NEW LOW RISE APARTMENT BUILDING

408-412 EAST FRONT STREET PLAINFIELD, NEW JERSEY



PROJECT DIRECTORY

<u>OWNER</u>

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: 973-673-2520018 STRUCTURAL ENGINEE

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MEP ENGINEERING

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

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

USE GROUPS:

"R-2" MULTI-FAMILY RESIDENTIAL

CONSTRUCTION TYPE

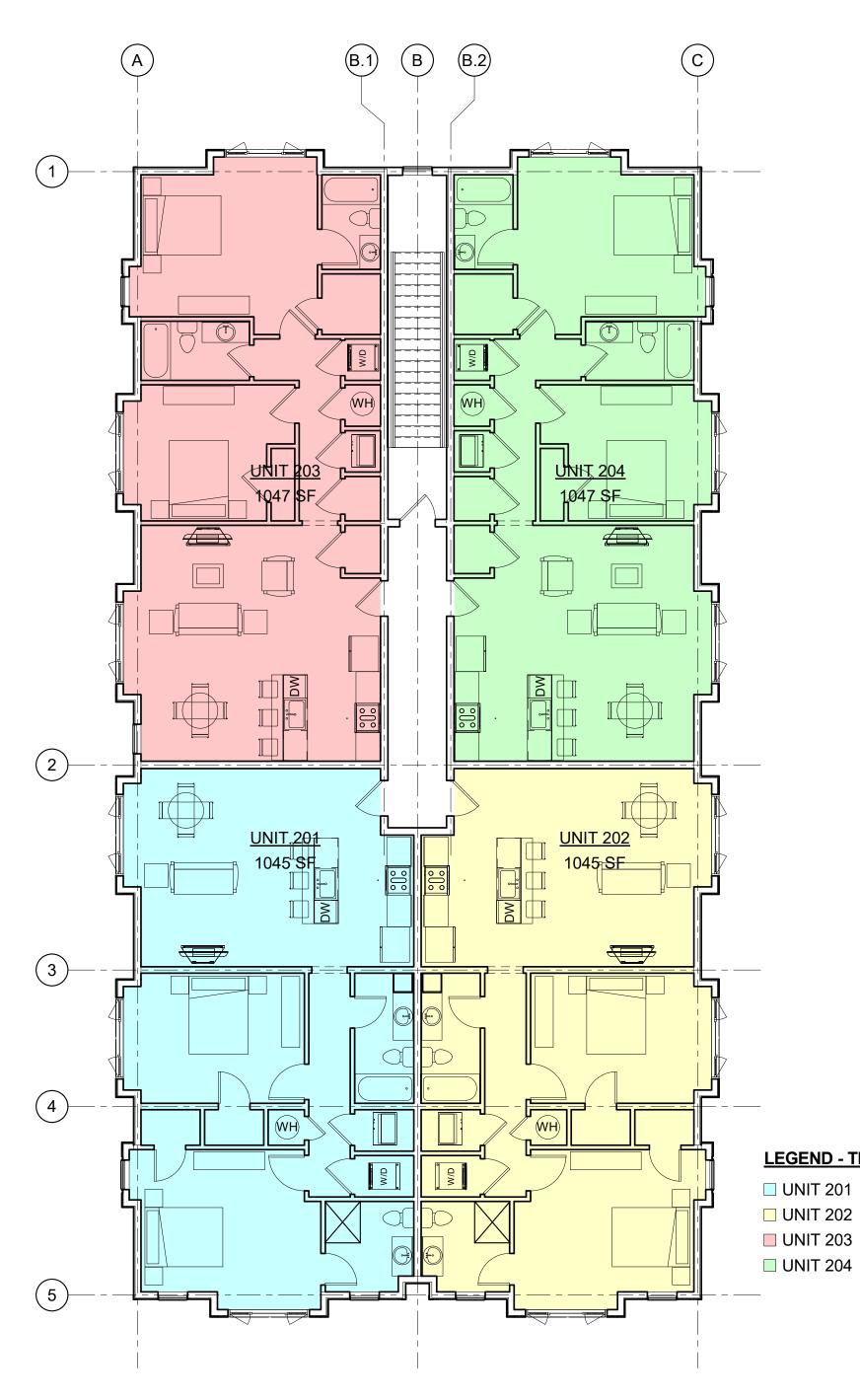
CONSTRUCTION TYPE - 5A

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1 LEVEL 1 - TENANT ALLOCATION

	<u>TENANT</u>	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	1081 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			1		
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%	1	8879 SF	1



🔲 UNIT 101

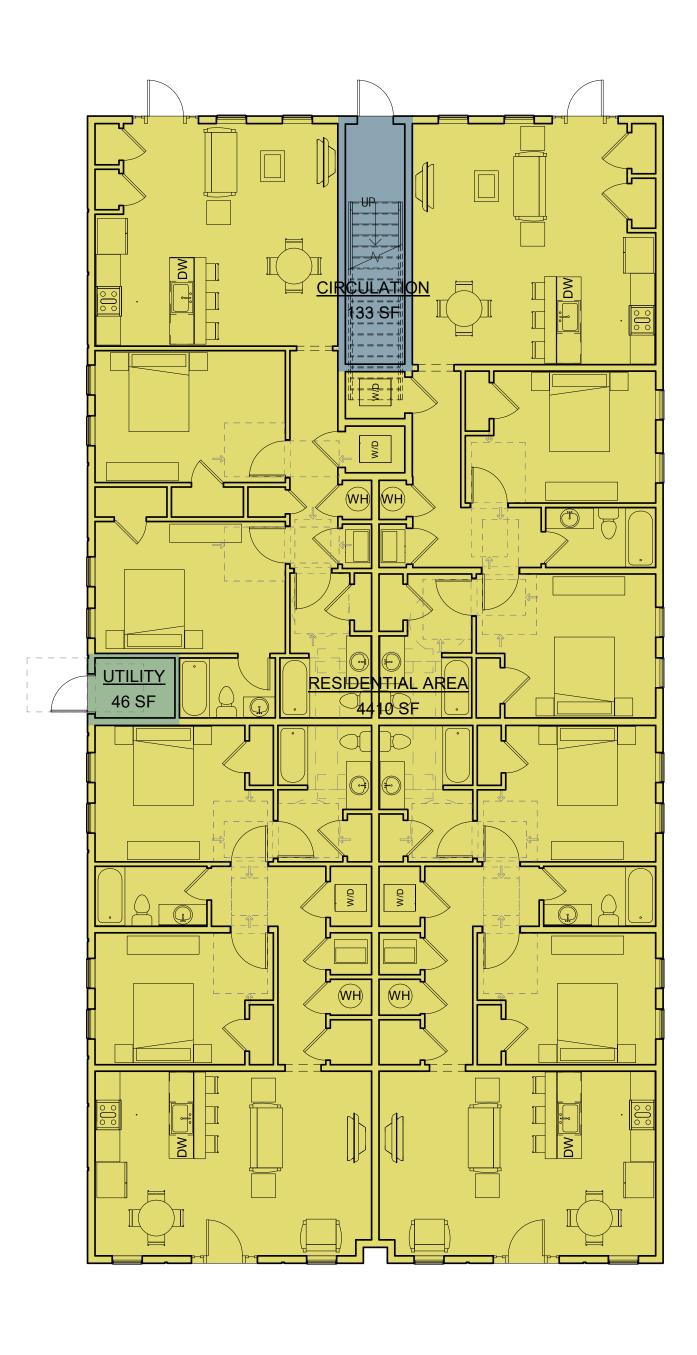
LEGEND - TENANT SPACES

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	UNIT 1	02
	UNIT 1	03
	UNIT 1	04

2 Level 2 - TENANT ALLOCATION

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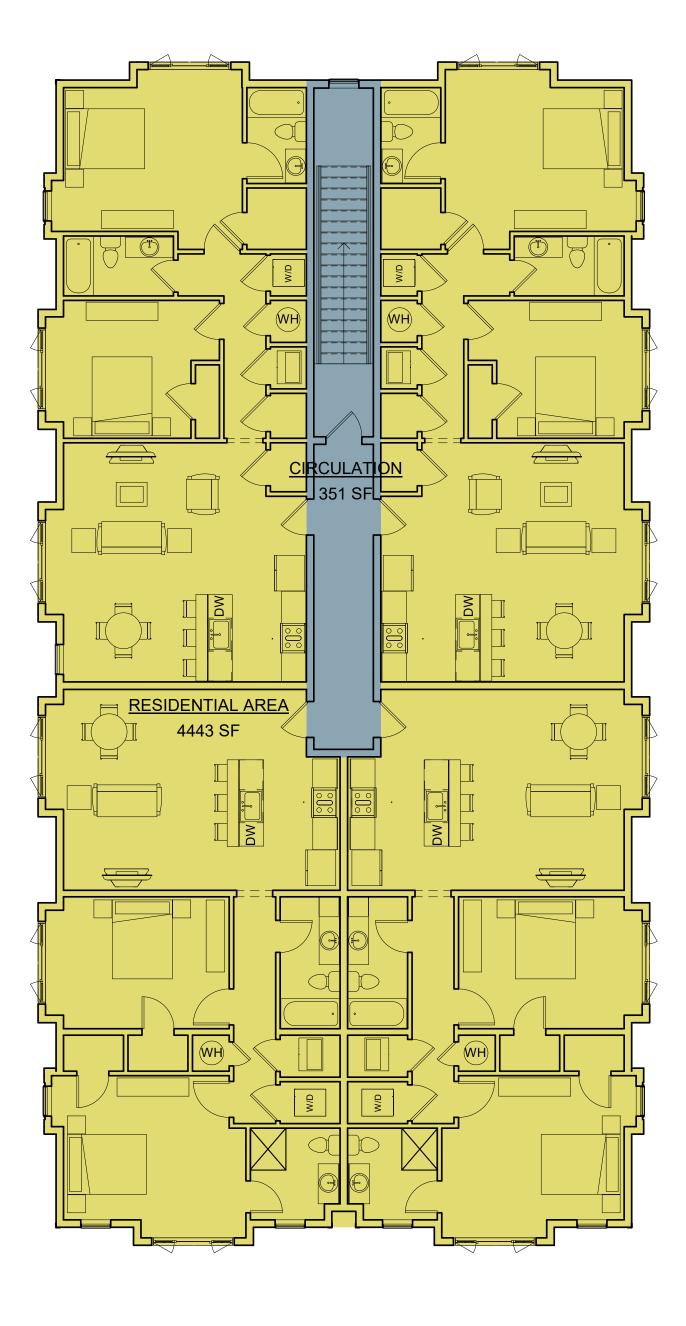
LEGEND - TENANT SPACES



1 LEVEL 1 - GROSS BUILDING AREA PLAN

<u>GROSS BUILDIN</u>	IG AREA CALCULATION
	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

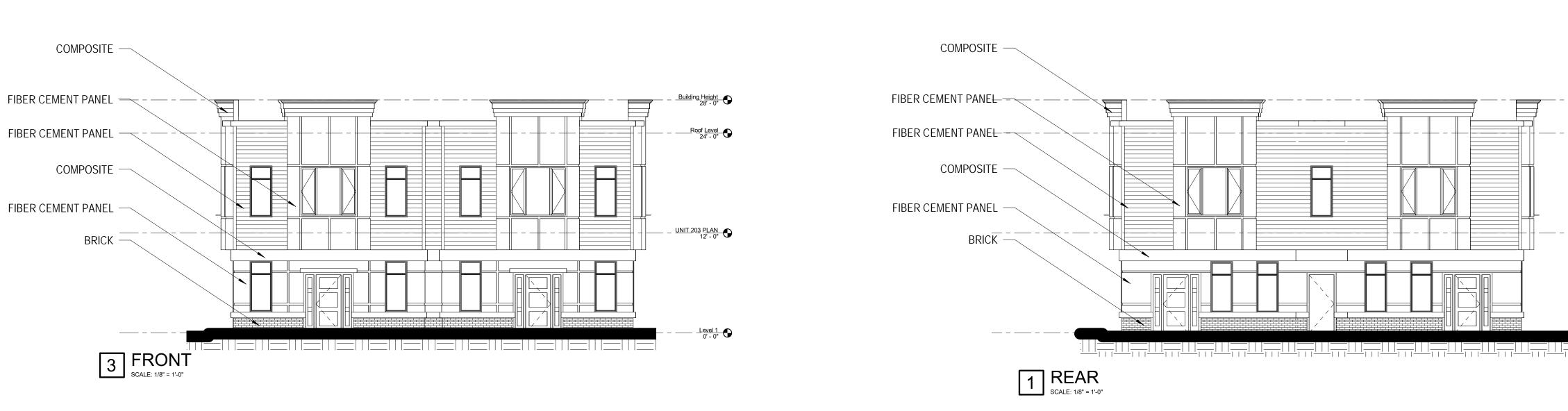




2 LEVEL 2 - GROSS BUILDING AREA PLAN

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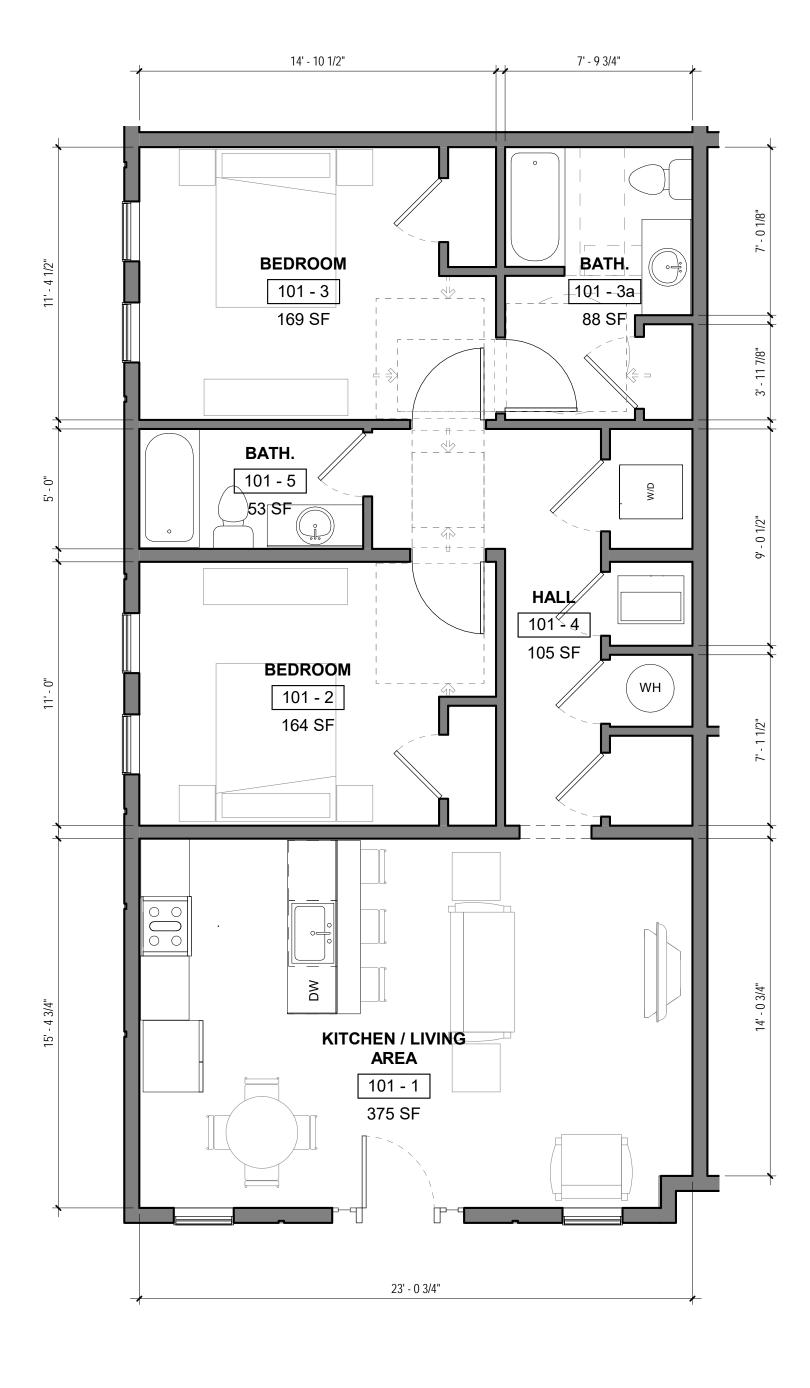
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<u>UNIT 203 PLAN</u> 12' - 0"

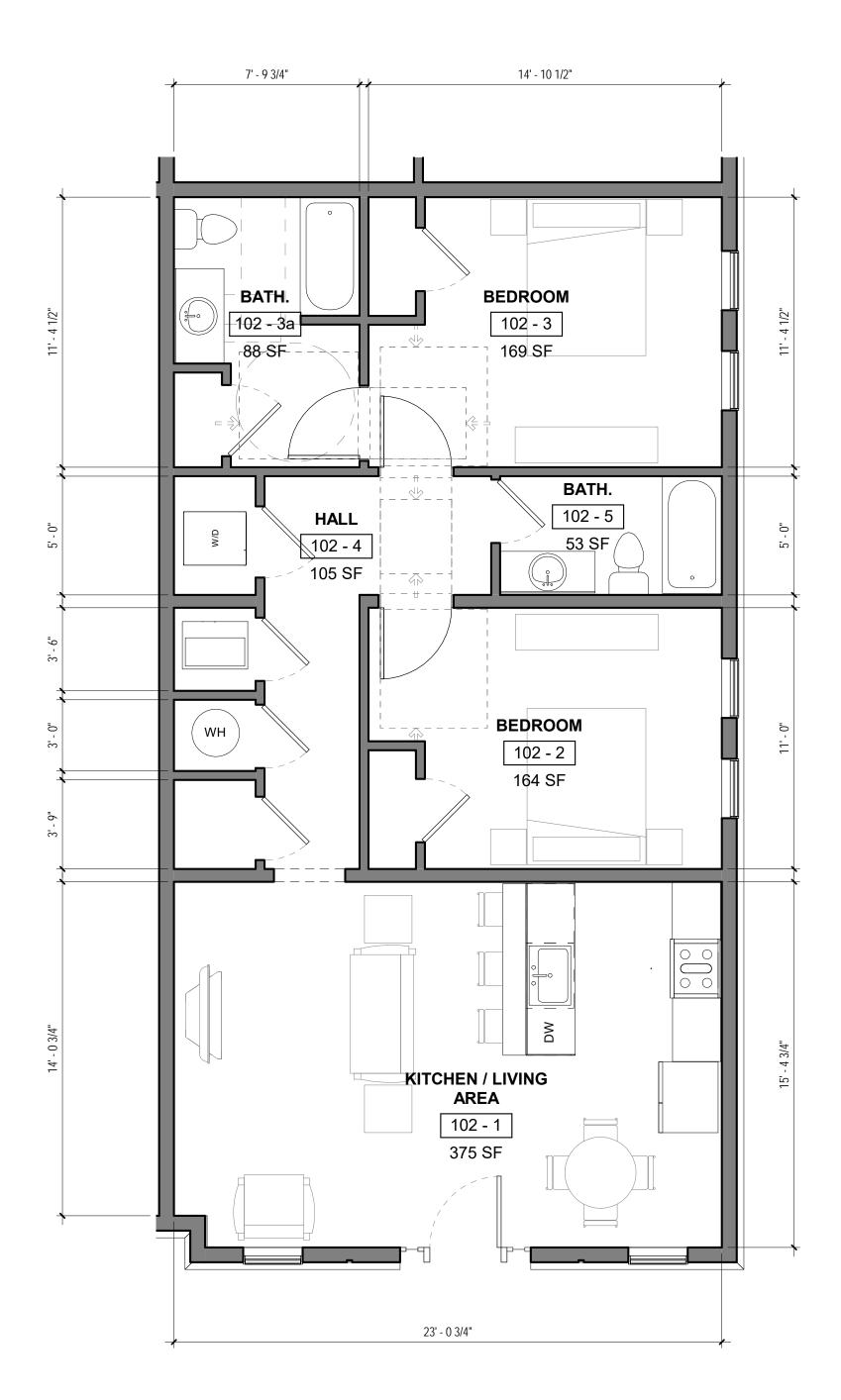
Building Height 28' - 0"

- - - - <u>Roof Level</u> 24' - 0"

<u>Level 1</u> 0' - 0"

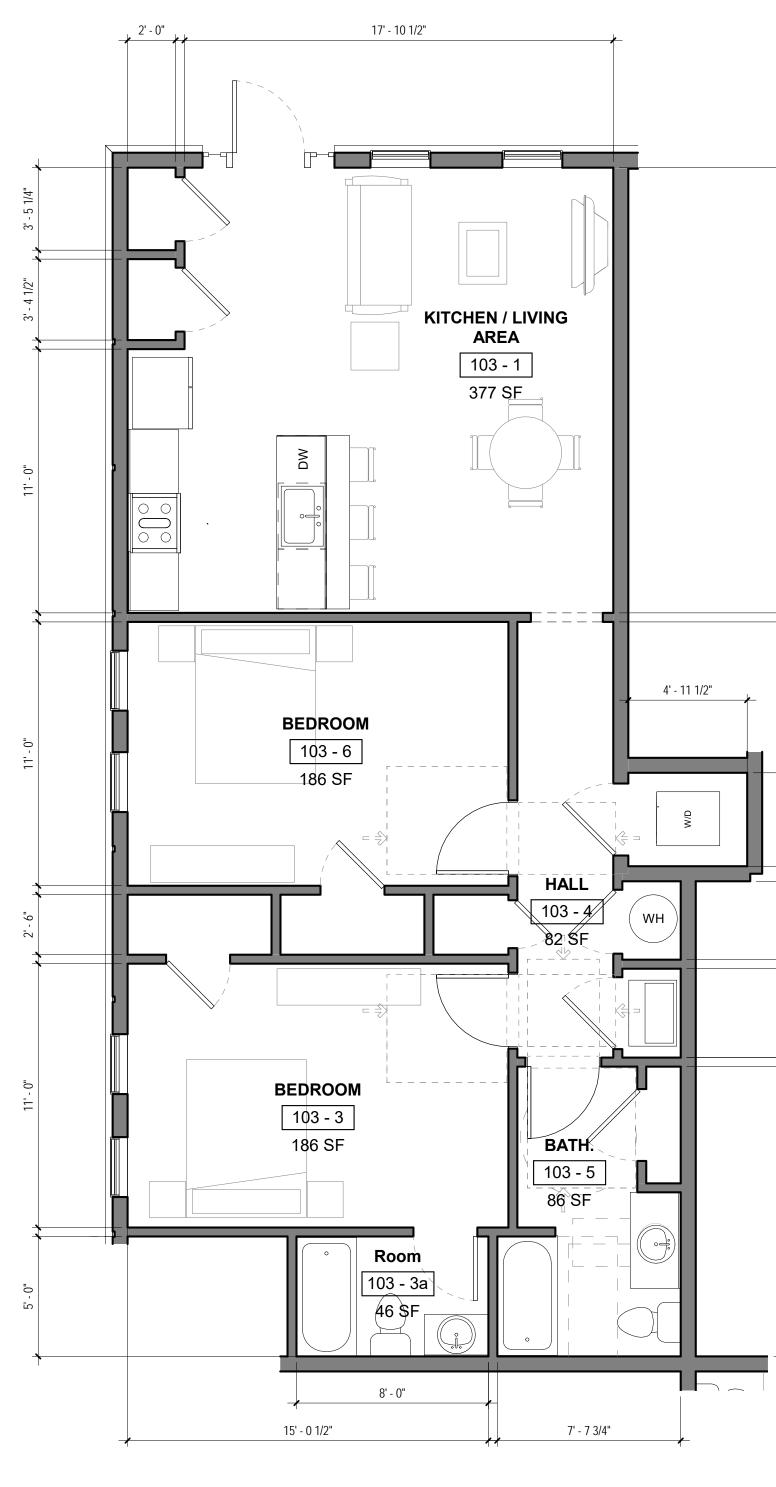


1 UNIT 101 PLAN

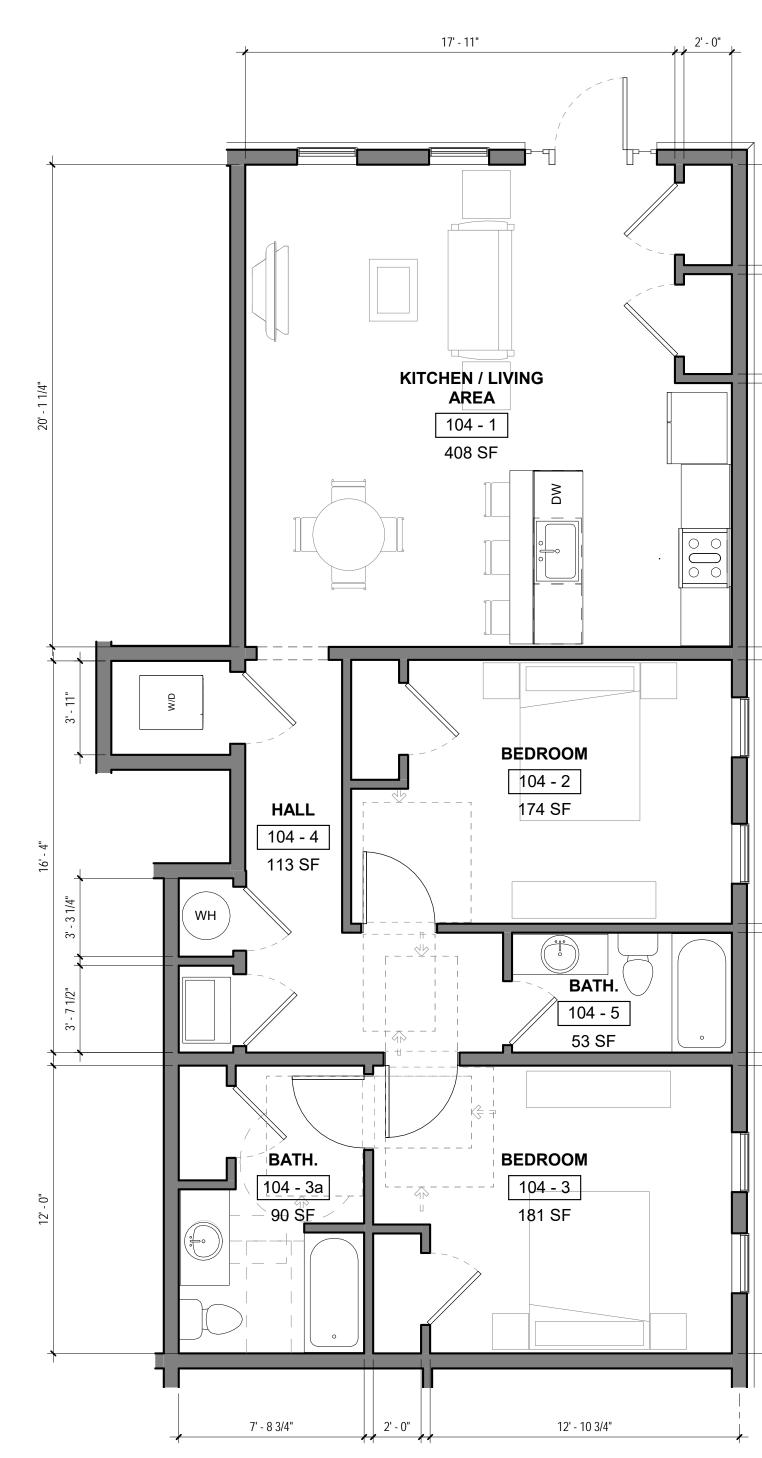


2 UNIT 102 PLAN SCALE: 1/4" = 1'-0"

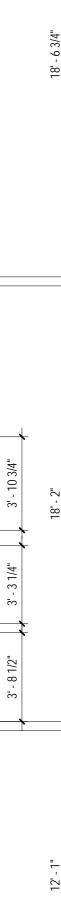
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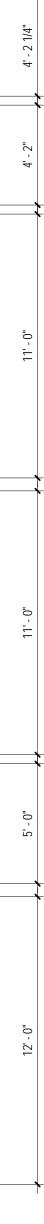
1 UNIT 103 PLAN

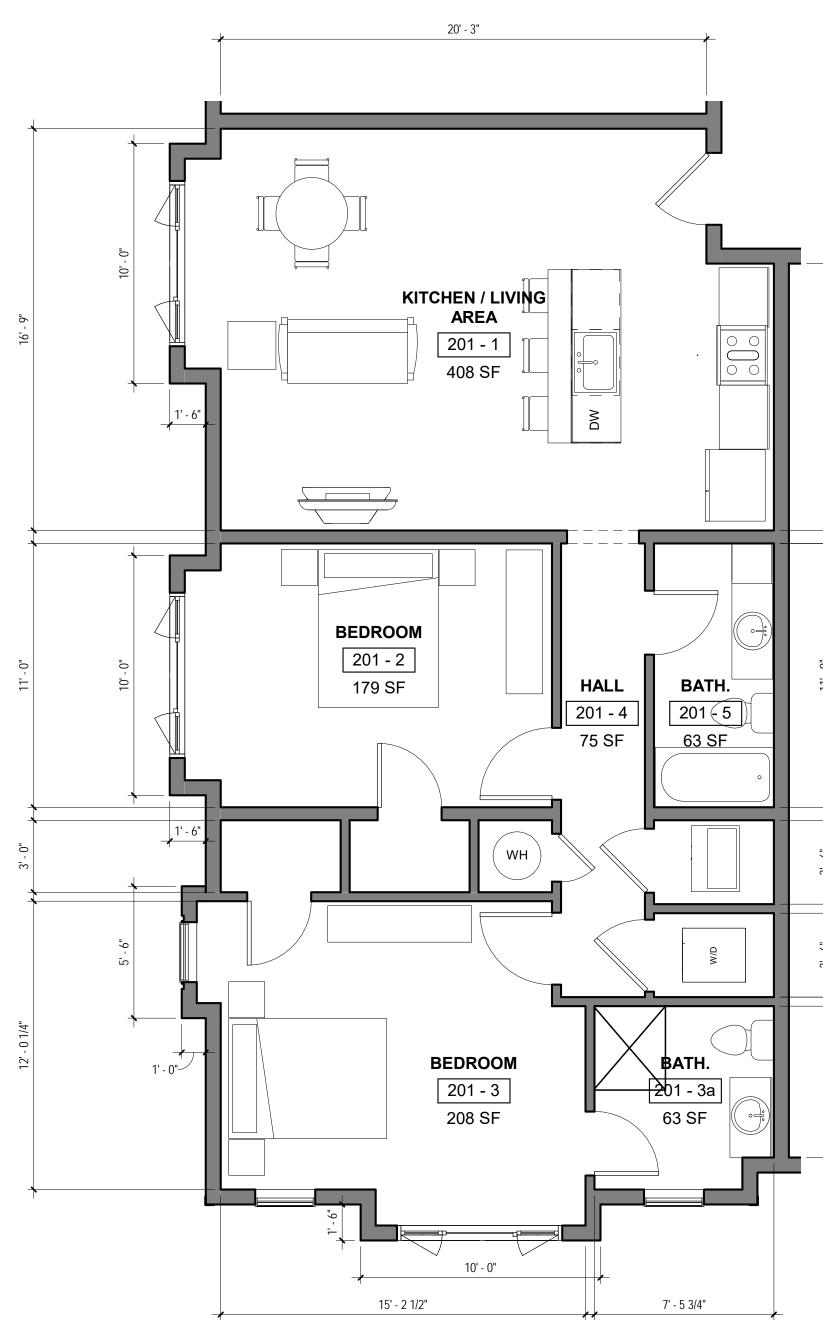


2 UNIT 104 PLAN SCALE: 1/4" = 1'-0"

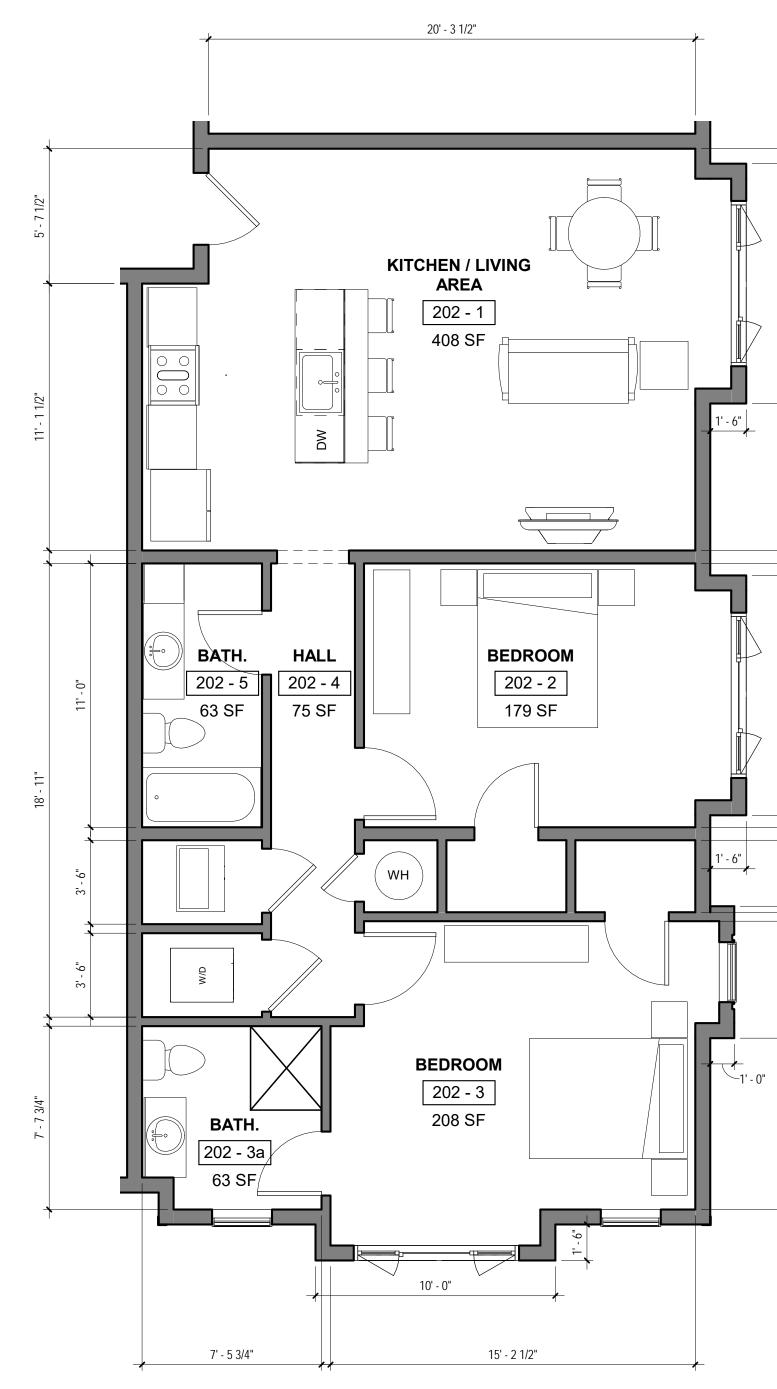


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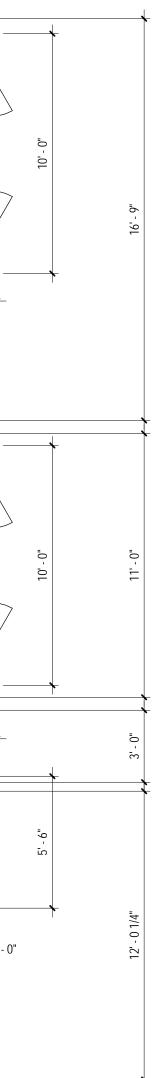
1 UNIT 201 PLAN SCALE: 1/4" = 1'-0"



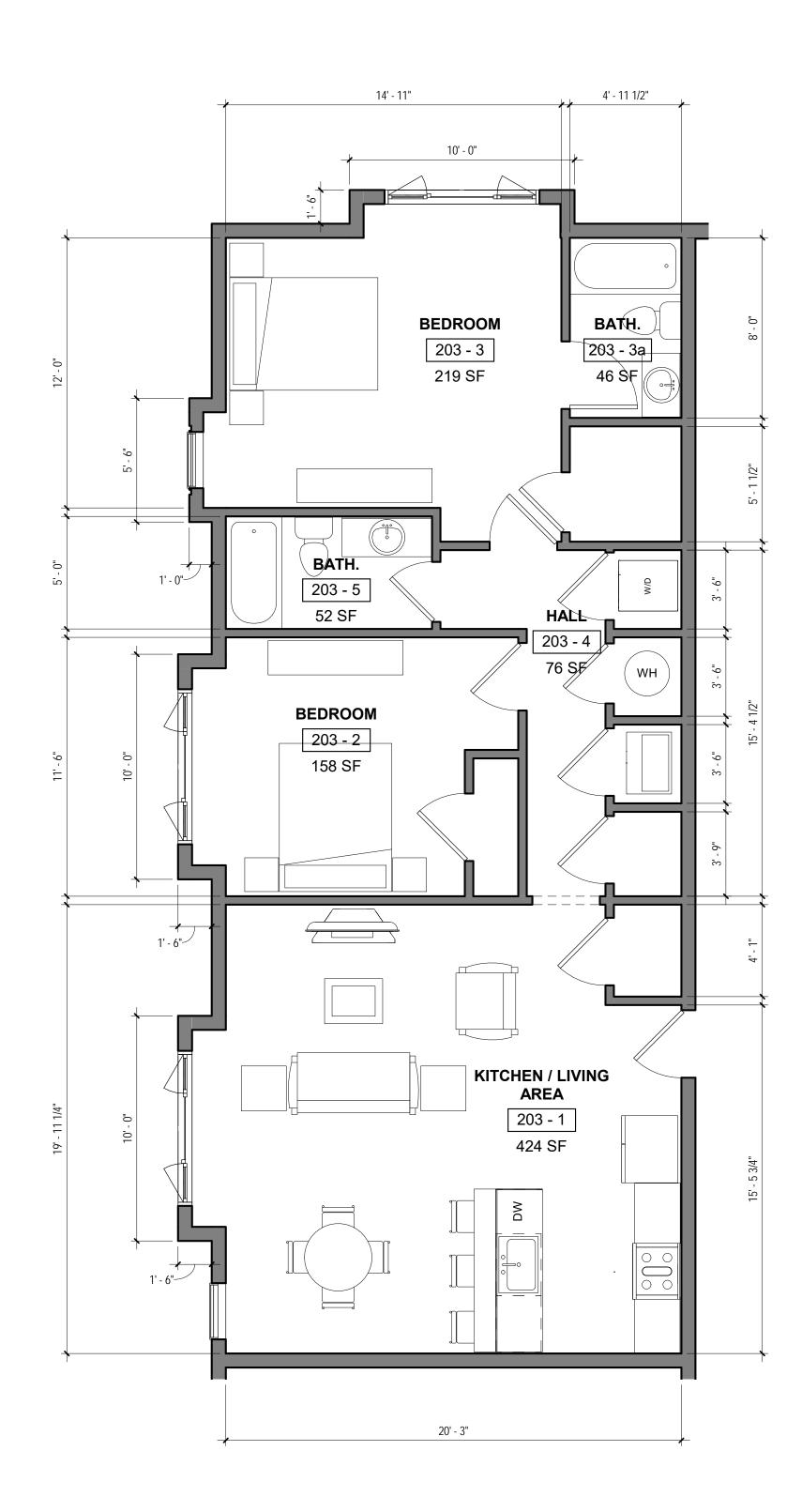
2 UNIT 202 PLAN SCALE: 1/4" = 1'-0"

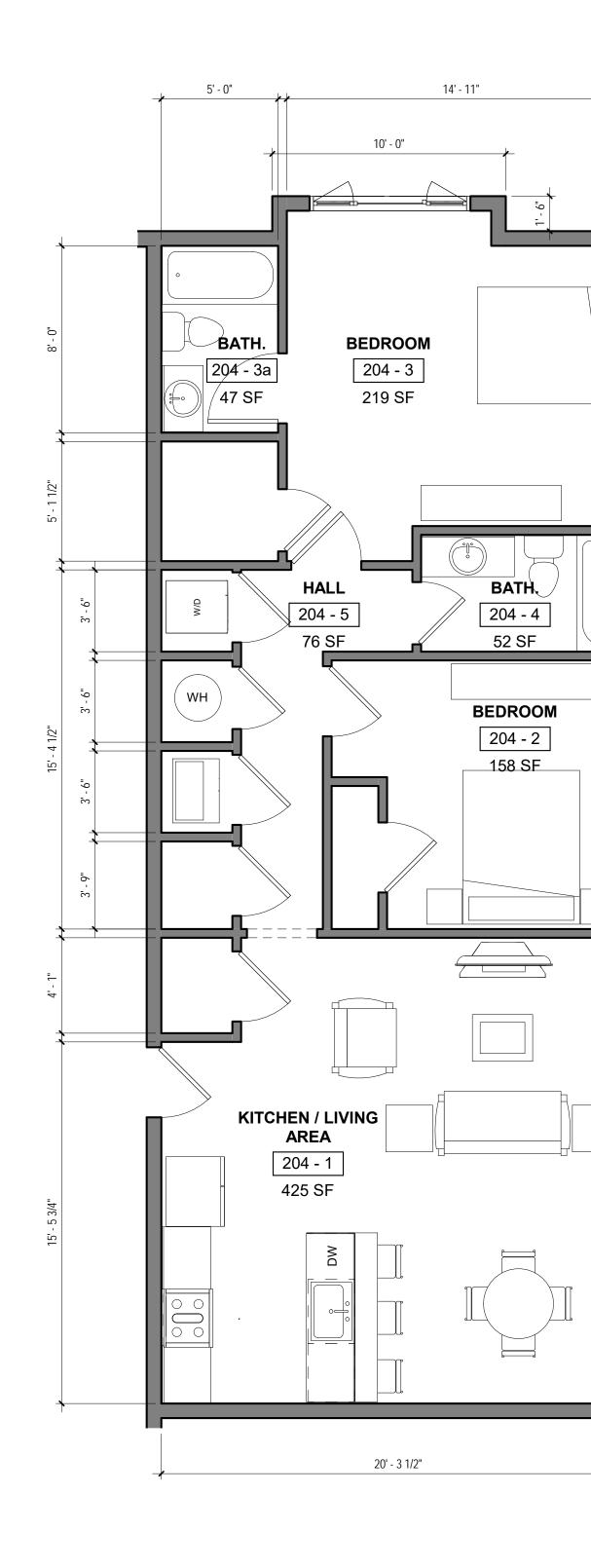


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2 UNIT 204 PLAN SCALE: 1/4" = 1'-0"

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	APARTMENT BUILDING 408-412 EAST FRONT STREET PLAINFIELD, NEW JERSEY PROJECT TEAM
	Frank H. Lehr Associates 101 South Harrison Street East Orange, NJ 07018 T: 973-673-2520 STRUCTURAL ENGINEERING
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