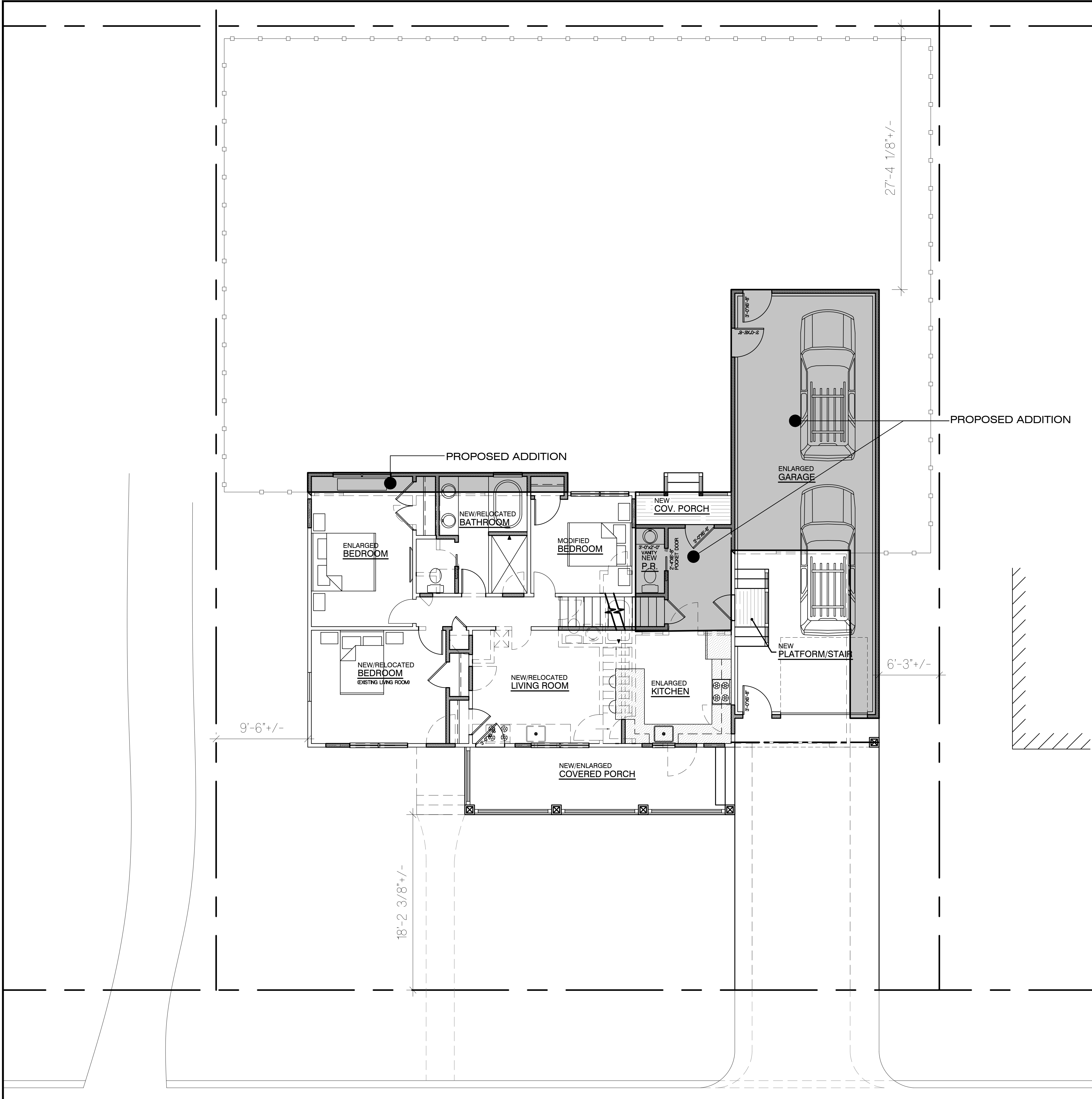


Kurt J. Ludwig, AIA
Architect



BULK SCHEDULE

CATEGORY	REQUIRED	EXISTING	PROPOSED
ZONE = R7 (* = DESIGNATES VARIANCE REQUIREMENT)			
LOT AREA (SF)	7500	7500	7500
LOT FRONTAGE (F)	75	75	75
SETBACKS FOR PRINCIPAL STRUCTURE			
FRONT YARD (FT)	25	25.2	18.1 AT NEW PORCH *
ONE SIDE YARD (FT)	8	9.5	6.2 *
TOTAL SIDE YARD (FT)	20	19	15.7 *
REAR YARD (FT)	20	48.3	27.3
SETBACKS FOR ACCESSORY STRUCTURE OVER 200 SF			
FRONT YARD (FT)	N/A	N/A	N/A
SIDE YARD (FT)	N/A	N/A	N/A
REAR YARD (FT)	N/A	N/A	N/A
SETBACKS FOR ACCESSORY STRUCTURE 200 SF AND UNDER			
FRONT YARD (FT)	N/A	N/A	N/A
SIDE YARD (FT)	N/A	N/A	N/A
REAR YARD (FT)	N/A	N/A	N/A
HEIGHT, COVERAGE AND BUILDING REQUIREMENTS			
BILDING HEIGHT (STORIES)	2.5	1.5	1.5
BUILDING HEIGHT (FT)	35	17.25	17.25
LOT (BUILDING) COVERAGE (%)	20	16.95	28.38*
IMPERVIOUS COVERAGE (%)	30	25.21	33.59*
F.A.R.	N/A	0.17	0.25
OFF-STREET PARKING (No. SPACES)	N/A	N/A	N/A

BUILDING COVERAGE		
		(%)
EXISTING HOUSE	1271.0087	16.947
NEW COVERED PORCH	196	
HOUSE ADDITON	623.4815	
NEW REAR WOOD PORCH AND STAIR	38	
PROPOSED HOUSE	2128.4902	28.38
TOTAL ADDITION		11.433
IMPERVIOUS COVERAGE		
		(%)
EXISTING		25.2056
HOUSE	1271.0087	
CONCRETE FRONT WALK	69.5545	To be removed on the new proposed
FRONT PORCH	39.4266	To be removed on the new proposed
DRIVEWAY	266.0431	
BREEZEWAY CONC. WALK	42.9549	To be removed on the new proposed
SIDE CONC. WALK AND REAR PATIO	201.4336	To be removed on the new proposed
TOTAL	1890.4214	
ADDITION		
HOUSE ADDITION	623.4815	
NEW COVERED PORCH	196	
NEW REAR WOOD PORCH AND STAIR	38	
DRIVE WAY ADDITION	124.8107	
TOTAL	982.2922	
TOTAL IMPERVIOUS COVERAGE	2519.344	33.591
TOTAL ADDITION	8.3856	

1 KEY PLAN
SCALE: 3/16"=1'-0"

NOTE:
EXCEPT FOR DRIVEWAY WIDTH AND
SLOPE MODIFICATIONS, NO CHANGES
IN GRADE ARE PROPOSED.

RUNYON AVENUE

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77 North Main Street
Milltown, NJ 08850

PROJECT NAME AND ADDRESS:
**PROPOSED REPAIR AND ALTERATION
CSEHI RESIDENCE
140 RUNYON AVENUE
SOMERSET, NEW JERSEY**

BUILDING DATA

NUMBER OF STORES: 1

AREA OF NEW ADDITION: 6235 SF.
VOLUME OF NEW STRUCTURE: 8242 CF.

CONSTRUCTION CLASSIFICATION: 5B

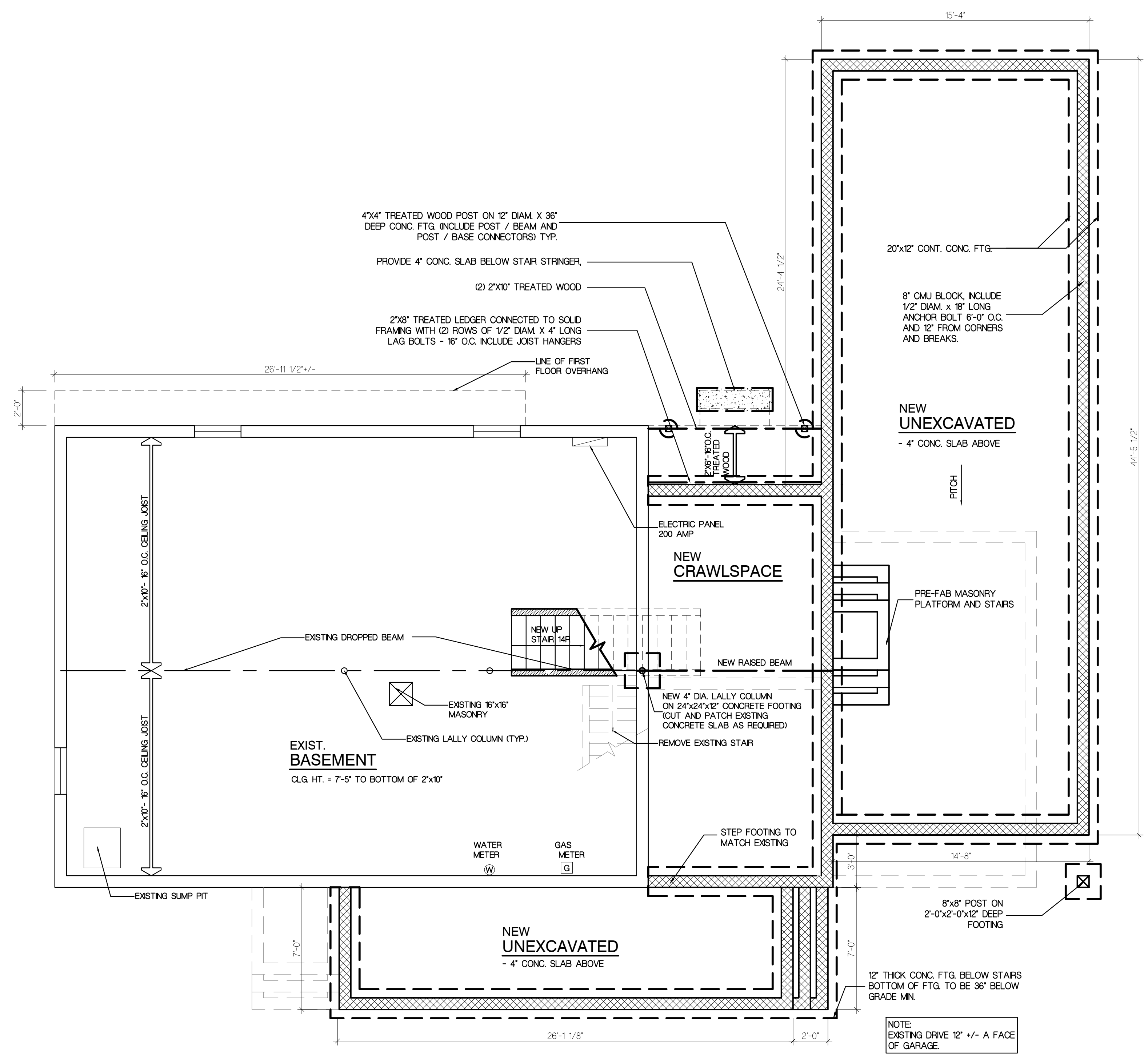
USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
01/02/20		ISSUE FOR CLIENT REVIEW	NG
01/11/20		REVISED PER CLIENT FEEDBACK AND ISSUE FOR VARIANCE APPLICATION	NG
03/06/20		UPDATE FROM TOWNSHIP FEEDBACK	NG
08/26/20	1	UPDATED PER TOWNSHIP FEEDBACK	NG

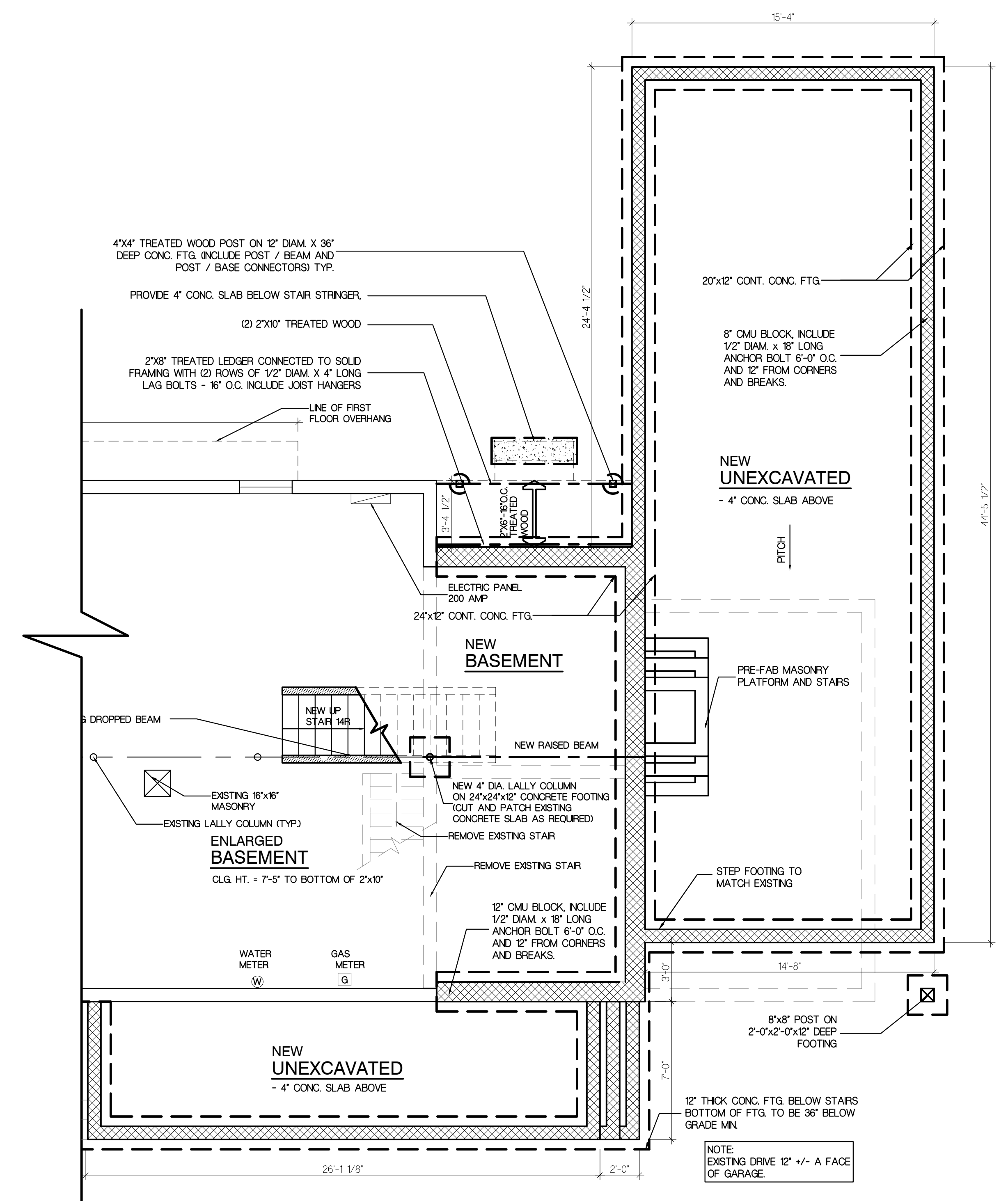
DRAWING NAME:
KEY PLAN

DRAWING NUMBER
A-1
1 OF 4
JOB NO.
19-168K

Kurt J. Ludwig, AIA
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1 BASEMENT PLAN
SCALE: 1/4"=1'-0"



2 ALTERNATIVE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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NO. CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:
**PROPOSED REPAIR AND ALTERATION
CSEHI RESIDENCE
140 RUNYON AVENUE
SOMERSET, NEW JERSEY**

BUILDING DATA

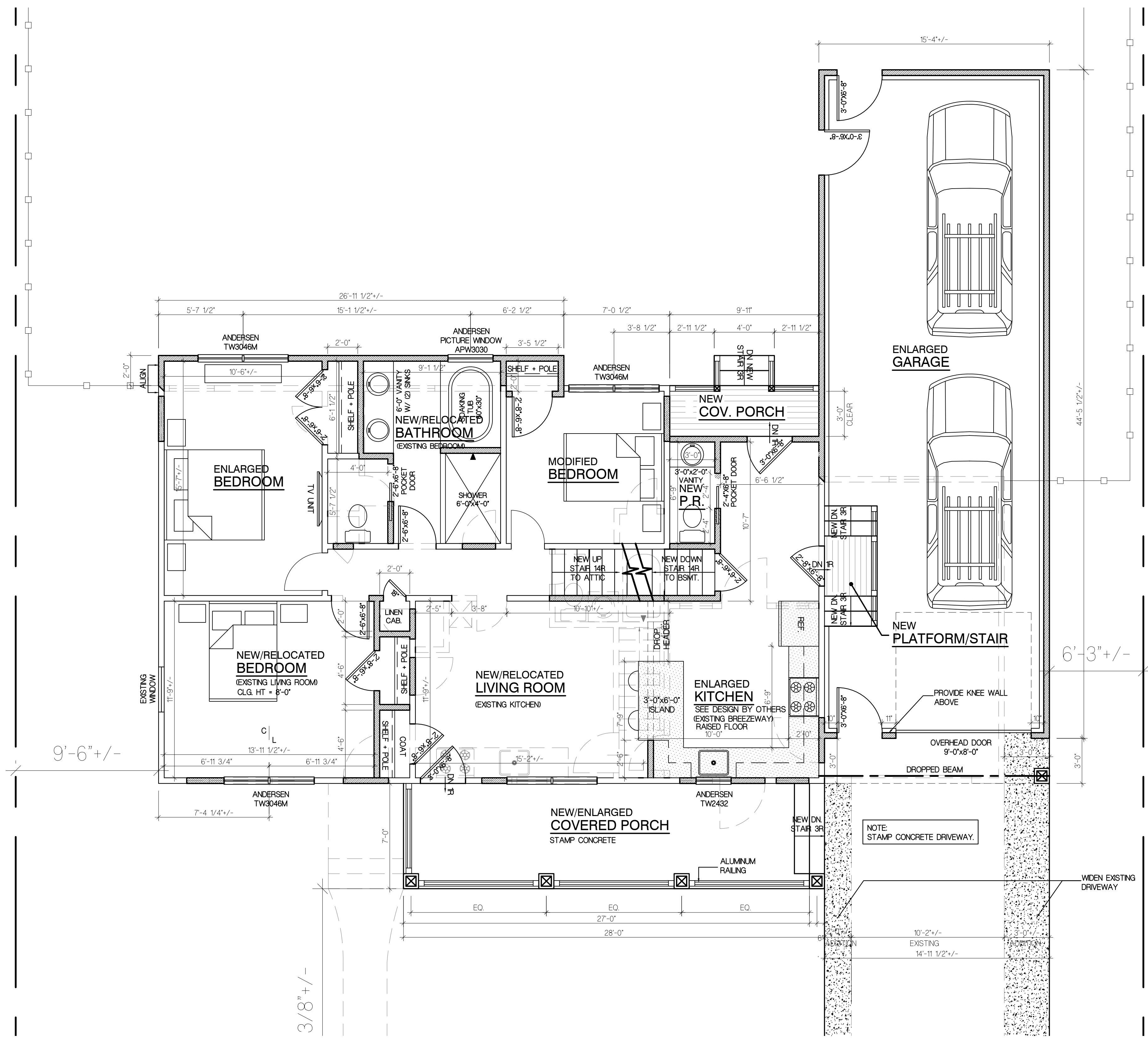
NUMBER OF STORES:	1
AREA OF NEW ADDITION:	6235 SF.
VOLUME OF NEW STRUCTURE:	8242 CF.
CONSTRUCTION CLASSIFICATION:	5B
USE GROUP:	R-5

DATE:	REV.	DESCRIPTION:	BY:
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08/26/20	1	UPDATED PER TOWNSHIP FEEDBACK	NG

DRAWING NAME:
BASEMENT PLAN

DRAWING NUMBER
A-2
2 OF 4
JOB NO.
19-168K

Kurt J. Ludwig, AIA
Architect



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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[Signature]

NO. CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:
**PROPOSED REPAIR AND ALTERATION
CSEHI RESIDENCE
140 RUNYON AVENUE
SOMERSET, NEW JERSEY**

BUILDING DATA

NUMBER OF STORES:	1
AREA OF NEW ADDITION:	6235 SF.
VOLUME OF NEW STRUCTURE:	8242 CF.
CONSTRUCTION CLASSIFICATION:	5B
USE GROUP:	R-5

DATE:	REV.	DESCRIPTION:	BY:
01/02/20		ISSUE FOR CLIENT REVIEW	NG
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08/26/20	1	UPDATED PER TOWNSHIP FEEDBACK	NG

DRAWING NAME:
FIRST FLOOR PLAN

DRAWING NUMBER
A-3
3 OF 4
JOB NO.
19-168K

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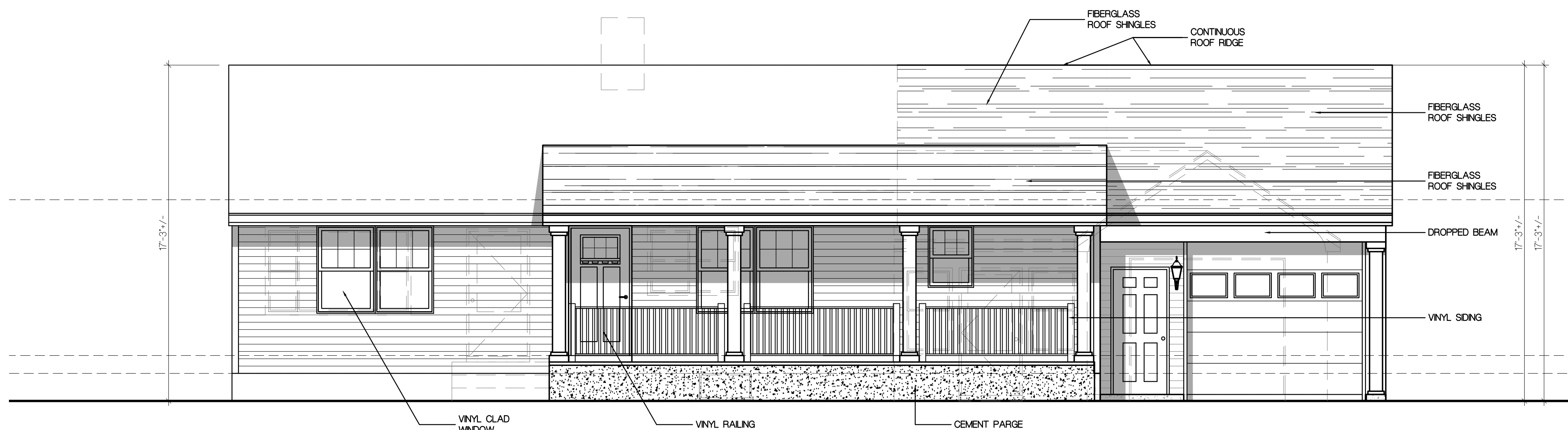
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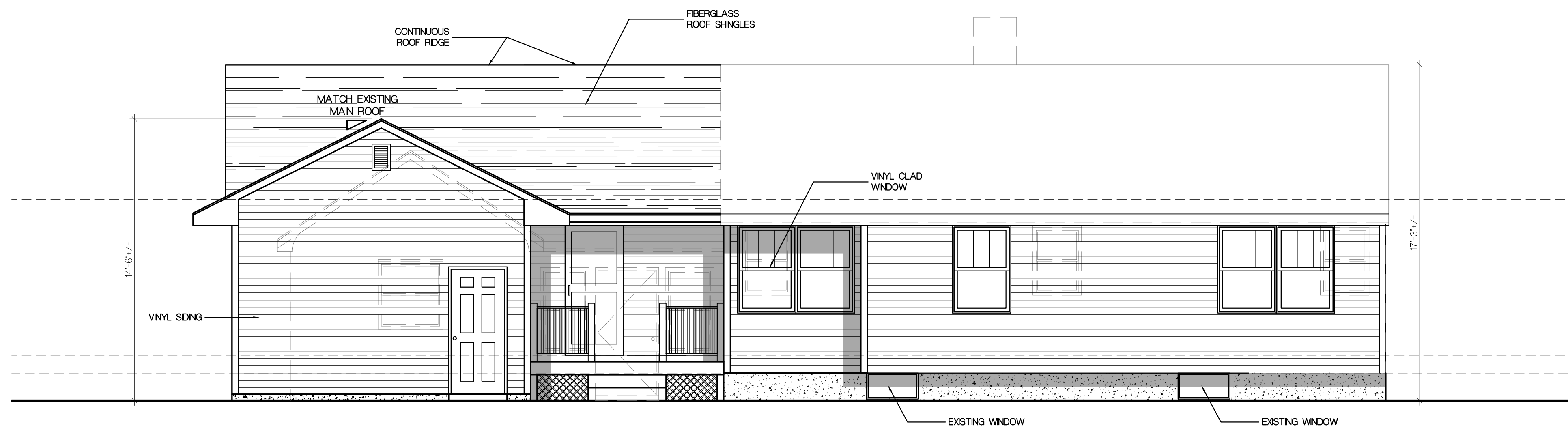
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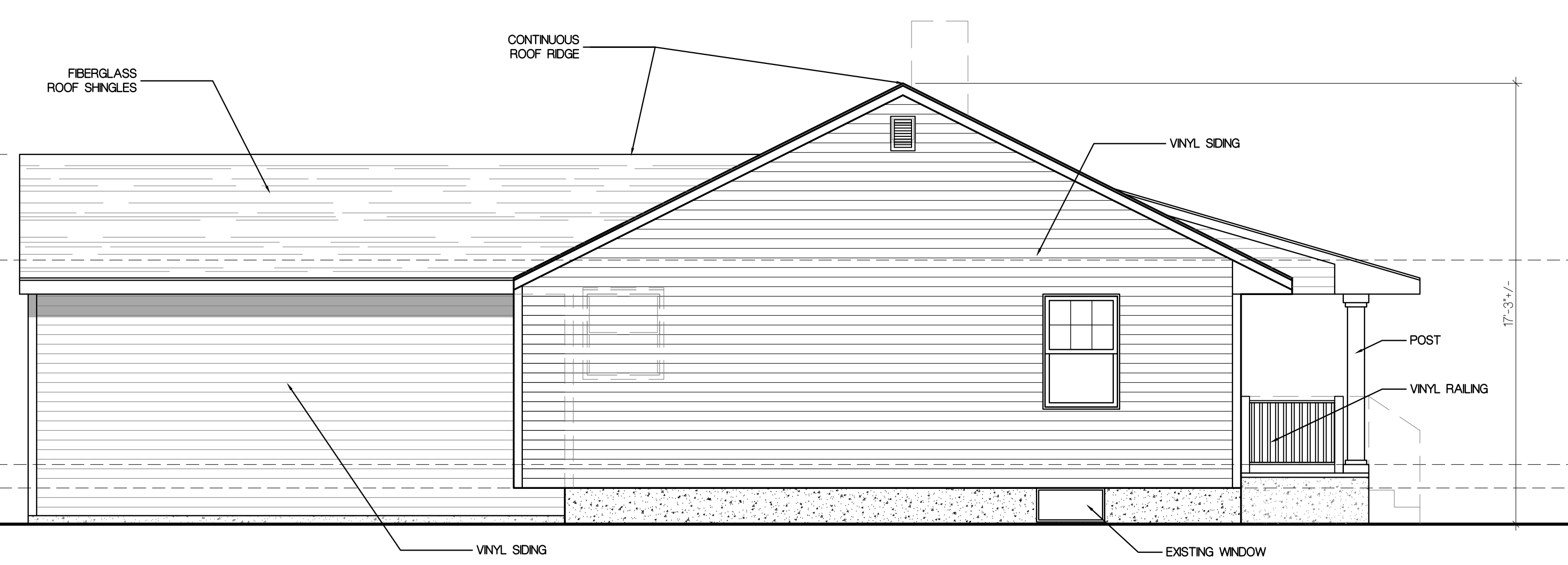
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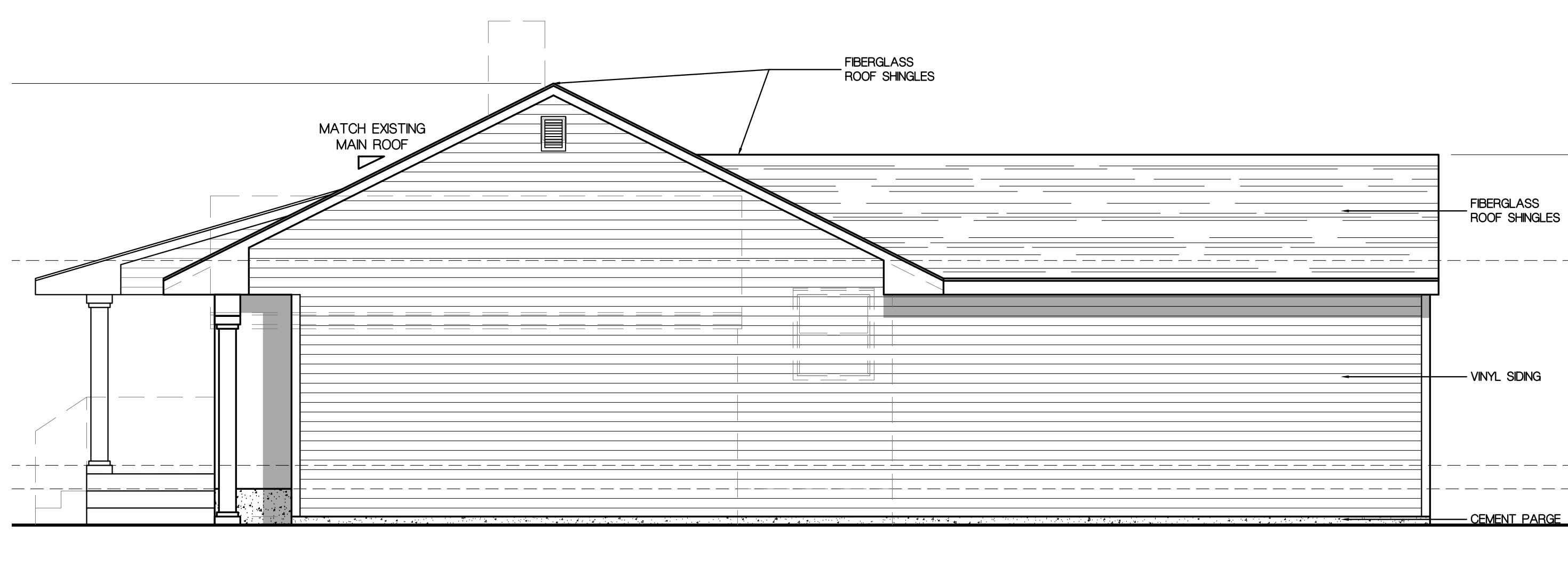
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



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



4 RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



EXISTING PHOTO
SCALE: N.T.S.

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REGISTERED ARCHITECT

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CSEHI RESIDENCE
140 RUNYON AVENUE
SOMERSET, NEW JERSEY**

BUILDING DATA

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AREA OF NEW ADDITION: 6235 SF.

VOLUME OF NEW STRUCTURE: 8242 CF.

CONSTRUCTION CLASSIFICATION: 5B

USE GROUP: R-5

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DRAWING NAME:
ELEVATIONS

DRAWING NUMBER

A-4

4 OF 4

JOB NO.
19-168K