

JOSEPH PRIMIANO
 LIC. NO. Z1A01765500

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NO.	DESCRIPTION	DATE

PROJECT
BLOCK: 11.01
LOT: 17
776 ALEXANDER ROAD
WEST WINDSOR
MERCER COUNTY
NEW JERSEY
OWNER
NATHAN & ALISON PRUSSING
776 ALEXANDER ROAD
PRINCETON JUNCTION, NJ
08550
SHEET DESCRIPTION
TITLE SHEET, SITE PLAN, AERIAL MAP, ZONING MAP, AND CALCULATIONS

PROPOSED ADDITION & ALTERATION

NINE-HUNDRED SEVENTY-SIX ALEXANDER ROAD WEST WINDSOR, NEW JERSEY

SCHEDULE OF DRAWINGS

- V-3A TITLE SHEET, SITE PLAN, AERIAL MAP, ZONING MAP, AND CALCULATIONS
- V-3B EXISTING FIRST AND SECOND FLOOR PLAN
- V-3C PROPOSED FIRST AND SECOND FLOOR PLAN
- V-3D PROPOSED EXTERIOR FRONT AND REAR ELEVATIONS
- V-3E PROPOSED EXTERIOR SIDE ELEVATIONS
- V-3F EXISTING EXTERIOR PICTURES

WORK SCOPE

1. CONSTRUCT 2ND STORY ADDITION DIRECTLY ABOVE EXISTING DWELLING
2. RECONSTRUCT EXISTING PORCH IN FRONT OF EXISTING DWELLING
3. EXTEND EXISTING DECK IN REAR OF EXISTING DWELLING

ZONING REQUIREMENTS

BLOCK	LOT	ZONE	REQUIRED	EXISTING	PROPOSED	EXISTING NON-CONFORMING	PROPOSED VARIANCE
11.01	17	R1-A RESIDENTIAL ZONE					

HARD SURFACES

DESCRIPTION	EXISTING	PROPOSED
DRIVEWAY	1,250 SF	1,266 SF
POORCH	90 SF	73 SF
HOUSE	1,442 SF	1,654 SF
REAR DECK	224 SF	327 SF
PAVING (1.14 SF IMPAVTL)	0 SF	0 SF
TOTAL	3,406 SF	3,330 SF
	29.58%	29.58%

AREAS FOR F.A.R.

DESCRIPTION	EXISTING	PROPOSED
HABITABLE RESIDENT (ABOVE 7 FT)	0 SF	0 SF
FIRST FLOOR	1,428 SF	1,440 SF
SECOND FLOOR	0 SF	1,212 SF
TOTAL DWELLING	1,428 SF	2,652 SF

GENERAL INFORMATION

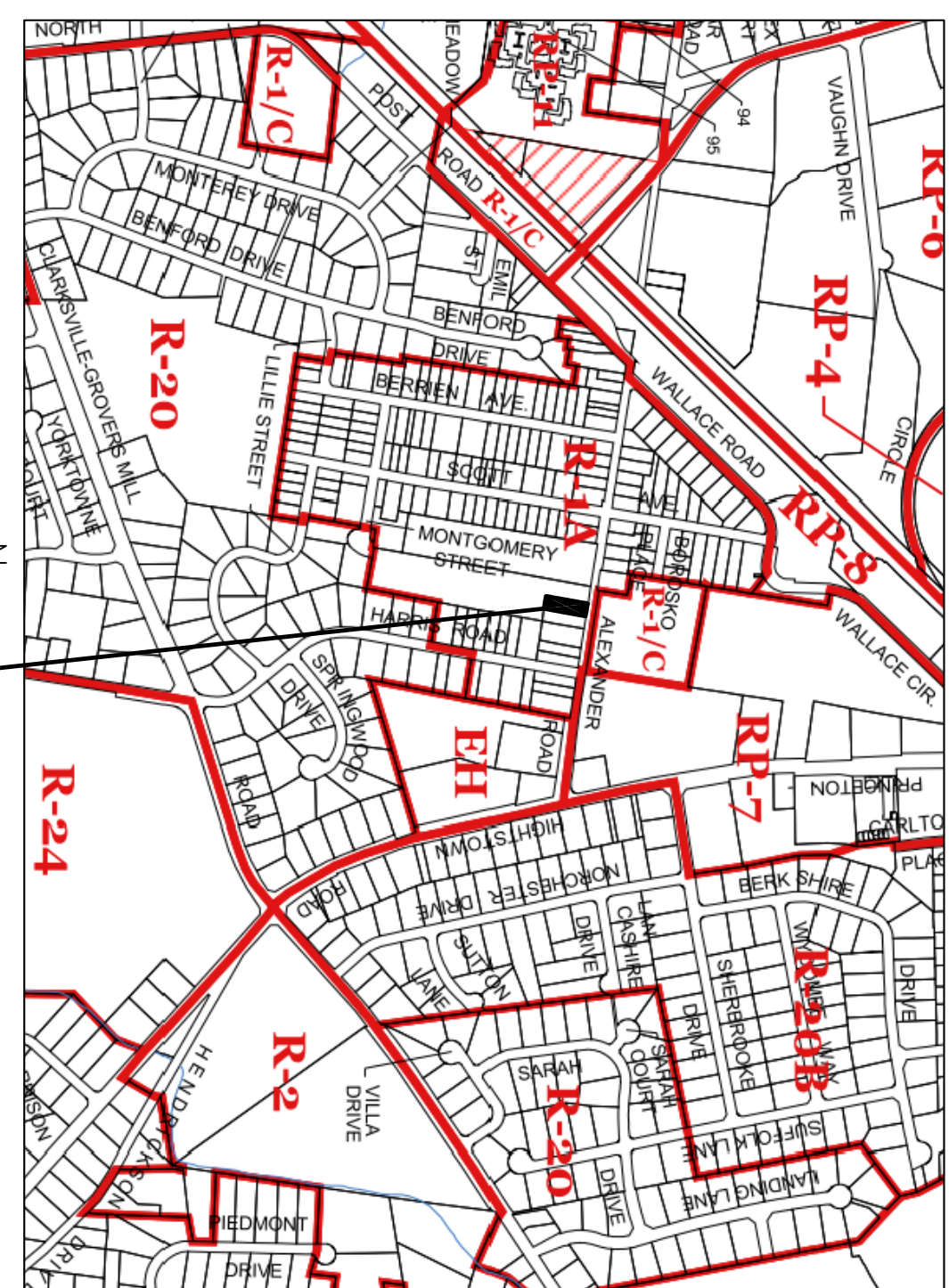
1. PROPERTY KNOWN AS BLOCK 11.01, LOT 17, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY, AS SHOWN ON THE TOWNSHIP OF WEST WINDSOR TAX MAP.
2. THE PROPERTY IS LOCATED IN THE R1-A RESIDENCE DISTRICT ZONE CONTAINING 0.273 ACRES (12,000.00 SF).
3. OWNER: NATHAN & ALISON PRUSSING
776 ALEXANDER ROAD
WEST WINDSOR, NJ 08550
4. APPLICANT: NATHAN & ALISON PRUSSING
776 ALEXANDER ROAD
WEST WINDSOR, NJ 08550

APPROVALS

APPROVED BY THE TOWNSHIP OF WEST WINDSOR

CHAIRPERSON OF THE BOARD _____ TOWNSHIP ENGINEER _____

SECRETARY OF THE BOARD _____ DATE APPROVED _____



ZONING MAP
SCALE: NTS



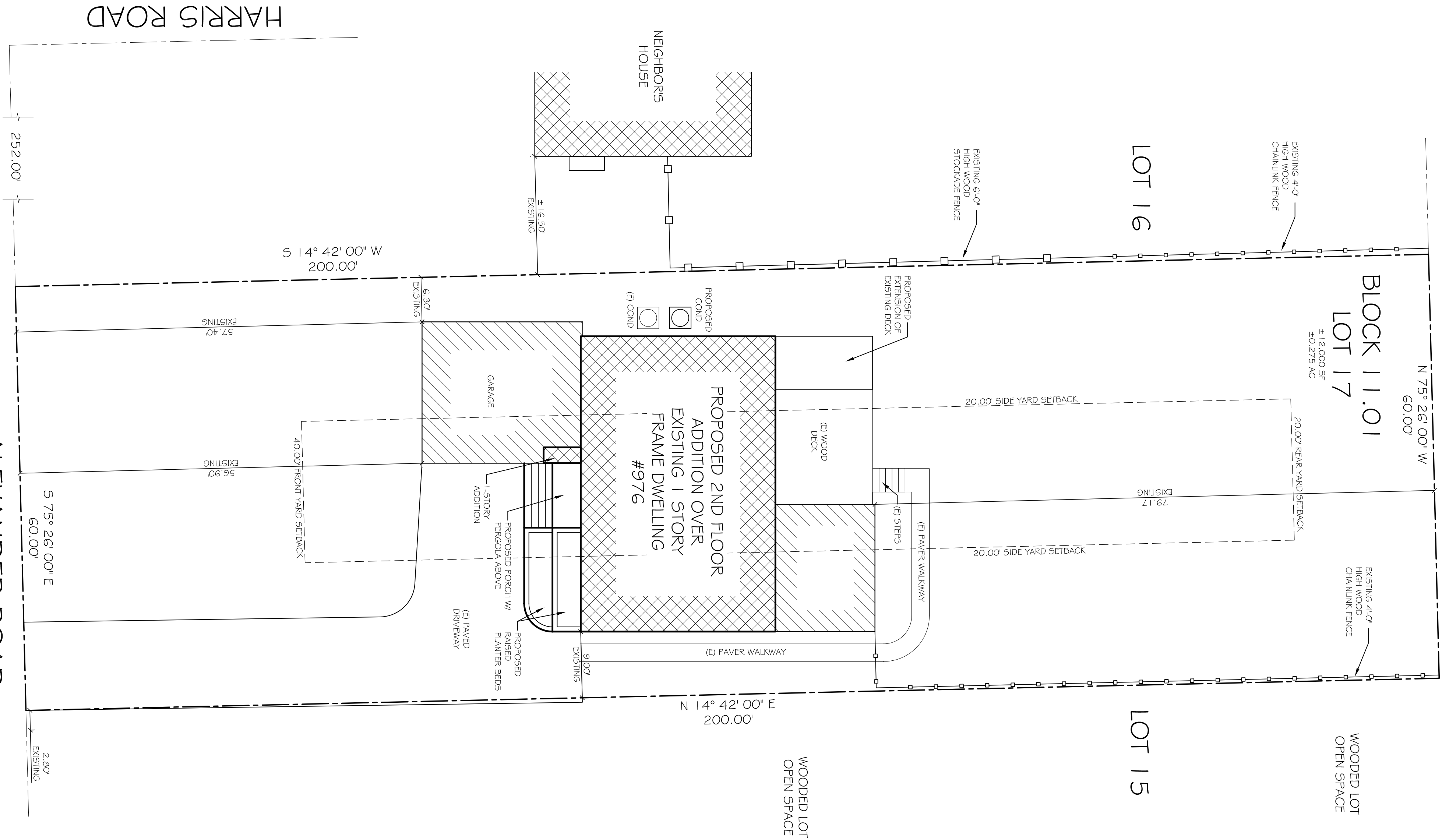
AERIAL MAP
SCALE: N15

F.A.R. STUDY

ADDRESS	BLOCK	LOT	ZONE	FLOOR AREA	LOT AREA	F.A.R.
950 ALEXANDER ROAD	76	52	R1-A	11,194 SF	0.117 AC	16.33 %
952 ALEXANDER ROAD	76	53	R1-A	11,815 SF	0.28 AC	16.03 %
953 ALEXANDER ROAD	63	156	R1-A	11,246 SF	0.23 AC	6.17 %
967 ALEXANDER ROAD	63	155.01	R1-A	3,592 SF	0.35 AC	22.25 %
969 ALEXANDER ROAD	63	154	R1-A	2,077 SF	0.18 AC	26.41 %
971 ALEXANDER ROAD	6.02	51	R1-A	1,480 SF	0.38 AC	6.99 %
976 ALEXANDER ROAD	11.01	17	R1-A	1,482 SF	0.28 AC	11.90 %
978 ALEXANDER ROAD	11.01	16	R1-A	1,492 SF	0.28 AC	12.46 %
982 ALEXANDER ROAD	80	4	R1-A	2,340 SF	0.63 AC	10.71 %
986 ALEXANDER ROAD	80	4	R1-A	1,176 SF	0.22 AC	12.27 %
19 SCOTT AVENUE	63	157	R1-A	1,286 SF	0.18 AC	16.53 %
AVERAGE	N/A	N/A	N/A	1,776 SF	0.29 AC	14.73 %

APPLICANT
 HOUSES BETWEEN MONTGOMERY ST AND HARRIS RD

PROPOSED SITE PLAN



SCALE: 1" = 10'-0"
 GRAPHIC SCALE
 PROPERTY INFORMATION TAKEN FROM PROFESSIONAL LAND SURVEY SPREAD BY N.F.L.S. LLC.