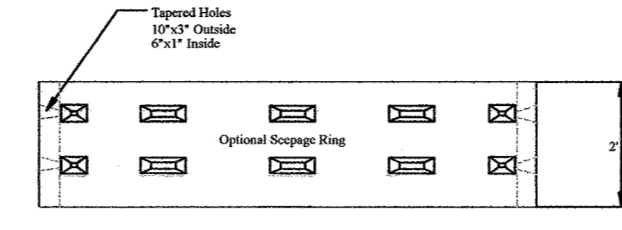
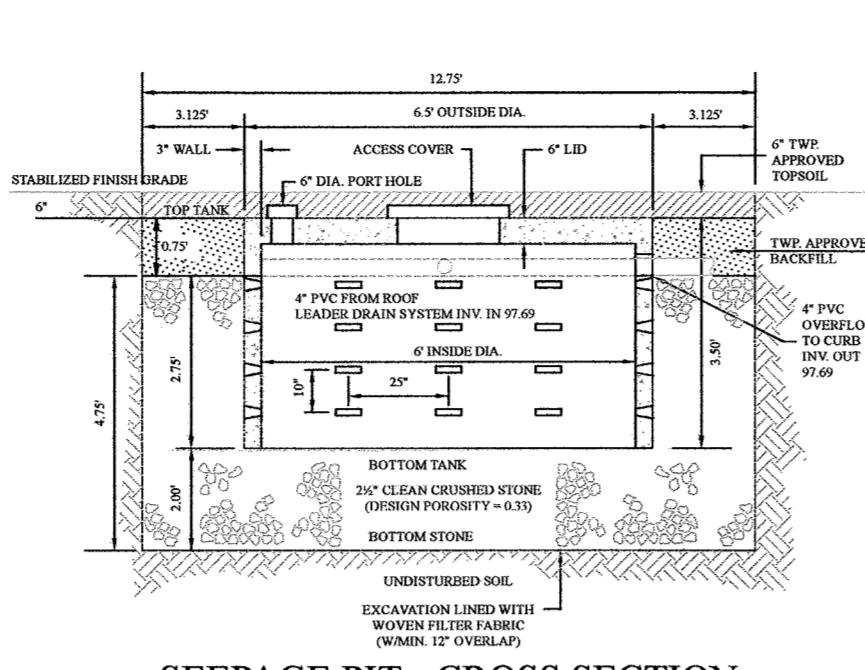
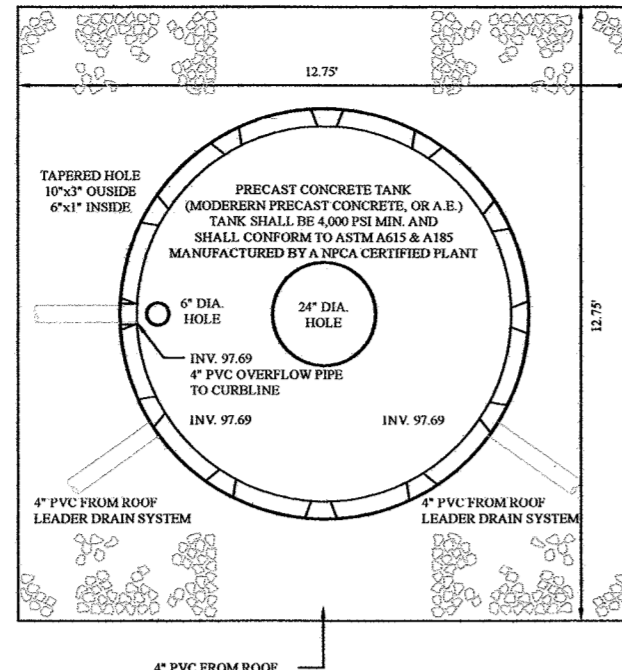


General Notes:

- Being commonly known as 237 Lenox Place, Somerset, Franklin Township, New Jersey. Also known as Lots 22, 23, 24, 25, 26, and 27 in Block 300 as shown on the Township of Franklin Tax Map.
- Existing Topography based on assumed datum and as surveyed in the field by FORMOSA ENGINEERING, INC. on DECEMBER 16, 2019. Bench mark noted on drawing. (Property Survey is incorporated in this plan).
- All construction to be in accordance with Franklin Township standards.
- All existing trees to remain and will not be harmed.



Proposed:
 Proposed House 1,685.12 sq. ft. + Proposed Driveway 555.04 sq. ft. + Proposed Porch/Stairs 112.00 sq. ft. + Proposed Sidewalk 136.32 sq. ft. = 2,488.48 sq. ft.
 Impr. area x CF / SF area = Volume Required
 2,488.48 sq. ft. x 0.25 (3" rainfall) = 622.12 cf

Seepage Pit Calculations:
 $V = 3.1416 \times 2h \times (8' \text{ Dia.} / 4 - 6' + 2' \text{ Extension})$
 $= 3.1416 \times 16 \times 6.5 = 326.73 \text{ cf}$

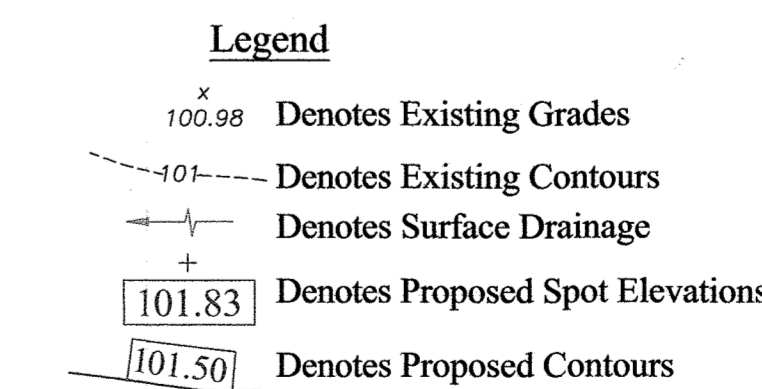
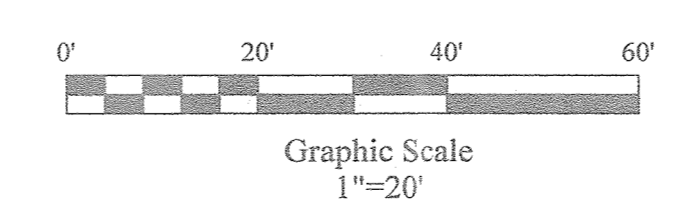
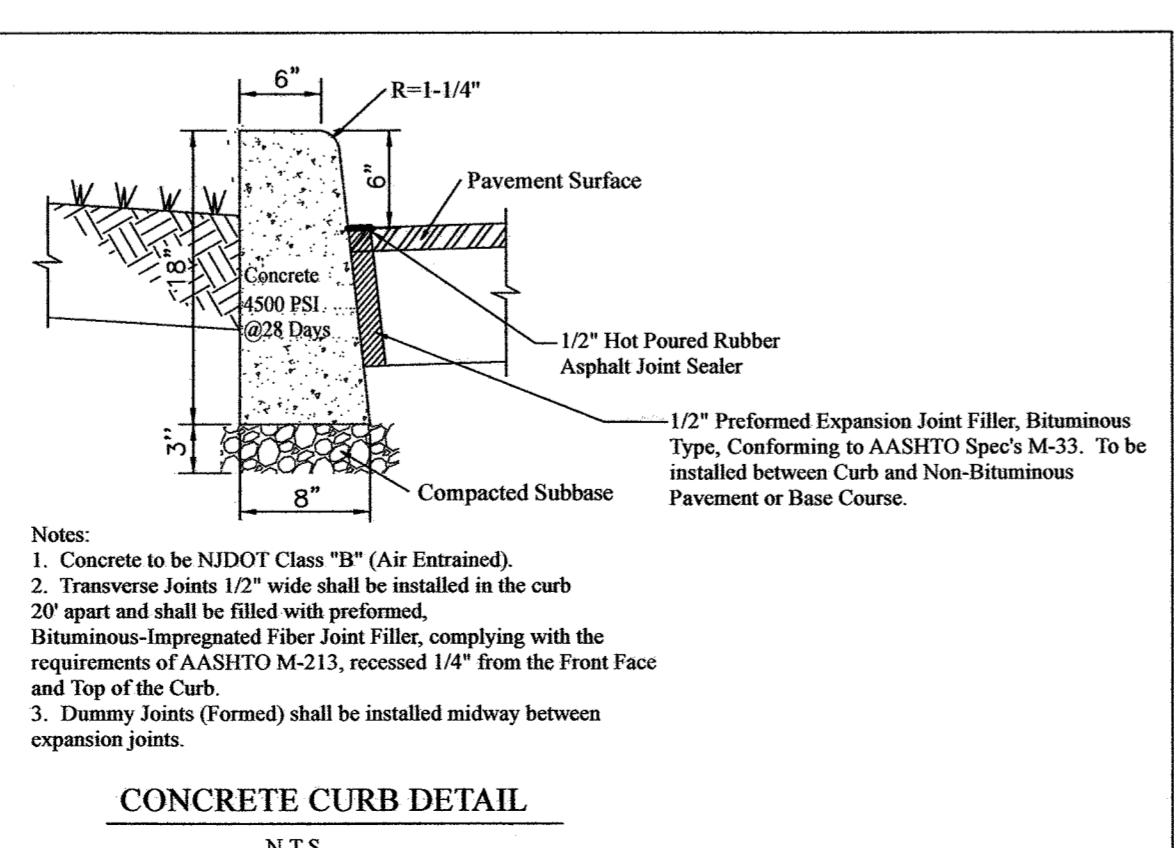
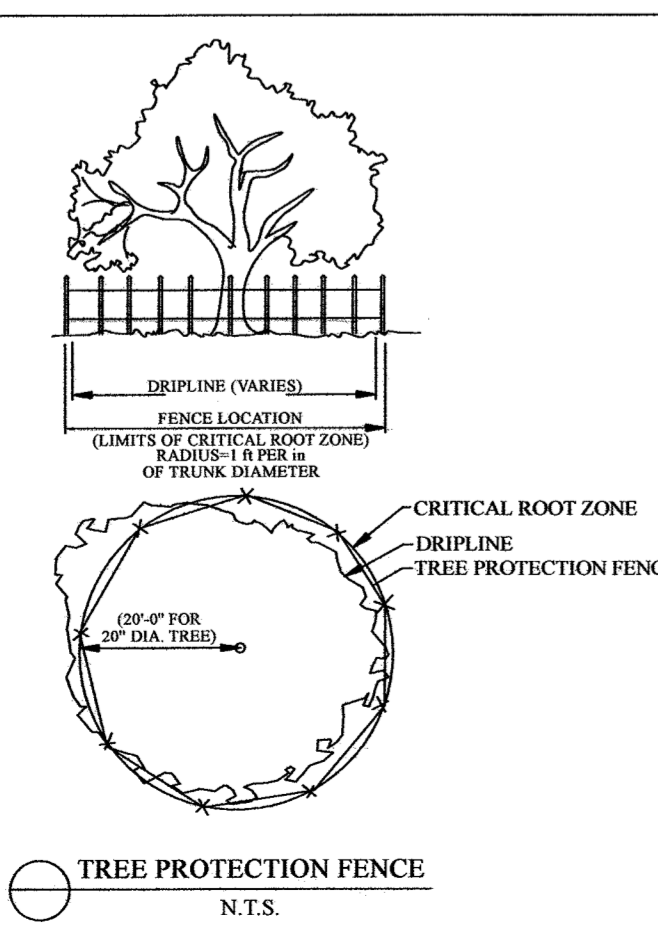
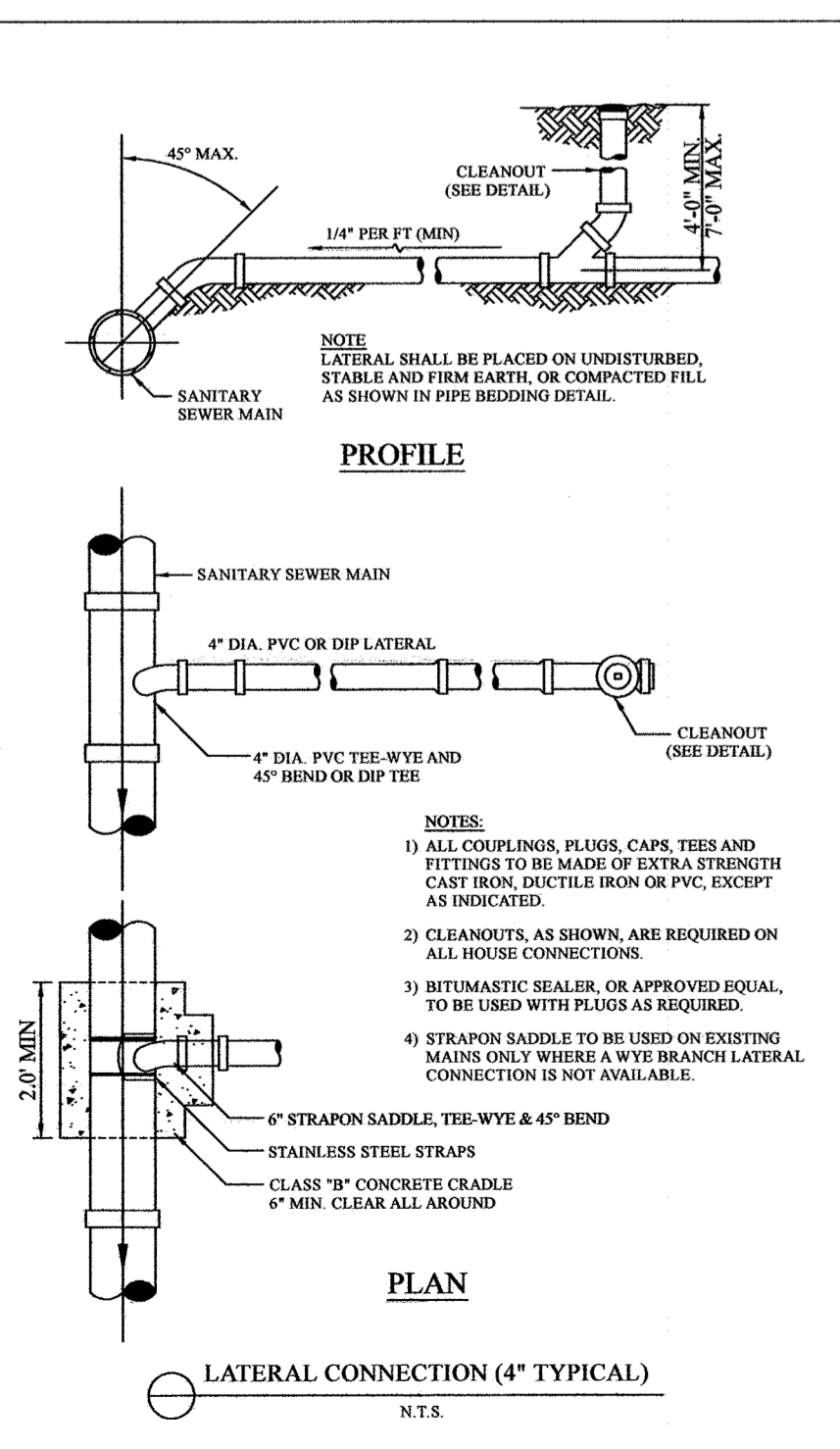
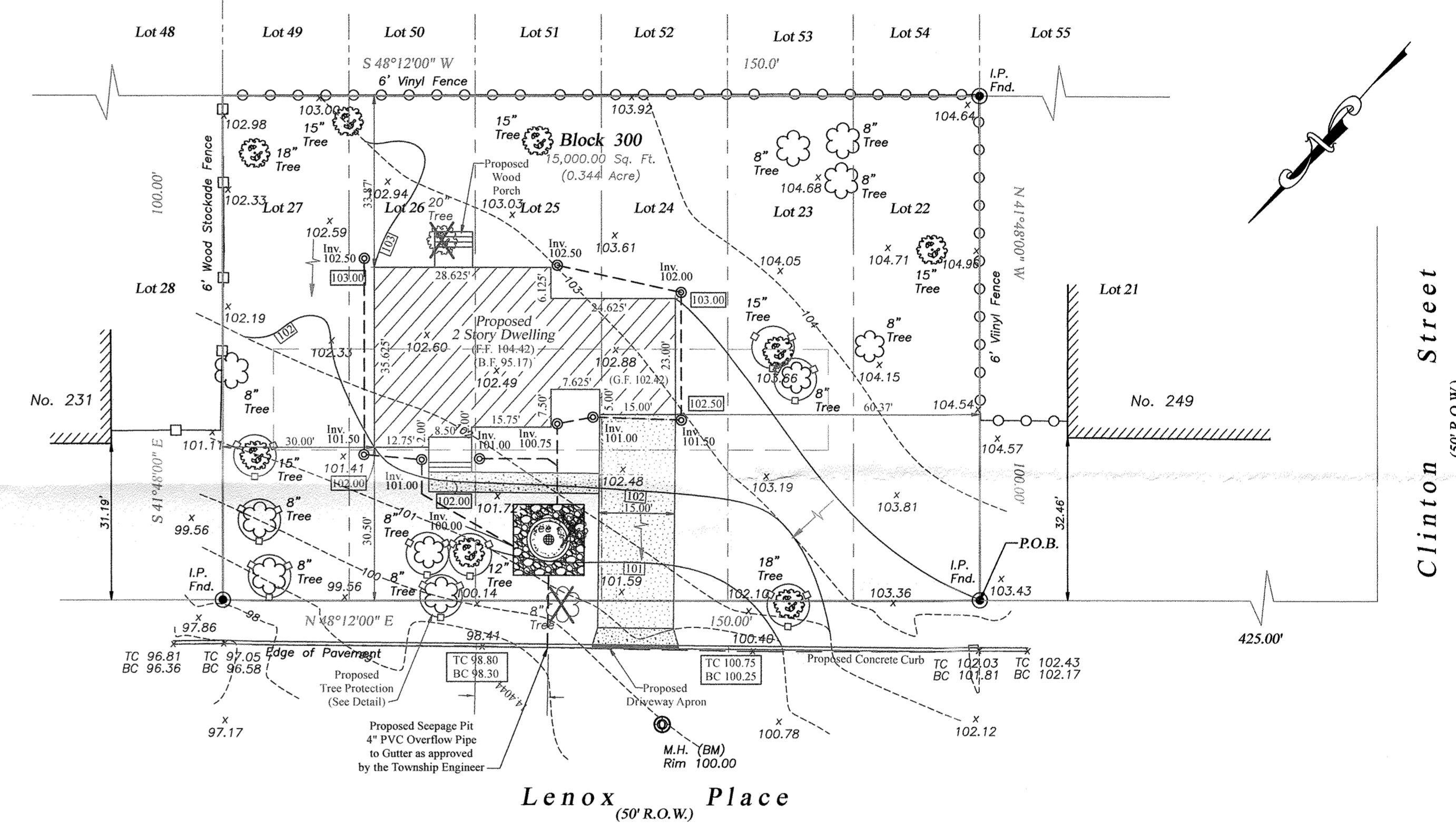
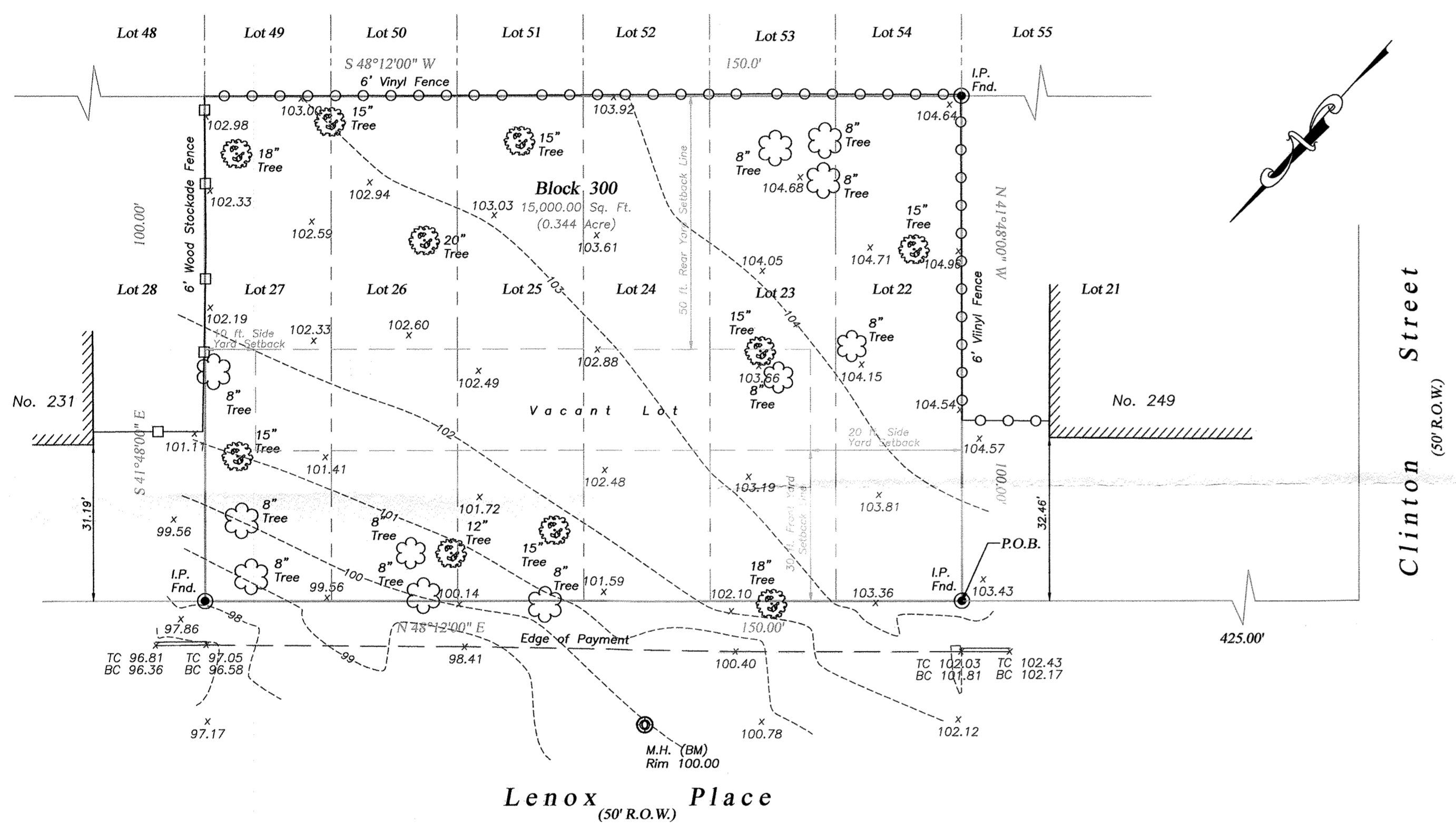
Stone Volume:
 $= 14' \times 14' \times 8' = 1,666.00 - 326.73 = 1,339.27 \text{ cf} \times 0.33 = 441.96 \text{ cf}$
 $441.96 \text{ cf} + 326.73 \text{ cf} = 768.69 \text{ cf}$

768.69 cf > 622.12 cf OK

ZONING BULK SCHEDULE REQUIREMENTS (R-15 RESIDENTIAL DISTRICT)

ZONE: R-10	Regulation	Existing	Proposed
Min. Lot Area (sq. ft.)	15,000	15,000	no change
Min. Lot Width (ft.)	100	150	no change
Min. Front Yard (ft.)	30	n/a	30.50
Min. 1 Side Yard (ft.)	10	n/a	30.00
Min. 2 Side Yard (ft.)	30	n/a	90.37
Min. Rear Yard (ft.)	50	n/a	33.87 **
Max. Bldg. Height (ft./stories)	35 / 2 1/2	n/a	31.79
Max. Building Lot Coverage (%)	20	n/a	1,797.12 / 15,000.00 = 11.98
Max. Impervious Coverage (%)	30	n/a	2,488.48 / 15,000.00 = 16.59

Proposed:
 Proposed House 1,685.12 sq. ft. + Proposed Driveway 555.04 sq. ft. + Proposed Porch/Stairs 112.00 sq. ft. + Proposed Sidewalk 136.32 sq. ft. = 2,488.48 sq. ft.
 2,488.48 sq. ft. / 15,000.00 sq. ft. = 16.59%
 1,685.12 sq. ft. + 112.00 sq. ft. = 1,797.12 sq. ft. / 15,000.00 = 11.98%



Notes
 All units are in feet.
 Elevations are based on assumed Elev. 100.00 on rim of Manhole.

Owner/Applicant:
 Neil and Kirtana Patel
 (732) 947-8076
 E-Mail: Kirtanap89@gmail.com

If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may be altered.

FORMOSA ENGINEERING INC.
 168 Route One, North Edison, New Jersey 08817
 TEL: (732) 632-8087 FAX: (732) 964-3900
 E-mail: awformosaeng@aol.com

PLAN OF SURVEY AND GRADING PLAN
 237 Lenox Place, Somerset
 Tax Lots 22 thru 27 in Block 300
 Township of Franklin
 SOMERSET COUNTY, NEW JERSEY

DRAWN: AMW
APP: A. WU
SCALE: 1"=20'
DATE: 12-16-2016
PROF. NO.: 54219

ANDREW K. WU P.E. AND P.L.S.
 PROFESSIONAL ENGINEER AND
 PROFESSIONAL LAND SURVEYOR
 New Jersey LICENSE NO. GB34531

REGISTRATION
 JAN 17 2020
 By: [Signature]

FILE

SCOPE OF WORK:

ARCHITECTURAL PROPOSAL FOR A NEW 2 STORY, SINGLE FAMILY HOUSE AS DESCRIBED WITHIN THESE CONSTRUCTION DOCUMENTS.

DESIGN LOADS

FIRST FLOOR	50 P.S.F. L.L.	10 P.S.F. D.L.
SECOND FLOOR	40 P.S.F. L.L.	10 P.S.F. D.L.
ROOF	30 P.S.F. L.L.	10 P.S.F. D.L.
WIND	115 MPH ASSUMED	

NOTES:

1. ALL LUMBER SHALL BE DOUGLAS FIR #2
 2. LOCATE SMOKE DETECTORS IN ALL BEDROOMS, HALLWAY AREA OUTSIDE OF BEDROOMS WITHIN 10 FT, AT THE BOTTOM OF EVERY STAIRCASE, AND IN FINISHED ATTICS. SMOKE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACKUP.

3). CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS WITHIN A DISTANCE OF 10 FEET.

CODE REFERENCED:
 IRC 2015 NJ

THE PATEL RESIDENCE

237 LENNOX PLACE

SOMERSET, NEW JERSEY 08873

BLOCK: 300 LOT(S): 22-27

BUILDING DEPARTMENT INFO

PROPOSED USE GROUP R-5
 PROPOSED CONSTRUCTION CLASS 5-B
 PROPOSED FIRST FLOOR = 1,294.54 SF (EXCLUDES GARAGE)
 GARAGE AREA = 352.21 SF
 PROPOSED SECOND FLOOR = 1,052.89 (EXCL. DOUBLE HT. FOYER)
 PROPOSED TOTAL BUILDING VOLUME = 51,056.06 CF
 PROPOSED BUILDING COVERAGE = 1,797.12 / 15,000 = 11.98%
 PROPOSED LOT IMPERVIOUS COVERAGE = 2,488.48 / 15,000 = 16.59%

PROPOSED BUILDING VOLUME BREAKDOWN:

BASEMENT VOLUME: (1,294.54 X 9.916) = 12,836.58 CF
 FIRST FLOOR VOLUME: (1,294.54 X 10) = 12,945.4 CF
 ATTACHED GARAGE VOLUME: (352.21 X 12.5) = 4,402.62 SF
 SECOND FLOOR VOLUME: (1,403.62 X 8.85) = 12,422.03 CF
 ATTIC VOLUME: (VOLUME UNDER ROOF) = 8,449.43 CF
 TOTAL BUILDING VOLUME PROPOSED = 51,056.06 CF

BUILDING DEPARTMENT INFO

	EXISTING	PROPOSED ADDITIONS
USE GROUP	R-5	R-5
CONSTRUCTION CLASS	5B	5B
SQUARE FOOTAGE	SEE COVER SHEET	
VOLUME	SEE COVER SHEET	
OCCUPANCY LOAD		
AREA OF LARGEST FLOOR (SF)	SEE COVER SHEET	

DESIGN LOAD TABLE:

FIRST FLOOR:	50 PSF LIVE	10 PSF DEAD
SECOND FLOOR:	40 PSF LIVE	10 PSF DEAD
ROOF:	30 PSF LIVE	10 PSF DEAD
WIND:	100 MPH (ASSUMED)	

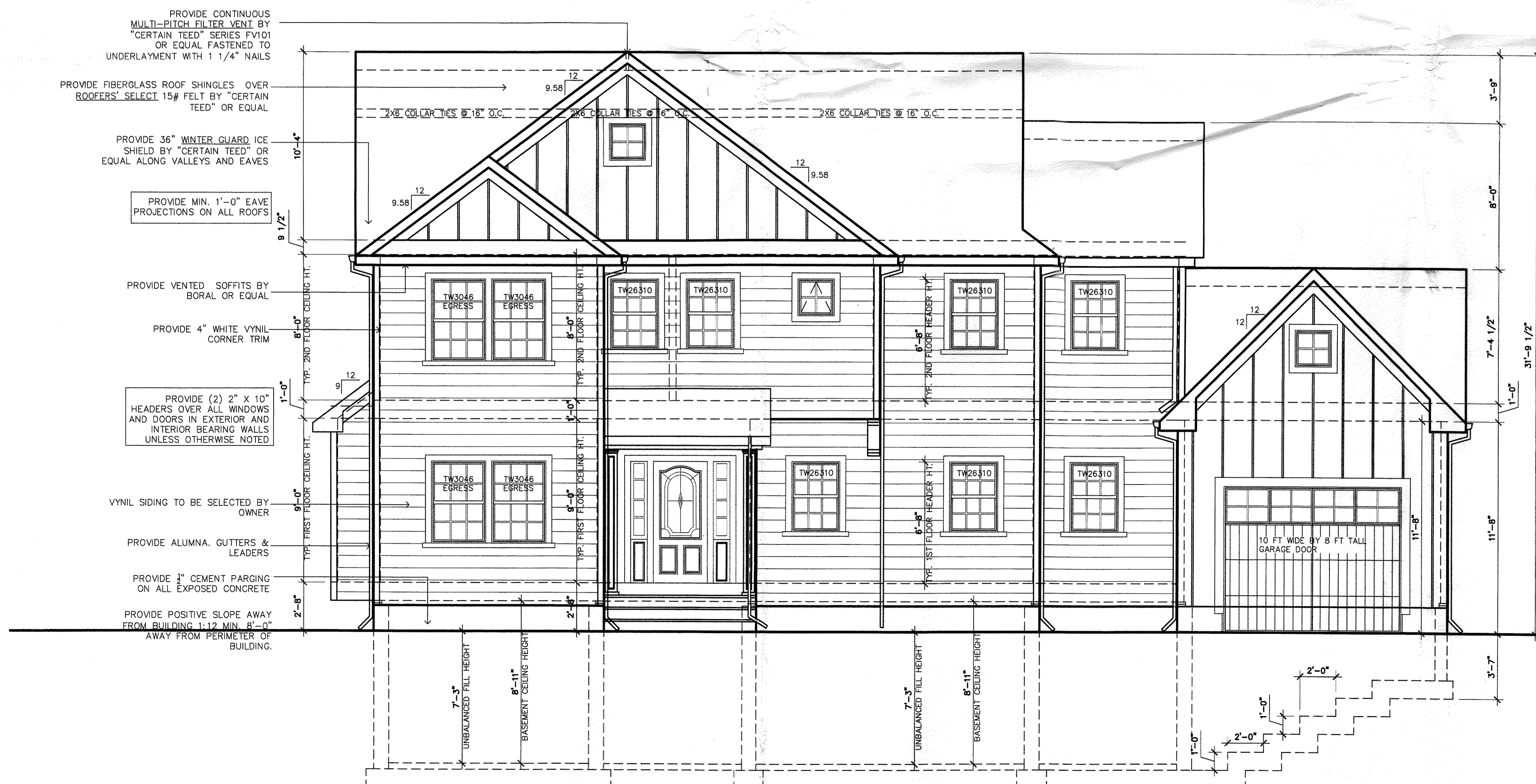
ZONING DATA:

MUNICIPALITY	SOMERSET, FRANKLIN TWP
LOT NO	22-27
BLOCK NO.	300
ZONE	R-15

SCOPE OF WORK:
 ARCHITECTURAL PROPOSAL FOR:
 NEW 2 STORY SINGLE FAMILY HOME.

ROBERT A. HERNANDEZ ARCHITECT LLC
 267 AMBOY AVENUE SUITE 30 METUCHEN, NJ 08840
 TEL. (732)372-7955 FAX. (208)730-8888
 EMAIL: RAARCHITECT@GMAIL.COM

NEIL & KIRTANA PATEL
 CLIENT ADDRESS:
 237 LENNOX PLACE (BLOCK: 300 LOTS: 22-27) SOMERSET, NEW JERSEY 08873
 CLIENT CONTACT INFORMATION:
 TELEPHONE: (732) 725-1592 NEIL PATEL (732)947-8076



1 FRONT ELEVATION

1/4"=1'-0"

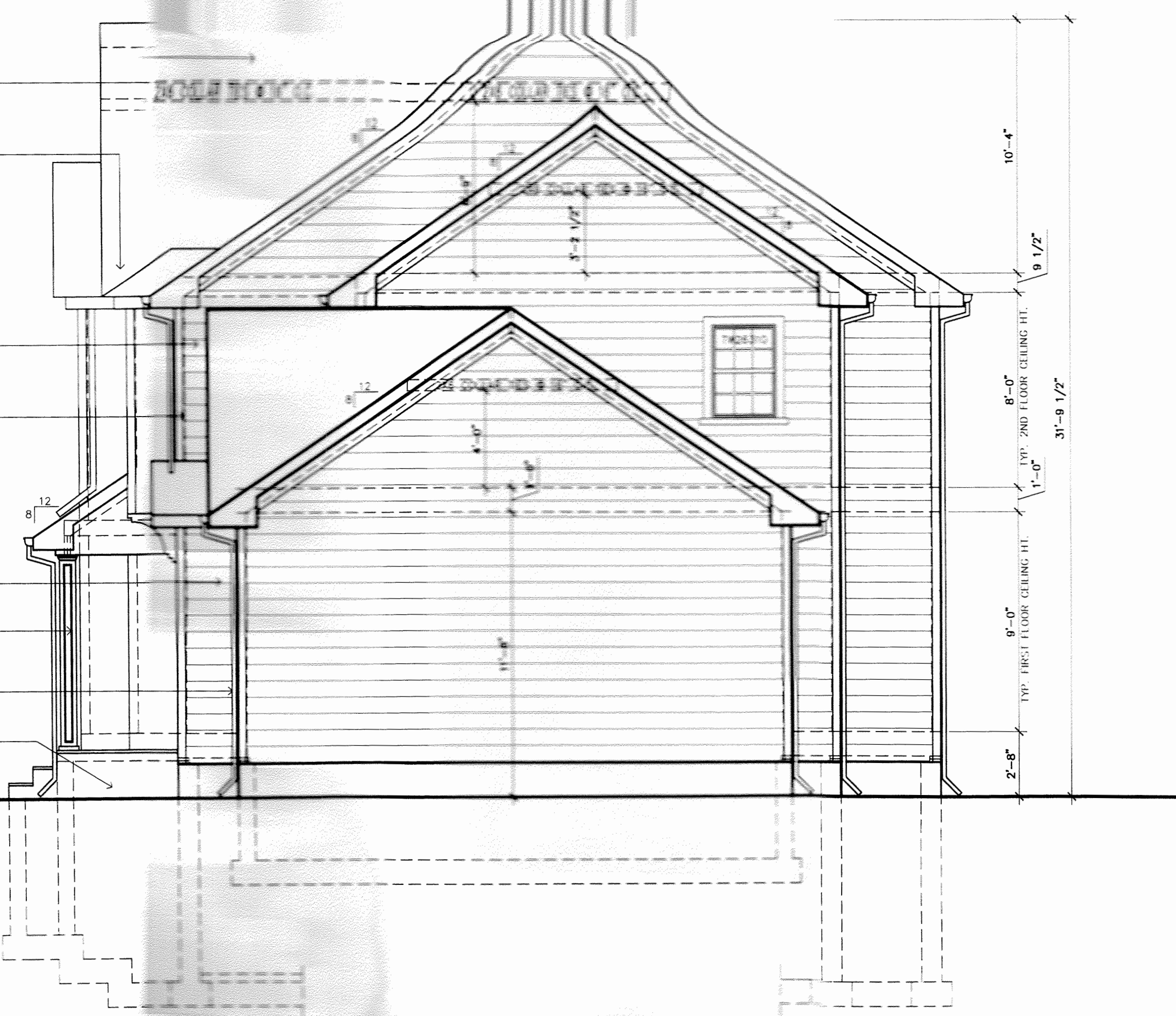
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF ROBERT A. HERNANDEZ ARCHITECT. THE CONSTRUCTION DOCUMENTS AND INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSES OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH IT WAS PROVIDED WITHOUT THE WRITTEN CONSENT FROM ROBERT A. HERNANDEZ ARCHITECT.

DWGS ON THIS SHEET: BUILDING DEPT INFO FRONT ELEVATION BLDG. VOLUME CALCS.	ROBERT A. HERNANDEZ ARCHITECT
DATE: JANUARY 14, 2020	N.J. Reg. No. 18706 Cert. of Auth. AC-919 (NOT VALID UNLESS SEALED)
SCALE: AS SHOWN	
DRAWN BY R.A.H.	PAGE: C-1
CHECKED BY R.A.H.	
PROJECT NUMBER 19-050	SHEET: 1 OF 6

FILE

RECEIVED
 JAN 17 2020
 RA ARCHITECT

- PROVIDE CONTINUOUS MULTI-PITCH FILTER VENT BY "CERTAIN TEED" SERIES FV101 OR EQUAL FASTENED TO UNDERLAYMENT WITH 1 1/4" NAILS
- PROVIDE FIBERGLASS ROOF SHINGLES OVER ROOFERS' SELECT 15# FELT BY "CERTAIN TEED" OR EQUAL
- PROVIDE 36" WINTER GUARD, ICE SHIELD BY "CERTAIN TEED" OR EQUAL ALONG VALLEYS AND EAVES
- PROVIDE MIN. 1'-0" EAVE PROJECTIONS ON ALL ROOFS
- PROVIDE VENTED VINYL SOFFITS, SELECTED BY OWNER
- PROVIDE 4" VINYL CORNER TRIM, SELECTED BY OWNER
- PROVIDE (2) 2" X 10" HEADERS OVER ALL WINDOWS AND DOORS IN EXTERIOR AND INTERIOR BEARING WALLS UNLESS OTHERWISE NOTED
- VINYL SIDING TO BE SELECTED BY OWNER
- 10" DIA. FIBERGLASS STRUCTURAL COLUMNS BY OUTWATER PLASTICS OR OTHER MANUFACTURER
- PROVIDE ALUMNA, GUTTERS & LEADERS
- PROVIDE 2" CEMENT PARGING ON ALL EXPOSED CONCRETE WALLS
- PROVIDE POSITIVE SLOPE AWAY FROM BUILDING 1:12 MIN. 8'-0" AWAY FROM PERIMETER OF BUILDING.



1 RIGHT SIDE ELEVATION



2 FRONT ELEVATION

SQUARE FOOTAGE	SEE COVER SHEET
VOLUME	SEE COVER SHEET
OCCUPANCY LOAD	
AREA OF LARGEST FLOOR (SQ')	SEE COVER SHEET
DESIGN LOAD TABLE:	
FIRST FLOOR:	50 PSF LIVE 10 PSF DEAD
SECOND FLOOR:	40 PSF LIVE 10 PSF DEAD
ROOF:	30 PSF LIVE 10 PSF DEAD
WIND:	100 WPH (ASSUMED)
ZONING DATA:	
MUNICIPALITY	SOMERSET, FRANKLIN TWP
LOT NO	22-27
BLOCK NO.	300
ZONE	R-15

SCOPE OF WORK:
ARCHITECTURAL PROPOSAL FOR:
NEW 2 STORY SINGLE FAMILY HOME.

ROBERT A. HERNANDEZ ARCHITECT LLC

267 AMBOY AVENUE SUITE 30 METUCHEN, NJ 08840
TEL (732)372-7955 FAX (208)730-6888
EMAIL: RAH@ARCHITECTNJ.COM

NEIL & KIRTANA PATEL

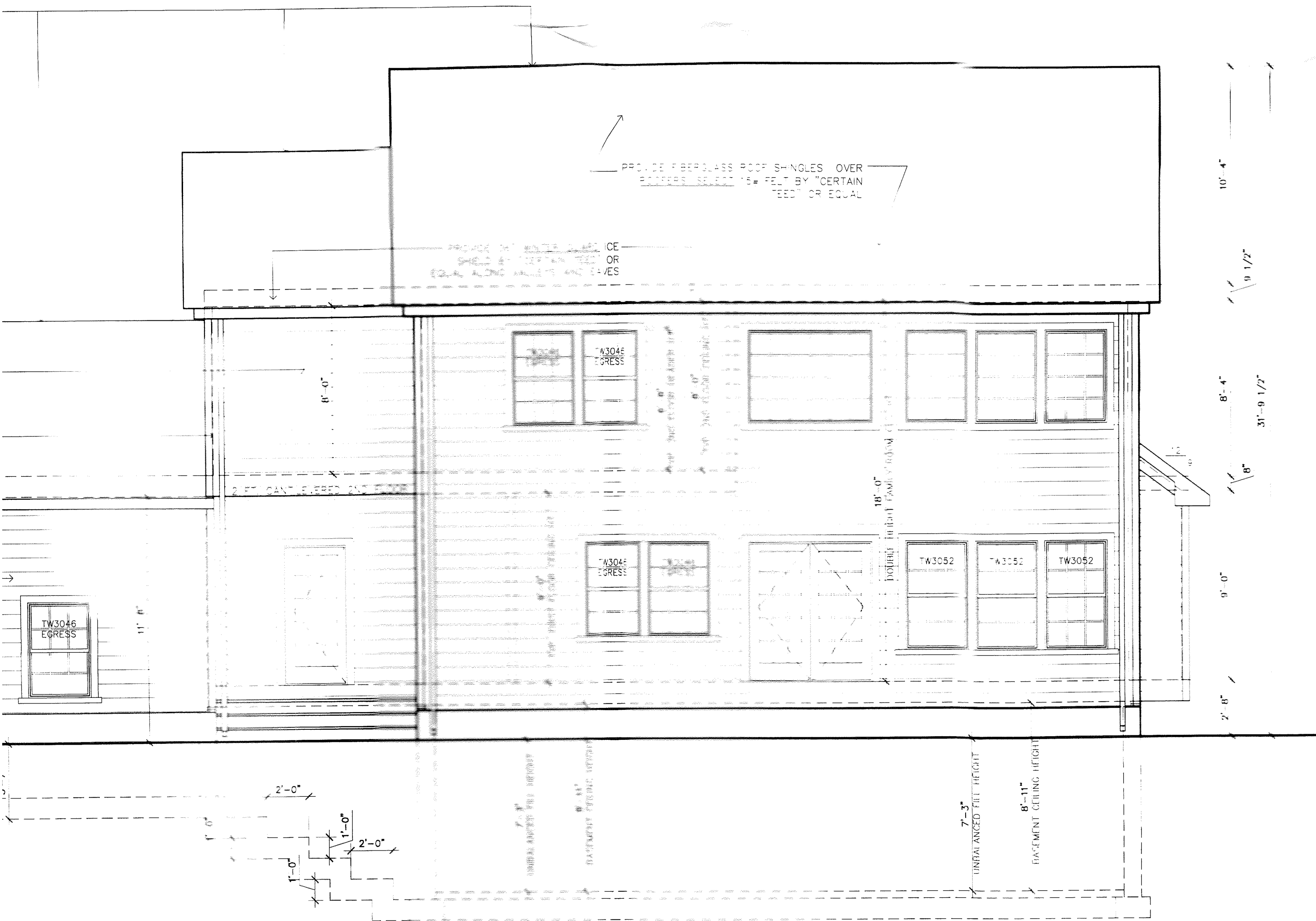
CLIENT NAME:
CLIENT ADDRESS:
237 LENOX PLACE (BLOCK: 300 LOTS: 22-27) SOMERSET, NEW JERSEY 08873
CLIENT CONTACT INFORMATION:
TELEPHONE: (732) 725-1592 NEIL PATEL (732)947-8076

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF ROBERT A. HERNANDEZ ARCHITECT. THE CONSTRUCTION DOCUMENTS AND INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT INTENDED FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT FROM ROBERT A. HERNANDEZ ARCHITECT, A REGISTERED ARCHITECT.

REVISION #	REVISION DATE
DWGS ON THIS SHEET:	
ROBERT A. HERNANDEZ ARCHITECT	
DATE:	JANUARY 14, 2020
SCALE:	AS SHOWN
DRAWN BY:	R.A.H.
CHECKED BY:	R.A.H.
PROJECT NUMBER:	19-050
N.J. Reg. No: 18706 Cert. of Auth: AC-91 (NOT VALID UNLESS SEALED)	
A-4	
SHEET: 5 OF 6	



1 LEFT SIDE ELEVATION
A-5



2 BACK ELEVATION
A-5

1/4" = 1'-0"

OCCUPANCY LOAD	
AREA OF LARGEST FLOOR (SF)	SEE COVER SHEET
DESIGN LOAD TABLE:	
FIRST FLOOR:	50 PSF LIVE 10 PSF DEAD
SECOND FLOOR:	40 PSF LIVE 10 PSF DEAD
ROOF:	30 PSF LIVE 10 PSF DEAD
WIND:	100 MPH (ASSUMED)
ZONING DATA:	
MUNICIPALITY	SOMERSET, FRANKLIN TWP
LOT NO	22-27
BLOCK NO.	300
ZONE	R-15
SCOPE OF WORK:	
ARCHITECTURAL PROPOSAL FOR:	
NEW 2 STORY SINGLE FAMILY HOME.	
ROBERT A. HERNANDEZ ARCHITECT LLC 267 AMBOY AVENUE SUITE 300 METUCHEN, NJ 08840 TEL (732)372-7955 FAX (708)730-6888 EMAIL: NJARCHITECT@HOTMAIL.COM	
NEIL & KIRTANA PATEL CLIENT ADDRESS: 237 LENOX PLACE (BLOCK 300 LOTS 22-27) SOMERSET, NEW JERSEY 08873 CLIENT CONTACT INFORMATION: TELEPHONE (732) 725-1592 NEIL PATEL (732)947-8076	
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF ROBERT A. HERNANDEZ ARCHITECT. THE CONSTRUCTION DOCUMENTS AND ANY INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSES OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS CONSENT FROM ROBERT A. HERNANDEZ ARCHITECT & HERNANDEZ ARCHITECTS.	
REVISION #	REVISION DATE
DWGS ON THIS SHEET: ROBERT A. HERNANDEZ ARCHITECT DATE: JANUARY 14, 2020 SCALE: AS SHOWN DRAWN BY: R.A.H. CHECKED BY: R.A.H. PROJECT NUMBER: 19-050 SHEET 8 OF 6	