

Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect

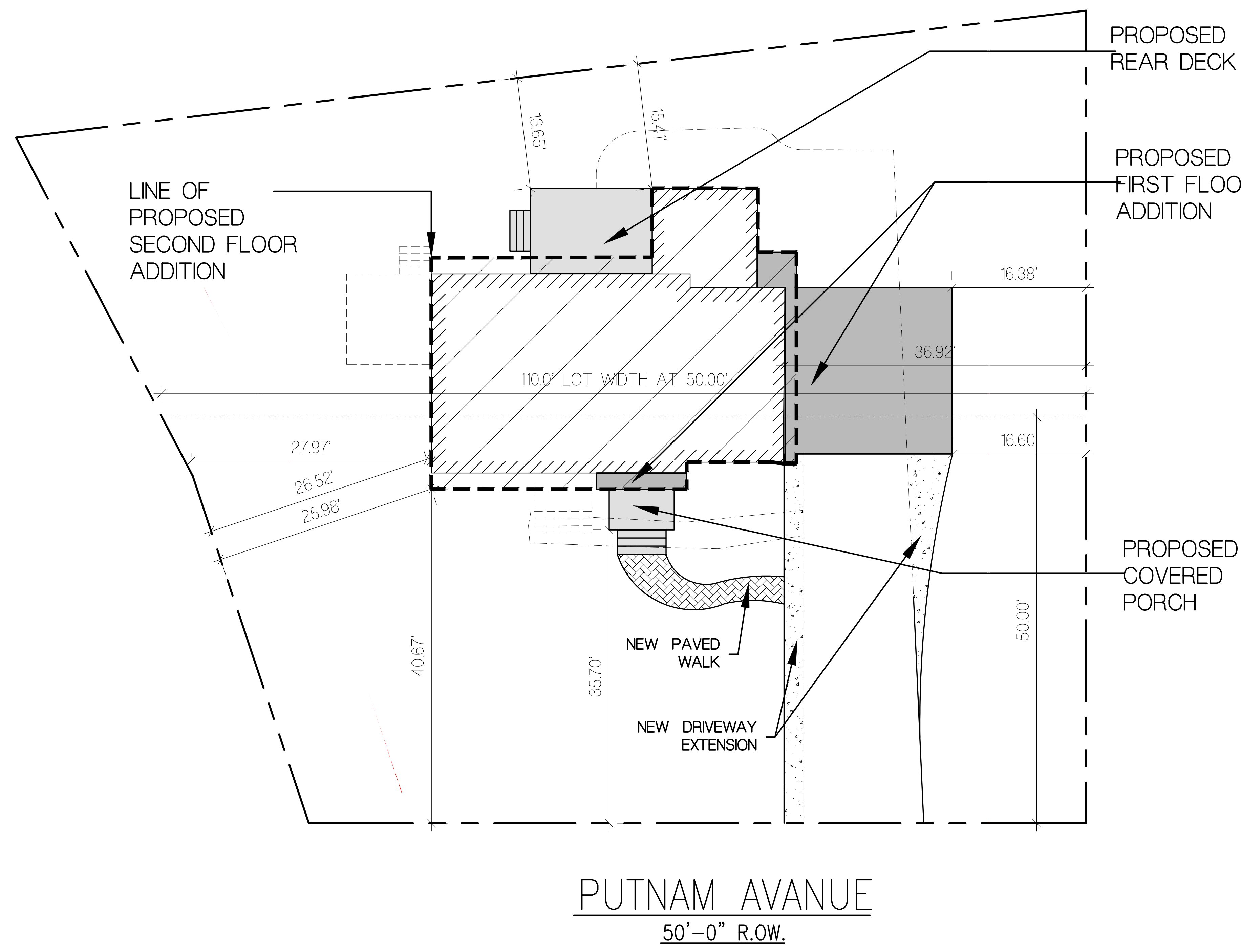
Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect

Kurt J. Ludwig, AIA
Architect



41 Putnam Street			
ZONE = R-15 (CORNER LOT)			
CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	16500	10313	10313
MIN. LOT WIDTH (F)	100	110	110
MIN. LOT DEPTH (F)	150	99.6	99.6
SETBACKS FOR PRINCIPAL STRUCTURE			
MIN. FRONT YARD (FT)	50	38.1' AT PUTNAM AVE & 26.52' AT BOLTON AVE.	35.7' AT PUTNAM AVE & 25.98" AT BOLTON AVE.
MIN. ONE SIDE YARD (FT)	12	36.92'	16.38
MIN. TOTAL SIDE YARD (FT)	N/A	N/A	N/A
MIN. REAR YARD (FT)	40	15.41	13.65' AT NEW REAR DECK & 15.41 AT HOUSE CORNER
HEIGHT, COVERAGE AND BUILDING REQUIREMENTS			
BUILDING HEIGHT (FT)	30	18	30
LOT (BUILDING) COVERAGE (%)	15	11.78%	17.24%
MAX. IMPERVIOUS COVERAGE (%)	25	21.16%	25.35%

BUILDING COVERAGE	EXISTING	PROPOSED
MAIN HOUSE, COVERAGE, PORCHES, & BILCO	1,215.0	
NEW ADDITION (INCLUDING 2ND FLR. CANTILEVER)		563
TOTAL	1,215 (11.78%)	1,778 (17.24%)
IMPERVIOUS COVERAGE	EXISTING	PROPOSED
BUILDING COVERAGE	1,215	1,778
EXISTING DRIVE AND FRONT WALK	967	
NEW DRIVE AND FRONT WALK		836
TOTAL	2,181 (21.16%)	2,614 (25.35%)

Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax: (732) 846-1143
www.kjludwig.com

Kurt J. Ludwig, AIA, Incorporated
77 North Main Street
Milltown, NJ 08850

KJL

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

PROJECT NAME AND ADDRESS:
**PROPOSED RECONSTRUCTION
41 PUTNAM AVENUE**
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

BUILDING DATA

CONSTRUCTION CLASSIFICATION: 5B

USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
09/30/21		ISSUE FOR ZONING	NG
12/02/21		REVISED PER CLIENT FEEDBACK	NG
01/09/22		ISSUE FOR DEP.	NG
04/20/22		ZONING REVIEW UPDATE	

DRAWING NAME:
SITE PLAN

DRAWING NUMBER
A-2
2 OF 5

JOB NO.
21-104K

1 KEYPLAN
SCALE: 1/8" = 1'-0"