30 parcels fall within 200 feet of this parcel(s) Block-Lot: 431-2 CARRAJAT: WESLEY JR & MARY

325 UNION AVE S CRANFORD, N J 07016 RE: 325 UNION AVE S YAU: MATTHEW L & JUD 11 MORSE ST CRANFORD, N J 07016 RE: 112 HILLCREST AVE

Block-Lot: 413-12 KACUBA, NICHOLAS J & LAUR 124 HILLCREST AVE CRANFORD, NJ 07016 RE: 124 HILLCREST AV Block-Lot: 413-11 ZARZECKI, ELAINE 122 HILLCREST AVE

CRANFORD, NJ 07016 RE: 122 HILLCREST AV Block-Lot: 415-3 THOMAN: LOUISE AN 121 HILLCREST AVE CRANFORD, N J 07016 RE: 121 HILLCREST AV

PARKS: ELIZABETH A

313 UNION AVE S

CRANFORD, N J 07016 RE: 313 UNION AVE S Block-Lot: 413-10 BRESLIN, PATRICK J & MELISS 118 HILLCREST AVE CRANFORD, NJ 07016

RE: 118 HILLCREST AVE ZEBROWSKI: DANIEL R & CATHERINE M 314 UNION AVE S CRANFORD, N J 07016 RE: 314 UNION AVE S

Block-Lot: 431-3 DISPORTO: PAUL & BEVERL' 323 UNION AVE S CRANFORD, N J 07016 RE: 323 UNION AVE S Block-Lot: 415-4 SEETO, TIMOTHY & PIME 119 HILLCREST AVE

CRANFORD, NJ 07016 RE: 119 HILLCREST AV Block-Lot: 431-4 MARCZI, ROBERT P JR & KADF 321 UNION AVE S CRANFORD, NJ 07016 RE: 321 UNION AVE S RUCHOK: MICHAEL & DONNA 116 HILLCREST AVE CRANFORD, N J 07016 RE: 116 HILLCREST AVE

Block-Lot: 415-5 NINO: GUILLERMO S & CILIA S 117 HILLCREST AVE CRANFORD, N J 07016 RE: 117 HILLCREST AVE Block-Lot: 431-7 HEINS: ANASTASIA 315 UNION AVE S CRANFORD, N J 07016

RE: 315 UNION AVE S

Block-Lot: 431-1 DODD, GEORGE V III CRANFORD, NJ 07016 RE: 327 UNION AVE S Block-Lot: 431-9 KIMMEL, LOUIS & CHRISTINE 311 UNION AVE S

CRANFORD, NJ 07016 RE: 311 UNION AVE S ZAMBITO: CATHERINE A 125 HILLCREST AVE CRANFORD, N J 07016 RE: 125 HILLCREST AVE

Block-Lot: 431-6 FETTE: CHARLES E & MARY 317 UNION AVE S CRANFORD, N J 07016 RE: 317 UNION AVE S Block-Lot: 415-2

MARY I KIAMIE IRREVOCABLE TRUS

BECK: KENNETH & STEPHANIE POLLAK

MUELLER, CHARLES SIGMUND & FRANCINE

28 JERICHO DR

HAMILTON, NJ 08690

Block-Lot: 415-6

Block-Lot: 431-5

319 UNION AVE S

CRANFORD, NJ 07016

PEZZA, MICHAEL J & ALEXI \

RE: 319 UNION AVE S

113 HILLCREST AVE

CRANFORD, NJ 07016

Block-Lot: 415-8

HARGISS: DEBRA F

111 HILLCREST AVE

CRANFORD, N J 07016

RE: 111 HILLCREST AVE

LEE, JOHN & ZHENG, LING

MURPHY: DENIS J / LOPEZ: APRIL A

308 UNION AVE S

CRANFORD, NJ 07016

RE: 308 UNION AVE S

Block-Lot: 415-25

322 UNION AVE S

CRANFORD, N J 07016

RE: 322 UNION AVE S

CRANFORD, N J 07016

RE: 316 UNION AVE S

Block-Lot: 415-24

320 UNION AVE S CRANFORD, N J 07016

ESPOSITO, LEIGH 312 UNION AVE S

RE: 320 UNION AVE S

CRANFORD, NJ 07016

RE: 312 UNION AVE S

Block-Lot: 415-22 SCHWARTZ: ALAN

RE: 113 HILLCREST AVE

Block-Lot: 415-7

115 HILLCREST AVE

CRANFORD, N J 07016

RE: 115 HILLCREST AVE

RE: 123 HILLCREST AVE

New Jersey American Water, Inc. Attn: GIS Supervisor 1025 Laurel Oak Road Voorhees, NJ 08043

Block-Lot: 415-26

324 UNION AVE S

CRANFORD, N J 07016

RE: 324 UNION AVE S

Block-Lot: 415-19

310 UNION AVE S

CRANFORD, NJ 07016

RE: 310 UNION AVE S

Comcast Cablevision

820 Bear Tavern Road

West Trenton, NJ 08628

C/O - Corporation Trust Co.

MC CANN: MAUREEN, PATRICIA

CRAWFORD, PAUL & TAMMANIE

Municipal and Utilities Contact List

**Executive Offices** 1 Verizon Wav Attn: Corporate Secretary Basking Ridge, NJ 07920

Elizabethtown Gas Company Engineering Department 520 Green Lane Union, NJ 07083

Public Service Electric & Gas Company Manager-Corporate Properties 80 Park Plaza, T6B Newark, NJ 07101

Rahway Valley Sewerage Authority Attn: Chief Engineer 1050 East Hazelwood Avenue Rahway, NJ 07065

Westfield Leader: <a href="mailto:legals@goleader.com">legals@goleader.com</a> Phone: 908-232-4407 The Star Ledger: legalads@njadvancemedia.com

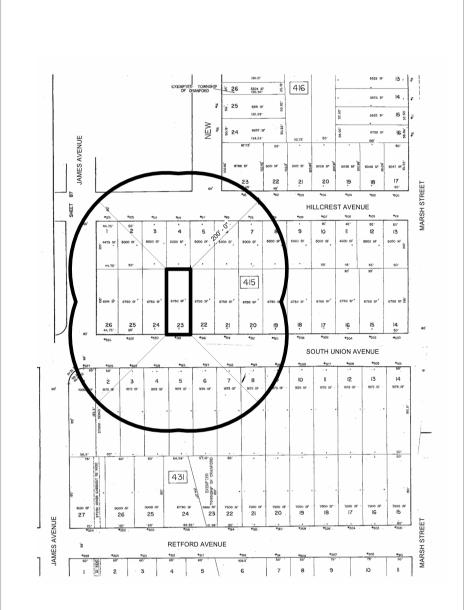
Phone: 732-902-4318 Fax: 732-243-2750

# ADDITION AND ALTERATION

FOR

# TOWER HOMES, LLC

BLOCK: 415, LOT: 23 318 SOUTH UNION AVENUE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY 07016





# **LOCATION MAP**

DATE

DATE

DATE

### **DRAWING LIST**

A-1 TITLE SHEET, SITE PLAN, ZONING & BUILDING COVERAGE A-4 PROPOSED FIRST & SECOND FLOOR PLAN & AREA PLANS A-7 ELEVATIONS

### **BUILDING CODE INFORMATION**

### **NEW JERSEY BUILDING CODES:**

N.J.A.C. 5:23 NEW JERSEY UNIFORM CONSTRUCTION CODE WITH N.J.U.C.C. AMENDMENTS 2018 INTERNATIONAL RESIDENTIAL CODE 2017 NATIONAL ELECTRICAL CODE 2018 NATIONAL STANDARD PLUMBING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL MECHANICAL CODE **CLIMATIC & GEOGRAPHIC DESIGN CRITERIA** CLIMATE ZONE = 4A WIND SPEED = LESS/ EQUAL 100 MPH

SEISMIC = CATEGORY 'B' (NOT APPLICABLE / EXEMPT SINGLE FAMILY DETACHED DWELLING) EXPOSURE CATEGORY = EXPOSURE 'B'

# **BUILDING DESCRIPTION:**

**USE GROUP CLASSIFICATION** R-5 (SINGLE FAMILY DWELLING) **CONSTRUCTION CLASSIFICATION** TYPE V-B (5B) COMBUSTIBLE/ UNPROTECTED

#### **CONSTRUCTION SUMMARY**

FIRST & SECOND FLOOR INTERIOR ALTERATIONS

FIRST & SECOND FLOOR ADDITION

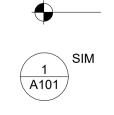
## SYMBOL LEGEND

NORTH ARROW Room name **ROOM TAG** 

EXTERIOR **ELEVATION MARK** 

SPOT ELEVATION

SECTION



**DETAIL MARK** 



**REVISION TAG** 



WALL TAG



**BOARD ENGINEER** 

**BOARD CHAIRMAN** 

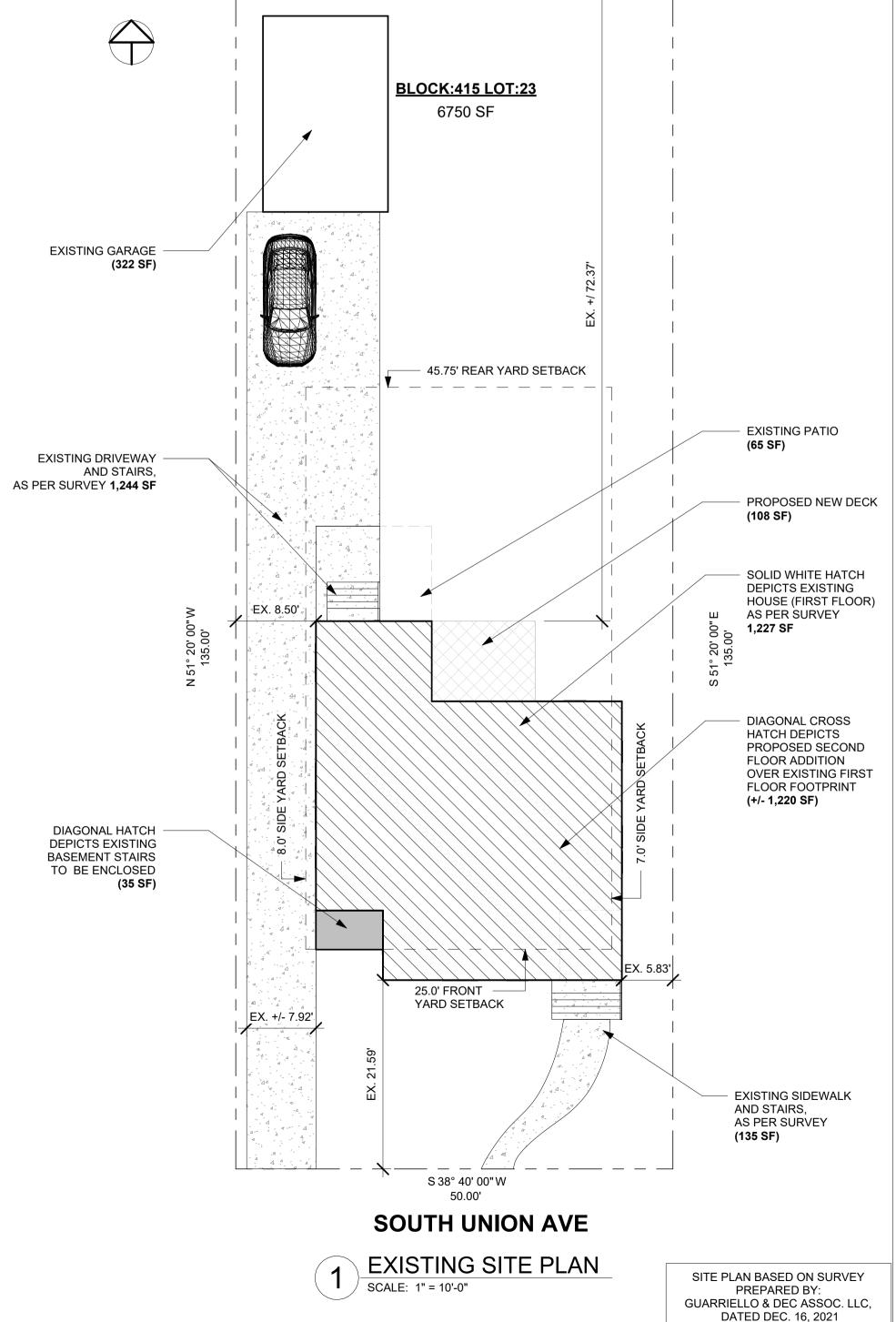
**BOARD SECRETARY** 

**ZONING REQUIREMENTS BUILDING DATA:** ZONE: R-4 (SINGLE FAMILY DWELLING) NUMBER OF STORIES | SEE ZONING CHART

NUMBER OF STORIES	SEE ZONING CF	IART
BUILDING HEIGHT	SEE ZONING CHART	
SQUARE FOOTAGE FIRST FLOOR		
EXISTING ADDITION	+/- 1,176 35	SF SF
SECOND FLOOR EXISTING ADDITION	+/- 600 572	
TOTAL	2,383	SF
FLOOR AREA RATIO		
FIRST FLOOR (INCLUDES INTERIOR ST	1,114 <i>[AIR]</i>	SF
SECOND FLOOR (INCLUDES INTERIOR ST	1,172 (TAIR)	SF
TOTAL	2,286	SF

SETBACKS	REQUIRED	EXISTING	PROPOSED	VARIANCE
1. LOT AREA (MINIMUM)	6,000 SF	6,750 SF	6,750 SF	NO
2. LOT WIDTH (MINIMUM)	60.0'	50.0'	50.0'	NO <sup>2</sup>
3. LOT DEPTH (MINIMUM)	N/A	135.0'	135.0'	NO
4. FRONT YARD (MINIMUM)	25.0'	21.59'	21.59'	NO <sup>2</sup>
5. REAR YARD (MINIMUM)	30% OF THE FIRST 100 FEET OF LOT DEPTH; 45% OF THE NEXT 50 FEET OF LOT DEPTH	72.37'	72.37'	NO
6. SIDE YARD: ONE (MINIMUM) BOTH (MINIMUM)	10% OF LOT WIDTH (7.0' MINIMUM) 30% OF LOT WIDTH (15'-0")	5.83'+8.50' 14.33'	5.83'+8.50' 14.33'	NO <sup>2</sup> NO <sup>2</sup>
7. BUILDING HEIGHT (MAXIMUM) • STORIES • FEET	2-1/2 STORIES 32'-0"	2-1/2 STORIES +/- 20'-0"	3 STORIES 31'-7"	YES <sup>1</sup> NO
8. BUILDING COVERAGE (MAXIMUM)	30 %	(22.2%) 1,227 SF	(25.1%) 1,692 SF	NO
9. LOT COVERAGE (MAXIMUM)	40 %	(43.3%) 2,927 SF	(43.3%) 2,927 SF	NO <sup>2</sup>

1. AS PER SCHEDULE-1 (SCHEDULE OF ZONE DISTRICT AREA, YARD AND BUILDING REQUIREMENTS) AND DEFINITIONS SECTION: 255-1 2. PRE-EXISTING CONDITION (NONCONFORMING USES AND STRUCTURES SECTION 255-42)



N 38° 40' 00" E

50.00'

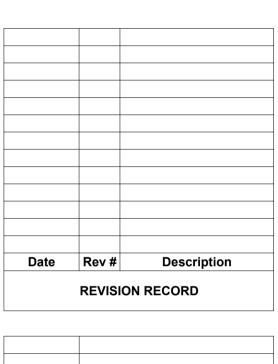
DANTAS CARRETE architecture 427 CHESTNUT STREET, SUITE 302 UNION, NEW JERSEY 07083 908 998 2422 f 908 741 4160



www.dantascarrete.com

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2022.05.20	Technical Review Comments from May 12, 2022 (Revised S		
2022.03.29	Board Submission		
2022.03.09	Attorney Review		
2022.03.04	Attorney Review		
2022.02.25	Attorney Review		
Date	Description		
ISSUE FOR RECORD			

## **ADDITION & ALTERATION**

TOWER HOMES, LLC

BLOCK: 415, LOT: 23 318 SOUTH UNION AVENUE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY 07016

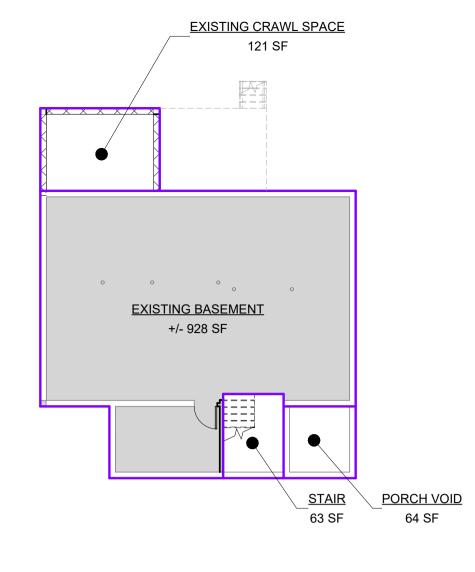
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CHECKED BY	PD
PROJECT NO.	2022.004

TITLE SHEET, SITE PLAN, ZONING & **BUILDING COVERAGE** 

SHEET NAME

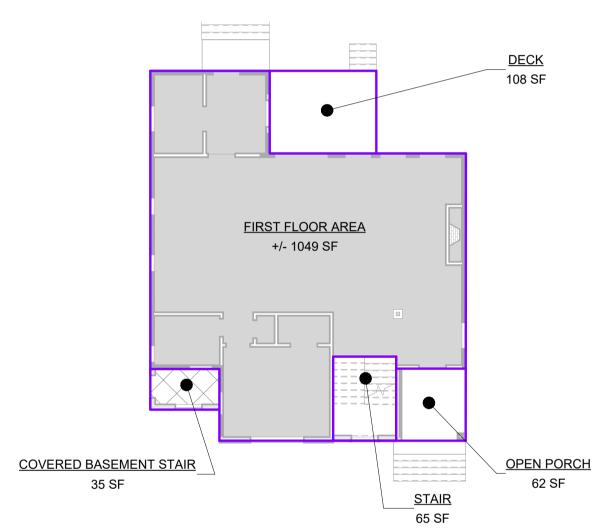
A-1 SHEET NUMBER





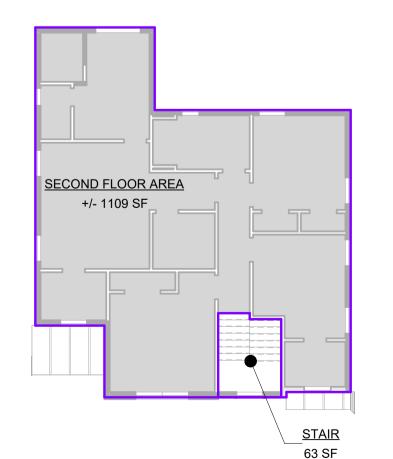
BA EXISTING BASEMENT AREA PLAN

SCALE: 3/32" = 1'-0"



FIRST FLOOR AREA PLAN

SCALE: 3/32" = 1'-0"



2A SECOND FLOOR AREA PLAN SCALE: 3/32" = 1'-0"

DANTAS CARRETE architecture 427 CHESTNUT STREET, SUITE 302 UNION, NEW JERSEY 07083 p 908 998 2422 f 908 741 4160

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PAULO J. M. DANTAS, RA Al017704

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Date Rev # Description **REVISION RECORD** 

2022.05.20 Technical Review Comments from May 12, 2022 (Revised Set) 2022.03.29 Board Submission 2022.03.04 Attorney Review 2022.02.25 Attorney Review 2022.02.15 Schematic Design-2 Floor Plans 2022.01.26 Schematic Design-1 Floor Plans

Description

**ADDITION &** ALTERATION

**ISSUE FOR RECORD** 

FOR **TOWER HOMES** 

BLOCK: 415, LOT: 19 318 SOUTH UNION AVE. TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY 07016

DRAWN BY PD / IL CHECKED BY PROJECT NO. 2022.004

PROPOSED FIRST & SECOND FLOOR PLAN & AREA PLANS

SHEET NAME **A-4** SHEET NUMBER

- EXTERIOR 2x6 WOOD STUD WALL AT 16" O.C. w/ (1)-ROW OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED
- EXTERIOR CLEARSTORY (FOYER) 2x6 WOOD STUD
  WALL AT 12" O.C. w/ (2)-ROW OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED (U.O.N.)

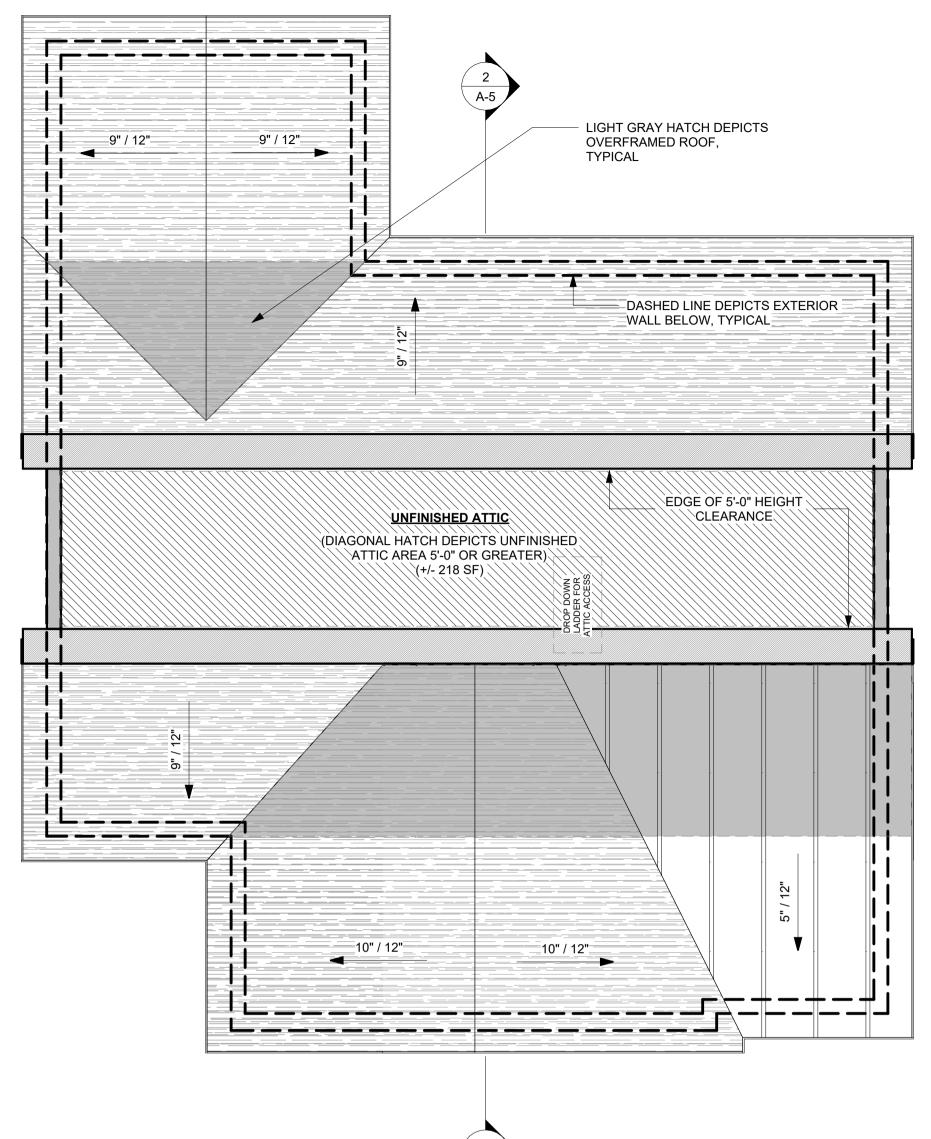
INTERIOR 2x6 WOOD STUD WALL AT 16" O.C. (1)-HR RATED WALL ASSEMBLY, (CONFORM TO UCC FTO-13)

SEE FIRE RATED PARTITION FOR MORE INFORMATION EXISTING CONCRETE MASONRY UNIT TO REMAIN

CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS FOR SIZES

- LOCATIONS.
- WHEN ANY WOOD FRAMING IS EXPOSED; WALL, FLOOR, CEILING, ROOF: 1. FIRE BLOCK AS REQUIRED
- 2. PROVIDE THERMAL INSULATION AT ANY ACCESSIBLE VOID TO MEET THE R-VALUES UNLESS THE DUE SPACE CONSTRAINTS FILL CAVITIES OF THE FRAME ASSEMBLY
- ALL EXISTING WINDOW & DOOR OPENINGS, CONTRACTOR SHALL PROVIDE HEADERS AS PER FRAMING NOTES
- STRUCTURAL ELEMENTS UNCOVERED TO BE UNSOUND, STRUCTURAL DEFICIENT, DETERIORATED AND/OR DAMAGED SHALL BE REINFORCED, SUPPORTED AND/OR REPLACED
- 2x4 STUD WALL: R-13 FIBERGLASS INSULATION • 2x6 STUD WALL: R-19 FIBERGLASS INSULATION

• 2x8 STUD WALL: R-30 FIBERGLASS INSULATION • 2x10 STUD WALL: R-30 FIBERGLASS INSULATION

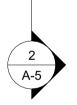




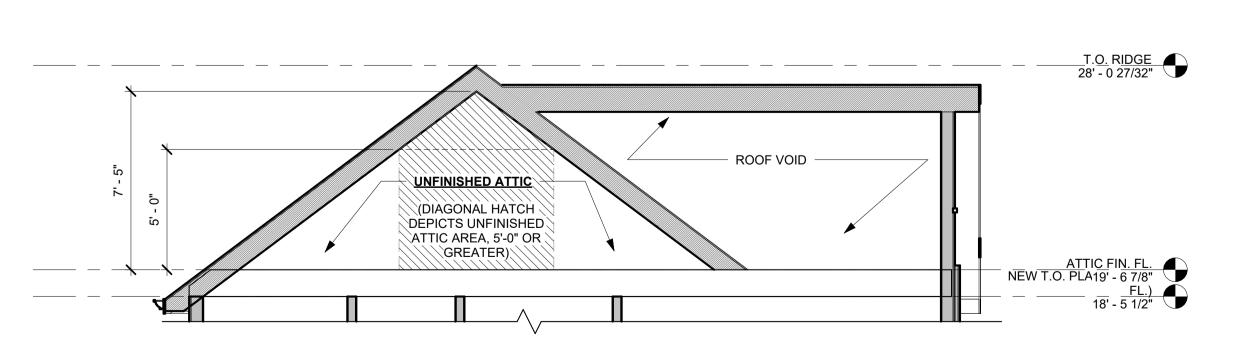
**EXISTING FRONT SIDE** 



**EXISTING REAR SIDE** 









EXISITNG LEFT SIDE



EXISTING RIGHT SIDE

DANTAS CARRETE architecture

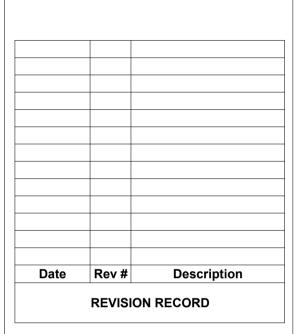
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2022.05.20 Technical Review Comments from May 12, 2022 (Revised Set)

Date Description

ISSUE FOR RECORD

ADDITION & ALTERATION
FOR
TOWER HOMES

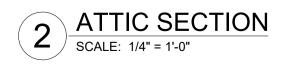
BLOCK: 415, LOT: 19 318 SOUTH UNION AVE. TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY 07016

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PROJECT NO.	2022.004

ATTIC FLOOR PLAN, ATTIC SECTION & EXISTING PICTURES

SHEET NAME

A-5



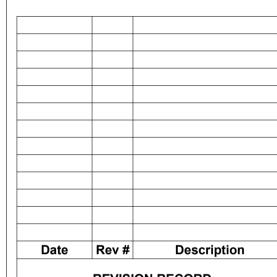


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Description

FOR

BLOCK: 415, LOT: 19 318 SOUTH UNION AVE. TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY 07016

PD / IL 2022.004

**ELEVATIONS** 

A-7