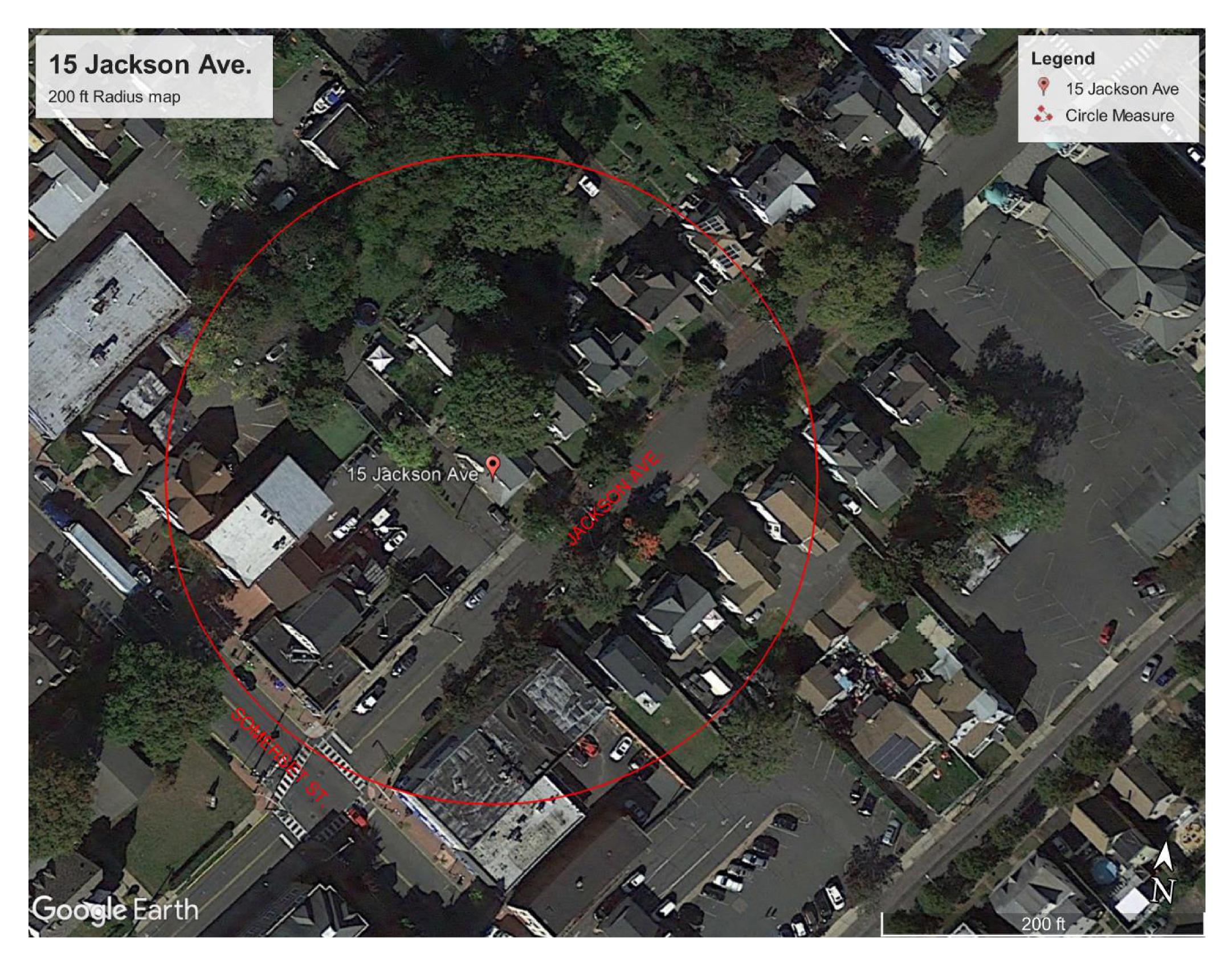
CONCEPT PACKAGE + ZONING ANALYSIS



JANUARY 6, 2022

15 JACKSON AVE. NORTH PLAINFIELD, NJ LOT: 23 BLOCK: 80

CLIENT/OWNER: CRV INVESTMENTS, LLC

SCHEMATIC DESIGN FOR ZONING PURPOSES ONLY. FINAL BUILDING CODE ANALYSIS TO FOLLOW, BASED ON APPROVALS AND/OR CONDITIONS OF APPROVAL.

SHEET INDEX		
SHEET NUMBER SHEET NAME		
G-100	COVER SHEET	
Z-100	ZONING ANALYSIS	
A-001	SITE PLAN	
A-100	FLOOR PLANS	
A-101	FLOOR PLANS	
A-200	BUILDING ELEVATIONS	
A-300	OVERALL BUILDING SECTIONS	

FIRE GENERAL NOTES: 1. BUILDING SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH CURRENT BUILDING CODE. 2. NEW PRIVATE FIRE HYDRANT LOCATION TO BE LOCATED PER CIVIL ENGINEER. 3. SEE 3/A-200 FOR PROPOSED LOCATION OF 4" STORZ FDC CONNECTION.

SEE 2/A-001 FOR FIRE SITE PLAN.
TURN AROUND PLAN INDICATED ON 2/A-001.
FIRE APPARATUS ACCESS INDICATED ON 2/A-001.

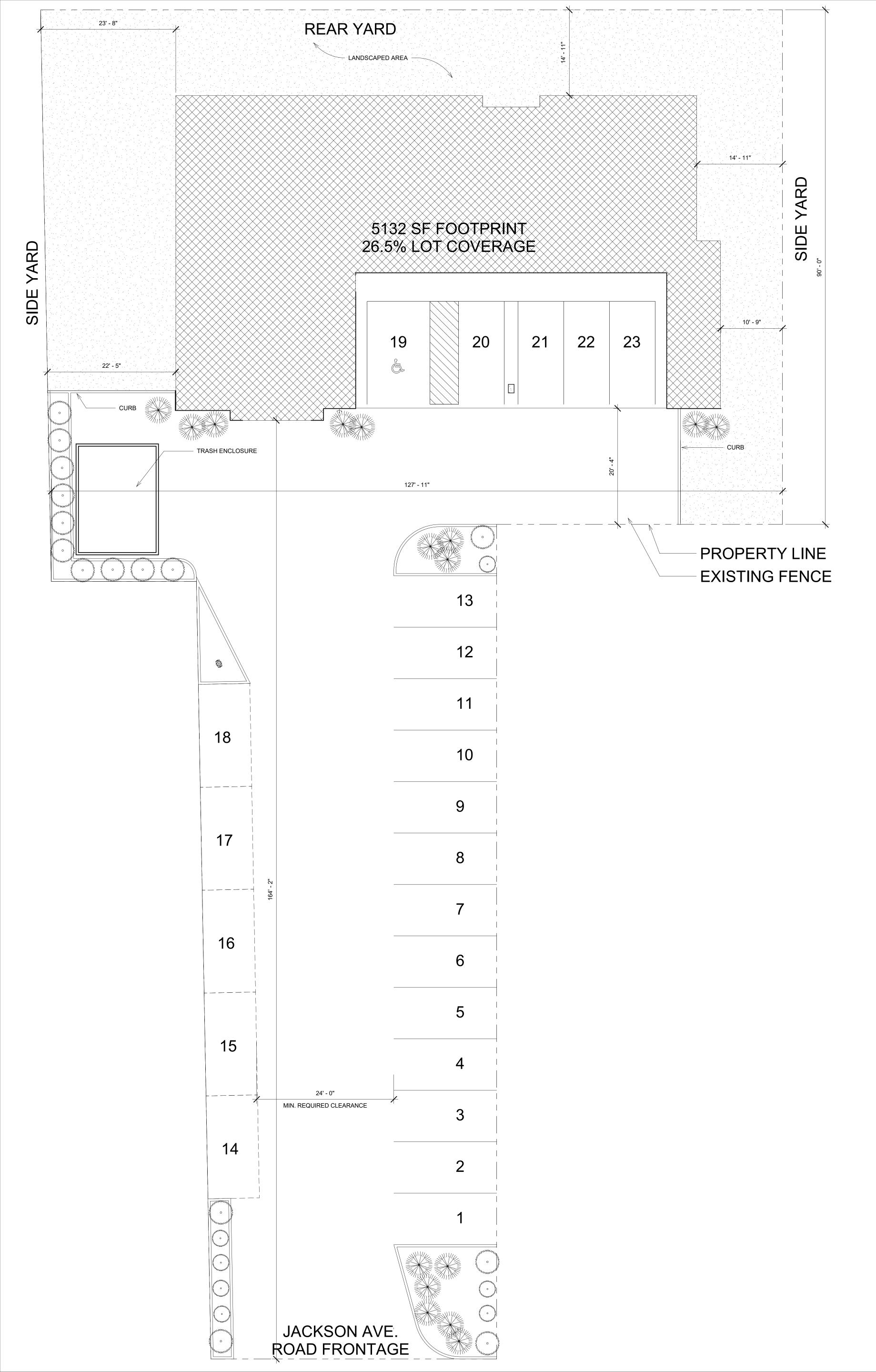


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Apartment Located in B Zone

Lot Area = 19,357.09 SF

Min. Apartment sizes: 1 Bedroom = 595 SF 2+ Bedroom = 800 SF *1 Unit will be required to be ADA adaptable *2 Units will be required to meet affordable housing requirements.

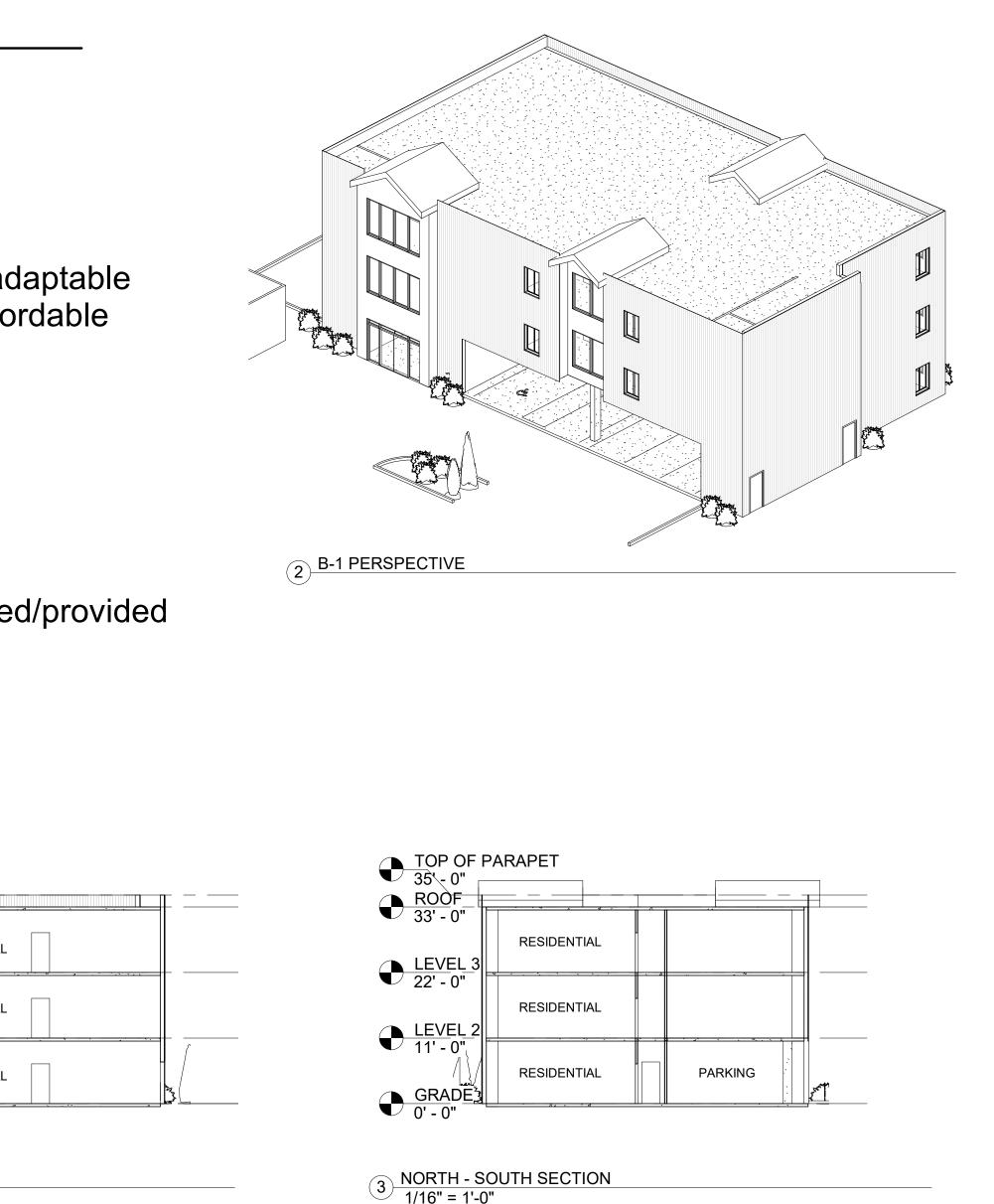
Min. Required Off-Street Parking: 1 Bedroom = $1.5(1) \times Qty.7$ 2 Bedroom = 1.75 x Qty. 6 Required = 21 Provided = 23 1 Handicapped/van space is required/provided

TOP OF P 35' - 0" ROOF 33' - 0"		
LEVEL 3		RESIDENTIAL
• LEVEL 2		RESIDENTIAL
GRADE		RESIDENTIAL
0' - 0"	III	4 * 6 /

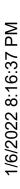
Landscaping and Open Space.

1. Exclusive of internal roadways, driveways and parking areas, there shall be provided a minimum of 20% of the entire tract for common open space and facilities. 2. Effective screening by a fence or wall no less than four feet nor more than six feet in height shall be provided to shield parking areas and other common facilities from view of adjoining residential properties; provided, however, screening by native vegetation, hedge or other natural landscaping shall be substituted for the required fence or wall, to the maximum extent practicable, if approved by the approving authority as part of the development of the plan. 3. Lighting. Adequate artificial lighting shall be provided in parking areas and along sidewalks, walkways and internal roadways. The source of lighting shall be directed downward, away from buildings and adjoining streets and property lines. Lighting fixtures shall be so arranged that the direct source of light is not visible from any adjacent residence area.

		Zoning Analysis - 15 Jackson A	Ave.	
	15 Jackson Ave.	B Zone	PROVIDED	COMPLIANCE B
	(E) 2 Family Home			
Apartment Permitted		NO		
Minimum Lot Requirement	19,357.09 SF	No requirement	19,357.09 SF	YES
Max. Building Coverage		30% (5807.13 SF)	(26.5%) 5,132 SF	YES
Max Building Height	2.5 Stories	2.5 Stories / Max. 35'-0"	3 Stories / 35'-0"	NO
Required Setbacks				
Front Yard		Min. 10'-0" / Max. 25'-0"	164'-2"	NO - Exceeds Max
Rear Yard		15'-0" / Adj. R Zone 25'-0"	15'-0"	YES
Side Yard		Not required / Adj. R Zone 15'-0"	VARIES, SEE PLAN	YES
Required Off-Street			1 Bdrm - 1.5 (1) X Qty. 7 2 Bdrm - 1.75 x Qty 6	
Parking	Parking currently on site.	Per 22-117.2 - Required 26	Required - 21	NO
Common Open Space Requirement		No requirement	4207.2 SF (21.7%)	YES



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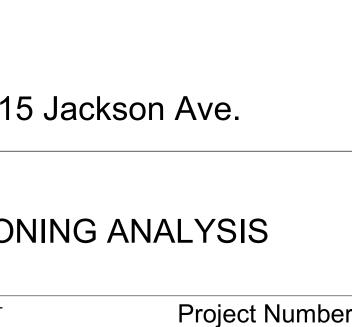


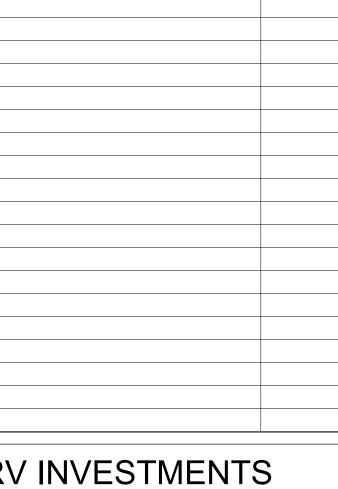
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Author

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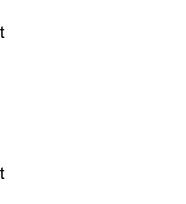
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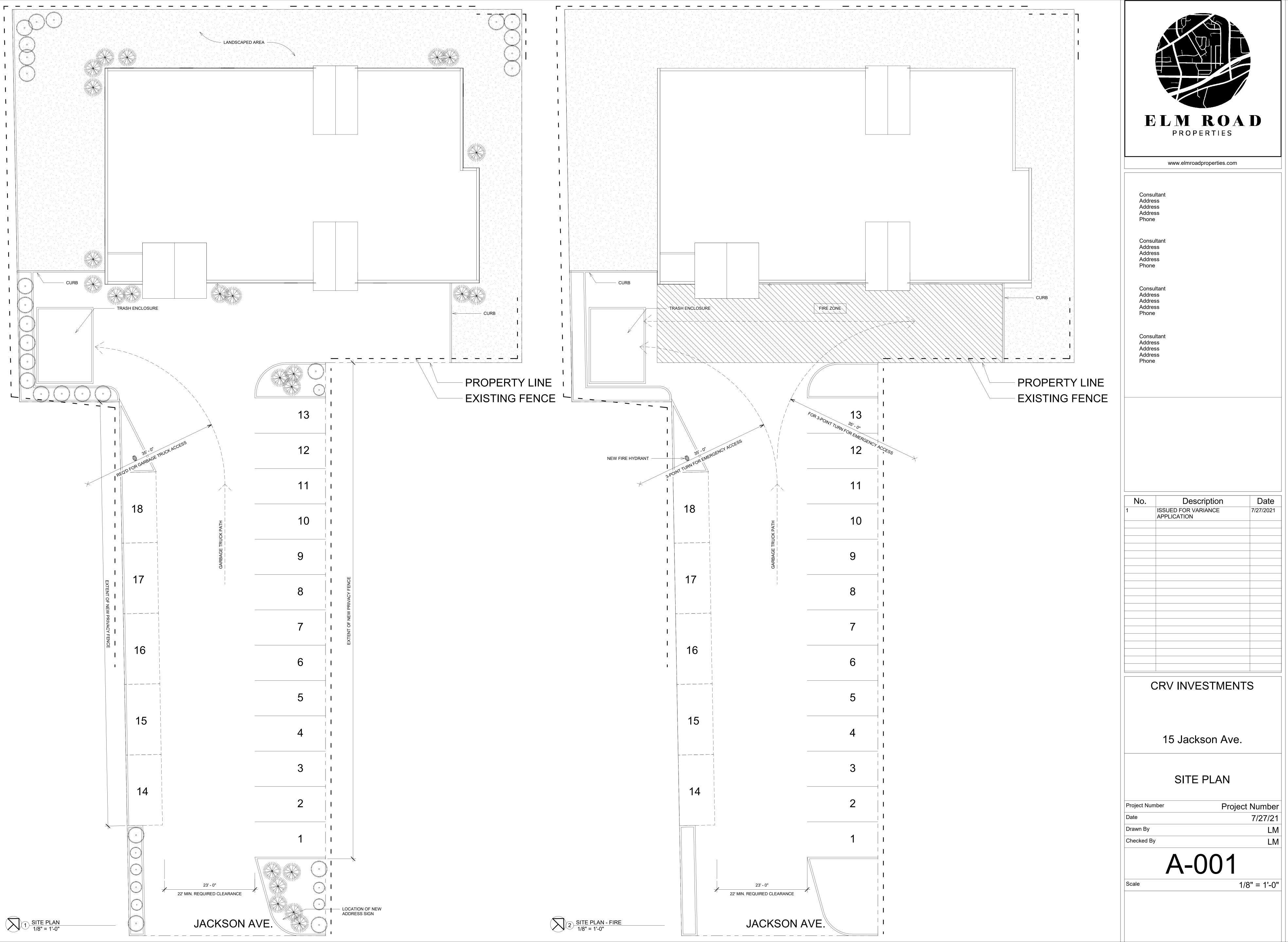
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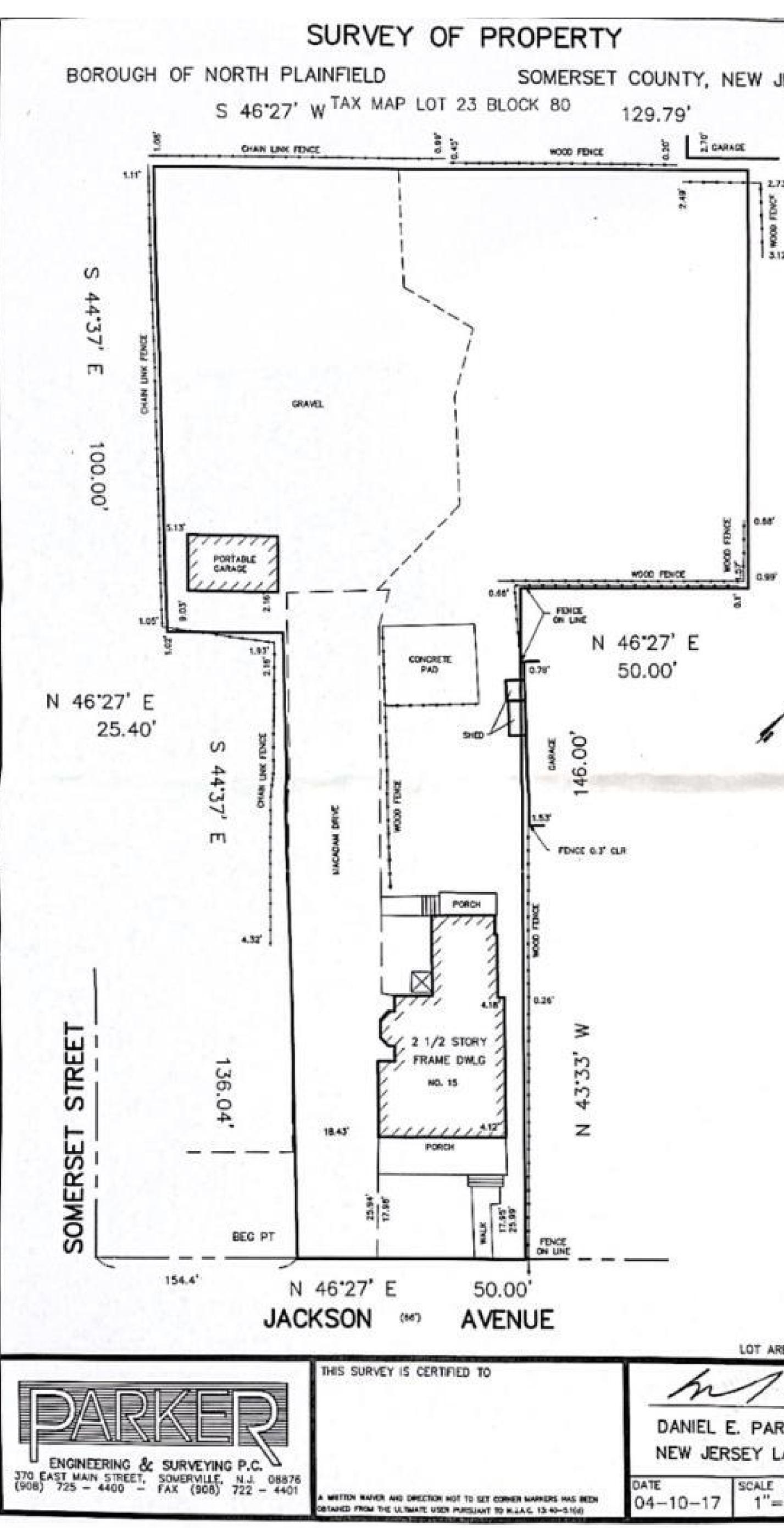
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⁴ WEST - EAST SECTION 1/16" = 1'-0"

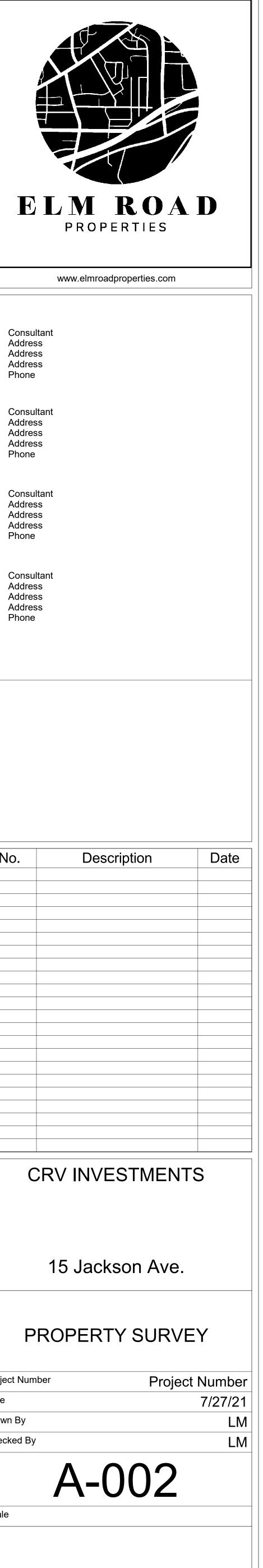


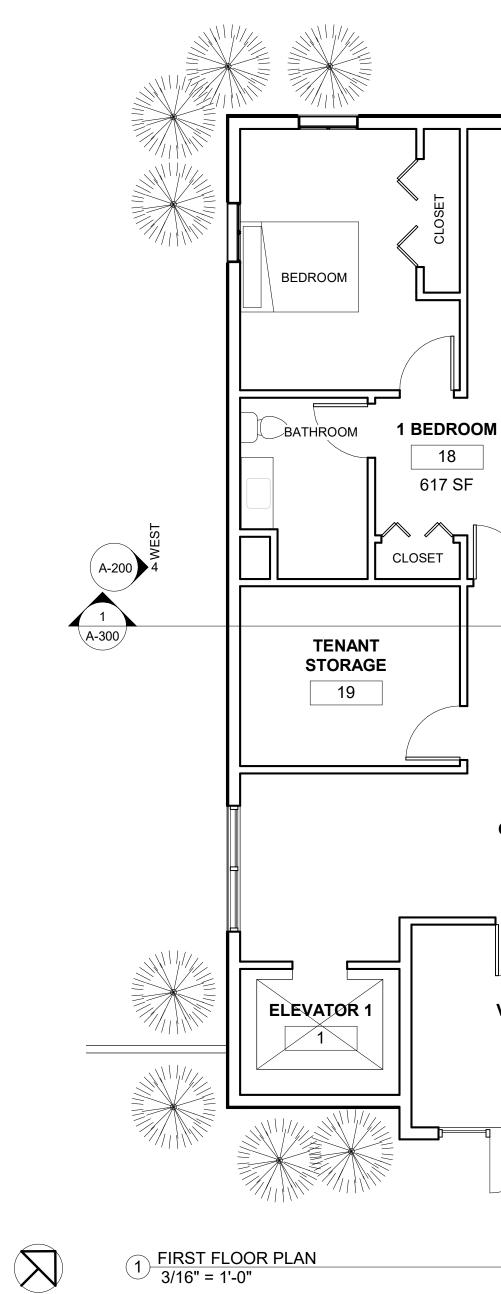
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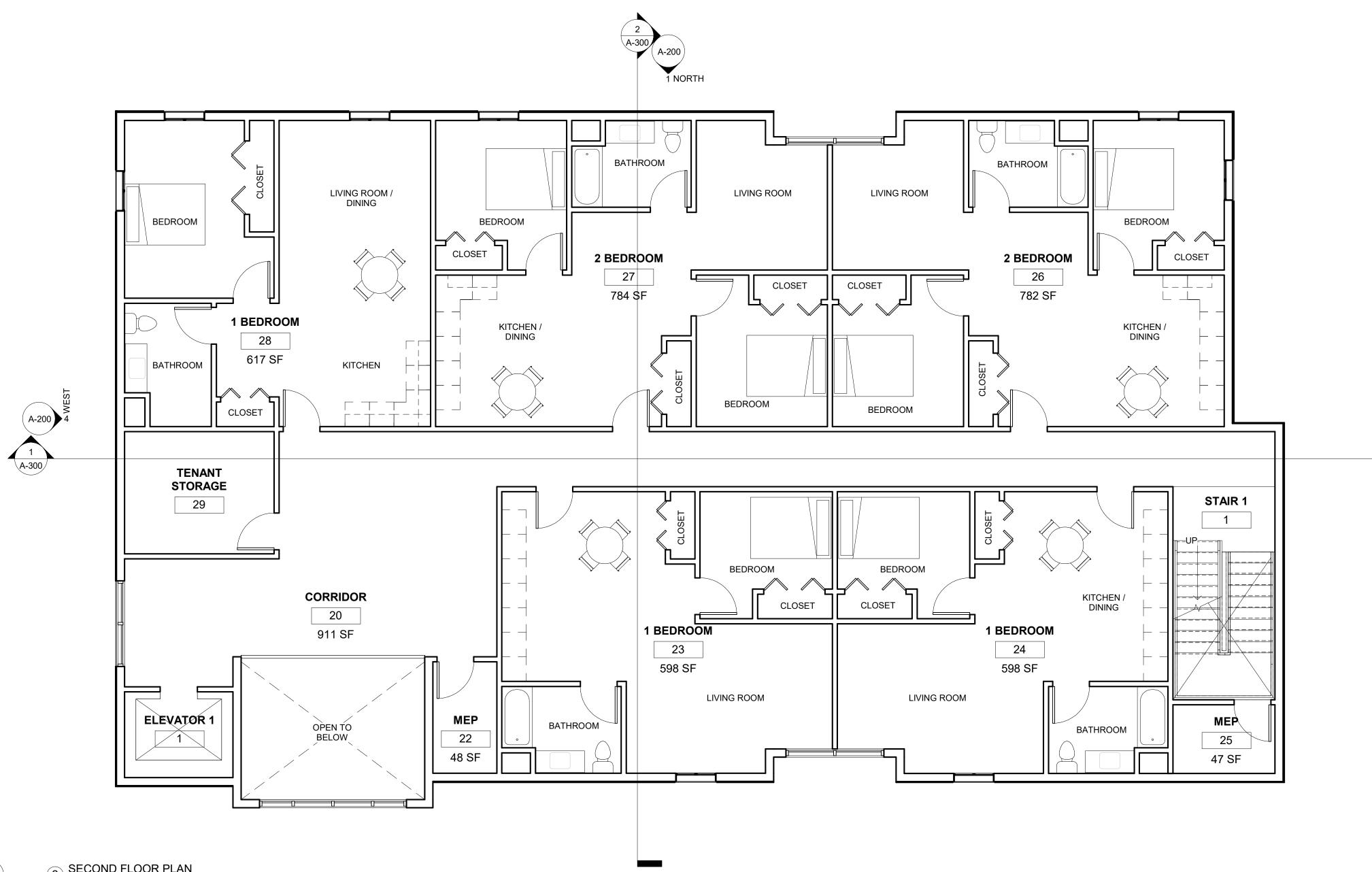
3.11 3 44 4 CA1 2 EL I and the 0 O .00' N 46'27' E 25.40' STREET SOMERSET

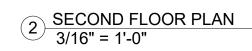


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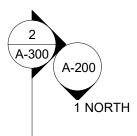


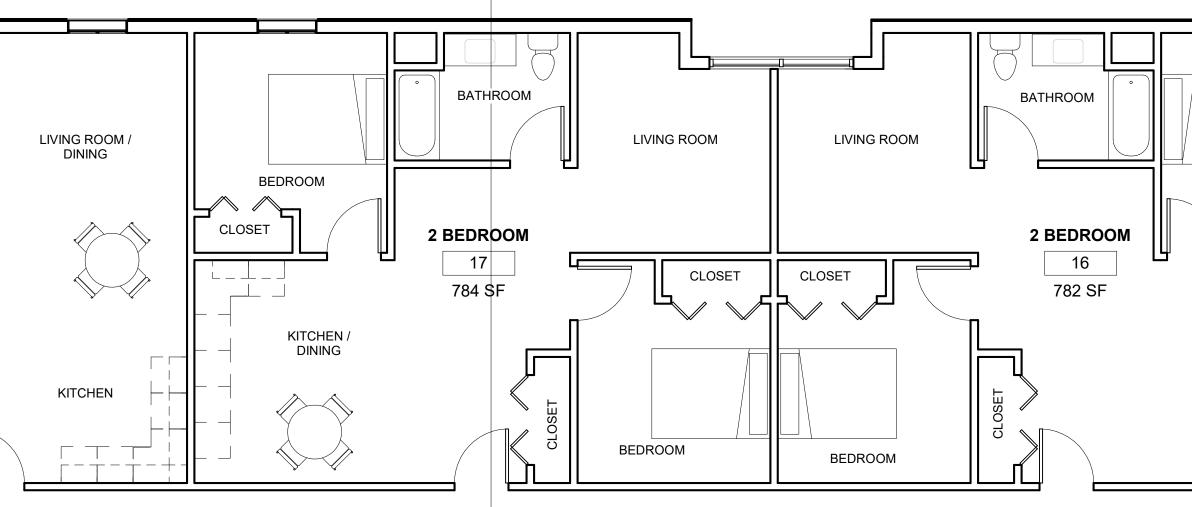


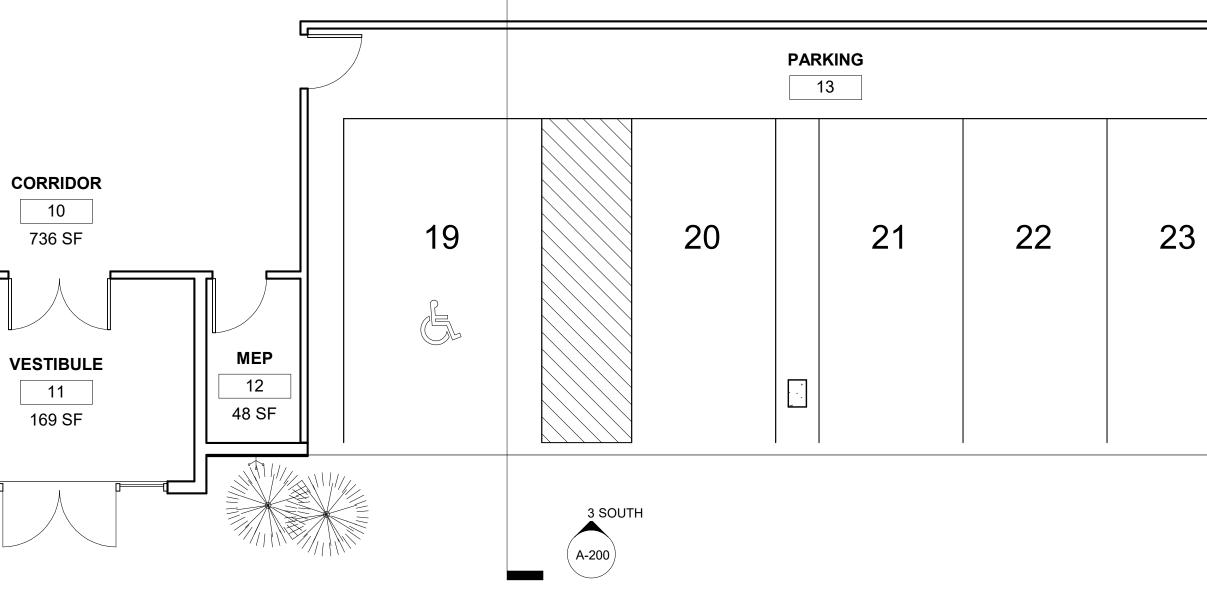


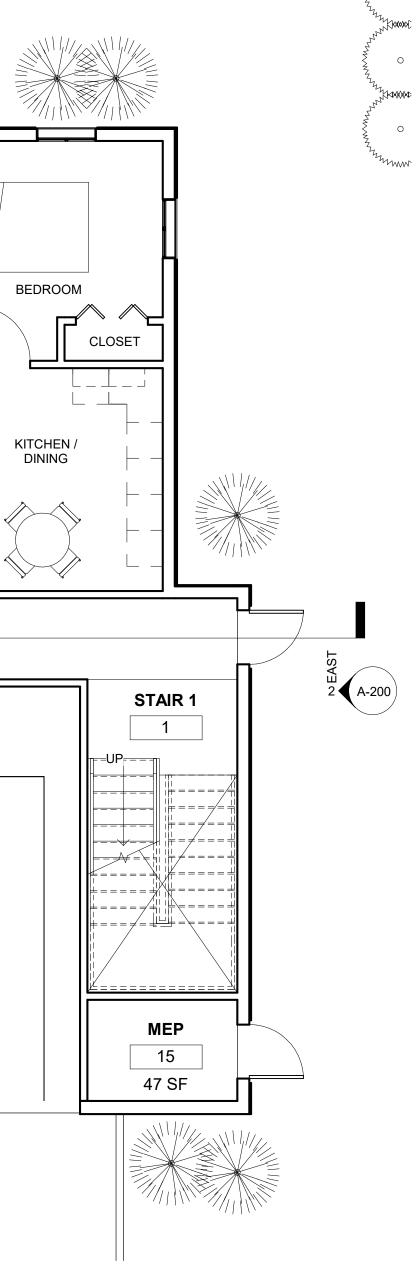


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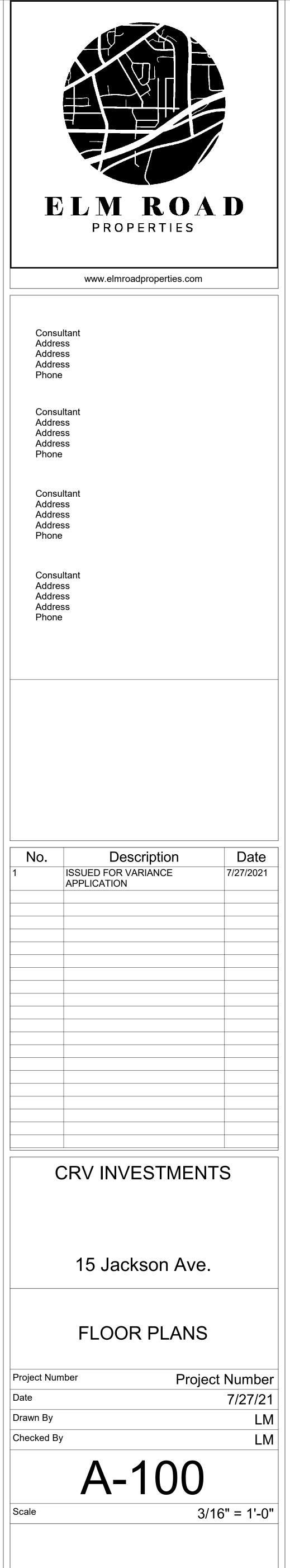


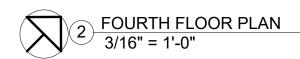






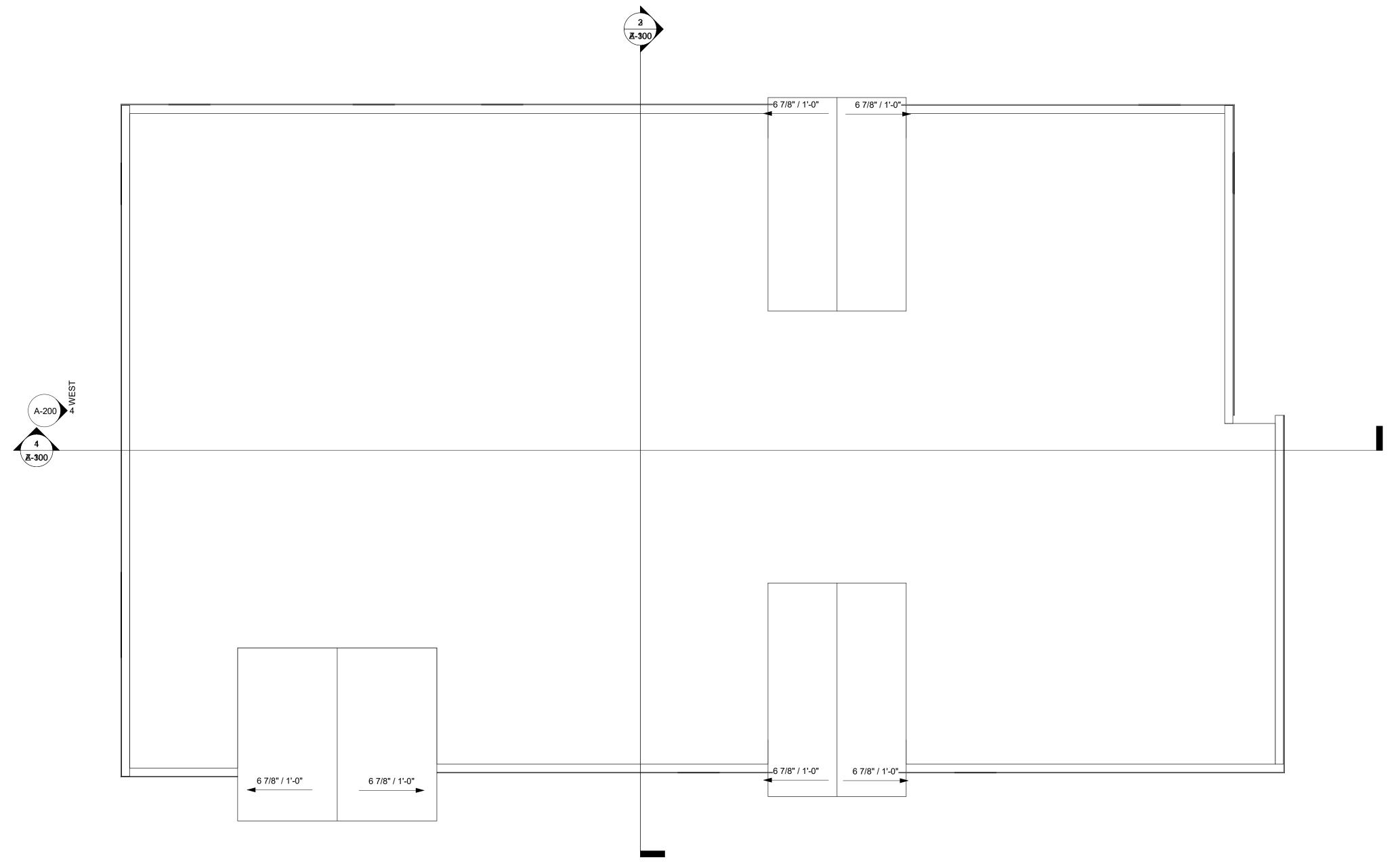
UNIT DISTRIBUTION	1 BEDROOM	2 BEDROOM
LEVEL 1	1	2
LEVEL 2	3	2
LEVEL 3	3	2
TOTAL	7	6

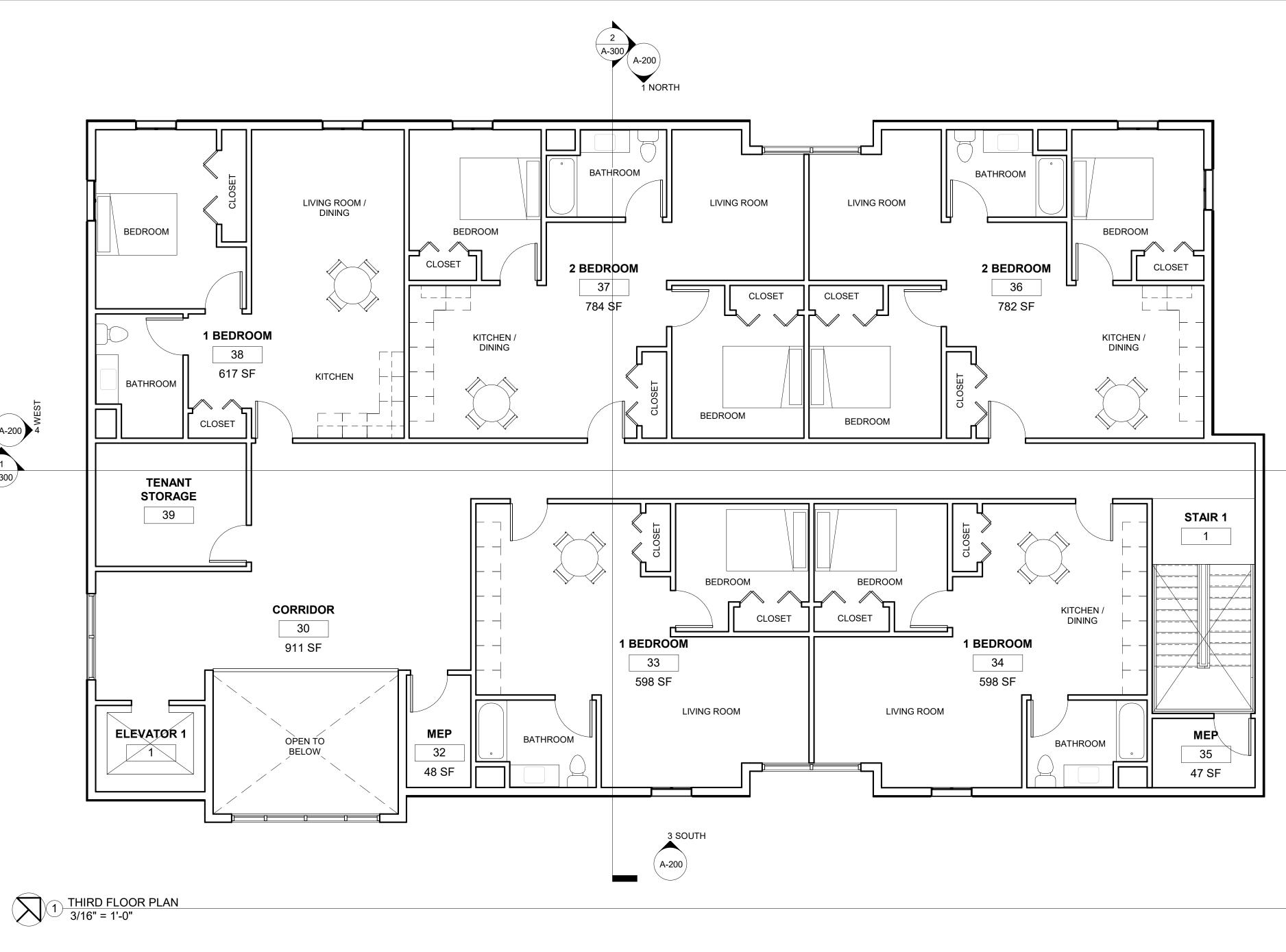




A-200 4

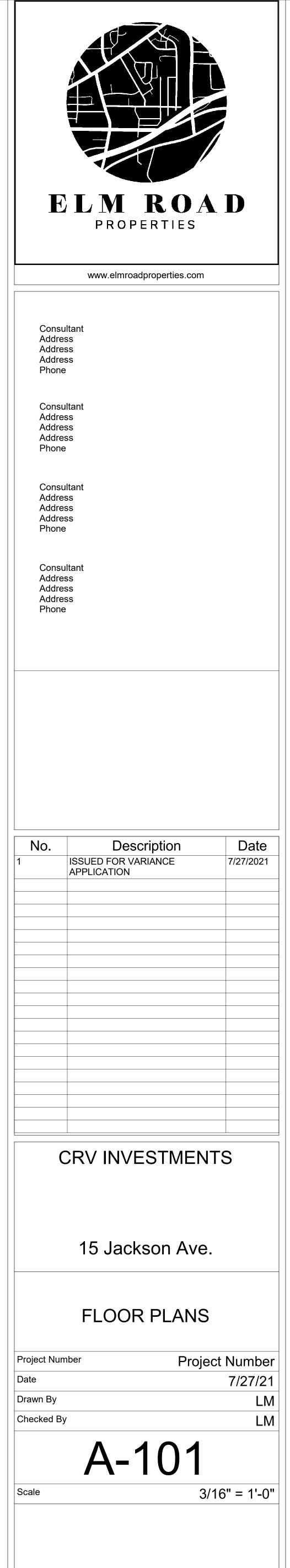
1 A-300







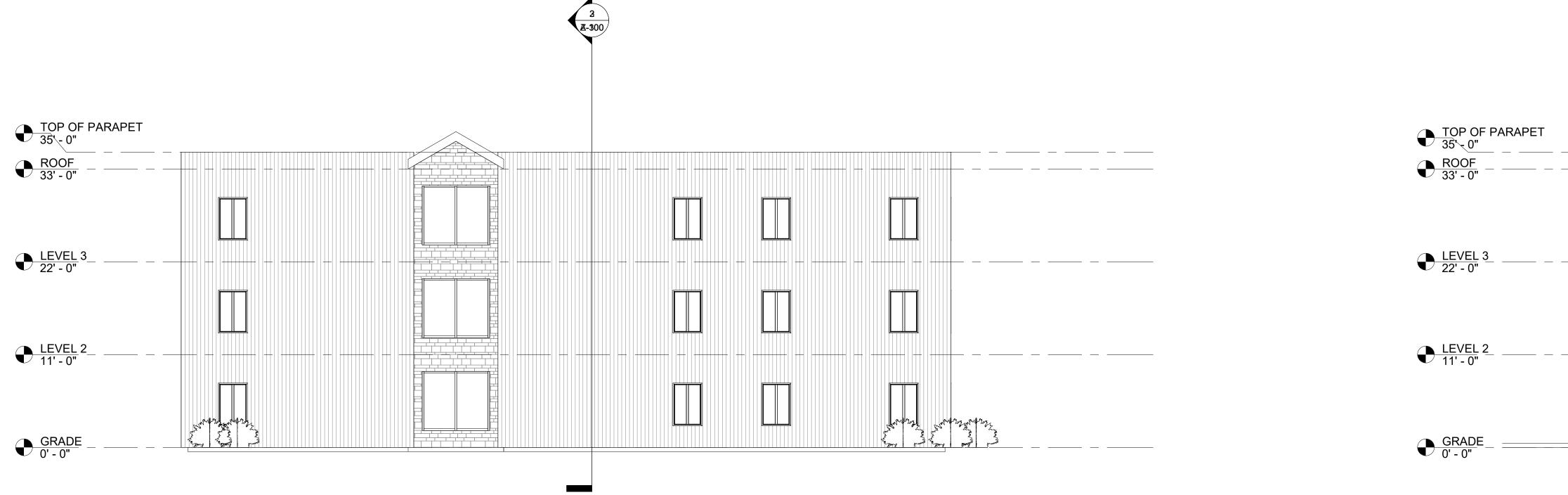
2 A-200

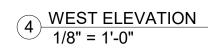


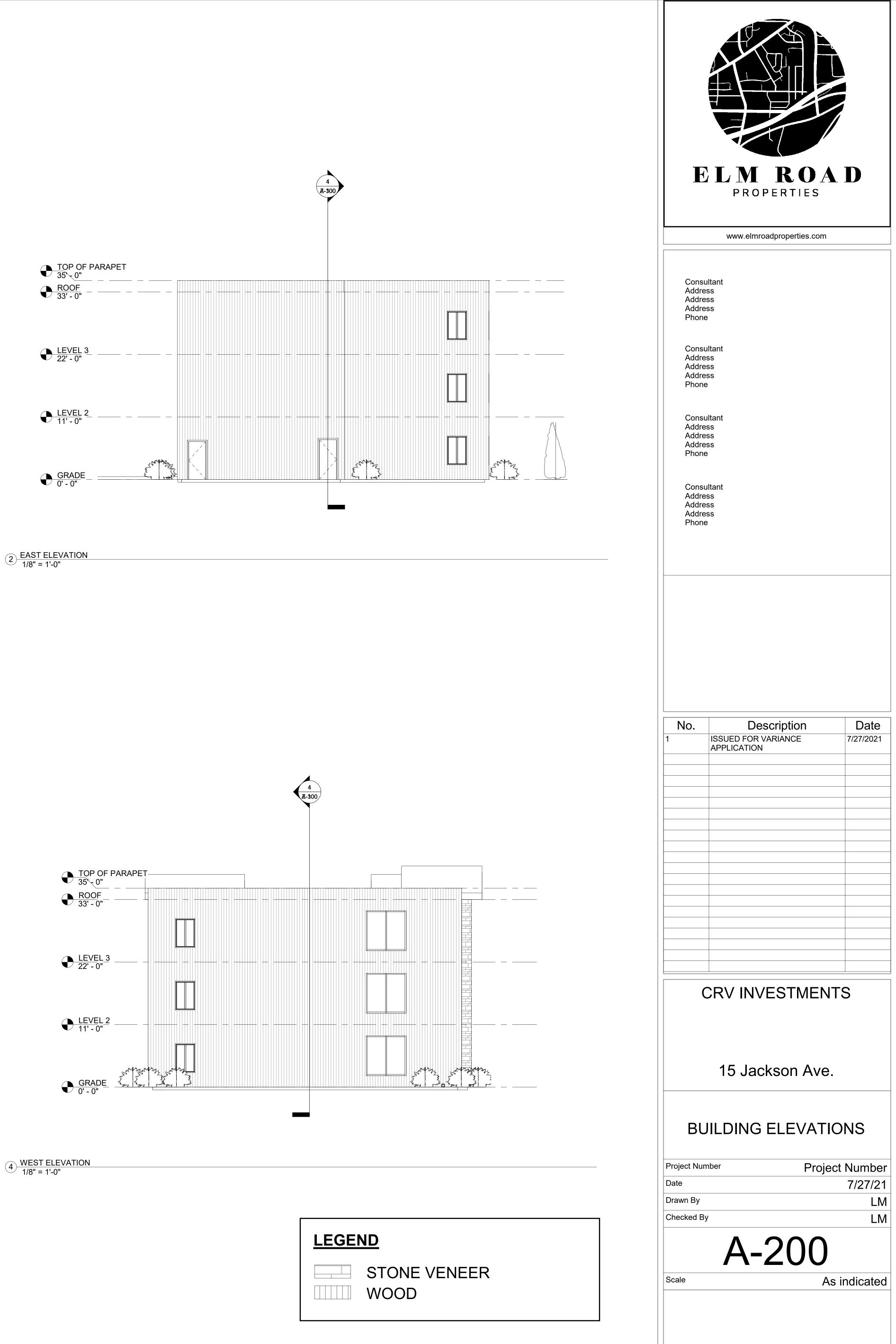
3 SOUTH ELEVATION 1/8" = 1'-0"



1 <u>NORTH ELEVATION</u> 1/8" = 1'-0"

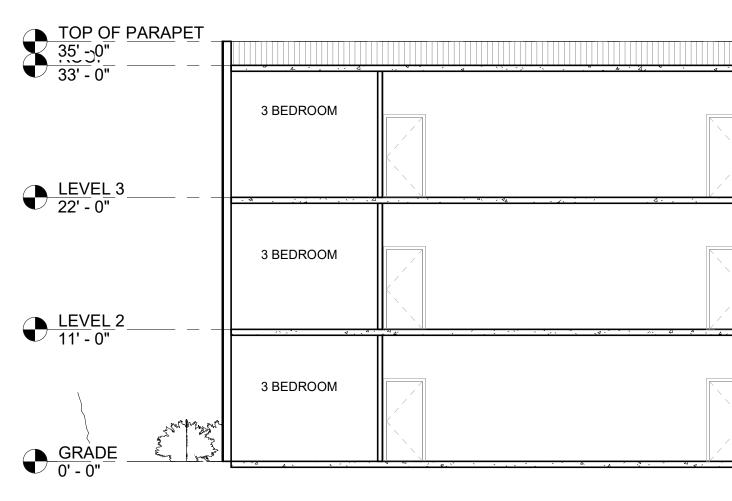






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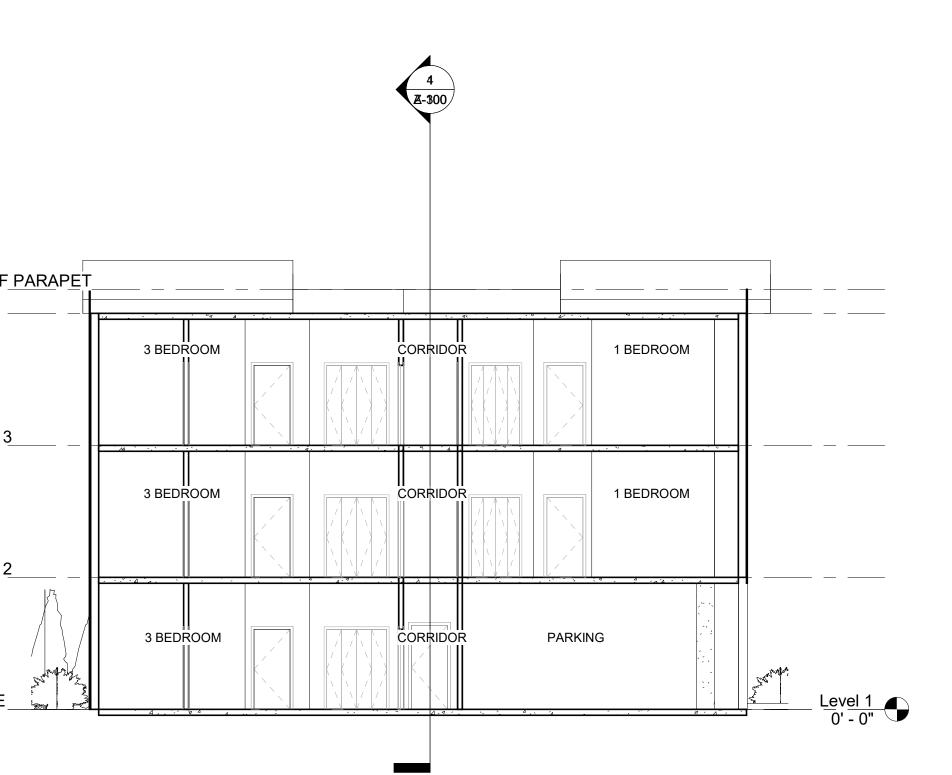
1 WEST - EAST SECTION 1/8" = 1'-0"





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a -		<u></u>	<u>TOP OF PARAP</u> <u>35' -0"</u> <u>33' - 0"</u>
	CORRIDOR		
//		<u></u>	<u>LEVEL 3</u> 22' - 0"
	CORRIDOR		
		<u> </u>	● LEVEL 2 11' - 0"
	CORRIDOR		
		And	GRADE 0'-0"

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2 NORTH - SOUTH SECTION 1/8" = 1'-0"

