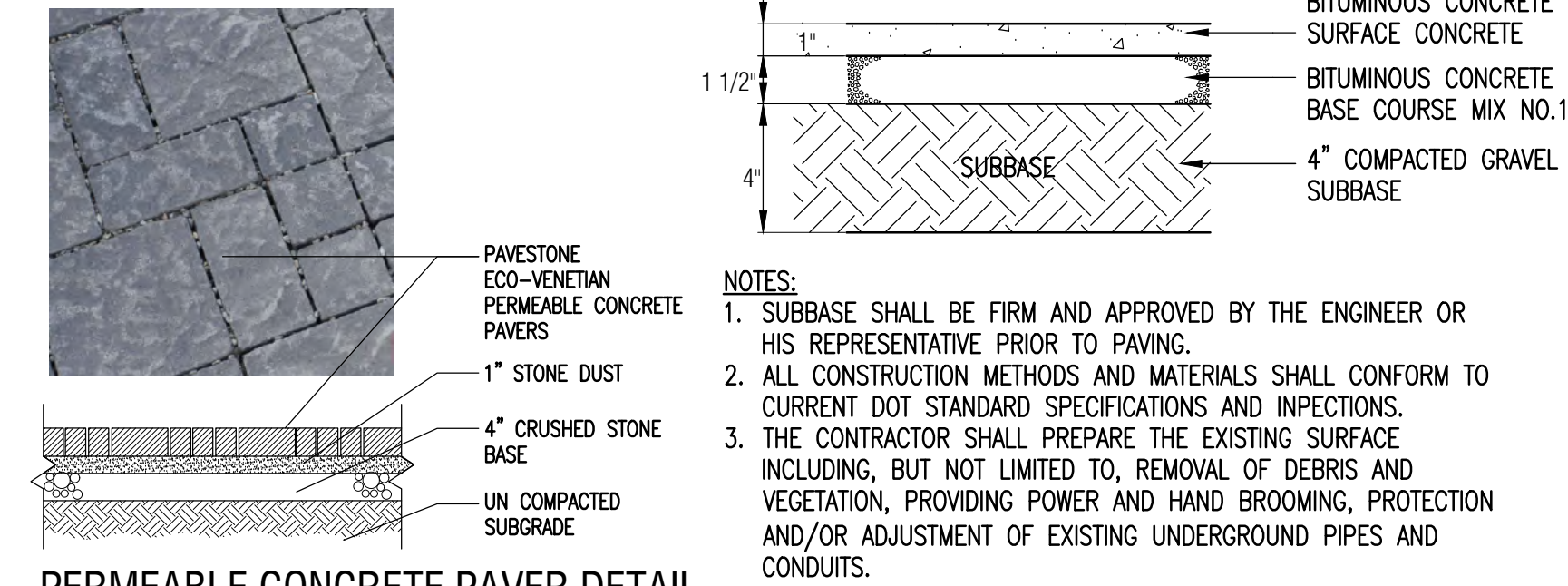
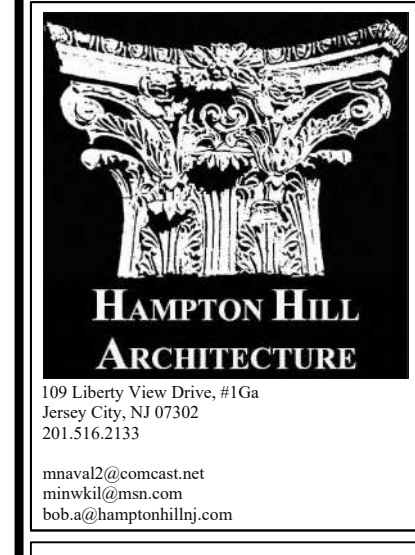


# 2316 COLUMBIA AVE. EWING, NJ 08638 PROPOSED NEW 2-1/2 STORY, 1-FAMILY DWELLING



### GENERAL NOTES:

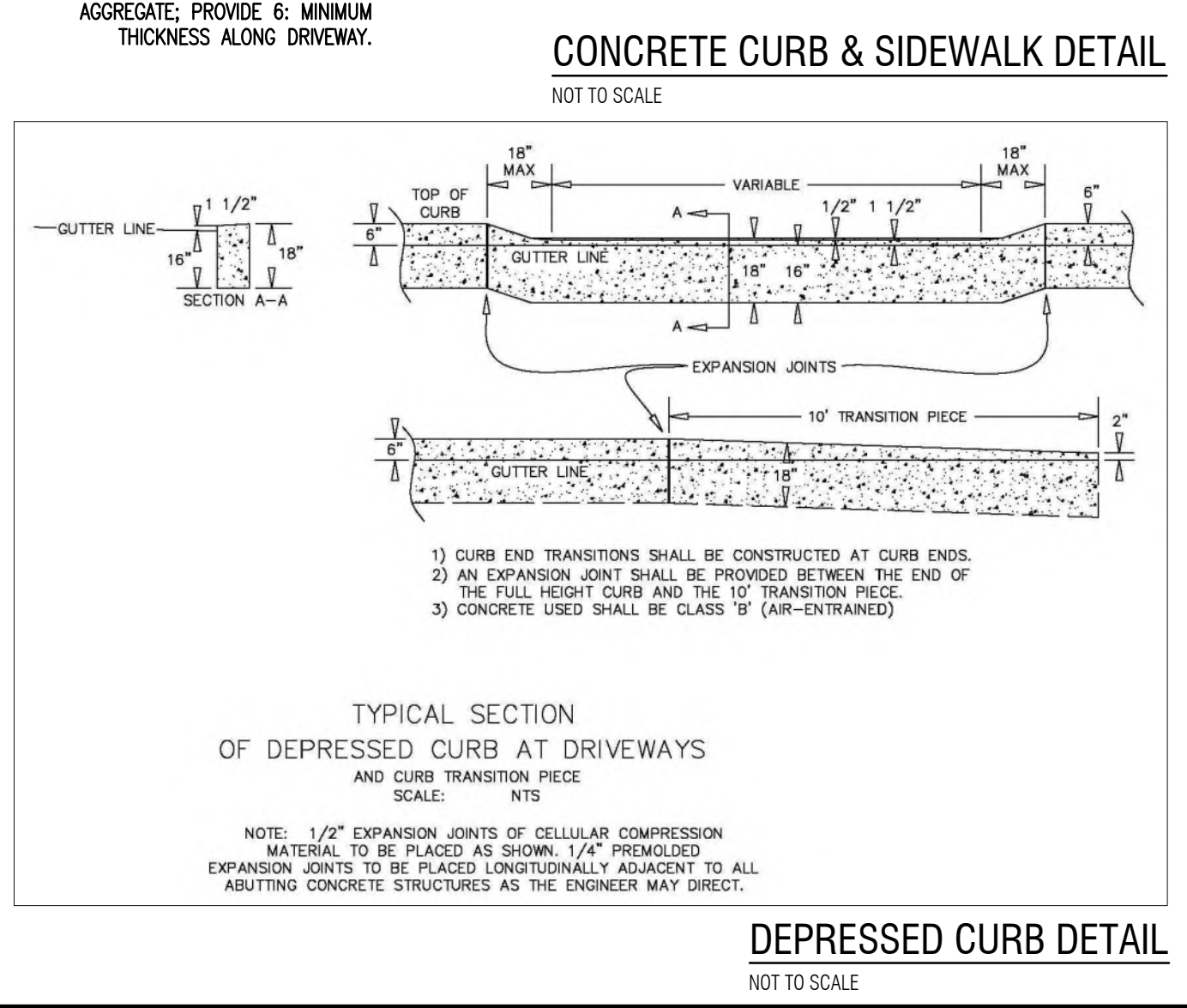
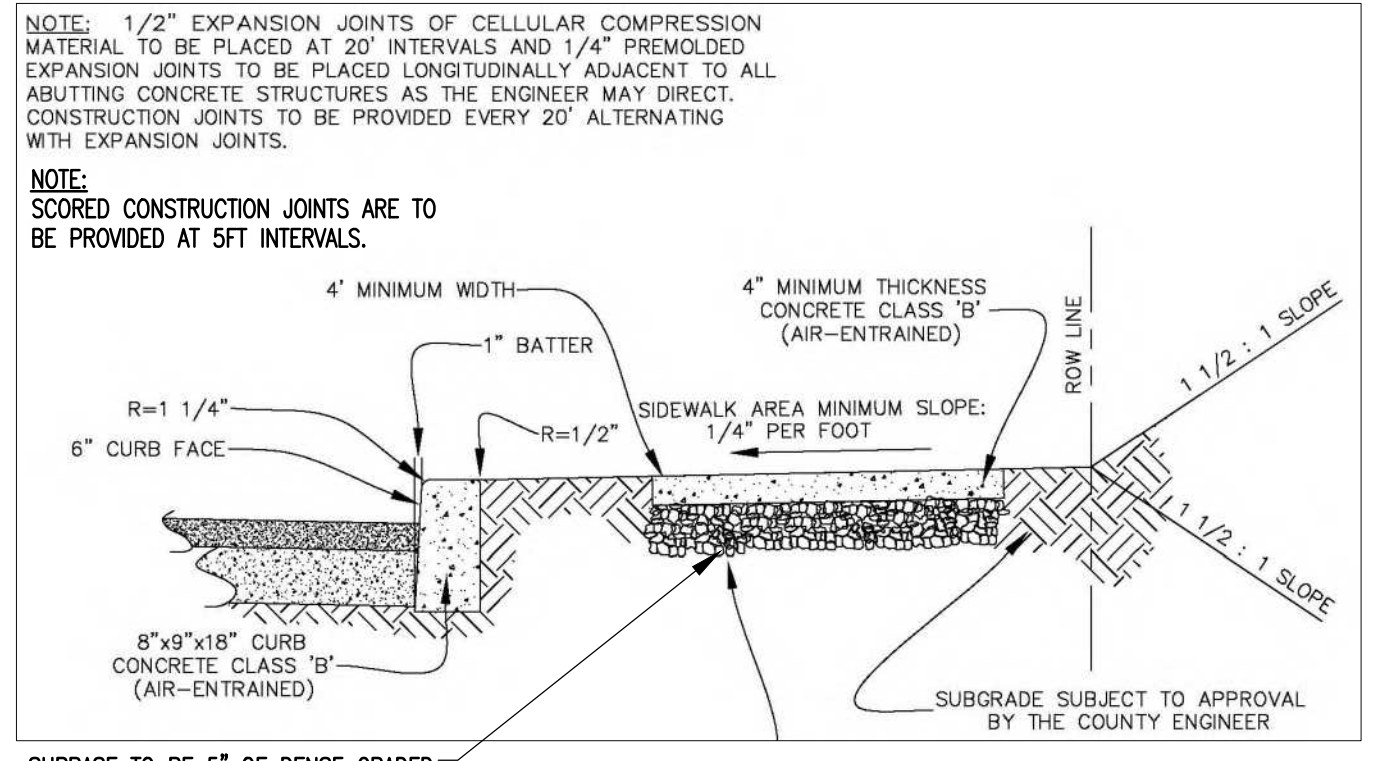
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY, OR CONSULT THE ARCHITECT FOR ANY NECESSARY DIMENSIONS WHICH ARE NOT INDICATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND ALL NECESSARY DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE SUB-CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK OF ALL SUBCONTRACTORS, AND FOR INSURING PROPER COORDINATION BETWEEN THE VARIOUS TRADES. ALL NECESSARY CUTTING AND PATCHING FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK, INCLUDING ALL NECESSARY OPENINGS IN FLOOR, WALL OR ROOF FRAMING TO ACCOMMODATE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHETHER INDICATED ON THE DRAWINGS OR NOT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL TEMPORARY SHORING, SHEETING AND BRACING OF THE EXCAVATIONS AND STRUCTURE DURING CONSTRUCTION. THE G.C. IS ALSO RESPONSIBLE FOR ALL JOBSITE SAFETY AND SECURITY MEASURES TO PROTECT THE WORK, WORKMEN, THE PUBLIC AND ADJACENT PROPERTY DURING CONSTRUCTION.
- ALL MATERIALS USED ON THE PROJECT SHALL BE NEW, AND NO SUBSTITUTIONS OF ANY SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT.

### SITE UTILITY NOTES:

- BUILDING IS TO USE ALL EXISTING WATER, SEWER, GAS AND ELECTRICAL SERVICE CONNECTIONS.
- COORDINATE GAS AND ELECTRICAL SERVICES WITH LOCAL SERVICE UTILITY REPRESENTATIVE.
- UTILITY METERS ARE TO BE LOCATED AS REFLECTED IN THE PLANS.
- USE ALL EXISTING STORM AND SEWER LINES. VERIFY SIZE, LOCATIONS AND CONDITIONS IN FIELD. PROVIDE CLEANOUTS WITH FLUSH ACCESSIBLE COVERS AT GRADE FOR ALL CHANGES IN DIRECTION OF SEWER LATERALS.
- CONTRACTOR IS RESPONSIBLE FOR APPLYING AND OBTAINING ALL SERVICE CONNECTION PERMITS AND APPROVALS, AND ALL NECESSARY STREET OPENING PERMITS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROPOSED PLANS AND EXISTING CONDITIONS DISCOVERED IN FIELD.

### SOIL EROSION & SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL." THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAIN UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS AND REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SALT HAY OR SMALL GRAIN STRAW APPLIED AT THE RATE OF 70-90 POUNDS PER 1000 S.F. (1.5-2.0 TONS/ACRE). ADDITIONAL REQUIRED MULCH PRACTICES ARE PRESCRIBED IN THE STANDARDS.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ANY TRACKING SHALL BE CLEANED IMMEDIATELY. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. ALL PUMP DEWATERING OPERATIONS SHALL BE DIRECTED TOWARD A FUNCTIONING SEDIMENT BASIN.
- PINNED HAY MATTING AND SPLASH BLOCKS SHALL BE PROVIDED AT DOWNSPOUT LOCATIONS.

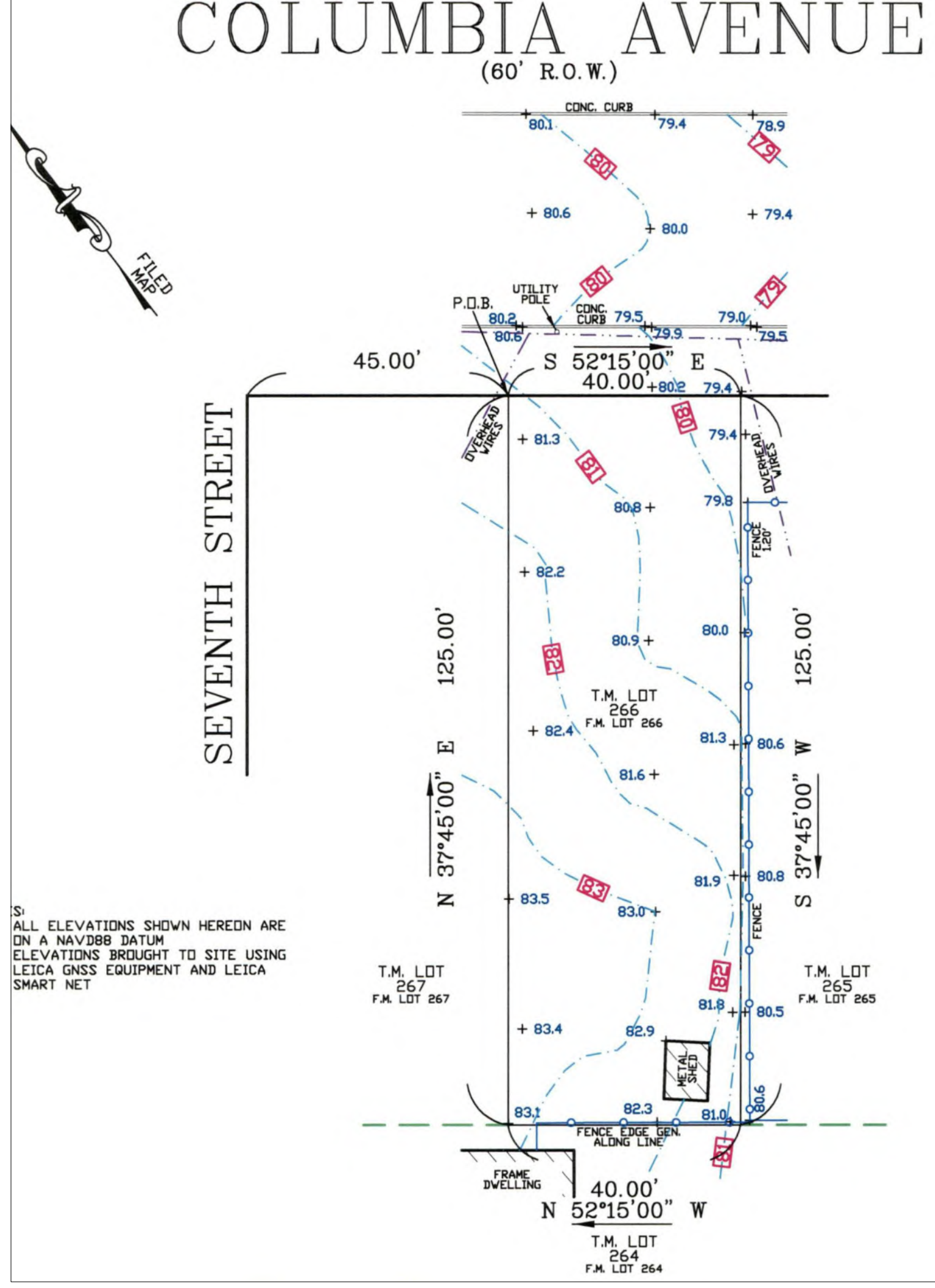


1 CURRENT STREET VIEW  
NOT TO SCALE

**KTJ ASSOCIATES, LLC**  
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853  
**ANDREW J. KIRTLAND**  
Professional Land Surveyor No. 240504333600  
(908)754-7868 phone (908)755-7750 fax

*Andrew J. Kirtland*

TAX LOT 266 TAX BLOCK 46 MUNICIPALITY TOWNSHIP OF EWING CHECKED BY AK  
SCALE: 1"=25' DATE: 10-04-2023 DRAFTED BY CF FILE: 63900

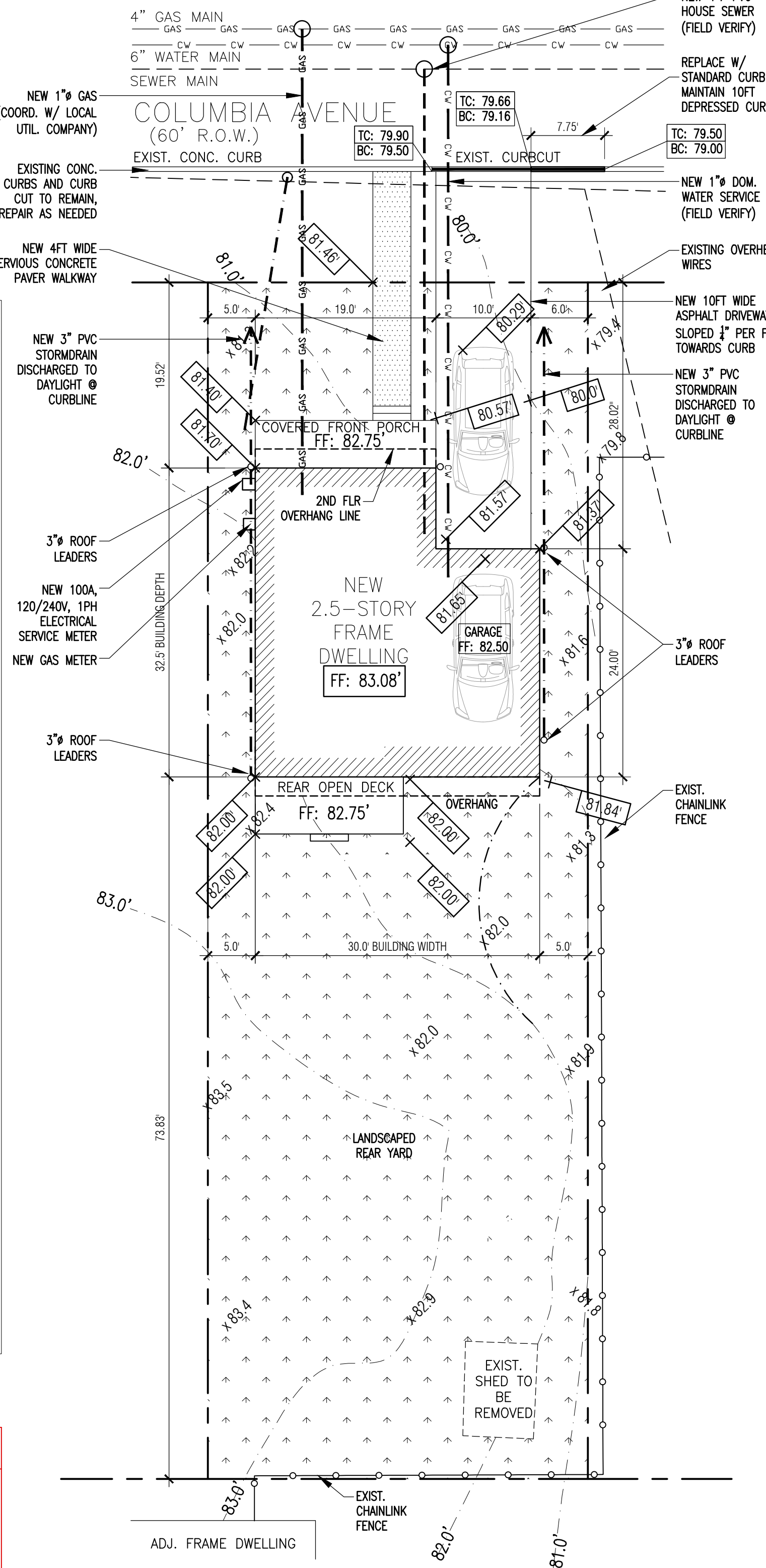


APPROVED BY ZONING BOARD - TOWNSHIP OF EWING

BOARD SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

BOARD CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

BOARD ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



**DRAWING INDEX:**

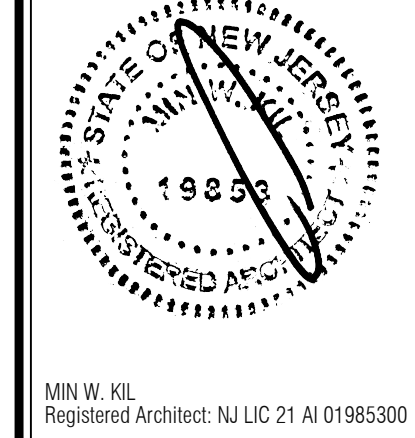
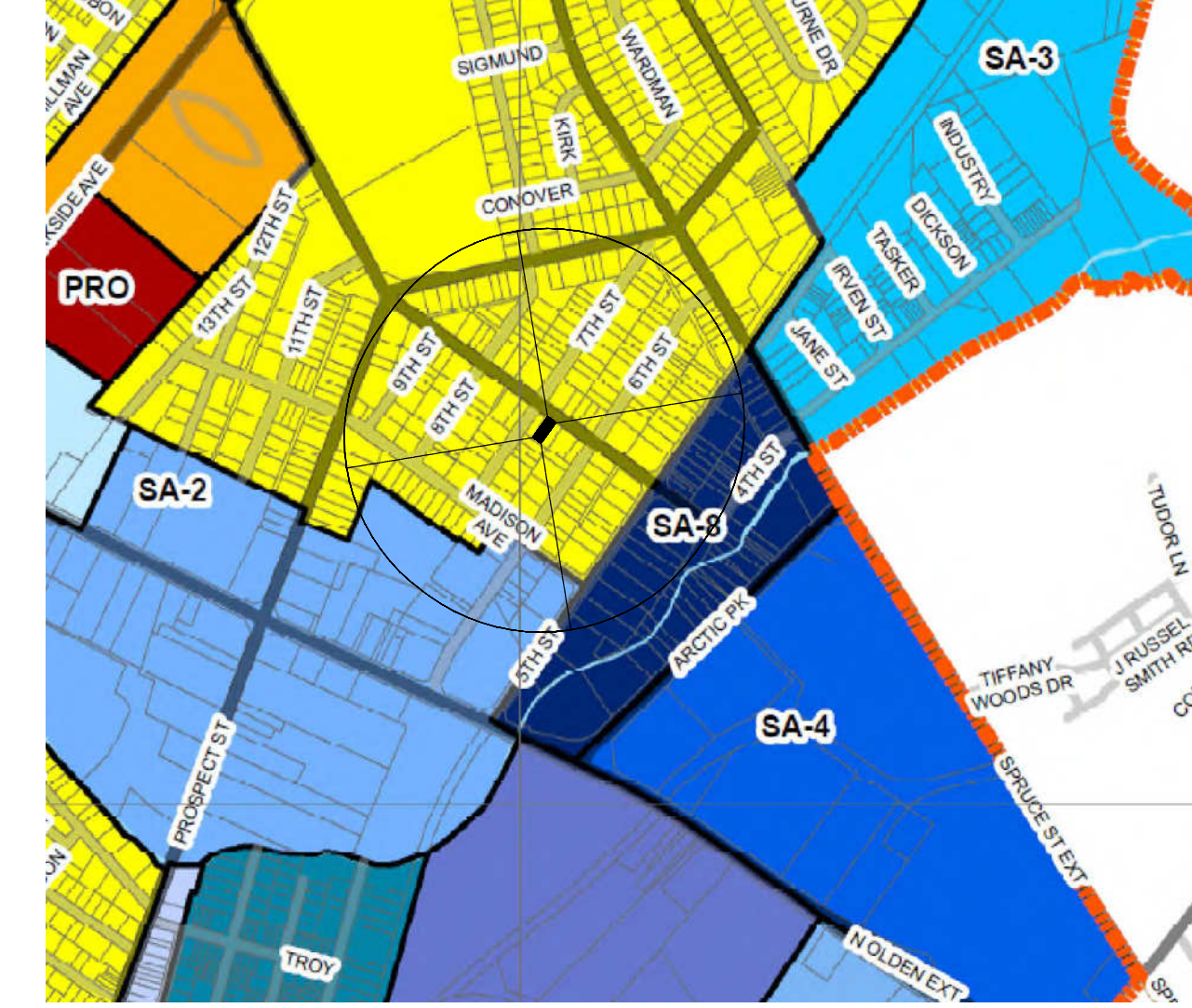
- T-1 PROJECT/ZONING INFO, KEY MAP, TAX MAP, SURVEY, EXISTING STREET VIEW, NOTES & DETAILS
- A-1 PROPOSED FLOOR PLANS, NOTES & SCHEDULES
- A-2 PROPOSED FRONT & REAR ELEVATIONS
- ST-1 STRUCTURAL PLANS
- ST-2 STRUCTURAL NOTES & DETAILS
- E-1 ELECTRICAL PLANS, NOTES & DETAILS
- M-1 MECHANICAL PLANS, NOTES & DETAILS PLUMBING NOTES, DETAILS, & DIAGRAMS FIRESTOPPING DETAILS

**PROJECT DESCRIPTION:**

- PRESENT USE: 1-FAMILY DWELLING
- PROPOSED USE: 1-FAMILY DWELLING
- CONSTRUCTION TYPE: V-B
- EXISTING GROSS FLOOR AREA : VACANT  
PROPOSED GROSS FLOOR AREA : 1,612 SF
- USE GROUP: R-5, 1-FAMILY DWELLING
- PROPOSED WORK: NEW CONSTRUCTION
- APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE 2021

### ZONING COMPARISON CHART: R-2

ITEM	REQ.	EXISTING	PROPOSED	VARIANCE
MIN. LOT SIZE	10,000 SF	5,000 SF (0.115 ac.)	NO CHANGE	YES**
MIN. LOT WIDTH	80 FT. MIN	40 FT.	NO CHANGE	YES**
MIN. LOT FRONTAGE	80 FT. MIN	40 FT.	NO CHANGE	YES**
MIN. LOT DEPTH	110 FT. MIN	125 FT.	NO CHANGE	NO
FRONT YARD SETBACK	40 FT. MIN.	VACANT LOT	19.50'	YES
		AVE. ADJACENT = 19.50'		
		#2314 @ 16.75'		
		#2318 @ 22.25'		
MIN. SIDE YARD	10 FT. MIN.	VACANT LOT	5FT(L), 5FT(R)	YES
MIN. REAR YARD	35 FT. MIN.	VACANT LOT	73.83 FT	NO
MAX. BLDG. HEIGHT	2.5 STY / 35 FT. MAX.	VACANT LOT	2.5 STY / 29.4 FT	NO
MAX. BLDG. COVERAGE	18%	VACANT LOT	17.6% (880 SF)	NO
MAX. LOT COVERAGE	26%	VACANT LOT	27.1% (1,358 SF)	YES
MAX. FLOOR AREA RATIO	1,200 SF	VACANT LOT	1,612 SF	YES
			EXCL. GARAGE, STORAGE & UNHABITABLE SPACES	
MAX. BEDROOM YIELD	1,612SF / 425 = 3.8BED	VACANT LOT	4-BEDROOM	YES
OFF STREET PARKING	2 SPACES MIN.	VACANT LOT	2 SPACES	NO
			>>> 3-BED PERMITTED	
			** EXISTING NON-CONFORMING CONDITION	



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### NEW 2-1/2 STORY 1-FAMILY DWELLING

2316 COLUMBIA  
EWING TOWNSHIP  
MERCER COUNTY,  
NEW JERSEY 08638

BLOCK 46  
LOT 266

FOR:  
2316 Columbia Ave LLP  
880 Mountain Ave.  
Berkeley Heights,  
New Jersey 07922

SUBMISSIONS:  
ZONING BOARD APP. 02.26.24  
ZONING & ENG'G COMMENTS 04.25.24

REVISIONS:

DRAWN BY: RAA  
CHKD BY: MK  
ISSUE DATE: 02.26.24  
PROJECT NO: 23129

SHEET TITLE:  
PROJ. & ZONING INFORMATION  
CURRENT EXTERIOR PHOTOS  
EXIST/PROPOSED SITE PLANS  
SITE DETAILS

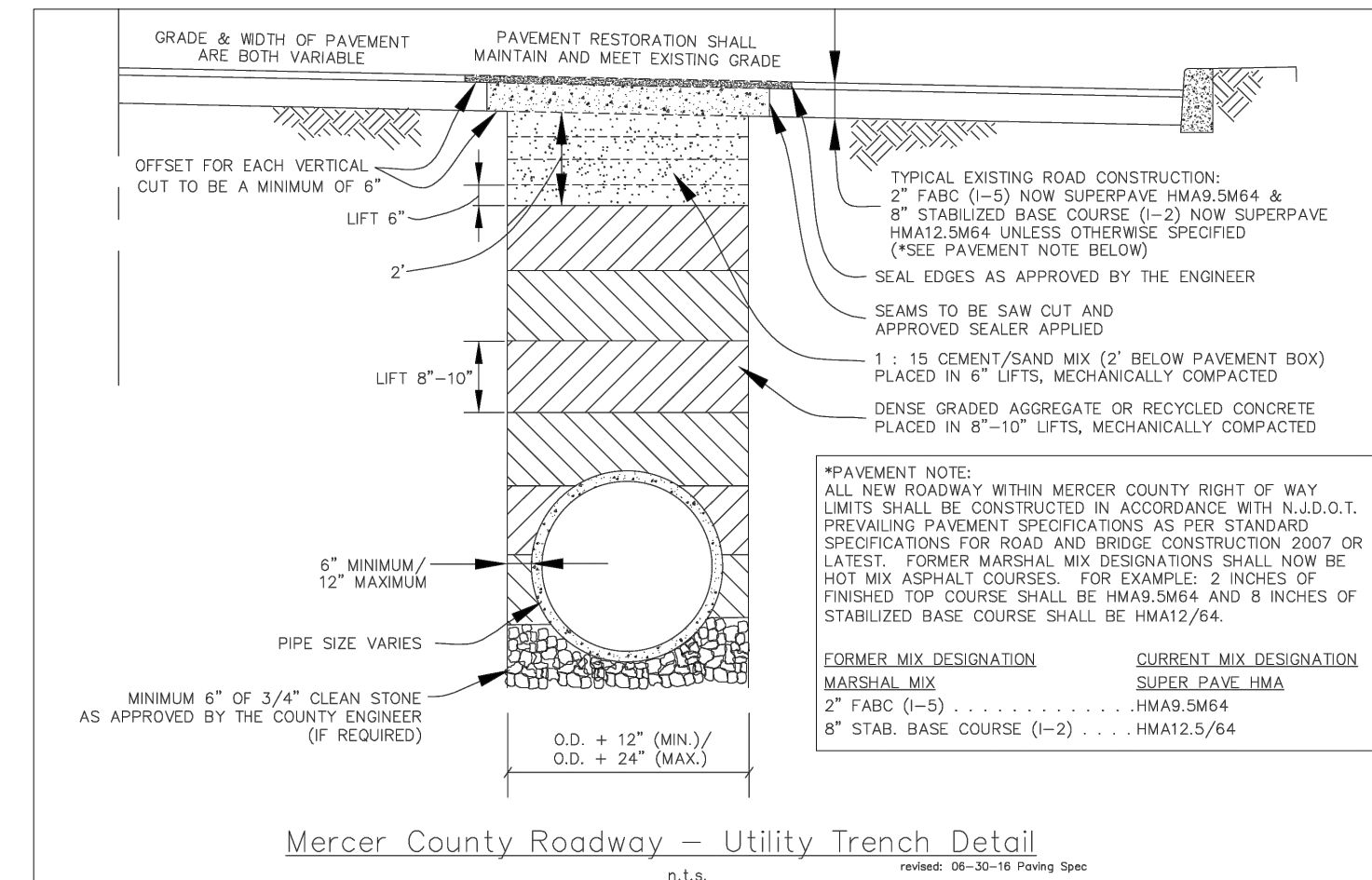
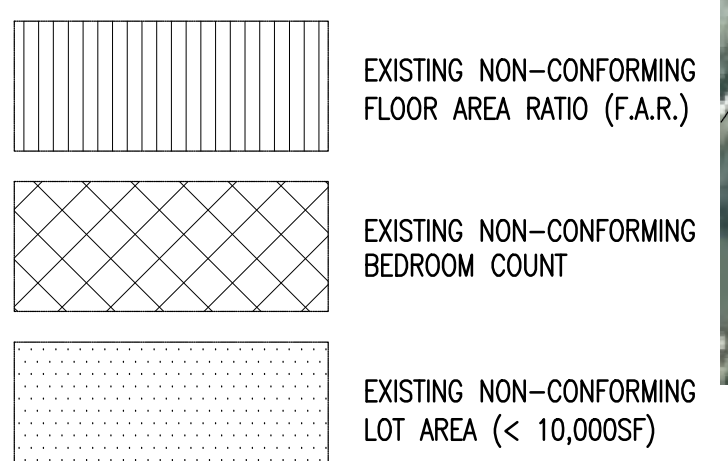
SHEET No. **T-1**



Zone	Property Address	Block	Lot	Lot Area (SF)	Permitted Base Floor Area	Proposed Base Floor Area	Permitted # of Bedrooms	Proposed # of Bedrooms	Stories
R-2	2316 Columbia Avenue	46	266	5,000	1,200	1,612	3	4	2
Zone	Property Address	Block	Lot	Lot Area (SF)	Permitted Base Floor Area	Existing Floor Area	Permitted # of Bedrooms	Existing # of Bedrooms	Stories
	2410 Columbia Ave.	45	314	5,000	1,200	1,227	3		
	NO INFO	45	315						
	2402 Columbia Ave.	45	316, 317 & 336	6,970	1,496	884	2	2	1
	1627 Seventh St.	45	318 & 319	10,001	1,875	1,427	3	5	1
	1617 Seventh St.	45	320	6,534	1,430	1,404	3	4	1
	1615 Seventh St.	45	321	6,970	1,495	1,223	3		1
	2411 Columbia Ave.	50	311	15,246		2,446	6		1
	1713 Sixth St.	51	230	4,630	1,156	2,011	5		1
	2301 Columbia Ave.	51	231	6,081	1,362	976	2		1
	2305 Columbia Ave.	51	232	12,162	2,048	800	2		1
	2307 Columbia Ave.	51	233	12,240	2,054			3	1
	1700 Seventh St.	51	268 & 269						1
	2309 Columbia Ave.	51	270	5,938	1,200				1
	1716 Seventh St.	51	271 & 272	10,000	1,875	1,240	3		1
	2300 Columbia Ave.	46	236	5,624	1,294	1,536	4	3	2
	2302 Columbia Ave.	46	234	10,938	1,950	1,248	3		1
	2314 Columbia Ave.	46	265	5,000	1,200	728	2		1
	2318 Columbia Ave.	46	267	5,625	1,294	620	1		1
	1630 Seventh St.	46	264	5,000	1,200	864	2		2
	1628 Seventh St.	46	263	5,000	5,000				1
	1626 Seventh St.	46	262	10,001	1,875	1,904	4		1
	1622 Seventh St.	46	260 & 261	10,001	1,875	1,786	4	3	1
	1610 Seventh St.	46	258	10,001	1,875	2,448	6		1
	1630 Sixth St.	42	188 & 189	10,001	1,875	1,089	3		1
	1632 Sixth St.	42	190	7,813	1,622	470	1	1	
	1634 Sixth St.	42	191	7,813	1,538	1,404	3		1

NOTE: INFORMATION PROVIDED ABOVE WERE OBTAINED FROM CURRENT PROPERTY TAX CARDS AND OTHER PUBLICLY AVAILABLE PROPERTY INFORMATION.  
 SHADED CELLS ABOVE INDICATE EXISTING NON-CONFORMING CONDITIONS SPECIFIC TO THE VARIANCES REQUESTED.

3 EXISTING NON-CONFORMING PROPERTIES W/IN R-2 DISTRICT 200FT RADIUS FROM SUBJECT PROPERTY



- TWO LANES OF TRAFFIC, ONE IN EACH DIRECTION, MUST BE MAINTAINED AT ALL TIMES.
- ALL TRAFFIC CONTROL PERSONS MUST BE IN UNIFORM OR WEAR A REFLECTIVE VEST AND USE A STOP/SLOW PADDLE SIGN.
- NO ROAD CAN BE CLOSED AT ANY TIME WITHOUT PRIOR APPROVAL FROM THE MERCER COUNTY ENGINEER OR THE COUNTY TRAFFIC ENGINEER.
- CONCRETE ROADS MUST BE SAW CUT AND RESTORED WITH 4000 PSI AIR-ENTRAINED CONCRETE TO THE CORRECT THICKNESS.
- ALL TRENCHES ARE TO BE SAW CUT.
- THE SURFACE COURSE IS TO BE PLACED AFTER THE TRENCH SETTLEMENT PERIOD HAS ELAPSED, OR WHEN DIRECTED BY THE COUNTY ENGINEER OR THE MERCER COUNTY ROAD SUPERVISOR.
- NO ROAD CAN BE OPENED AFTER NOVEMBER 15TH, OR BEFORE APRIL 1ST. THE ONLY EXCEPTION WILL BE FOR EMERGENCIES DECLARED BY THE COUNTY ENGINEER.
- ROAD PLATES MAY NOT BE LEFT IN PLACE AFTER NOVEMBER 15TH. THE ONLY EXCEPTION SHALL BE FOR EMERGENCIES DECLARED BY THE COUNTY ENGINEER.
- BACK FILL MATERIAL SHALL BE 15:1 SAND/CEMENT, FOR FIRST 2' FEET OF TRENCH DEPTH BELOW PAVEMENT BOX. ALL BACKFILL BELOW THE 2' OF SAND/CEMENT SHALL BE DGA OR RECYCLED CONCRETE.
- 15:1 SAND/CEMENT BACKFILL SHALL BE PLACED IN SIX (6") LIFTS AND MECHANICALLY COMPACTED. ALSO DGA OR RECYCLED CONCRETE IF REQUIRED, SHALL BE PLACED IN TWO FOOT (2') LIFTS AND MECHANICALLY COMPACTED.
- CONTACT THE SUPERVISOR PRIOR TO BACK FILLING THE TRENCH TO SCHEDULE AN INSPECTION.
- IF THE COUNTY INSPECTOR IS NOT PRESENT WHEN THE TRENCH IS BACKFILLED, THE CONTRACTOR MUST EXCAVATE THE MATERIAL AND RE-FILL THE OPENING WHEN THE INSPECTOR IS PRESENT.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE PAVEMENT IN A SMOOTH AND SAFE CONDITION, INCLUDING PAVEMENT SWEEPING AND REMOVAL OF ALL CONSTRUCTION DEBRIS.
- THE CONTRACTOR MUST RESTORE THE PAVEMENT TO COUNTY SPECS.
- THE INSPECTOR MUST BE NOTIFIED UPON COMPLETION OF THE PROJECT.
- ALL COUNTY SURVEY MONUMENTS MUST BE PRESERVED.
- NO BLASTING WILL TAKE PLACE WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE COUNTY ENGINEER. IF APPROVAL IS GIVEN FOR BLASTING, A LICENSED EXPLOSIVE EXPERT MUST BE HIRED. ALL PERMITS FOR BLASTING AND PROPER SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES ROADSIDE SIGNAGE, PUBLIC NOTICE AND NOTIFICATION OF HOME AND BUSINESS OWNERS.
- AT THE END OF EACH WORK DAY, ALL TRENCHES MUST BE BACKFILLED AS PREVIOUSLY NOTED OR COVERED WITH AN APPROVED STEEL PLATE SO THAT TRAFFIC CAN FLOW SAFELY. AN INSPECTOR WILL BE PRESENT AT THE END OF THE WORK DAY.
- ROAD OPENING PERMITS WILL BE ISSUED BY THE ROAD SUPERVISOR, AND MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
- THE ROAD OPENING PERMIT IS VALID FOR FIFTEEN (15) DAYS.
- AN EXTENSION CAN BE REQUESTED IF NEEDED. THE EXTENSION MUST BE APPROVED BY THE COUNTY ENGINEER OR THE ROAD SUPERVISOR.
- ROAD OPENINGS ARE ALLOWED BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM. REQUESTS FOR ALTERNATE AND/OR ADDITIONAL HOURS SHALL BE DIRECTED TO EITHER THE COUNTY ENGINEER OR THE COUNTY TRAFFIC ENGINEER.
- A 48 HOUR NOTICE SHALL BE GIVEN TO THE ROAD SUPERVISOR OF THE MERCER COUNTY HIGHWAY DEPARTMENT (609-530-7510) PRIOR TO STARTING CONSTRUCTION AND/OR EXCAVATION.
- ALL PROJECTS SHALL BE REVIEWED & APPROVED BY THE ROAD SUPERVISOR.
- INSPECTIONS MUST BE SCHEDULED WITH THE ROAD SUPERVISOR.
- ALL AGENCIES MUST BE NOTIFIED IN THE EVENT OF A DETOUR OR ROAD CLOSURE: POLICE, FIRE DEPARTMENTS & EMERGENCY PERSONNEL.
- A TRAFFIC CONTROL PLAN SHALL BE REQUIRED. THE COUNTY ENGINEER OR COUNTY TRAFFIC ENGINEER MAY WAIVE THE TRAFFIC CONTROL PLAN IF DEEMED APPROPRIATE.
- COMMUNITY NOTICE SHALL BE GIVEN 48 HOURS PRIOR TO BEGINNING ROADWORK.
- DETOUR AND/OR CAUTION SIGNS, FLASHING LIGHTS, CONES, BARRELS AND/OR CONSTRUCTION BARRICADES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION AS WELL AS DURING AND AFTER WORK HOURS AS DIRECTED BY THE ENGINEER.
- THE REQUIRED SIGNS, ETC. SHALL MEET THE CURRENT MUTCD STANDARDS AND SHALL BE THE CONTRACTOR'S EXPENSE. MERCER COUNTY WILL NOT PROVIDE SIGNS, ETC.
- ANY PERSON OR PERSONS, FIRM, CORPORATION OR MUNICIPALITY VIOLATING ANY PROVISION OF THE MERCER COUNTY ROAD RESOLUTION MAY BE SUBJECT TO A FINE NOT TO EXCEED \$1000.00 PER CALENDAR DAY OR IMPRISONMENT IN THE COUNTY JAIL NOT MORE THAN NINETY (90) DAYS.

TRENCH DETAIL  
 NOT TO SCALE



2 200' RADIUS BLOCK/LOT PARCEL MAP  
 SCALE: 1" = 160'-0"



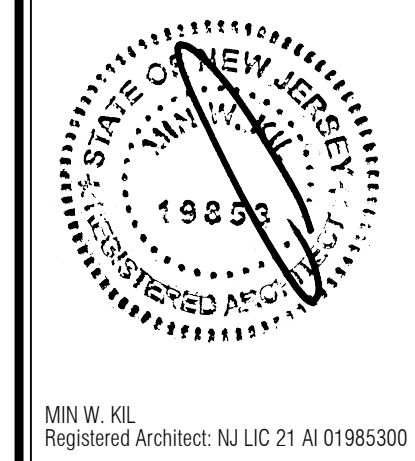
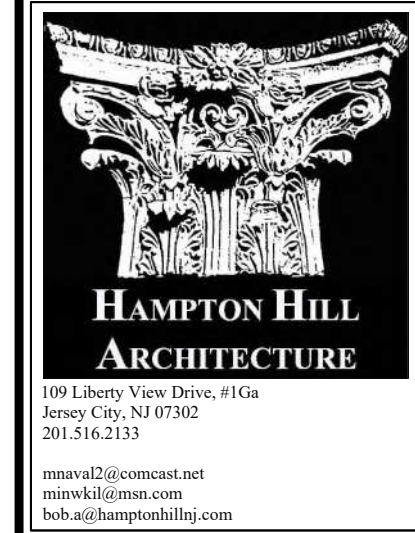
1 200' RADIUS ZONING MAP  
 SCALE: 1" = 295'-0"



4 AERIAL VIEW FACING EAST  
 NOT TO SCALE



4 AERIAL VIEW FACING WEST  
 NOT TO SCALE



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NEW 2-1/2 STORY 1-FAMILY DWELLING

2316 COLUMBIA  
 EWING TOWNSHIP  
 MERCER COUNTY,  
 NEW JERSEY 08638

BLOCK 46  
 LOT 266

FOR:  
 2316 Columbia Ave LLP  
 880 Mountain Ave.  
 Berkeley Heights,  
 New Jersey 07922

SUBMISSIONS:  
 ZONING BOARD APP. 02.26.24  
 ZONING & ENG'G COMMENTS 04.25.24

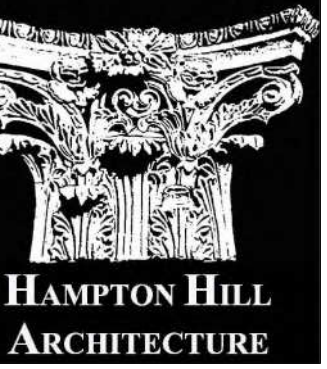
REVISIONS:

DRAWN BY: RAA  
 CHKD BY: MK  
 ISSUE DATE: 02.26.24  
 PROJECT NO: 23129

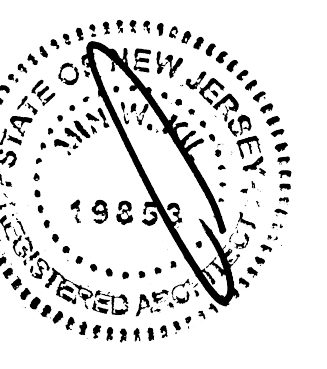
SHEET TITLE:  
 200FT RADIUS ZONING MAP  
 200FT RADIUS BLK/LOT PLAN  
 200FT RADIUS BLK/LOT PLAN

SHEET No.  
 T-2





109 Liberty View Drive, #104  
 Jersey City, NJ 07302  
 201.516.2133  
 mwa@hamptonhill.com  
 minw@hamptonhill.com  
 hah@hamptonhill.com



MIN W. KIL  
 Registered Architect: NJ LIC 21 AI 01965300

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**NEW 2-1/2 STORY 1-FAMILY DWELLING**

2316 COLUMBIA  
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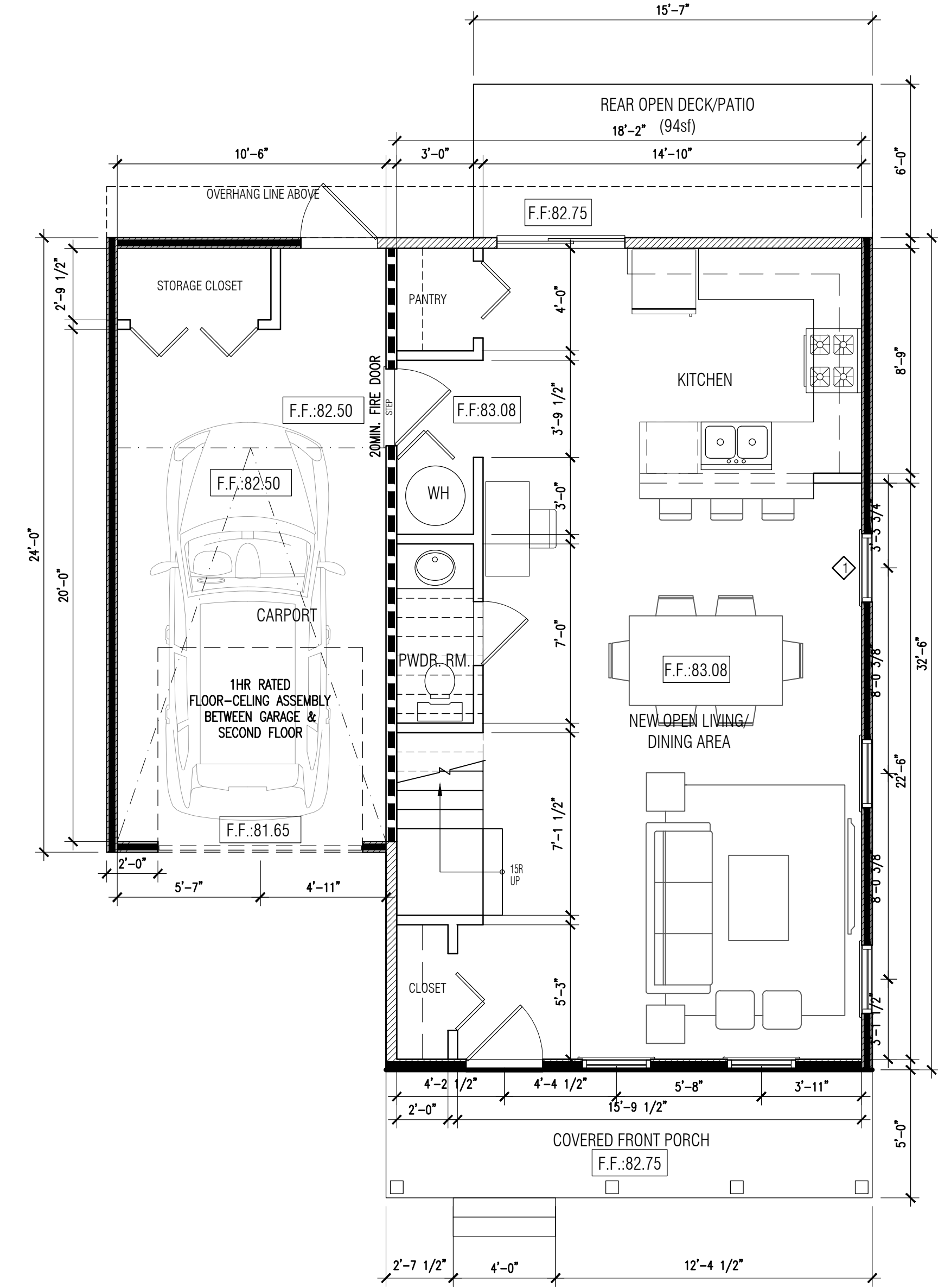
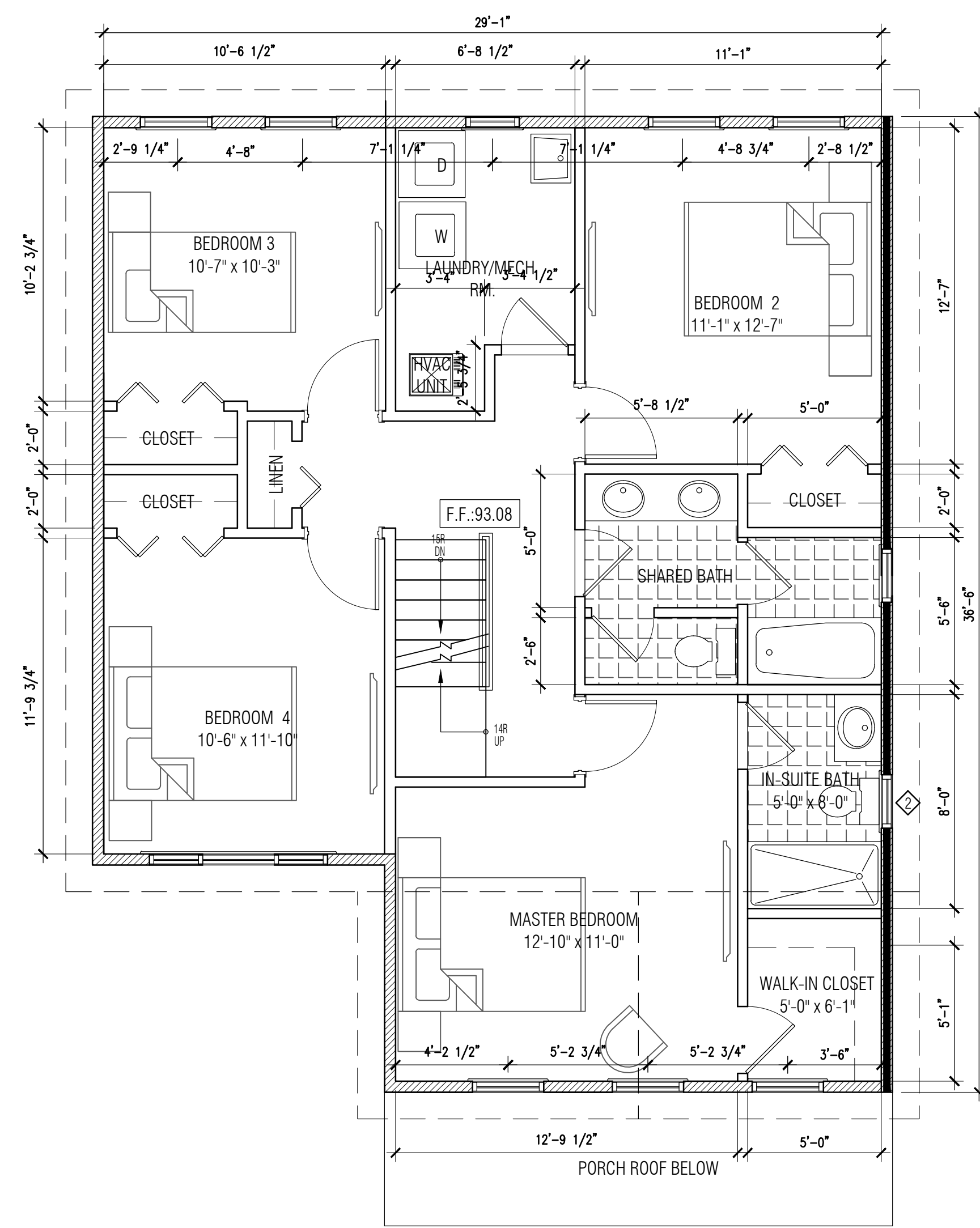
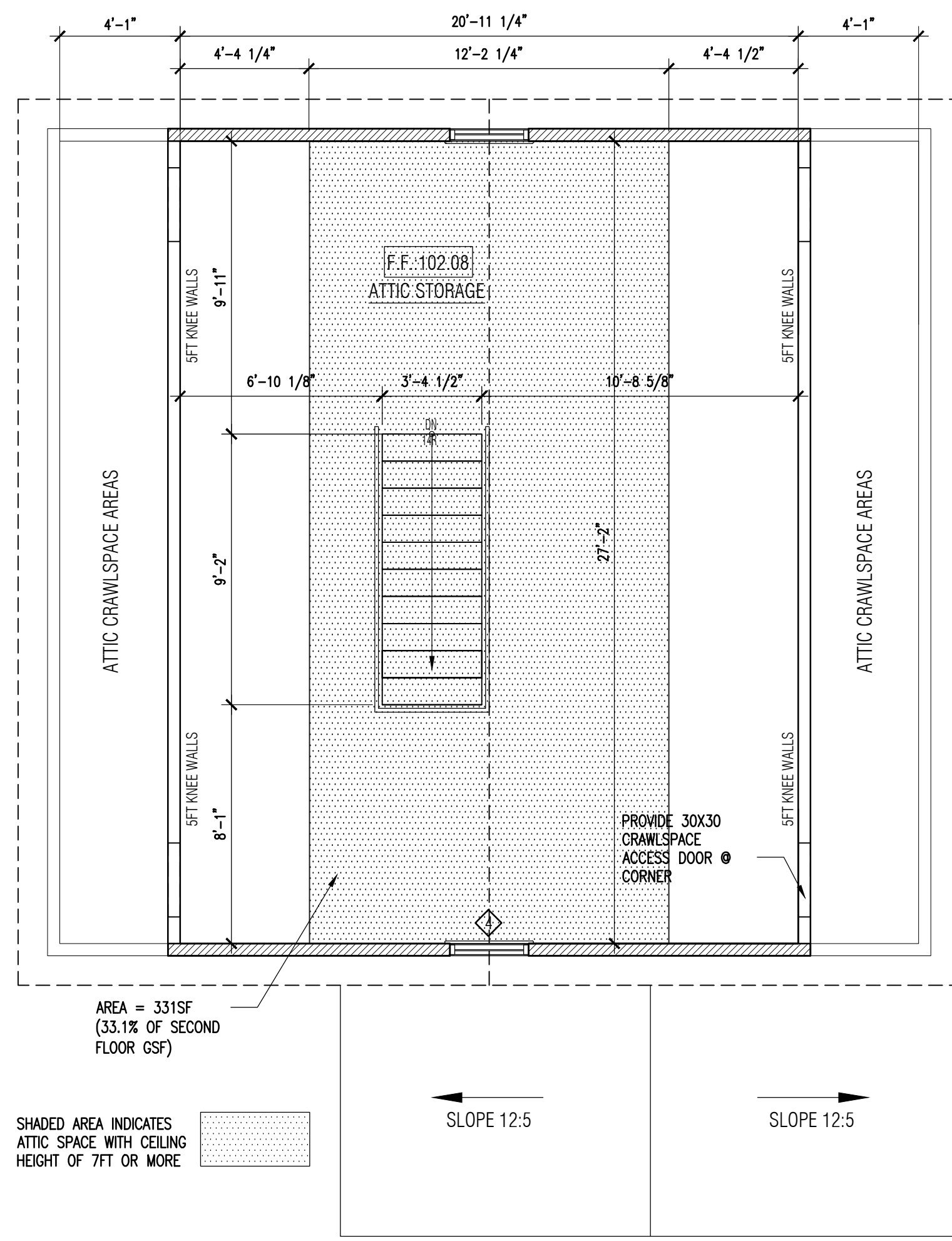
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REVISIONS:

DRAWN BY: RAA  
 CHKD BY: MK  
 ISSUE DATE: 02.26.24  
 PROJECT NO: 23129

SHEET TITLE:  
 PROPOSED FLOOR PLANS  
 NOTES & SCHEDULES

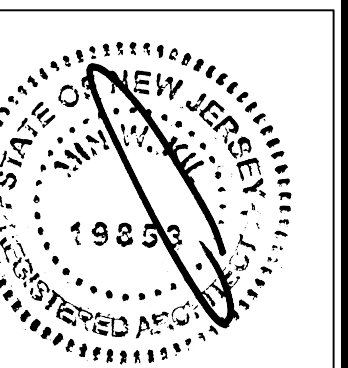
SHEET No.  
**A-1**







109 Liberty View Drive, #104  
 Jersey City, NJ 07302  
 201.516.2133  
 minw@hamptonhill.com  
 minw.kil@njm.com  
 rob@hamptonhill.com



MIN W. KIL  
 Registered Architect: NJ LIC 21 AI 01985300

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**NEW 2-1/2 STORY 1-FAMILY DWELLING**

2316 COLUMBIA  
 EWING TOWNSHIP  
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BLOCK 46  
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FOR:  
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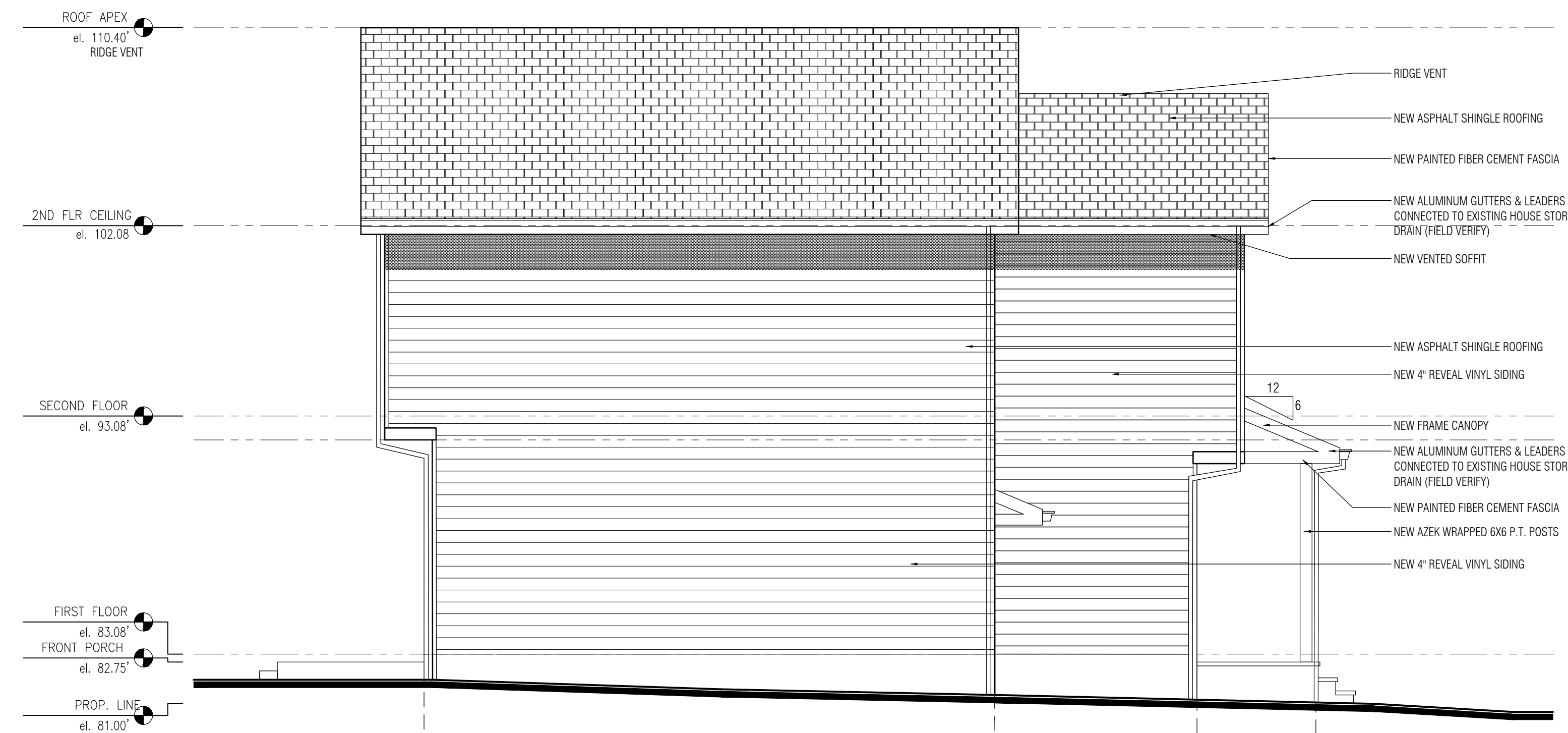
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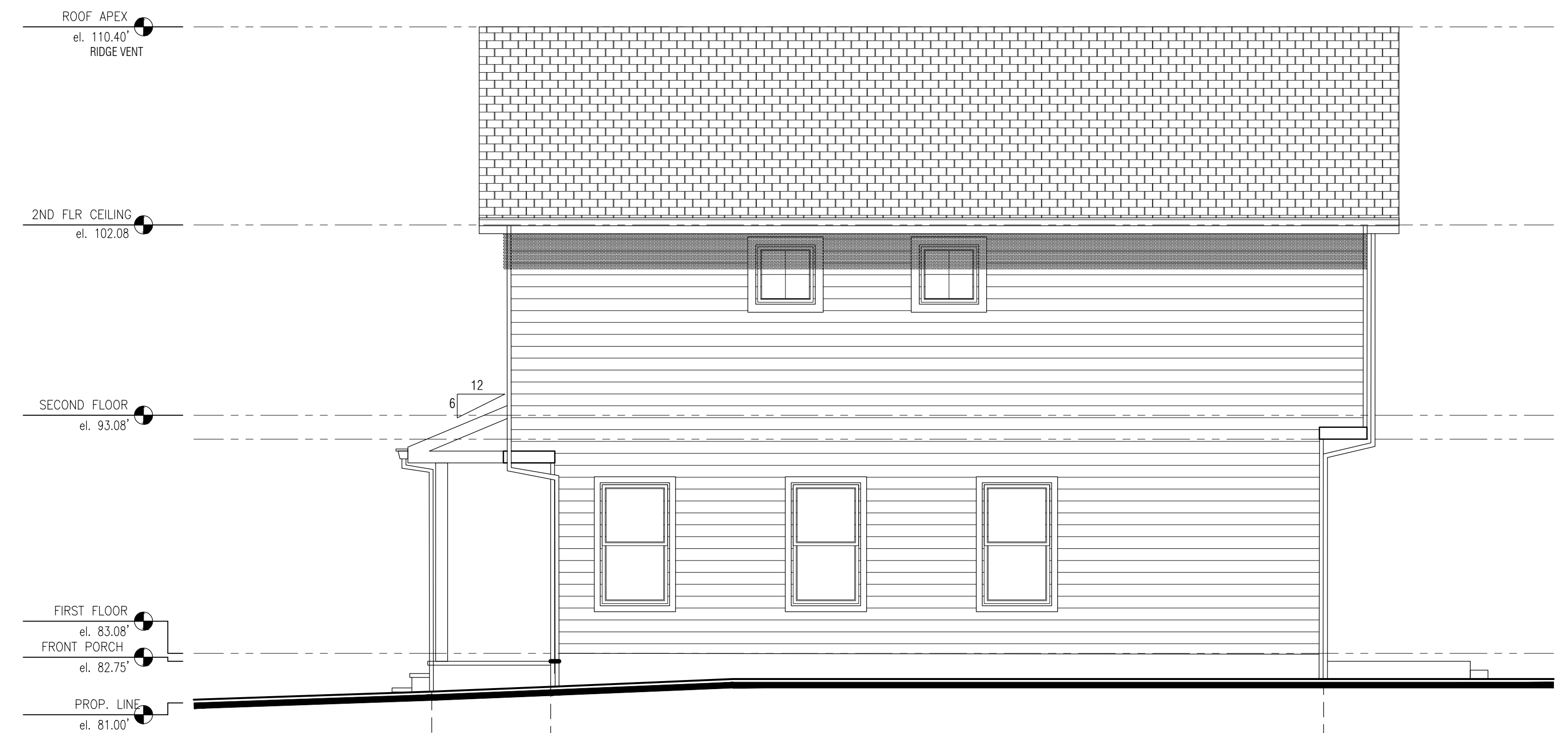
DRAWN BY: RAA  
 CHKD BY: MK  
 ISSUE DATE: 02.26.24  
 PROJECT NO: 23129

SHEET TITLE:  
 PROPOSED ELEVATIONS

SHEET No.  
**A-2**



**3 PROPOSED SOUTHWEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 PROPOSED NORTHEAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"



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