



JOSEPH PRIMIANO
 LIC. NO. 21A01765500

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NO.	DESCRIPTION	DATE

PROJECT
BLOCK: 16.01
LOT: B
15 HERFORD DRIVE
WEST WINDSOR
MERCER COUNTY
NEW JERSEY
OWNER
DANIEL & JACLYN SCHITZGEL
15 HERFORD DRIVE
PRINCETON JUNCTION, NJ 08550
SHEET DESCRIPTION
TITLE SHEET, SITE PLAN, AERIAL MAP, ZONING MAP, AND CALCULATIONS
SCALE:
AS NOTED
CHECKED BY: JP
DESIGNED BY: TS
DATE: 7/27/2021
DWG. NO.: 2021.0023

PROPOSED ADDITION & ALTERATION

FIFTEEN HERFORD DRIVE
 WEST WINDSOR, NEW JERSEY

SCHEDULE OF DRAWINGS

V-1A TITLE SHEET, SITE PLAN, AERIAL MAP, ZONING MAP, AND CALCULATIONS
 V-1B EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN
 V-1C PROPOSED EXTERIOR ELEVATIONS
 V-1D EXISTING EXTERIOR PICTURES

WORK SCOPE

- CONSTRUCT 1-STORY ADDITION IN REAR OF EXISTING DWELLING
- CONSTRUCT PORCH IN REAR OF EXISTING DWELLING

ZONING REQUIREMENTS

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED	EXISTING NON-CONFORMING	PROPOSED VARIANCE
MINIMUM LOT AREA	20,000.00 SF	20,005.32 SF	NO CHANGE		
MINIMUM LOT WIDTH	100.00 FT	100.65 FT	NO CHANGE		
MINIMUM FRONT YARD SETBACK	40.00 FT	44.80 FT	NO CHANGE		
MINIMUM SIDE YARD SETBACK	10.00 FT	30.40 FT	NO CHANGE	X	
MINIMUM REAR YARD SETBACK	10.00 FT	12.00 FT	NO CHANGE		
MAXIMUM FLOOR AREA RATIO	13.00%	13.44%	14.51%		X
MAXIMUM INTERFLOOR COVERAGE	20.00%	19.16%	19.98%		
MAXIMUM BUILDING STORIES	2.02 ST	1.01 ST	NO CHANGE		
MAXIMUM BUILDING HEIGHT	35.00 FT	<35.00 FT	NO CHANGE		

HARD SURFACES

DESCRIPTION	EXISTING	PROPOSED
DRIVEWAY	888 SF	888 SF
FRONT WALKWAY	139 SF	139 SF
FRONT LANDING	39 SF	39 SF
ROOF	1,354 SF	1,354 SF
REAR PORCH	237 SF	237 SF
SIDE WALKWAY	0 SF	214 SF
PROPOSED DECK	0 SF	75 SF
TOTAL	3,651 SF	3,997 SF
	19.16 %	19.98 %

UCC REQUIREMENTS

CONSTRUCTION CLASS	SB	1.15 MPH	RISK CATEGORY II
WIND SPEED	115 MPH		
CONSTRUCTION CODES APPLIED	UNIFORM CONSTRUCTION CODE		
ADDITION AND ALTERATION			
NJRC 2018			
NJRC 2016			
ICC 2018			
ICC 2015			
ICC 2012			
ICC 2009			
ICC 2006			
ICC 2003			
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