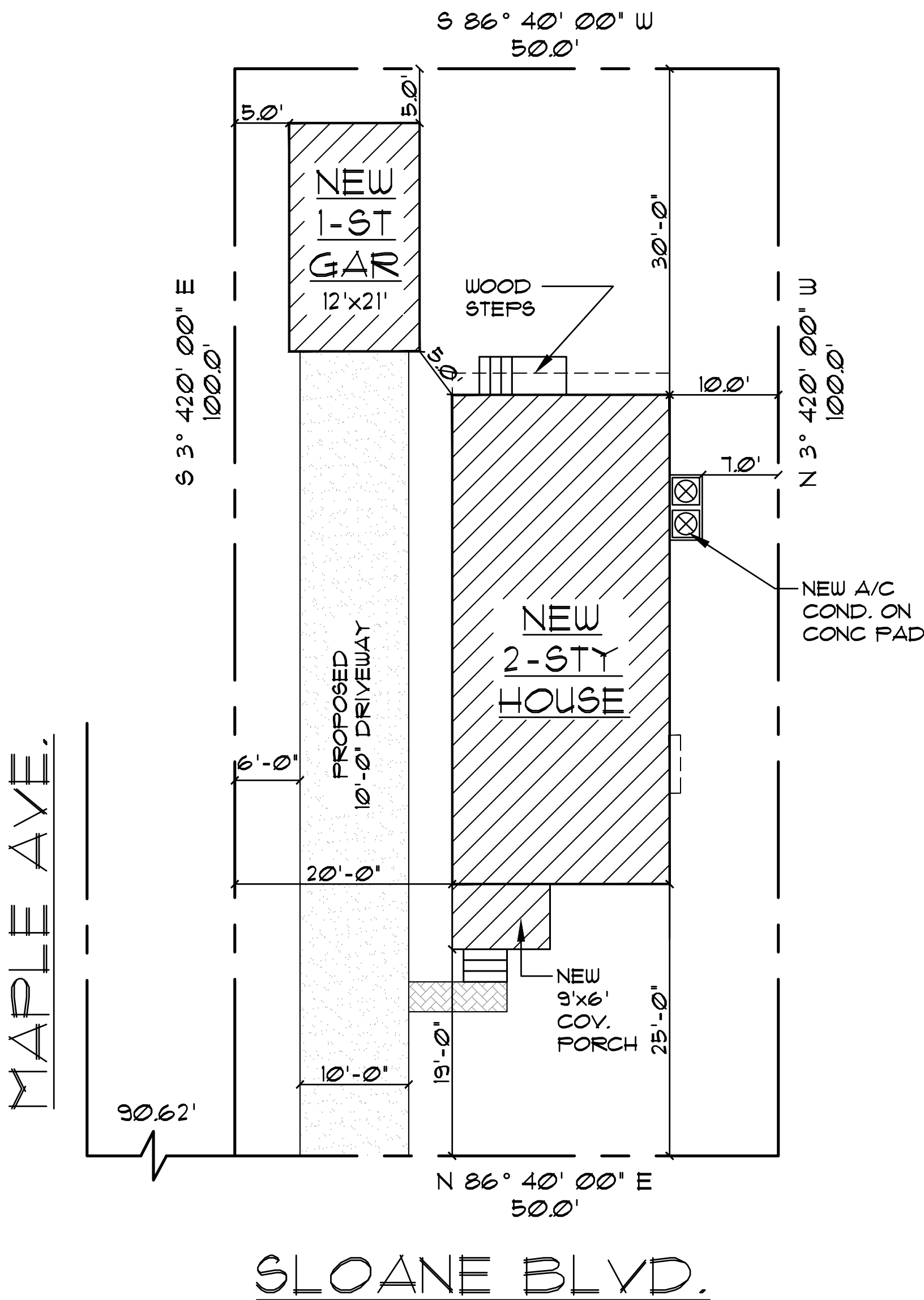
BLOCK: 23  
LOT: 7  
ZONE: R-3

|  | REQUIRED          | EXISTING    | PROVIDED            |
|--|-------------------|-------------|---------------------|
| LOT AREA   | 12,000 SF         | 5,000 SF ** | NO CHANGE           |
| LOT WIDTH  | 100 FT            | 50.0 FT **  | NO CHANGE           |
| LOT FRONTAGE                                       | 100 FT            | 50.0 FT **  | NO CHANGE           |
| LOT DEPTH  | 100 FT            | 100 FT      | NO CHANGE           |
| <strong>PRINCIPAL BUILDING</strong>                |                   |             |                     |
| FRONT YARD SETBACK                                 | 25 FT             |             | 25 FT               |
| SIDE YARD SETBACK                                  | 10 FT             |             | 10 FT, 20 FT        |
| COMBINED SIDE YD SETBACK                           | 30 FT             |             | 30 FT               |
| REAR YARD SETBACK                                  | 30 FT             |             | 30 FT               |
| BUILDING HEIGHT                                    | 3 STORIES / 35 FT |             | 2 STORIES / 28.1 FT |
| MAX. BUILDING COVERAGE                             | 25% (1,250 SF)    |             | 25% (1,249 SF)      |
| MAX. LOT COVERAGE                                  | 40% (2,000 SF)    |             | 40% (2,000 SF)      |
| <strong>ACCESSORY BUILDING</strong>                |                   |             |                     |
| SIDE YARD SETBACK                                  | 5 FT              |             | 5 FT                |
| REAR YARD SETBACK                                  | 5 FT              |             | 5 FT                |
| MAX. GARAGE SIZE                                   | 12'x25' = 300 SF  |             | 12'x21' = 252 SF    |
| MAX. % PRINCIPLE BUILDING                          | 35% (431 SF)      |             | 20.2% (252 SF)      |
|  |                   |             |                     |
|  |                   |             |                     |
| *** INDICATES PRE-EXISTING NONCONFORMING CONDITION |                   |             |                     |

| LOT COVERAGE CALCULATION         |               |
|----------------------------------|---------------|
|                                  | TOTAL         |
| HOUSE FOOTPRINT                  | 900 SQ. FT.   |
| GARAGE                           | 252 SQ. FT.   |
| COVERED PORCH, STAIRS, & WALKWAY | 90 SQ. FT.    |
| DRIVEWAY                         | 740 SQ. FT.   |
| REAR STEPS (NOT INCLUDED - WOOD) | 28 SQ. FT.    |
| A/C CONDENSERS                   | 18 SQ. FT.    |
|                                  |               |
| TOTAL                            | 2,000 SQ. FT. |

## AREA CALCULATIONS

|              | EXISTING | PROPOSED       | TOTALS |
|--------------|----------|----------------|--------|
| FIRST FLOOR  |          | 900 SQ. FT.    |        |
| SECOND FLOOR |          | 940 SQ. FT.    |        |
| TOTAL AREA:  |          | 1,840 SQ. FT.  |        |
|              |          |                |        |
| GARAGE       |          | 252 SQ. FT.    |        |
| BASEMENT     |          | 794 SQ. FT.    |        |
| VOLUME:      |          | 23,200 CU. FT. |        |



1  
A-1  
PROPERTY SURVEY BY OTHERS

REFER TO SURVEY PROVIDED BY:  
EKA ASSOCIATES, P.A.  
328 PARK AVENUE  
SCOTCH PLAINS, N.J. 07076  
  
JAMES R. WATSON, PLS, FP  
PLS NJ LIC. NO. 307150  
FP NJ LIC. NO. 3363  
DATED: 8/20/2020



COURTNEY LOWRY

ARCHITECT

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- These drawings are and remain the property of Courtney Lowry Architect LLC. No part or parts of these drawings shall be re-used without the written consent of Courtney Lowry Architect LLC.
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### ISSUES

| DATE       | DESCRIPTION             |
|------------|-------------------------|
| 10/7/2020  | ISSUE FOR CLIENT REVIEW |
| 11/11/2020 | PRINT FOR PERMITS       |
| 1/7/2021   | REISSUE FOR PERMITS     |
| 3/10/2022  | ISSUE FOR VARIANCE      |

COURTNEY LOWRY ARCHITECT LLC.

14 MARCIA STREET PARLIN, N.J. 08859 (732)835-8677

NEW RESIDENCE

1376-78 SLOANE BOULEVARD, PLAINFIELD, N.J. 07060

### PROJECT INFORMATION:

BLOCK: 23  
LOT: 7  
ZONE: R-3  
USE GROUP: R-3  
CONSTRUCTION CLASS: VB  
FLOOD ZONE: N/A

DRAWINGS  
NOT VALID  
WITHOUT  
RAISED SEAL

NJ LIC #19806  
FL LIC #ARS7532  
CERT. OF AUTHORIZATION #21AC00106500  
COURTNEY LOWRY, AIA, LEED AP, NCARB

### SHEET TITLE:

PROPERTY SURVEY  
& ZONING DATA

### JOB NO.:

20.053

### DRAWN BY:

CLL

### SCALE:

AS NOTED

### DATE:

9/30/2020

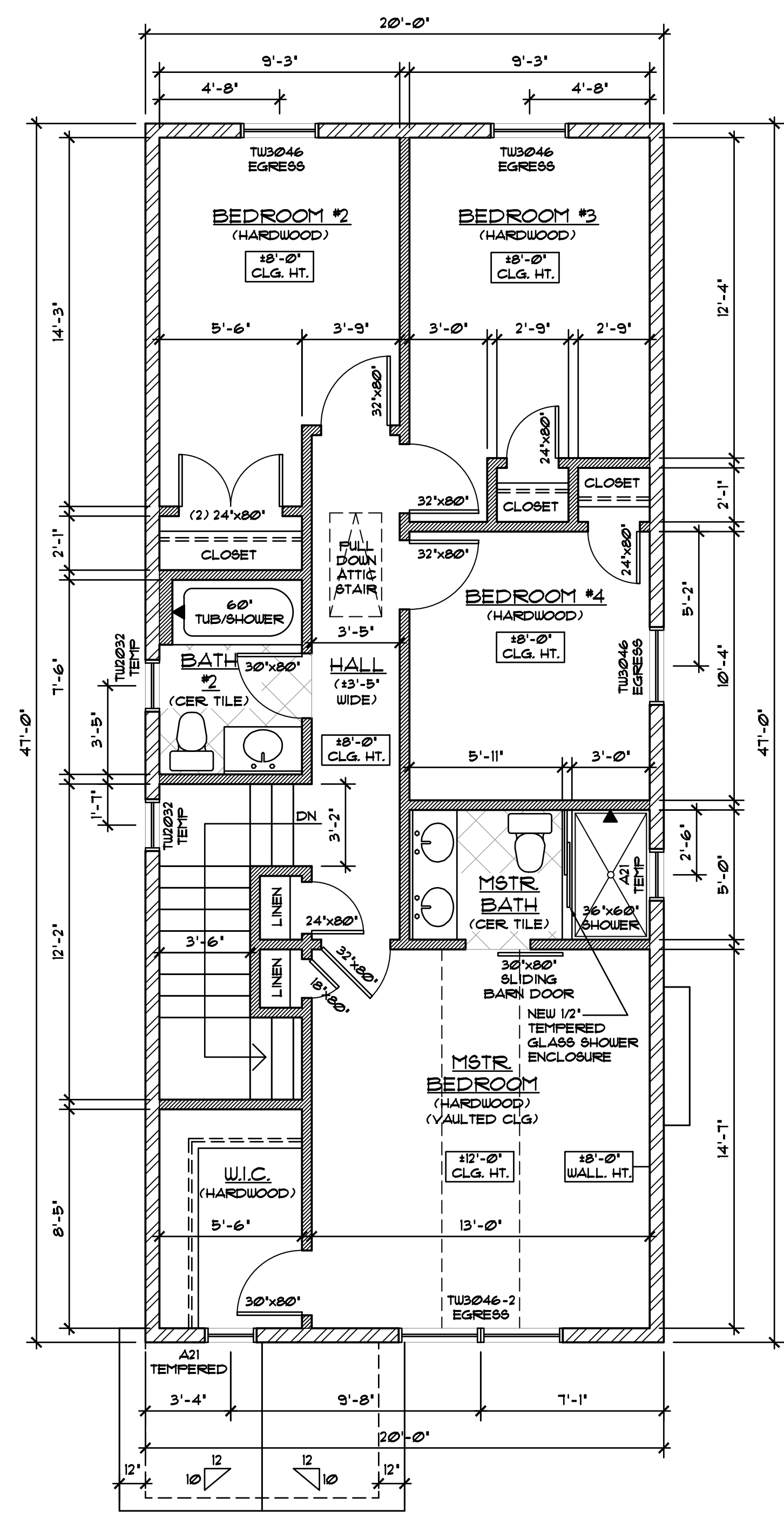
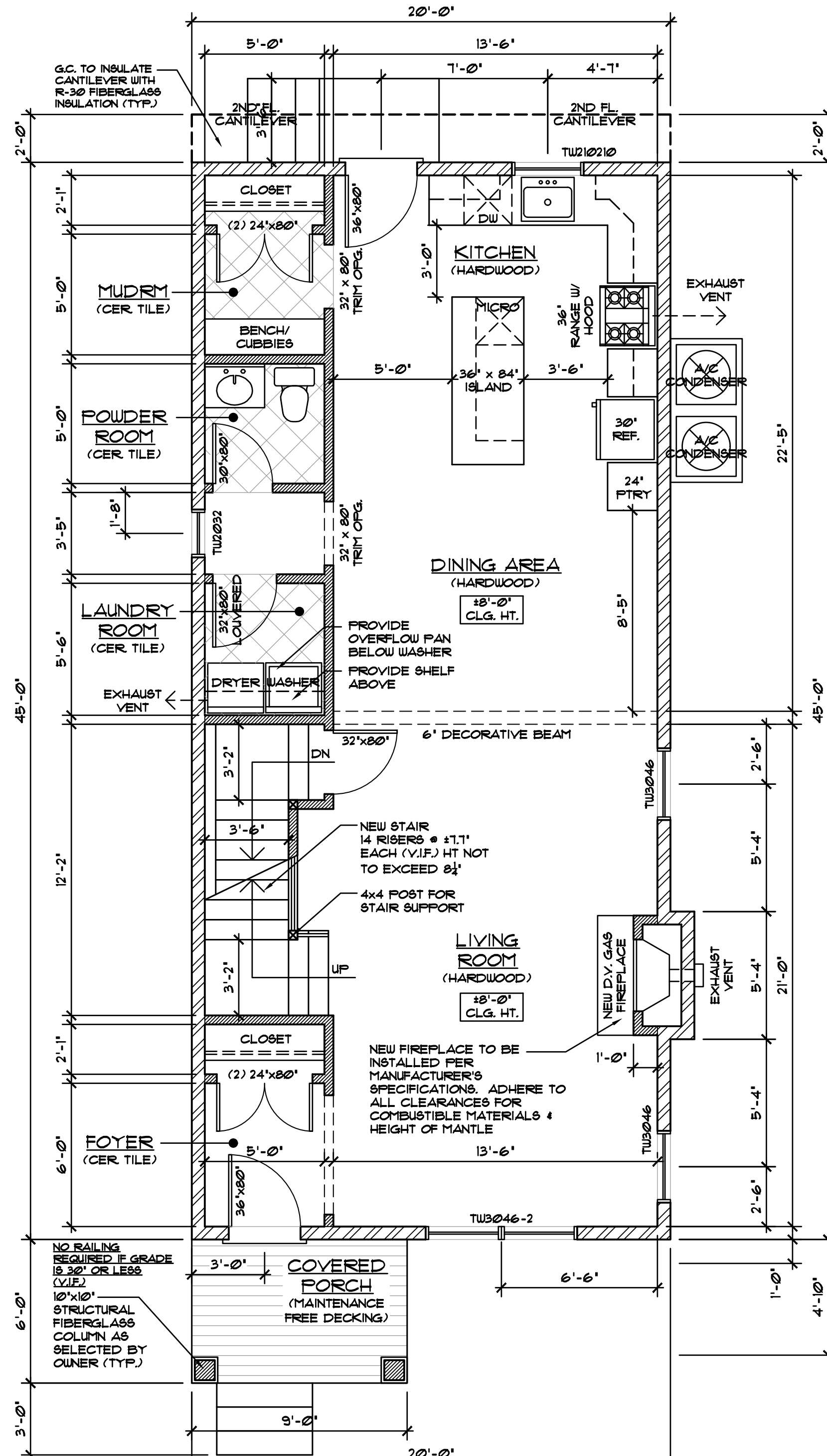
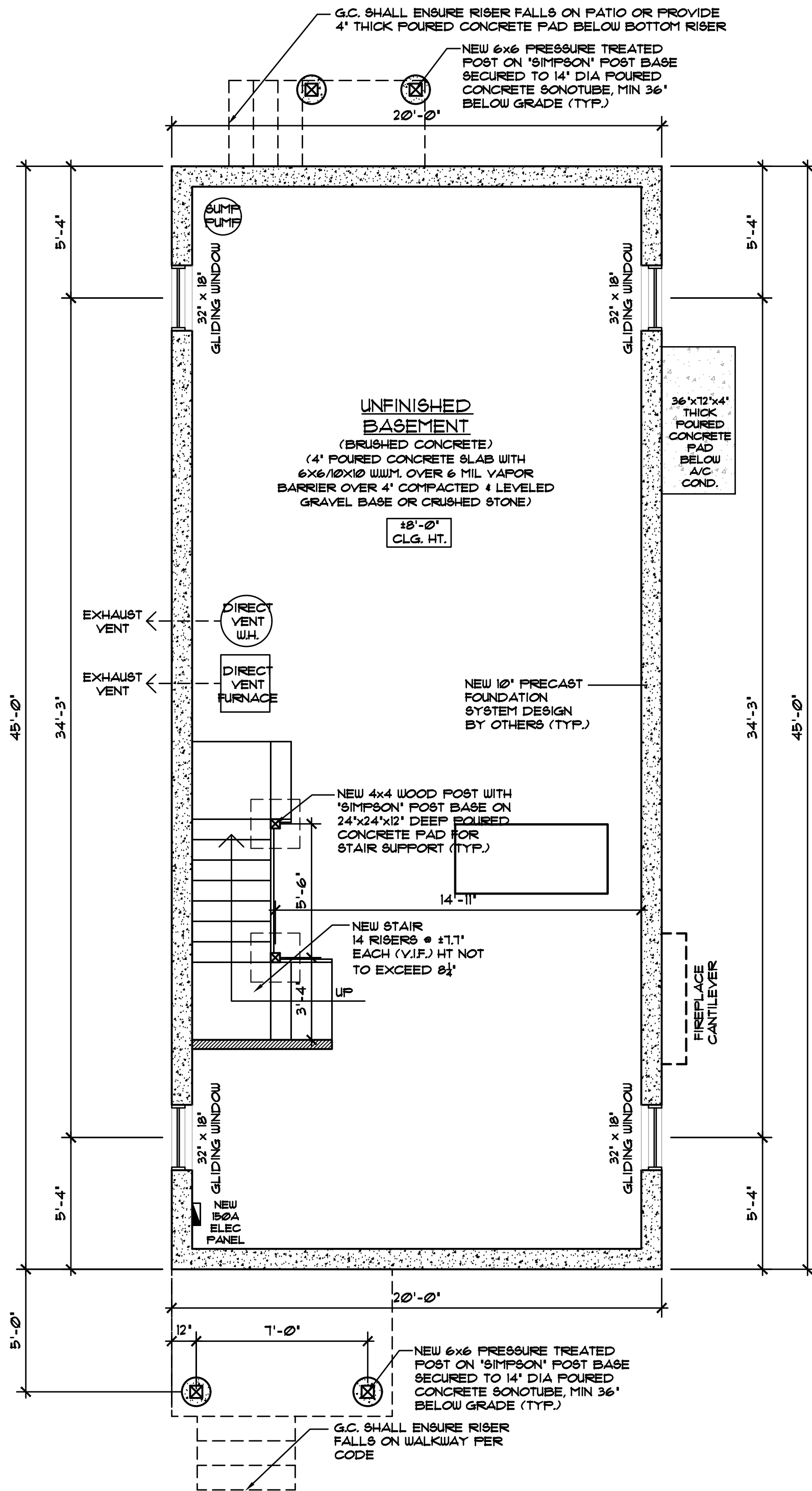
### SHEET NO.:

A-1

### PAGE:

1 OF 4





## WALL LEGEND

|  |  |
|--|--|
|  | NEW 10' PRECAST FOUNDATION BY OTHERS   |
|  | EXISTING WALL - NO CHANGE  |
|  | NEW 2x4 EXTERIOR WALL CONSTRUCTION W/ HIGH DENSITY R-15 BATT INSULATION                  |
|  | NEW 2x6 EXTERIOR WALL CONSTRUCTION W/ HIGH DENSITY R-21 BATT INSULATION                  |
|  | NEW 2x4 INTERIOR WALL CONSTRUCTION   |
|  | NEW 2x4 1 HOUR FIRE RATED INTERIOR WALL WITH 1 LAYER 5/8 TYPE 'X' SHEETROCK AT EACH SIDE |
|  | INDICATES DIM.   |
|  | INDICATES ELEVATION OR SECTION   |
|  | INDICATES SHEET NUMBER   |

COURTNEY LOWRY ARCHITECT

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| LOT:                | 7   |
| ZONE:               | R-3 |
| USE GROUP:          | R-3 |
| CONSTRUCTION CLASS: | VB  |
| FLOOD ZONE:         | N/A |

DRAWINGS NOT VALID WITHOUT RAISED SEAL

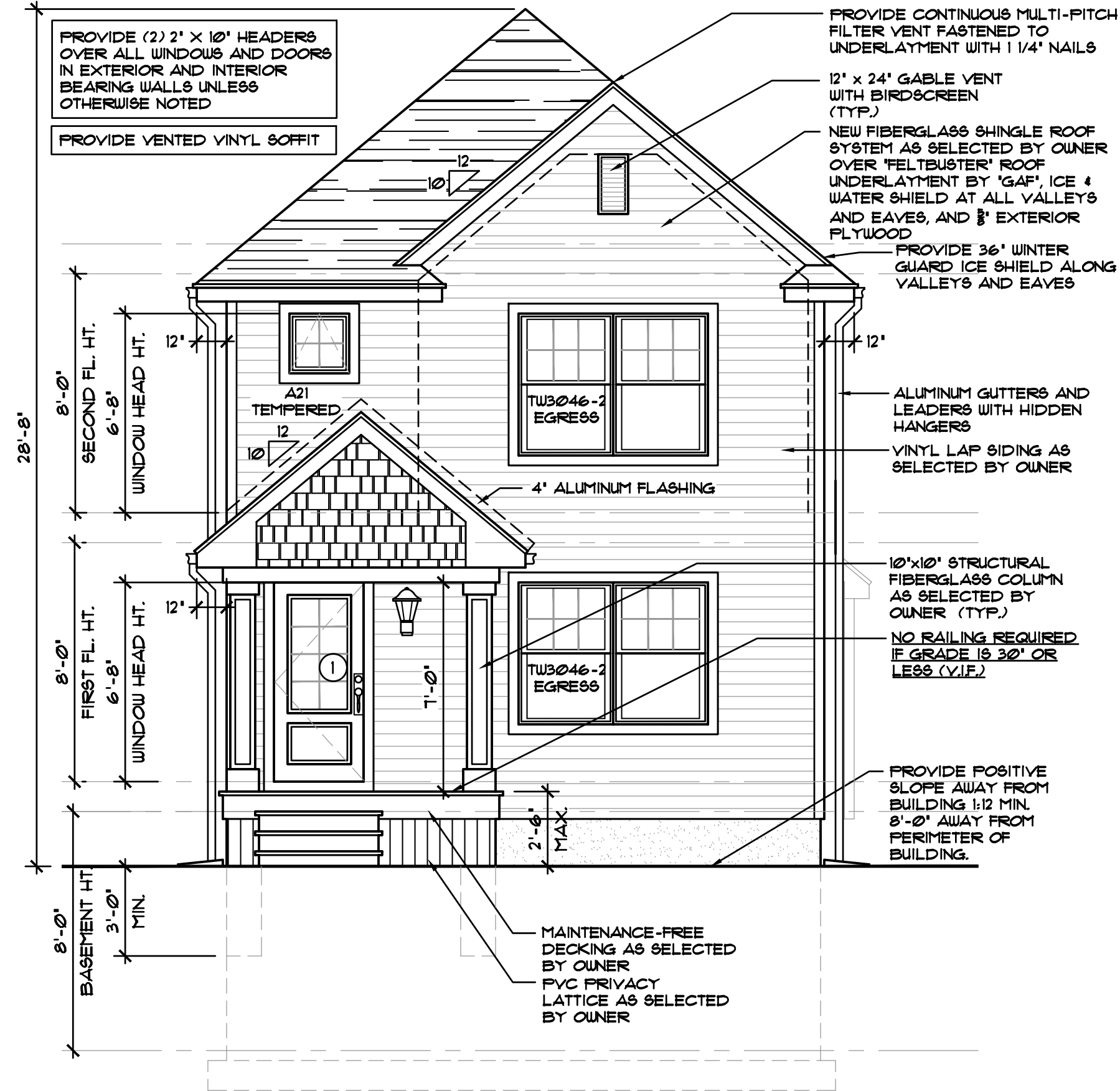
NI LIC #19806  
FL LIC #ARS7532  
CERT. OF AUTHORIZATION #21AC00106300  
COURTNEY LOWRY, AIA, LEED AP, NCARB

| SHEET TITLE        |
|--------------------|
| CONSTRUCTION PLANS |

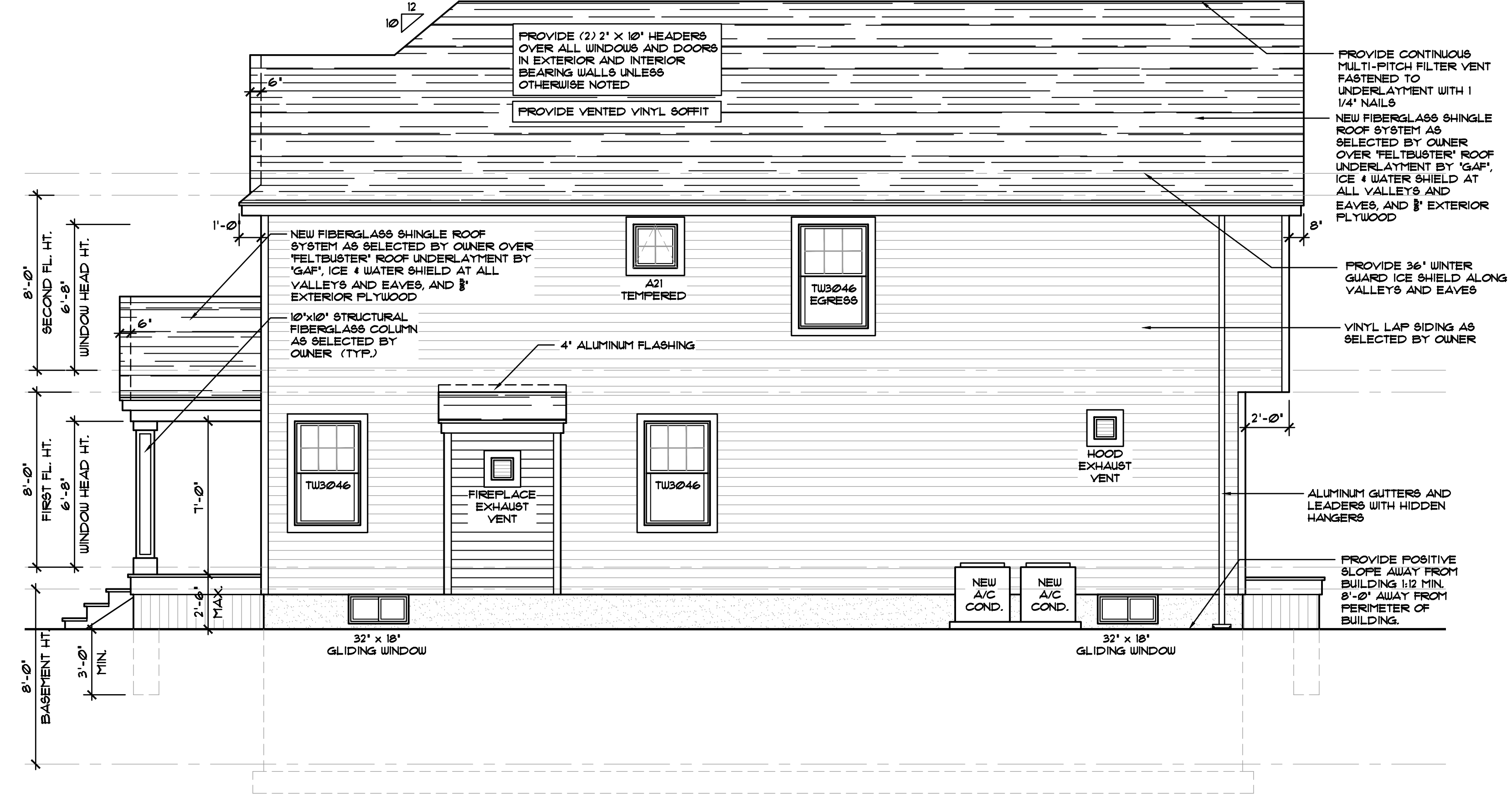
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| SCALE: AS NOTED | DATE: 9/30/2020 |

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|----------------|--------------|

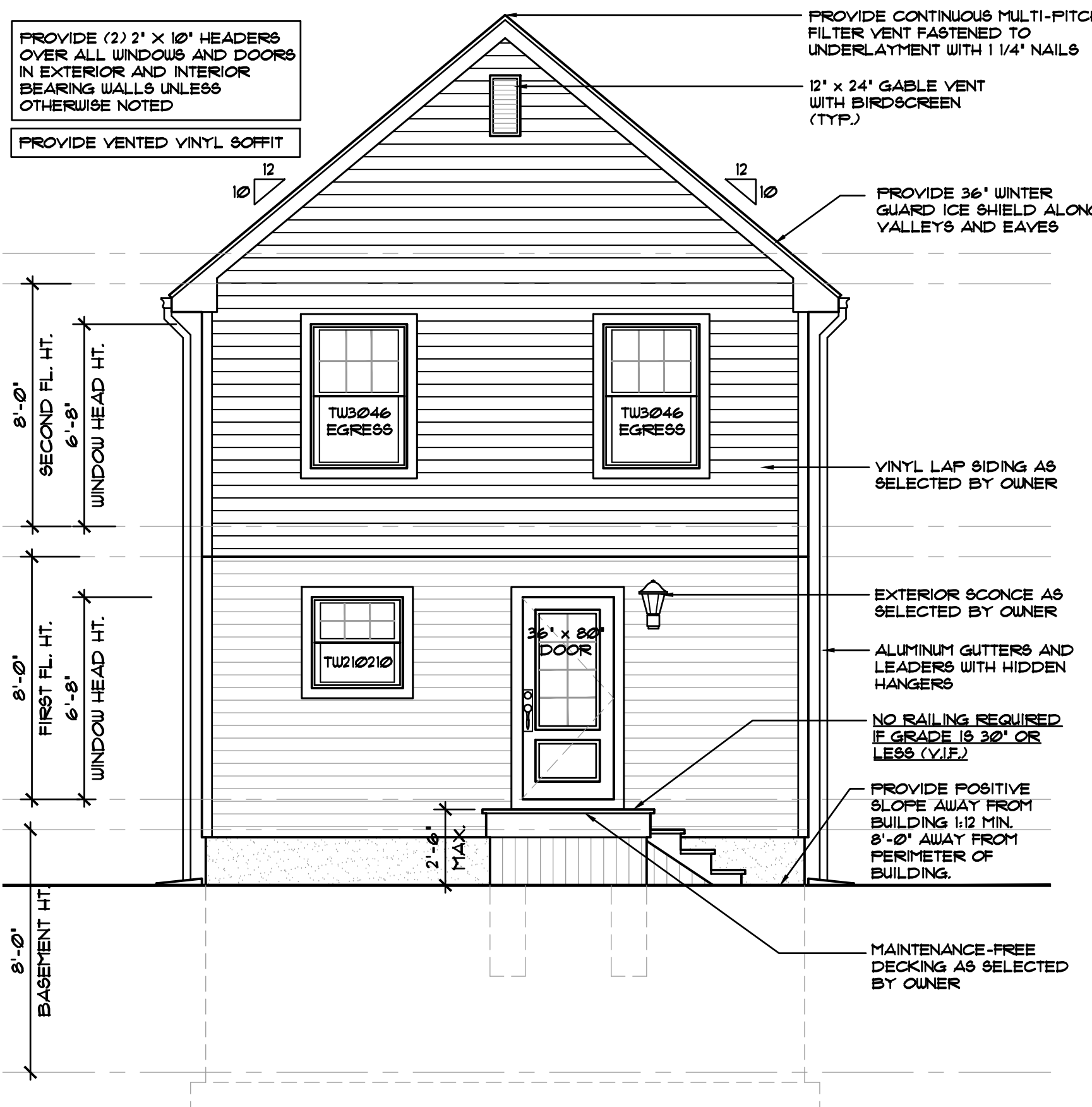




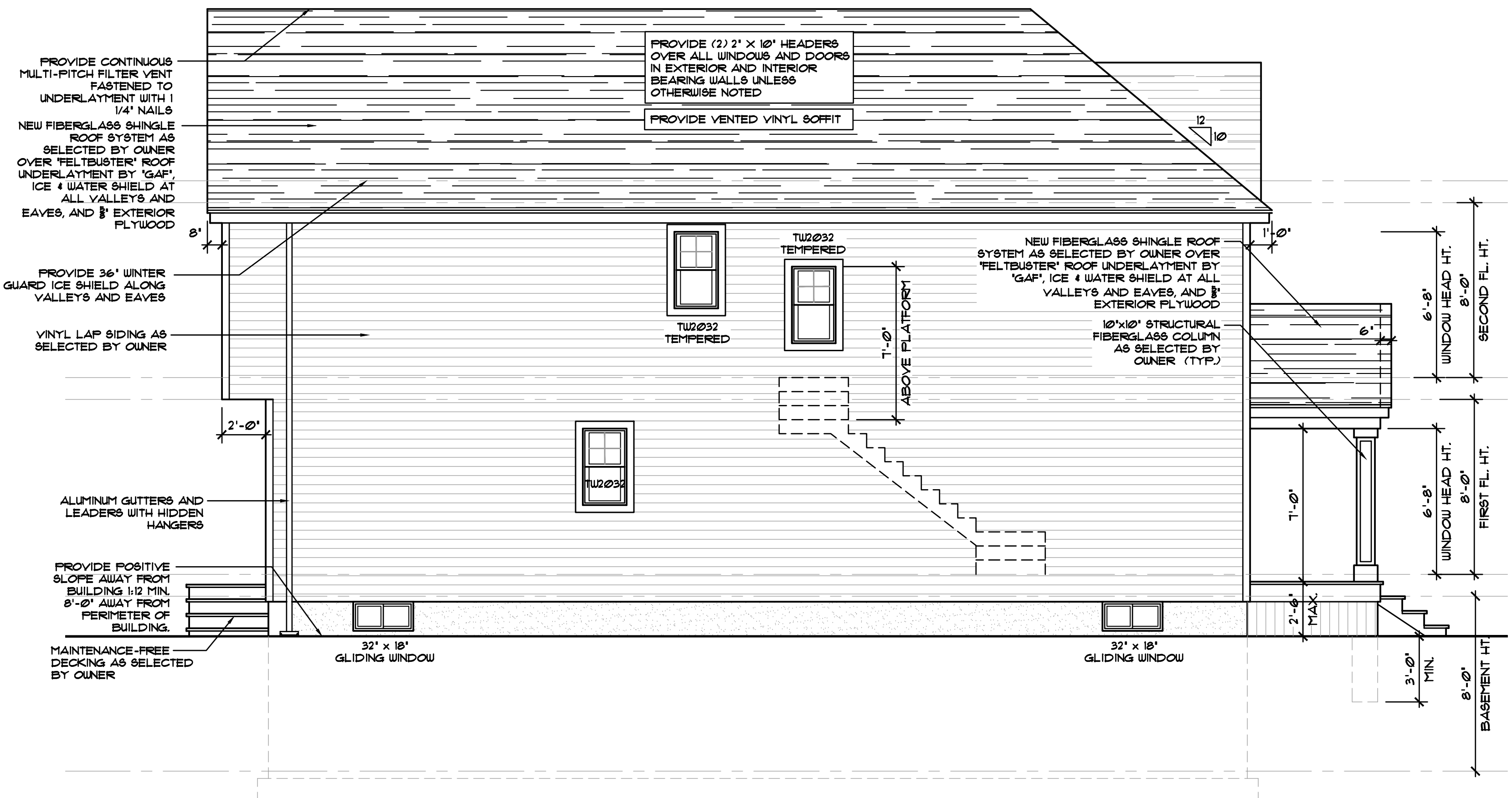
1 FRONT ELEVATION  
1/4" = 1'-0"




2 RIGHT SIDE ELEVATION  
1/4" = 1'-0"



3 REAR ELEVATION  
1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
1/4" = 1'-0"



COURTNEY LOWRY  
ARCHITECT

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PROJECT INFORMATION:

BLOCK:

LOT:

ZONE:

USE GROUP:

CONSTRUCTION CLASS:

FLOOD ZONE:

23

7

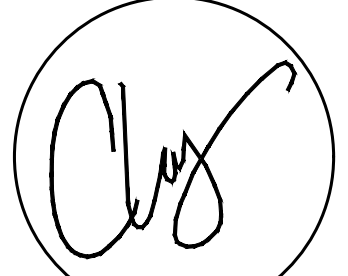
R-3

R-3

VS

N/A

DRAWINGS NOT VALID WITHOUT RAISED SEAL



NJ LIC #19806

FL LIC #ARS7532

CERT. OF AUTHORIZATION #21AC00106300

COURTNEY LOWRY, AIA, LEED AP, NCARB

SHEET TITLE

EXTERIOR ELEVATIONS

JOB NO.: 20.053

SCALE: AS NOTED

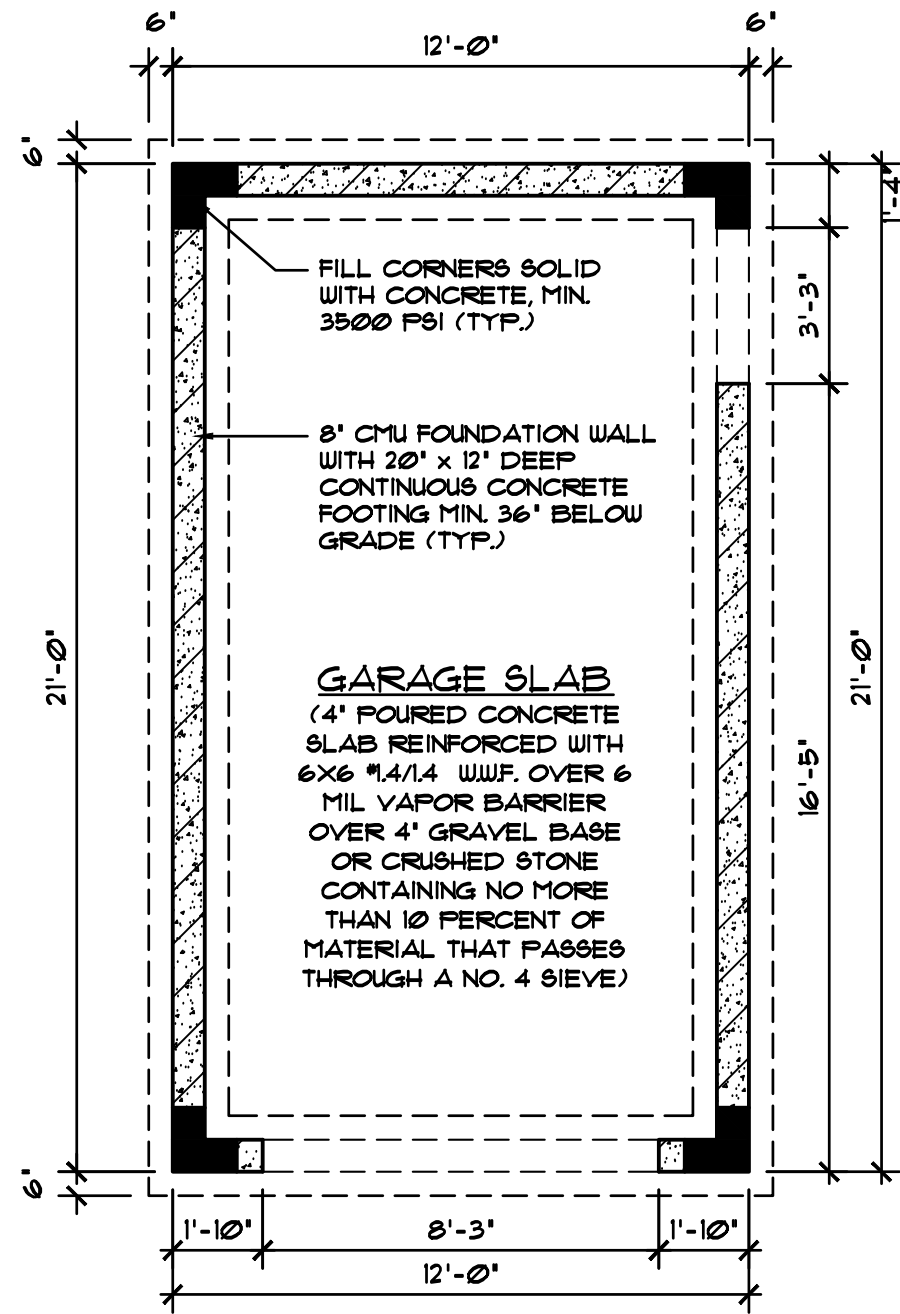
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DATE: 9/30/2020

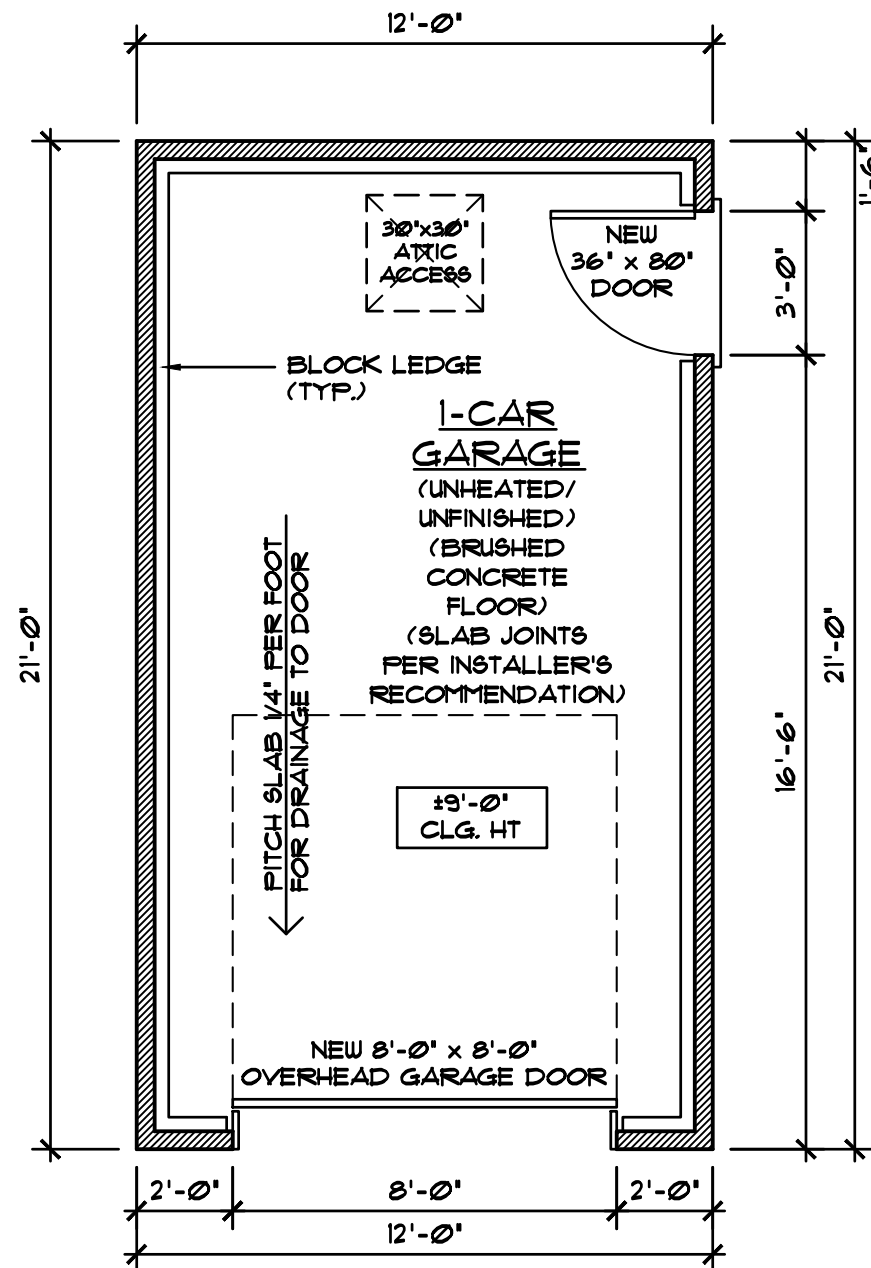
SHEET NO. A-3

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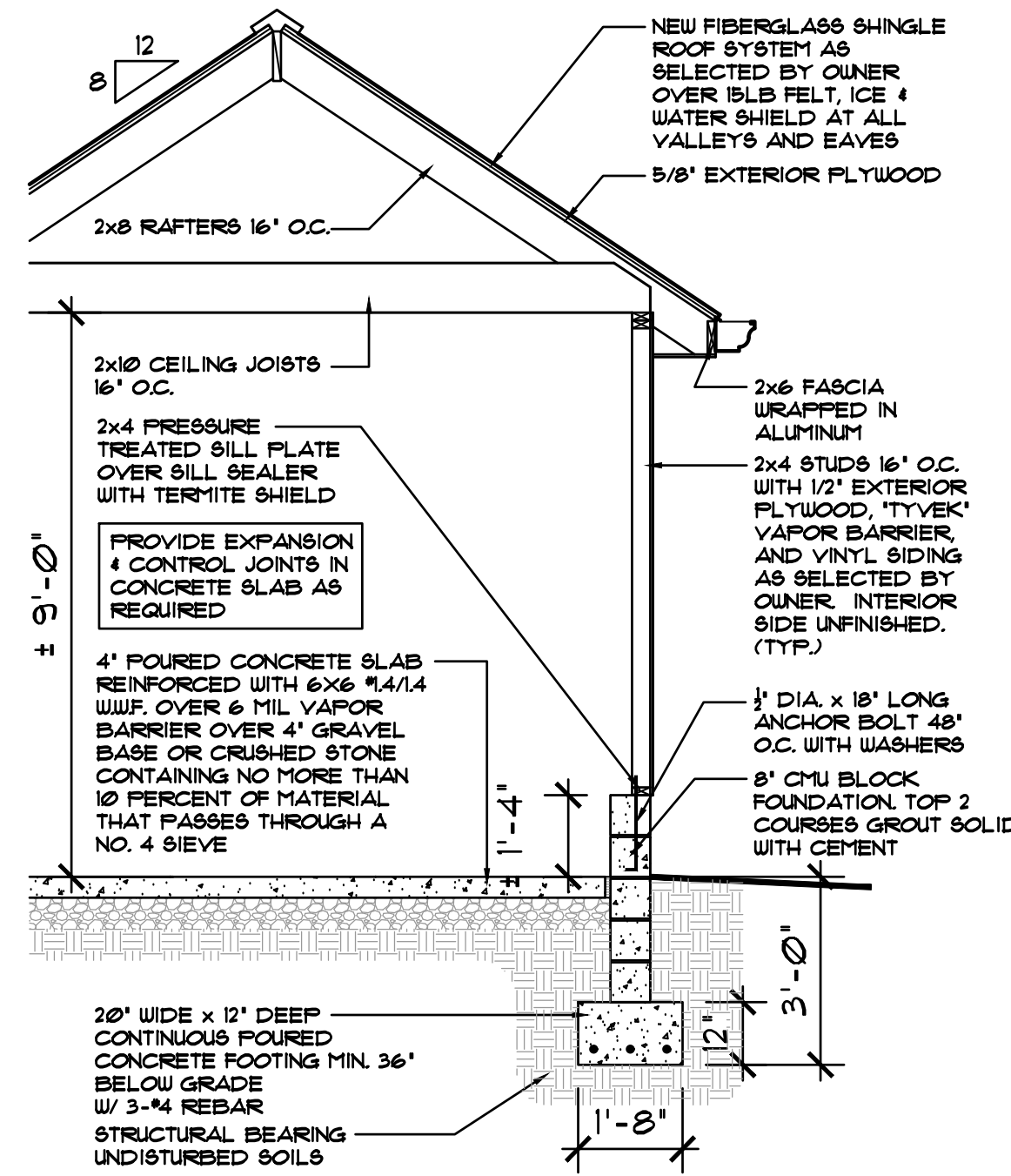




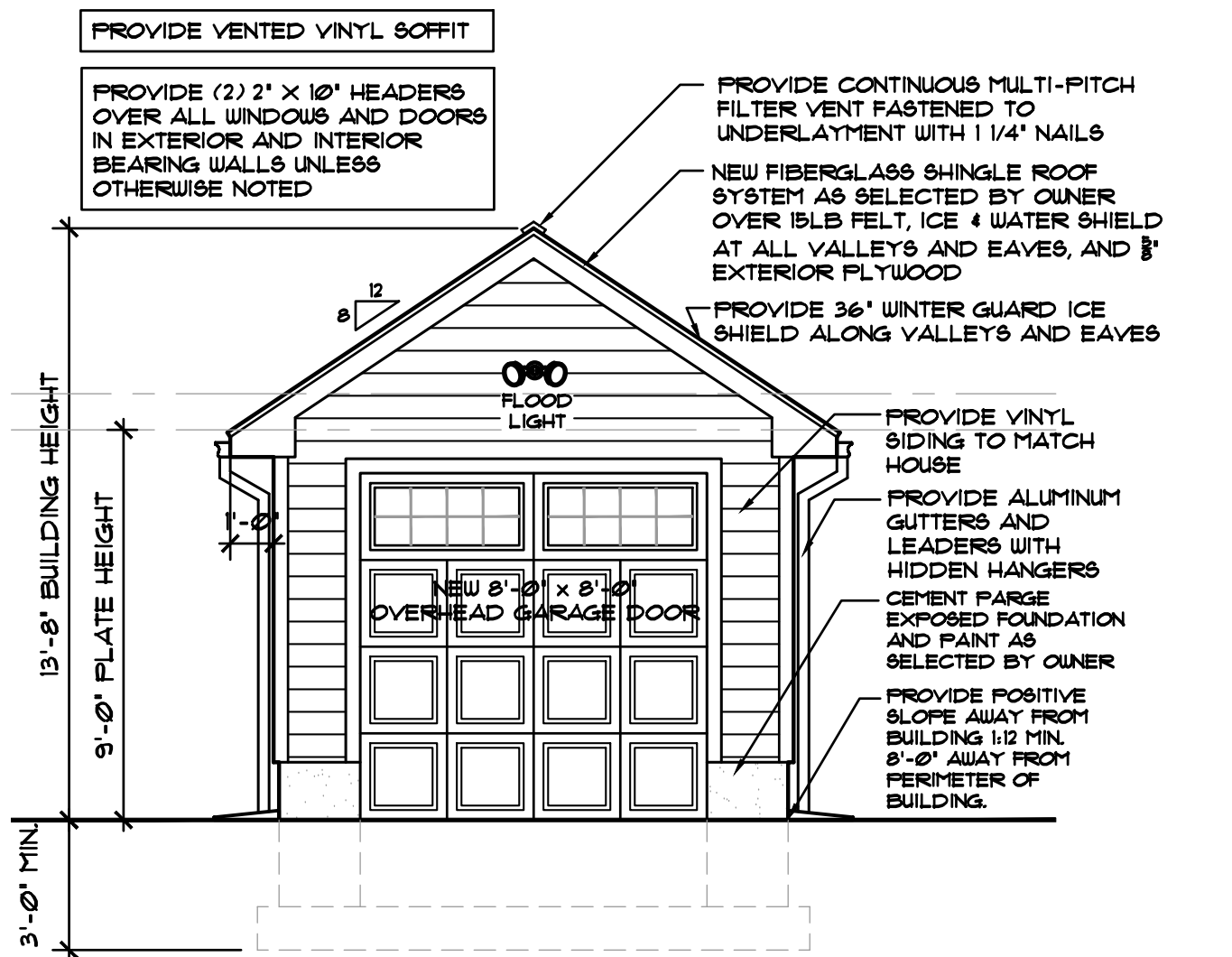
1 GARAGE FOUNDATION PLAN



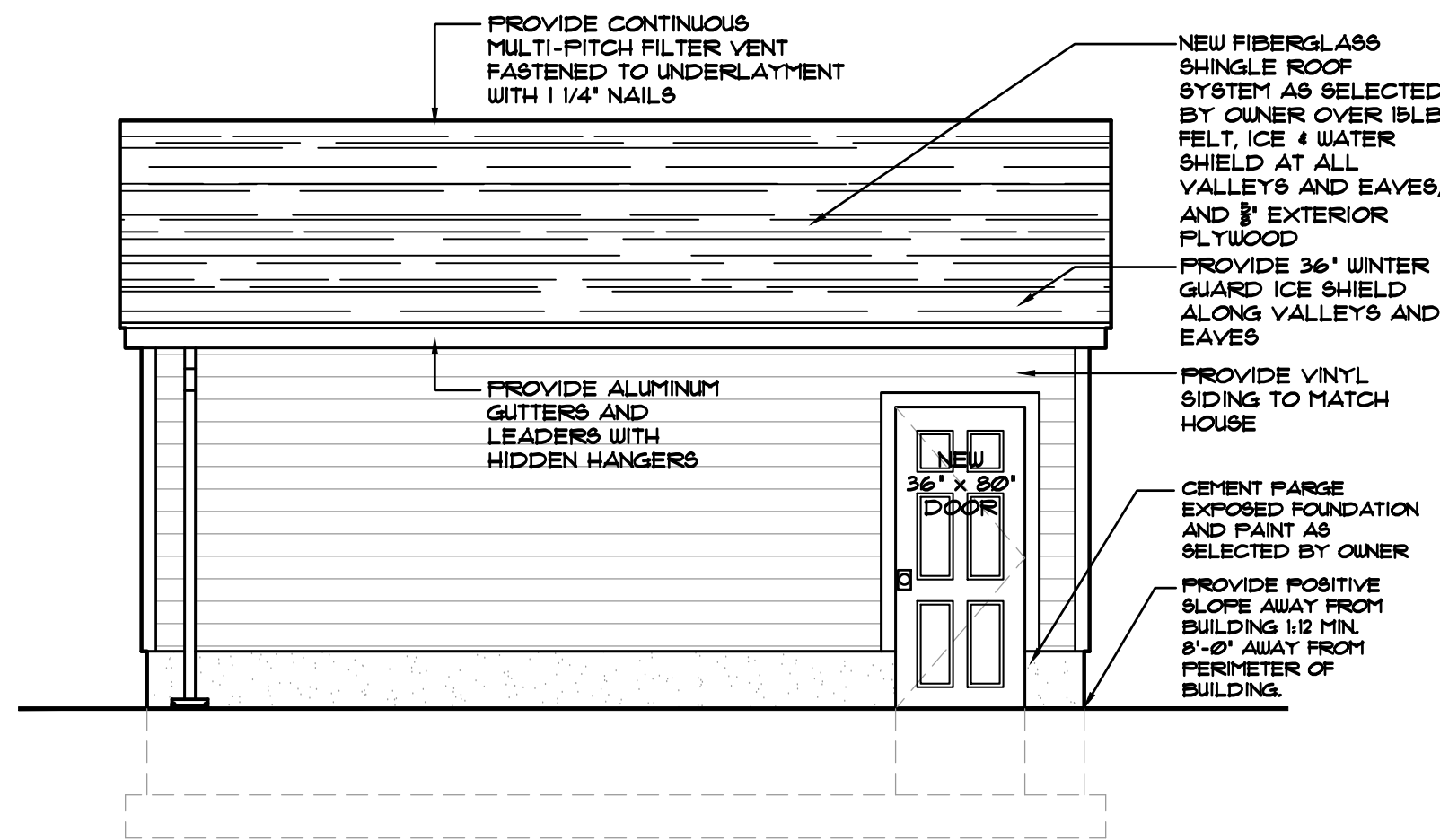
2 GARAGE FLOOR PLAN



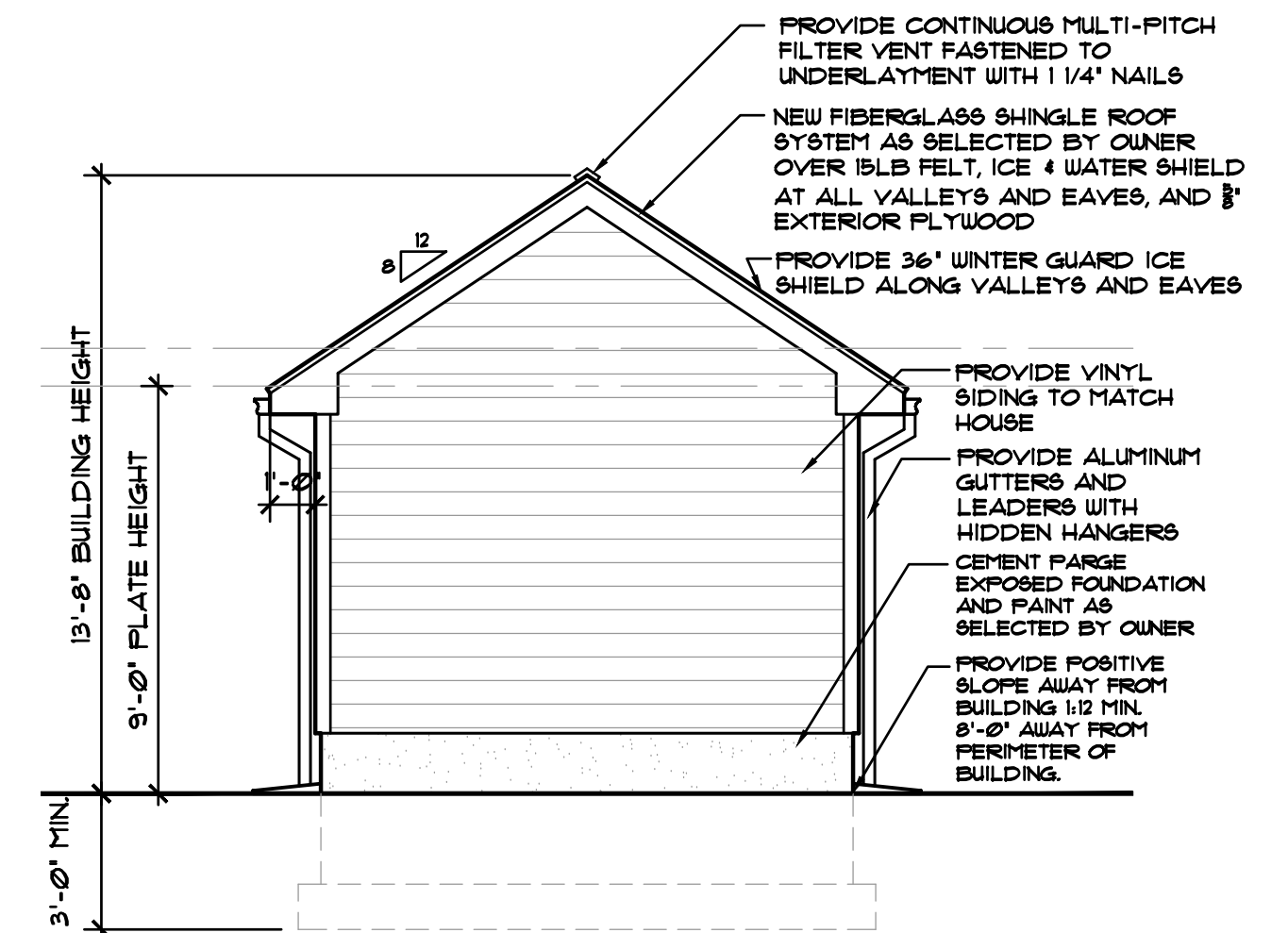
7 GARAGE SECTION



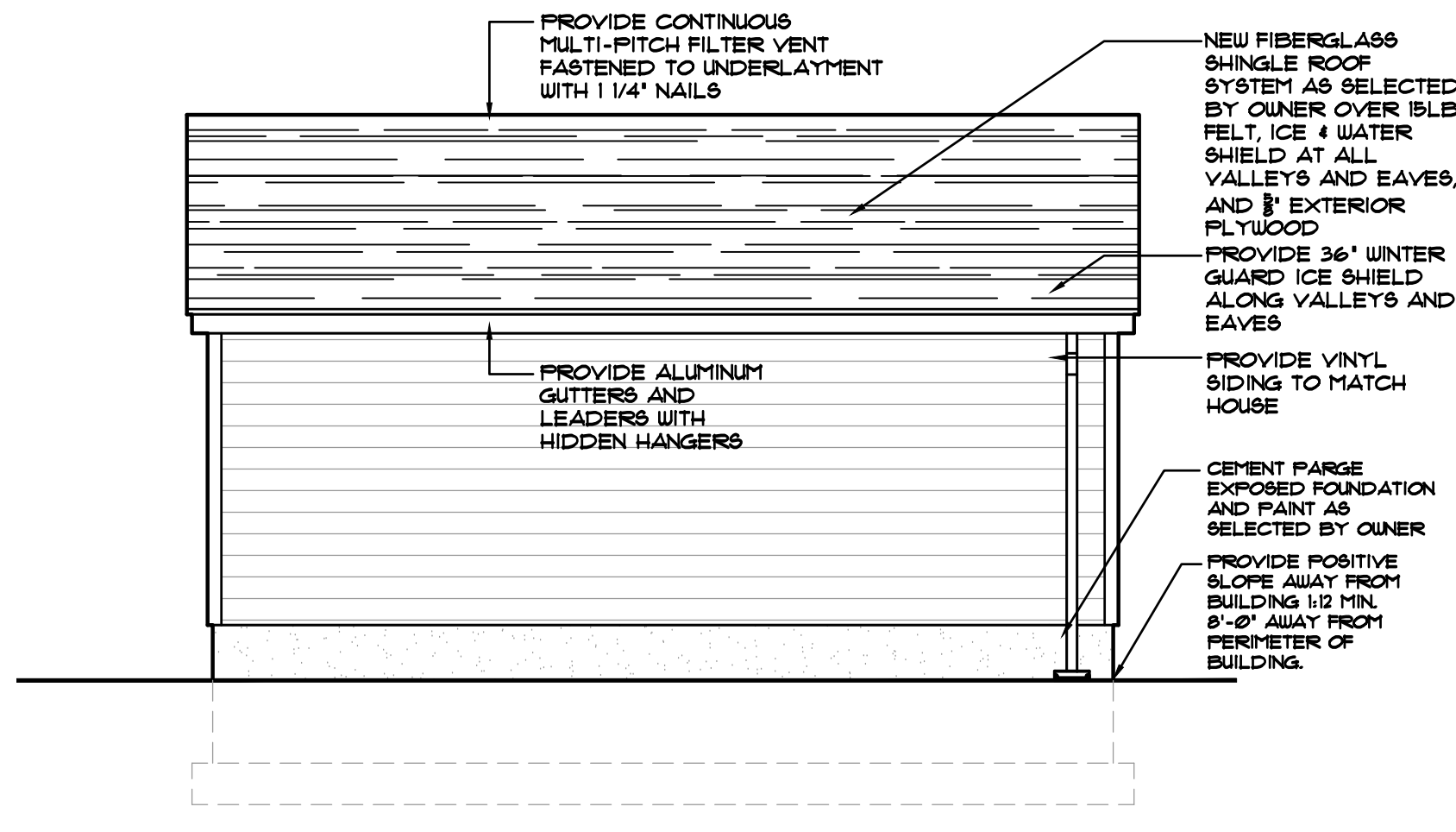
3 FRONT ELEVATION



4 RIGHT SIDE ELEVATION



5 REAR ELEVATION



6 LEFT ELEVATION

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*[Signature]*

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**SHEET TITLE**

DETACHED GARAGE PLANS & ELEVATIONS

|                 |                 |
|-----------------|-----------------|
| JOB NO.: 20.053 | DRAWN BY: CLL   |
| SCALE: AS NOTED | DATE: 9/30/2020 |

|               |             |
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