

Proposed Conversion to Apartment
80 East Somerset
 Raritan Borough, New

USE GROUP: R-5 Residential
 CONSTRUCTION TYPE:
 5B Combustible Unprotected

GOVERNING CODES:

LAND USE ORDINANCE OF THE BOROUGH OF RARITAN
 N.J.A.C. 17:27 UNIFORM CONSTRUCTION CODE
 INTERNATIONAL BUILDING CODE (IBC) 2001
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101
 NATIONAL STANDARD PLUMBING CODE 1907
 INTERNATIONAL RESIDENTIAL CODE 1997



KEY MAP



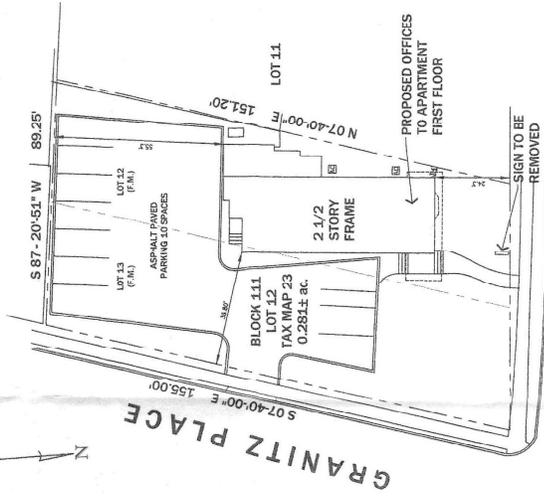
PARKING SPACES REQUIRED BY NJ R15 TABLE 4.4

UNIT TYPE	REQ'D/DU	NO. OF DU	TOTAL REQ'D	PROVIDED
2 BEDROOM/1 DU	13	1	13	15
4 BEDROOM/1 DU	23	1	23	23
TOTAL			4	38

ZONING DISTRICT R-4
 SINGLE FAMILY RESIDENCE DISTRICT

LOT REQUIREMENTS	REQUIRED	PROVIDED	COMPLIES
MIN LOT AREA (CORNER)	9,000 SF	11,950 SF	YES
MIN LOT WIDTH (CORNER)	65 FT	60 FT	NO - ENG-1
MIN FRONT YARD	25 FT	24.3 FT	NO - ENG-1
SIDE YARD (INTERIOR)	5 FT	35.9 FT	YES
REAR YARD (INTERIOR)	5 FT	35.9 FT	NO - ENG-1
MIN FRONT SETBACK	25 FT	35.3 FT	YES
MIN FLOOR AREA/LOADING	1,000 SF	1,810 SF	YES
MIN PERVIOUS COVERAGE	30%	69%	NO - ENG-1
MAX BUILDING HEIGHT (FEET)	21/2	21/2 FT	YES
MAX BUILDING HEIGHT (FEET)	35 FT	21.5 FT	YES

ENCLOSING NON-CORNERING - VARIES FROM 150 FT AT FRONT TO 85.25 FT AT REAR (AVERAGE).
 ENG-1 EXISTING NON-CORNERING CONDITION UNCHANGED BY THIS APPLICATION.



DRAWING LIST
 SP-1 SITE PLAN & ZONING
 A-1 FLOOR PLANS
 A-2 ELEVATIONS

EAST SOMERSET ST.

SITE INFORMATION TAKEN FROM SURVEY PREPARED FOR LAURA MUNOZ
 BY MORGAN ENGINEERING & SURVEYING, PERFORMED BY DAVID J. VON STEENBURG
 (NJ LIC SURVEYOR 34500), DATED MAY 3, 2023

REV. NO.	DESCRIPTION
1	TODDL ARCHIT
115 WORTH STREET, WHITFORD NJ TEL: 973-366-9700 FAX: 973-366-9733 EMAIL: TODDL@TODDLARCHIT.COM 343 N. 10TH AVE. HANALEI, HI 96813 808-988-7026 RARITAN BOROUGH	
PROJECT NO.: 23-029 PROJECT NAME: 80 EAST ST SHEET NO.: 11	