

NEW LOW RISE APARTMENT BUILDING

408-412 EAST FRONT STREET
PLAINFIELD, NEW JERSEY



PROJECT DIRECTORY

OWNER

ARCHITECT

TAYLOR Architecture & Design
95 Watchung Avenue
North Plainfield, New Jersey 07060
908.226.5515
www.taylorarchdesign.com

CIVIL ENGINEERING

Frank H. Lehr Associates
101 South Harrison Street
East Orange, NJ 07018
T: 973-673-2520

STRUCTURAL ENGINEERING

MEP ENGINEERING



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NORTH PLAINFIELD, NEW JERSEY 07060
908.226.5515
WWW.TAYLORARCHDESIGN.COM

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DRAWING LIST									
#	NAME	CATEGORY	PURPOSE	Current Revision Date	REVISED/ISSUED				
					1	2	3	4	
G000	COVER SHEET	GENERAL	ZONING BOARD	10/29/2021	X				
G221	TENANT ALLOCATION PLANS	GENERAL	ZONING BOARD	10/29/2021	X				
G231	GROSS BUILDING AREAS	GENERAL	ZONING BOARD	10/29/2021	X				
A201	ELEVATIONS	ARCHITECTURE	ZONING BOARD	10/29/2021	X				
A711	ENLARGED PLANS / UNIT PLANS	ARCHITECTURE	ZONING BOARD	10/29/2021	X				
A712	ENLARGED PLANS / UNIT PLANS	ARCHITECTURE	ZONING BOARD	10/29/2021	X				
A713	ENLARGED PLANS / UNIT PLANS	ARCHITECTURE	ZONING BOARD	10/29/2021	X				
A714	ENLARGED PLANS / UNIT PLANS	ARCHITECTURE	ZONING BOARD	10/29/2021	X				

CODE DATA:

APPLICABLE CODES: NEW JERSEY UNIFORM CONSTRUCTION CODE
2018 INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION
THIS PROJECT IS AN "ALTERATION" TO THE EXISTING BUILDING

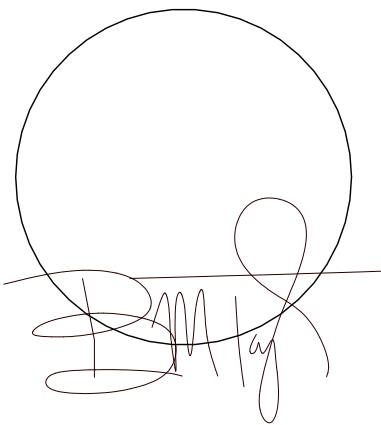
CONSTRUCTION TYPE

CONSTRUCTION TYPE - 5A

USE GROUPS:

"R-2" MULTI-FAMILY RESIDENTIAL

NO.	DESCRIPTION	DATE
1	ZONING BOARD	10/29/2021



BRIAN M. TAYLOR, AIA NJ REG. AI 15286

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ISSUED FOR:
ZONING BOARD

DATE	10/29/2021	PROJECT NO.	2140
DRAWN BY	PMQ	CHECKED BY	BMT

SHEET TITLE
COVER SHEET

DRAWING NUMBER
G000



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SHEET TITLE

TENANT ALLOCATION PLANS

DRAWING NUMBER

G221



TENANT ALLOCATIONS					
TOTAL BUILDING	USABLE AREA	PRO RATA %	COMMON ALLOCATION	RENTABLE	R/U RATIO
Level 1					
UNIT 103	1046 SF	13%	66 SF	1112 SF	1.063484
UNIT 104	1041 SF	13%	69 SF	1150 SF	1.063484
UNIT 102	1018 SF	12%	65 SF	1083 SF	1.063484
UNIT 101	1018 SF	12%	65 SF	1083 SF	1.063484
UNIT 203 PLAN					
UNIT 204	1047 SF	13%	66 SF	1114 SF	1.063484
UNIT 202	1045 SF	13%	66 SF	1112 SF	1.063484
UNIT 201	1045 SF	13%	66 SF	1112 SF	1.063484
UNIT 203	1047 SF	13%	66 SF	1114 SF	1.063484
Grand total	8349 SF	100%		8879 SF	



<u>GROSS BUILDING AREA CALCULATION</u>	
	Area
Level 1	
CIRCULATION	133 SF
RESIDENTIAL AREA	4410 SF
UTILITY	46 SF
	4589 SF
UNIT 203 PLAN	
CIRCULATION	351 SF
RESIDENTIAL AREA	4443 SF
	4794 SF
BUILDING GROSS AREA	9383 SF





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SHEET TITLE

ELEVATIONS

DRAWING NUMBER

A201



4 LEFT SIDE
SCALE: 1/8" = 1'-0"



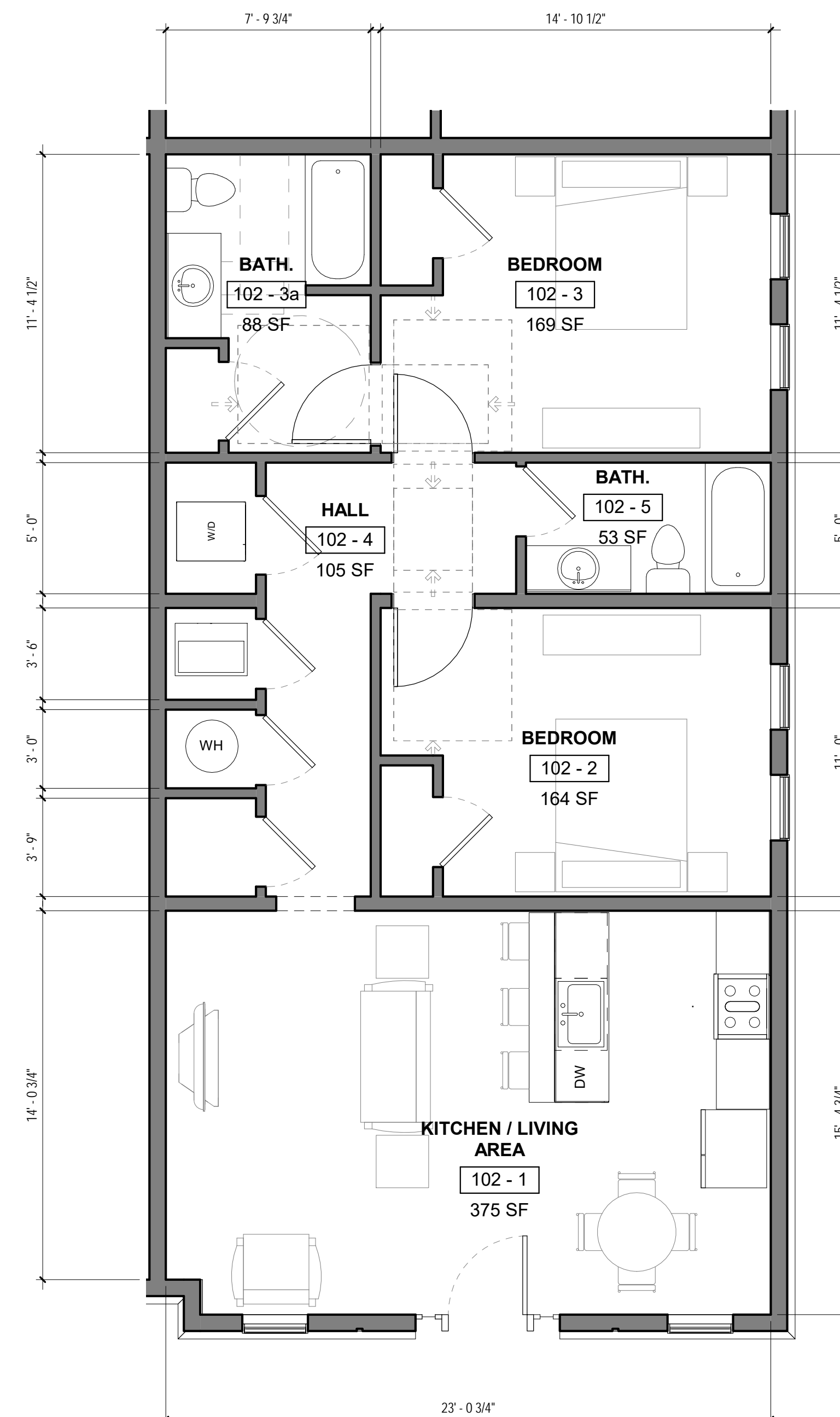
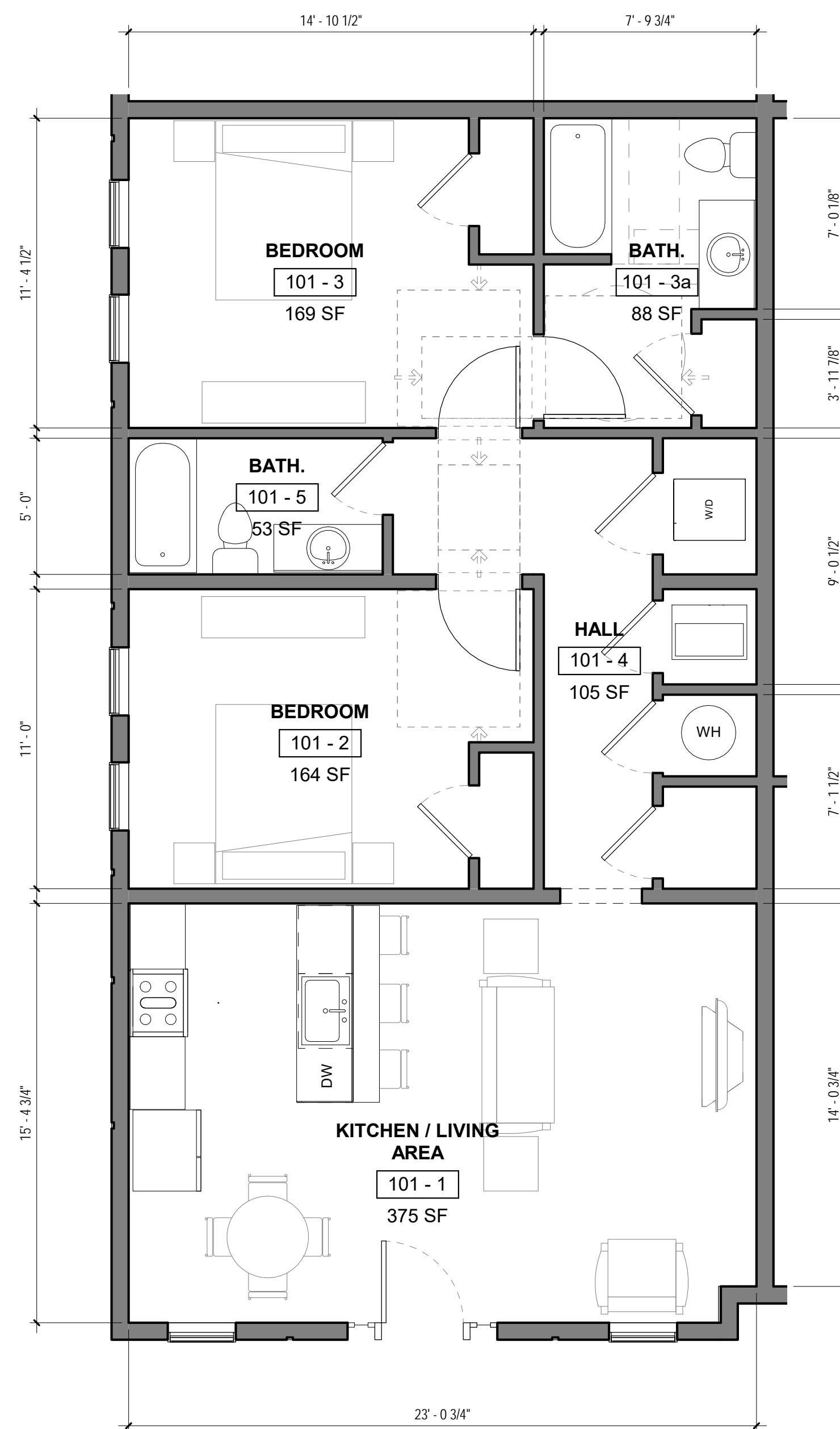
2 RIGHT SIDE
SCALE: 1/8" = 1'-0"



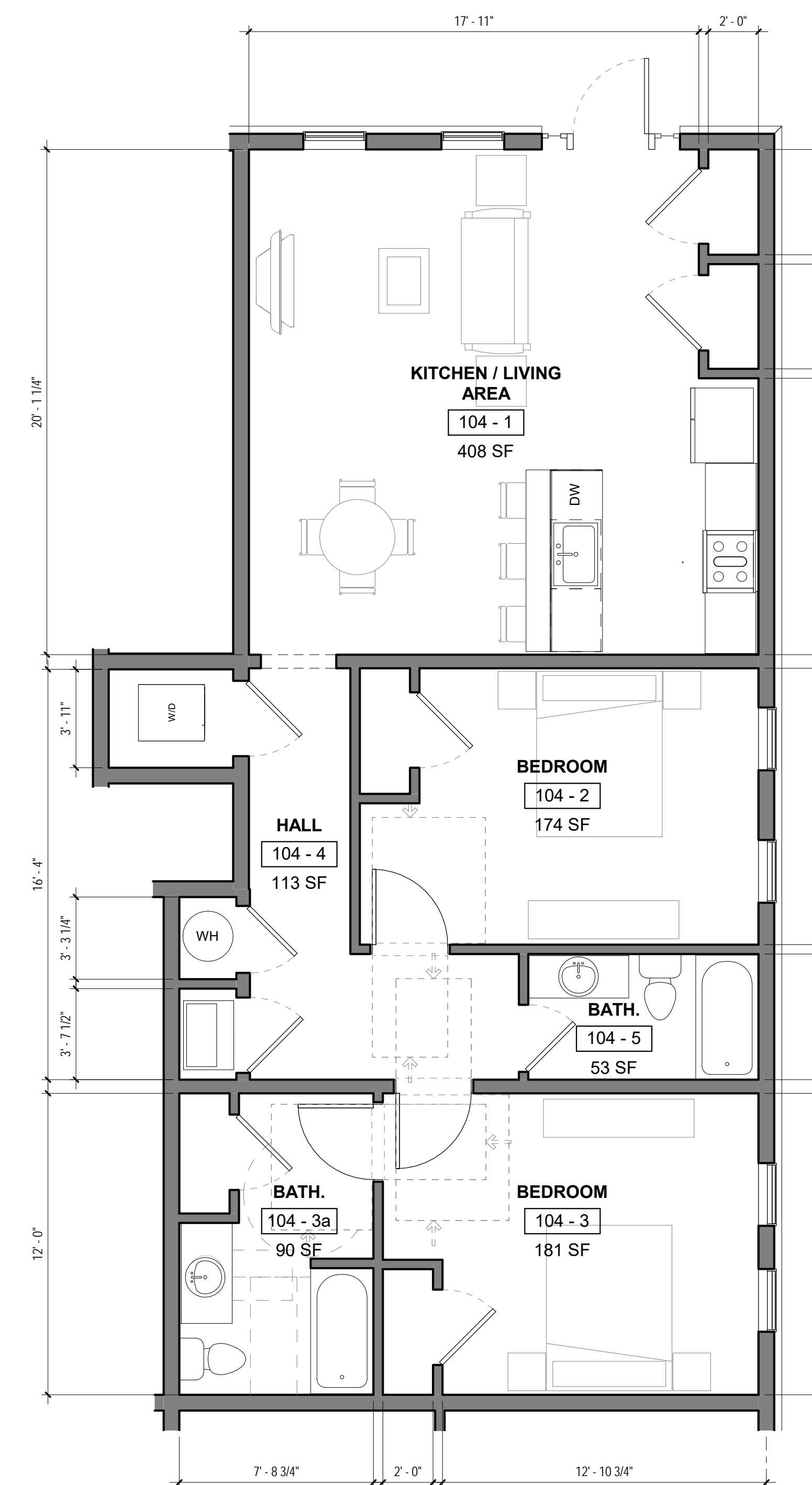
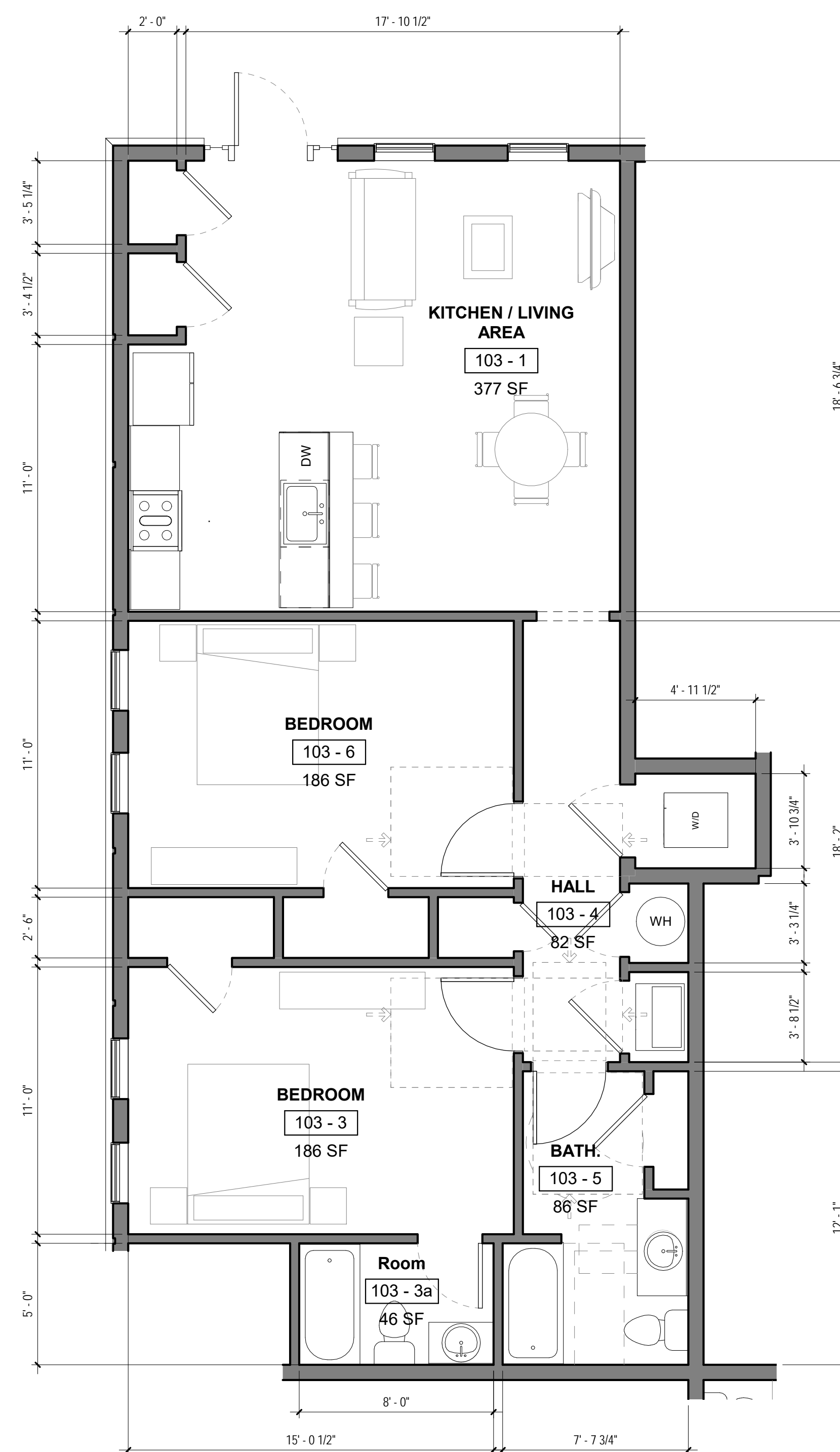
3 FRONT
SCALE: 1/8" = 1'-0"



1 REAR
SCALE: 1/8" = 1'-0"



A711



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[illegible]

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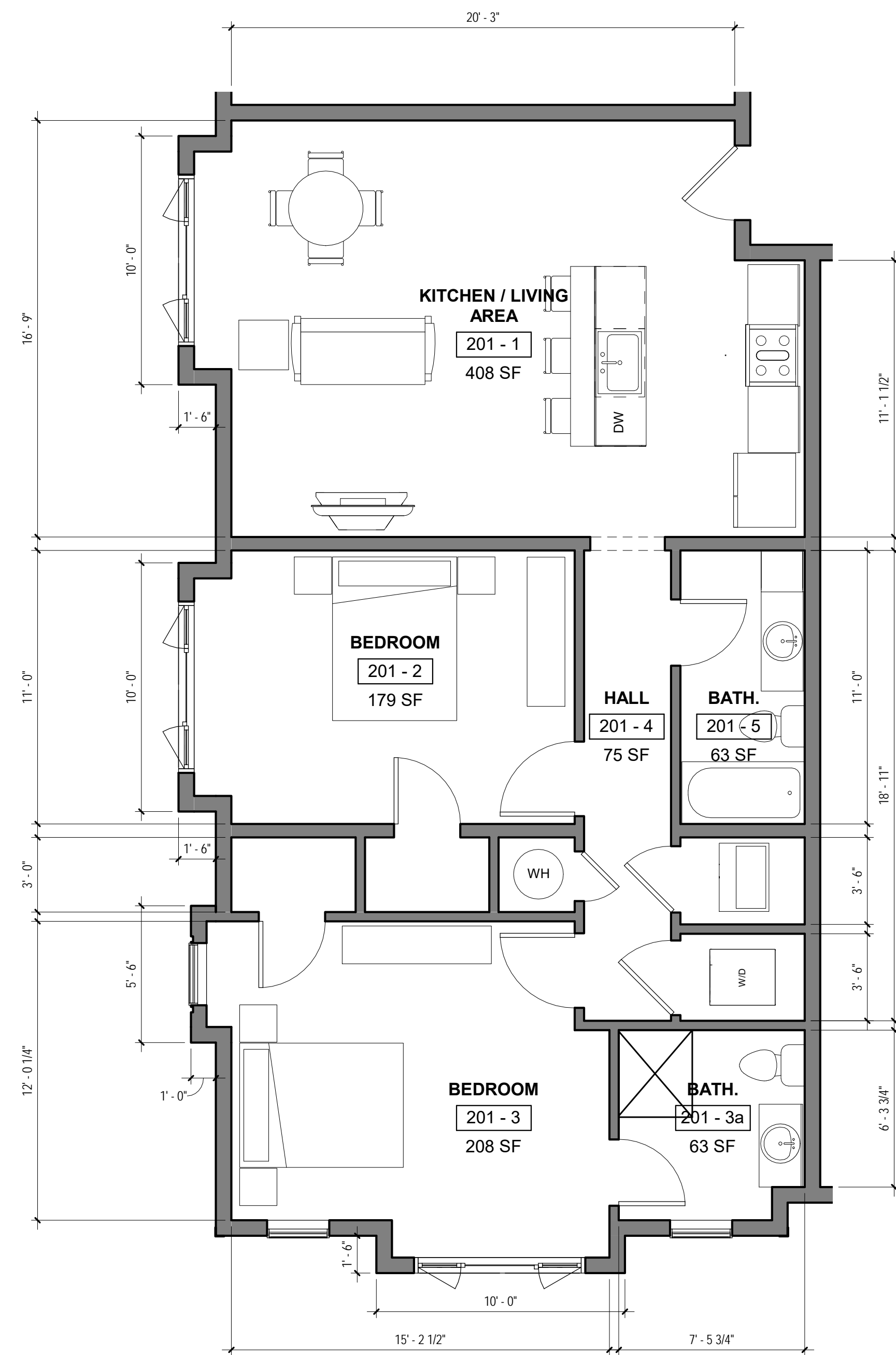
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ZONING BOARD

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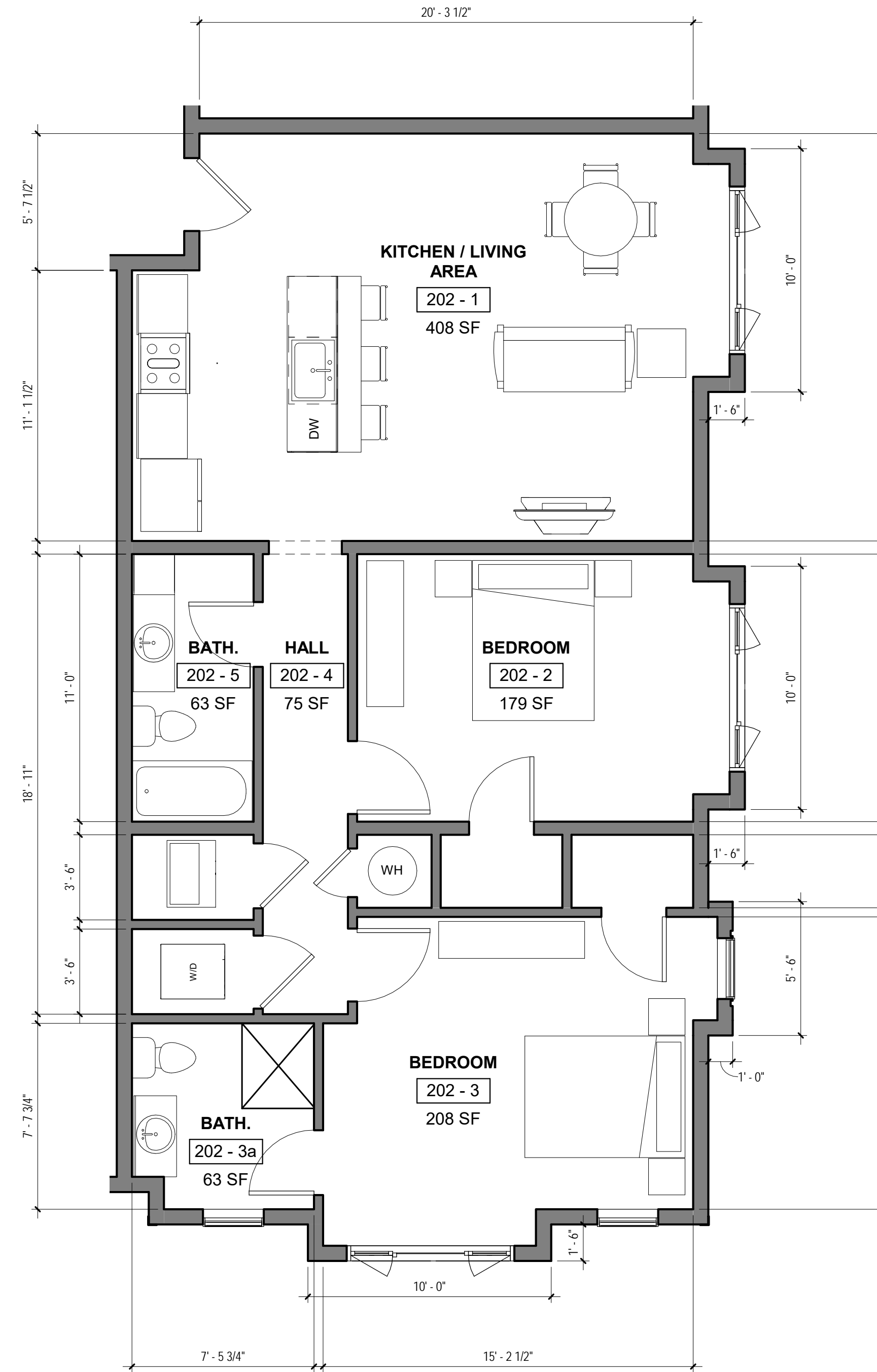
SHEET TITLE
ENLARGED PLANS / UNIT
PLANS

DRAWING NUMBER

A712



1 UNIT 201 PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 202 PLAN
SCALE: 1/4" = 1'-0"

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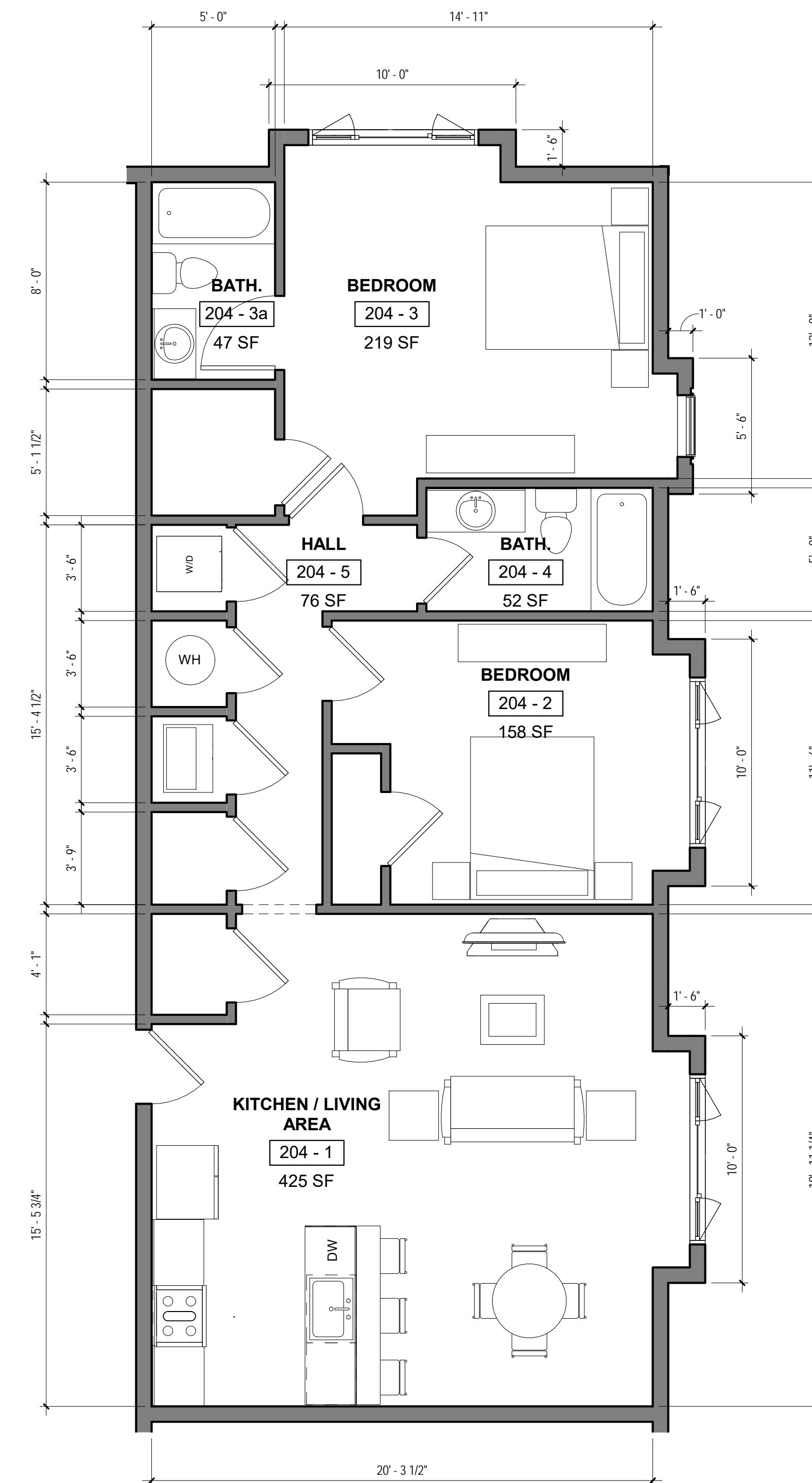
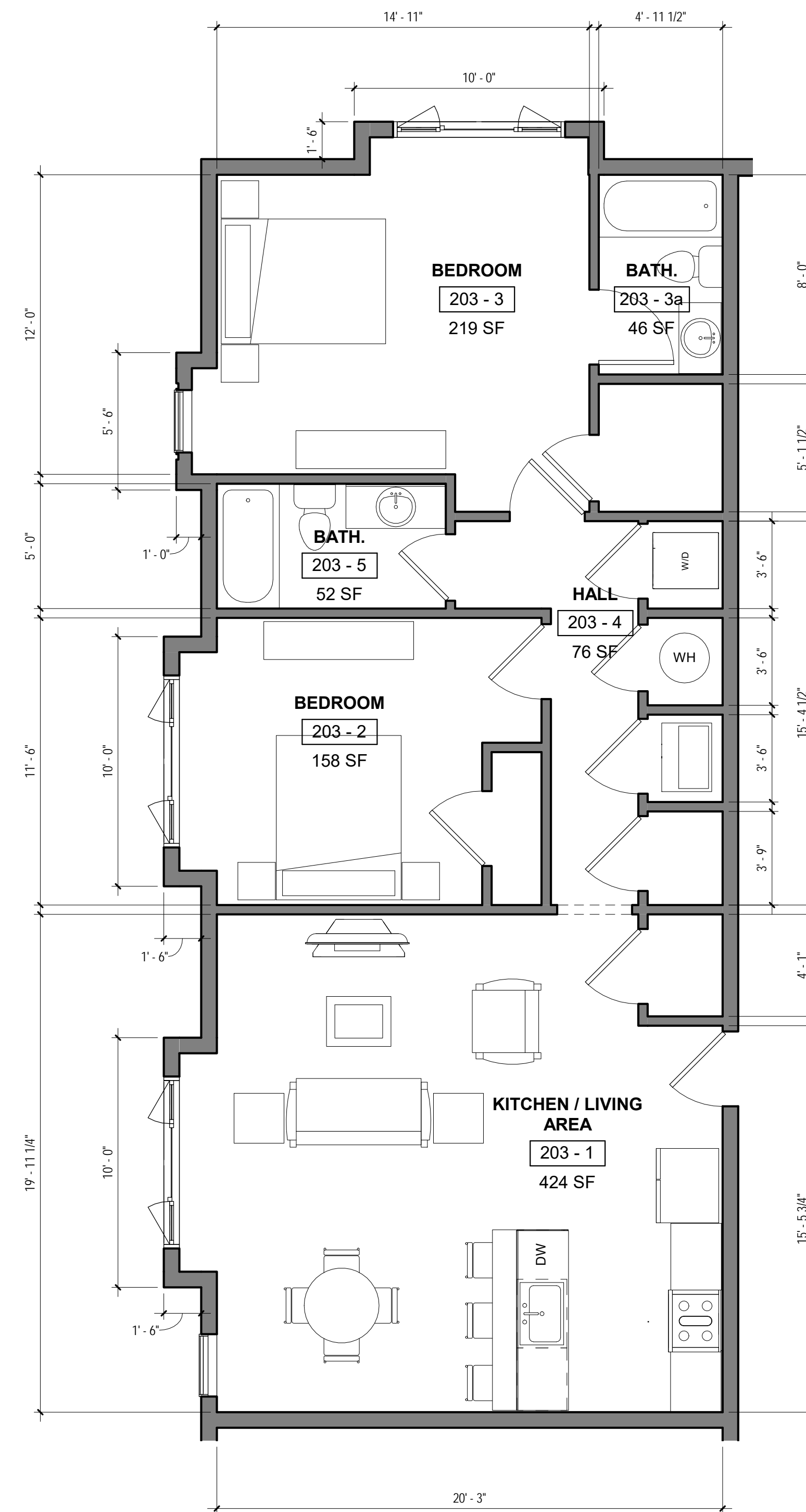
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SHEET TITLE
**ENLARGED PLANS / UNIT
PLANS**

DRAWING NUMBER
A713



A714