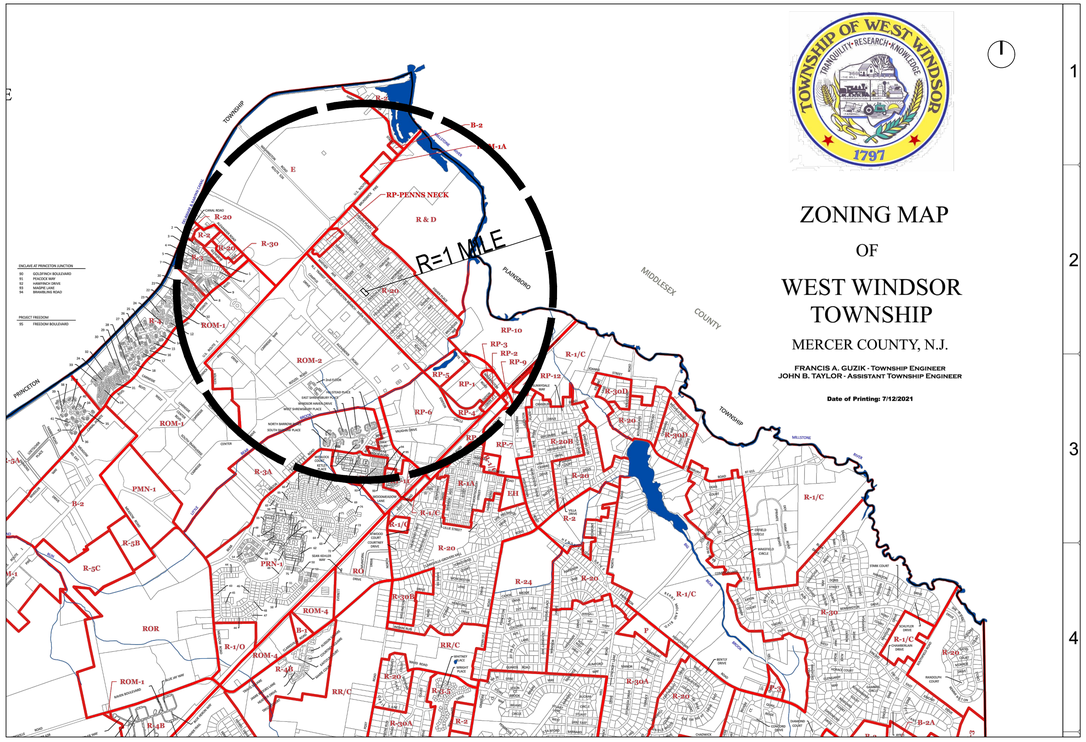
SINGLE FAMILY HOUSE ADDITION

31 PIERSON AVE

WEST WINDSOR TOWNSHIP

BLOCK 91, LOT 16



KEY MAP

PROJECT SCOPE

SINGLE FAMILY HOUSE ADDITION AND INTERIOR ALTERATION

PROJECT BUILDING & ZONING DATA

ADDRESS	31 PIERSON AVE
USE GROUP	R-3
CONSTR. TYPE	V, B (UNPROTECTED WOOD FRAME)
NO. OF FLOORS	2
NO. OF DWELLINGS	1
SPRINKLERS	NO
BLOCK	91
TAX LOT	16
ZONE	R-20
LANDMARK	NO
EXTERIOR WORK	YES
FLOOD ZONE	NO
CODES	NEW JERSEY UNIFORM CONSTRUCTION CODE (NJUCC, NJAC5.23)
	INTERNATIONAL RESIDENTIAL CODE/2021, NJ ED (NJAC 5:23-3.21)
	ICC/ANSI AS117.1-2017 (NJAC 5.23-7)
	NATIONAL STANDARD PLUMBING CODE/2021 (NJAC 5.23-3.15)
	NATIONAL ELECTRICAL CODE(NFPA 70)/2020 (NJAC 5.23-3,.16)
	INTERNATIONAL ENERGY CONSERVATION CODE 2021/ASHRAE
90.1-2019	
	INTERNATIONAL MECHANICAL CODE/2021 (NJAC 5.23-3.20)
	2018 INTERNATIONAL FUEL GAS CODE/2021 (NJAC 5.23-3.22)
	LIFE SAFETY CODE, NFFPA 101-2012
	REHABILITATION SUBCODE (NJAC 5.23-6)

ZONING COMPLIANCE SCHEDULE

ZONE: R-20				
ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQ'D
LOT AREA	20,000 SF MIN	20,000 SF / 0.46 ACRE	NO CHANGE	NO
LOT WIDTH	100 FT MIN	100 FT	NO CHANGE	NO
FRONT YARD	40 FT MIN	49 FT	NO CHANGE	NO
MIN SIDE YARD	15 FT MIN	6 FT + 34.1 FT	NO CHANGE	NO
REAR YARD	30 FT MIN	APPROX 100 FT	99 FT	NO
MAX FAR	13% MAX	7.6%	15.3%	YES
MAX HEIGHT	2 ½ STORY OR 35 FT MAX	APPROX 13.5 FT	2 STORY / 24 FT	NO
MAX IMPROVEMENT COVERAGE	20%	18%	16.2%	NO

PROPOSED BUILDING AREA

CELLAR LEVEL[i]	1,479 SQ. FT
FIRST FLOOR	1,656 SQ. FT
SECOND FLOOR	1,395 SQ. FT
TOTAL	3,051 SQ. FT

i. AREA EXCLUDED FROM CALCULATION OF TOTAL AREA

GENERAL SAFETY NOTES

1. THE CONTRACTOR MUST INCLUDE ALL NOTES, DRAWINGS, SPECIFICATIONS AND INFORMATION INCLUDED IN DRAWING SET IN CONSIDERATION OF CONSTRUCTION PRICING AND EXECUTION.

2. WORK SHALL BE DONE IN CONFORMANCE WITH ALL GOVERNING FEDERAL STATE AND LOCAL BUILDING CODES, INCLUDING AMENDMENTS, BULLETINS, ETC., AS WELL AS FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, OSHA OR THE BEST TRADE PRACTICES, WHICHEVER IS HIGHER. THE STANDARD OF INSTALLATION AND EQUIPMENT ESTABLISHED FOR THE
BUILDING AND REQUIREMENTS OF THE OWNER.

3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE PRIOR TO PROCEEDING WITH
THE WORK. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS CAREFULLY AND SHALL AT ONCE REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS TO THE ARCHITECT, BEFORE CUTTING OR PREPARING ANY PREFABRICATED WORK OR MATERIALS. THE DRAWINGS
REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS, OR FROM DRAWINGS AND INFORMATION FURNISHED BY THE OWNER, BUT CAN NOT BE GUARANTEED
BY THE ARCHITECT.

4. CONTRACTOR SHALL DISPLAY ALL APPLICABLE PERMITS AND SCHEDULE AND COORDINATE ALL REQUIRED INSPECTIONS, AND KEEP A SET OF APPROVED DRAWINGS ON SITE AT ALL TIMES.

5. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, NEIGHBORHOOD ASSOCIATIONS, OR BUILDING MANAGEMENT OR BOARD OF DIRECTORS.

6. ALL INDICATED SURVEY MATERIAL IS FOR GENERAL INFORMATION. THE ARCHITECT CAN NOT BE RESPONSIBLE FOR ITS CONTENT OR CORRECTNESS.

7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE SCHEDULING OF ALL WORK TO BE PERFORMED, AND INCLUDE ALL NECESSARY PREMIUM TIME REQUIRED FOR SHUTDOWNS, WORK IN OCCUPIED AREAS, ETC. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK. WORK SHALL BE PERFORMED DURING APPROVED WORKING HOURS, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. THE CONTRACTOR SHALL OBTAIN WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORK DURING OTHER THAN REGULAR HOURS.

8. THE CONTRACTOR SHALL PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES. THE CONTRACTOR SHALL PATCH TO MATCH REMAINING CONSTRUCTION IN ALL AREAS WHERE REMOVALS HAVE BEEN MADE. ALL SALVAGED MATERIALS SHALL BE KEPT IN THE AREAS INDICATED BY THE OWNER.

9. THE CONTRACTOR SHALL INSTALL ADEQUATE SHORING AND BRACING AS REQUIRED FOR ALL STRUCTURAL OR REMOVAL TASKS. HE SHALL HAVE SOLE RESPONSIBILITY FOR ALL DAMAGE OR INJURIES CAUSED BY THIS WORK AND SHALL REPAIR ALL DEFECTS AT HIS SOLE EXPENSE.

10. THE CONTRACTOR SHALL NOT DAMAGE OR ENDANGER ANY PORTION OF THE WORK OF THE OWNER OR OTHER CONTRACTORS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS IN THE PROPOSED CONSTRUCTION AREA. ANY DAMAGE CAUSED BY, OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION.

12. SPECIFIC DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS. THESE DRAWINGS ARE INTENDED TO INDICATE THE SCOPE AND GENERAL EXTENT OF THE CONSTRUCTION WORK REQUIRED. DETAILS, MATERIALS, FINISHES AND EQUIPMENT ARE PROVIDED BY THE CONTRACTOR AND AGREED UPON BY THE OWNER PRIOR TO PURCHASING AND INSTALLING.

13. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

14. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED
BY OR DURING THE EXECUTION OF THE WORK.

15. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.

16. THE CONTRACTOR, UPON COMPLETION OF THE WORK SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGNOFFS AS REQUIRED.

17. IF REQUIRED, THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

18. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT.

19. ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL CARRY INSURANCE THAT WILL
PROTECT THE OWNER AND ARCHITECT FROM CLAIMS AND DAMAGES FOR PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THIS PROJECT.

20. CONTRACTOR AND SUBCONTRACTORS TO INDEMNIFY ARCHITECT AND HOLD HARMLESS.

21. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUING OF A BUILDING PERMIT UNTIL SIGNED AND SEALED BY THE ARCHITECT.

22. ARCHITECT HAS NOT BEEN RETAINED TO INSPECT CONSTRUCTION.CONTRACTOR TO NOTIFY APPROPRIATE BUILDING INSPECTORS UPON COMPLETION OF EACH SUB-TRADES WORK AND OBTAIN
REQUIRED INSPECTIONS AND APPROVALS PRIOR TO PROCEEDING WITH THE NEXT PHASE OF WORK.

23. UPON COMPLETION OF THE PROJECT, CONTRACTOR TO SUBMIT TO THE OWNER EVIDENCE OF
ALL BUILDING DEPARTMENT SIGN OFFS SUCH THAT THE OWNER CAN OBTAIN CERTIFICATE OF OCCUPANCY IF REQUIRED.

24. THE CONTRACTOR AGREES TO PROVIDE WORKMANSHIP OF THE HIGHEST QUALITY THROUGHOUT THE JOB.

SMOKE DETECTOR

1. SMOKE/ CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ORDINANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

2. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF APPLICABLE CODES.

3. A SMOKE/ CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OR WITHIN 10'-0" OF THE ENTRANCE TO A SLEEPING ROOM.
A SMOKE/ CARBON MONOXIDE DETECTOR SHALL ALSO BE INSTALLED WITHIN EACH SLEEPING ROOM.
4. EACH SMOKE/ CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.

5. DUPLEX UNTIS SHALL HAVE A DEVICE LOCATED ON EACH WALL IF ONLY ONE MEANS OF EGRESS IS PROVIDE FROM EACH LEVEL.

6. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.

7. WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM THE CEILING.

8. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/ CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

9. EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.

10. SUCH SMOKE/ CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE.

11. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

FIRE SAFETY NOTES

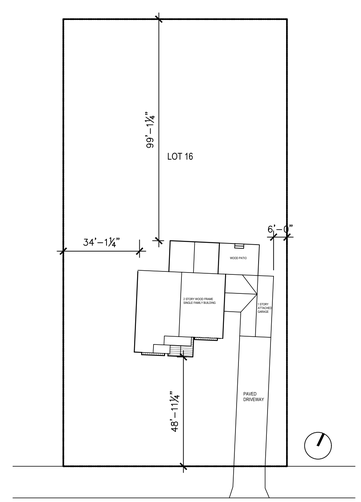
12. ALL BUILDING MATERIALS SORTED AT THE CONSTRUCTION SITE OR ANY AREA OF THE BUILDING SHALL BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREA SHALL BE CONTROLLED BY THE GENERAL CONTRACTOR AND OWNER.

13. ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS AND USED WITH ADEQUATE AND PROPER VENTILATION. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT.

14. ALL ELECTRICAL POWER SHALL BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT. ALL ELECTRICAL POWER IN CONSTRUCTION AREA SHALL BE SHUT OFF AT THE END OF WORKING HOURS.

15. THE CONTRACTOR SHALL ENSURE THAT THERE IS NO LEAKAGE OF NATURAL GAS OR ANY OTHER FLAMMABLE MATERIALS USED IN CONSTRUCTION.

16. THE CONTRACTOR/SUBCONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE GENERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND BY FIRE DEPARTMENT REGULATIONS.



01 SITE PLAN
1/32" = 1'-0"

GRAPHIC SYMBOLS

GRID BUBBLE	A	ELEVATION KEY	CH 12'-0"
SECTION SYMBOL	01 A-200	DOOR NUMBER	D.100
DETAIL BUBBLE	01 A-600	WINDOW NUMBER	WD.10
ELEVATION SYMBOL	01 100	REVISION CLOUD	
REVISON	1	EXISTING WALL	
ROOM NUMBER	ENTRY 100	EXISTING MASONRY WALL	
WALL TYPE	W-3	DEMOLISHED WALL	
BREAK LINE		ALIGN	

PROJECT DRAWING LIST

A-000	COVER SHEET
A-001	EXISTING SITE PHOTOS
A-002	AERIAL MAP
A-100	EXISTING FIRST FLOOR PLAN
A-101	EXISTING SECOND FLOOR PLAN
A-104	PROPOSED FLOOR PLANS
A-105	PROPOSED FLOOR PLANS
A-106	PROPOSED ROOF PLAN
A-200	EXISTING ELEVATIONS
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN
50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
COVER SHEET

SEAL & SIGNATURE:

DATE: 06/12/2023
PROJECT #:
SCALE:
DWG NO. A-000

04 FRONTSIDE PHOTO
NTS

03 EAST SIDE PHOTO
NTS

02 WEST SIDE PHOTO
NTS

01 BACK SIDE PHOTO
NTS

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL &
INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:

EXISTING SITE PHOTOS

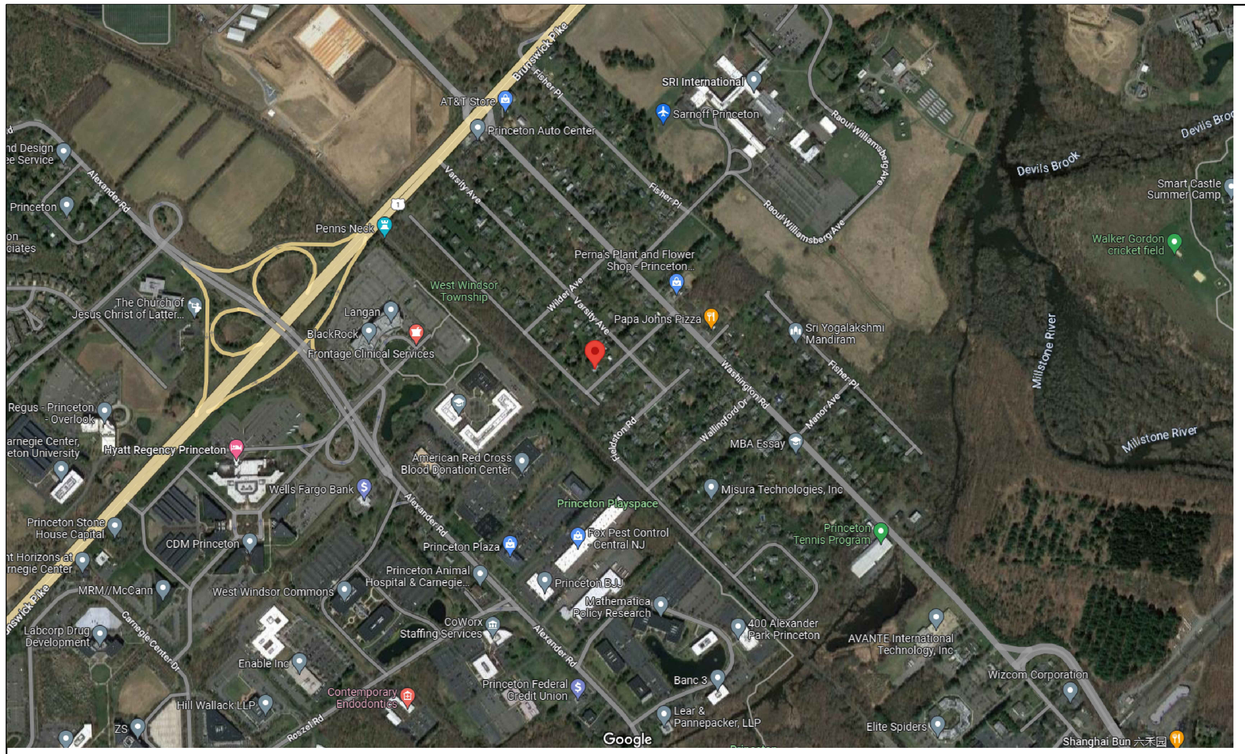
SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

DWG NO. A-001



AERIAL MAP

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:

JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:

AERIAL MAP

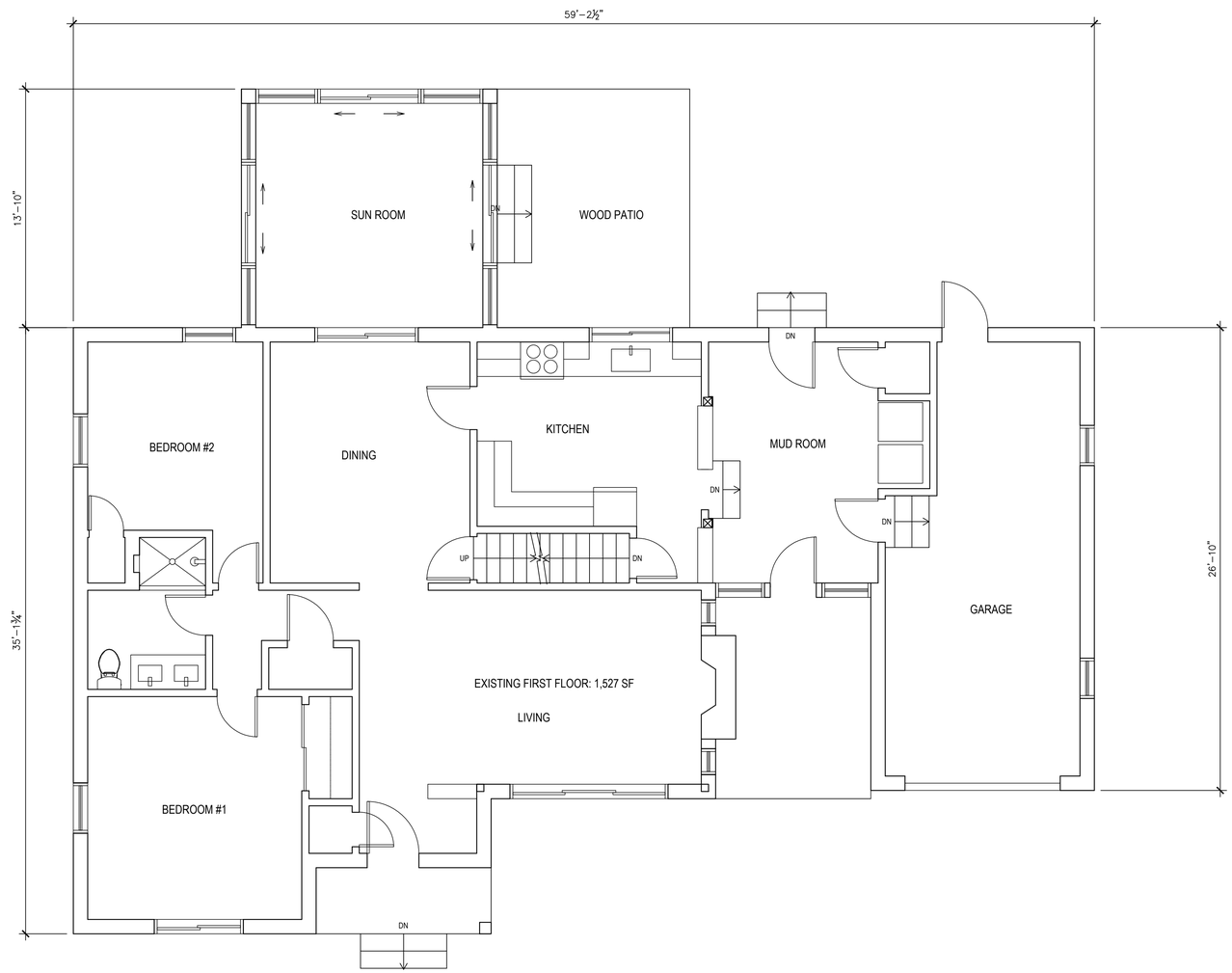
SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

DWG NO. A-002



01 1ST FLOOR EXISTING PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
EXISTING FIRST FLOOR PLAN

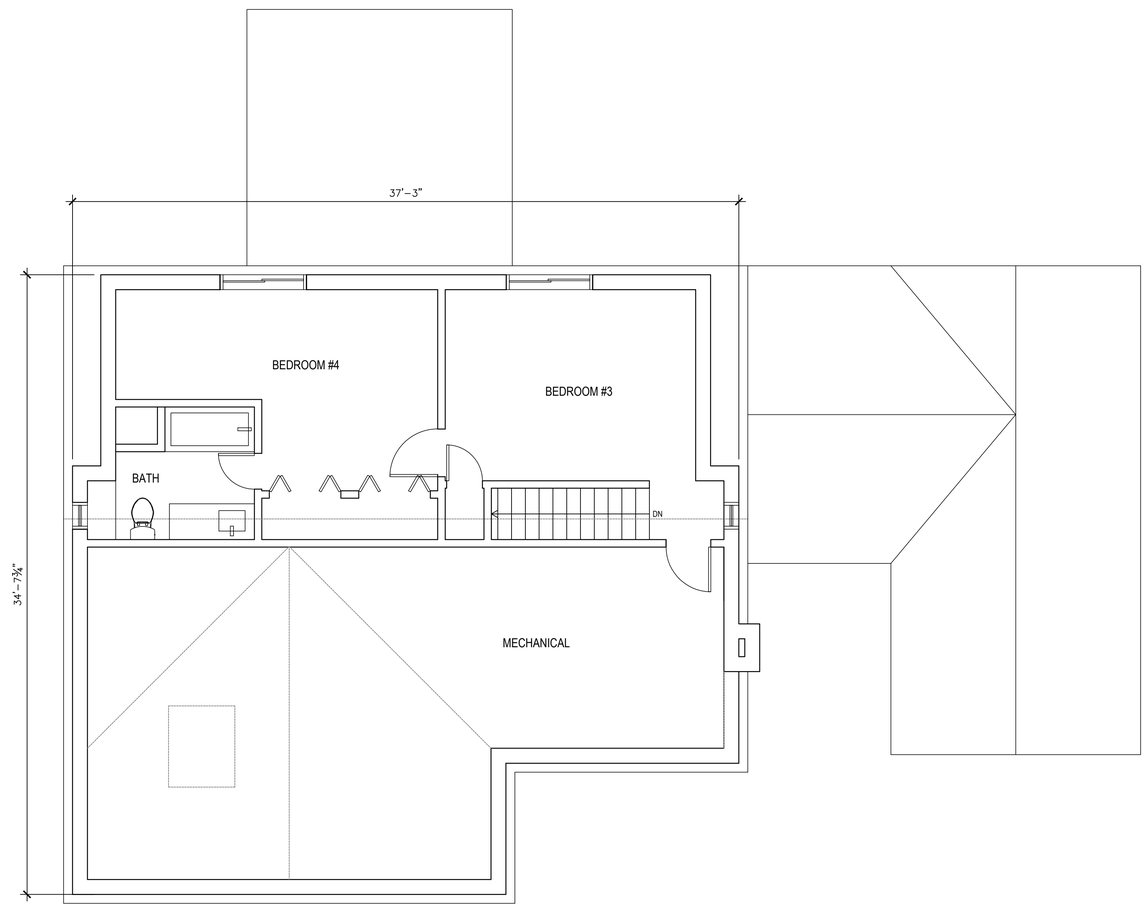
SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

A-100
DWG NO.



01 2ND FLOOR EXISTING PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
EXISTING SECOND FLOOR PLAN

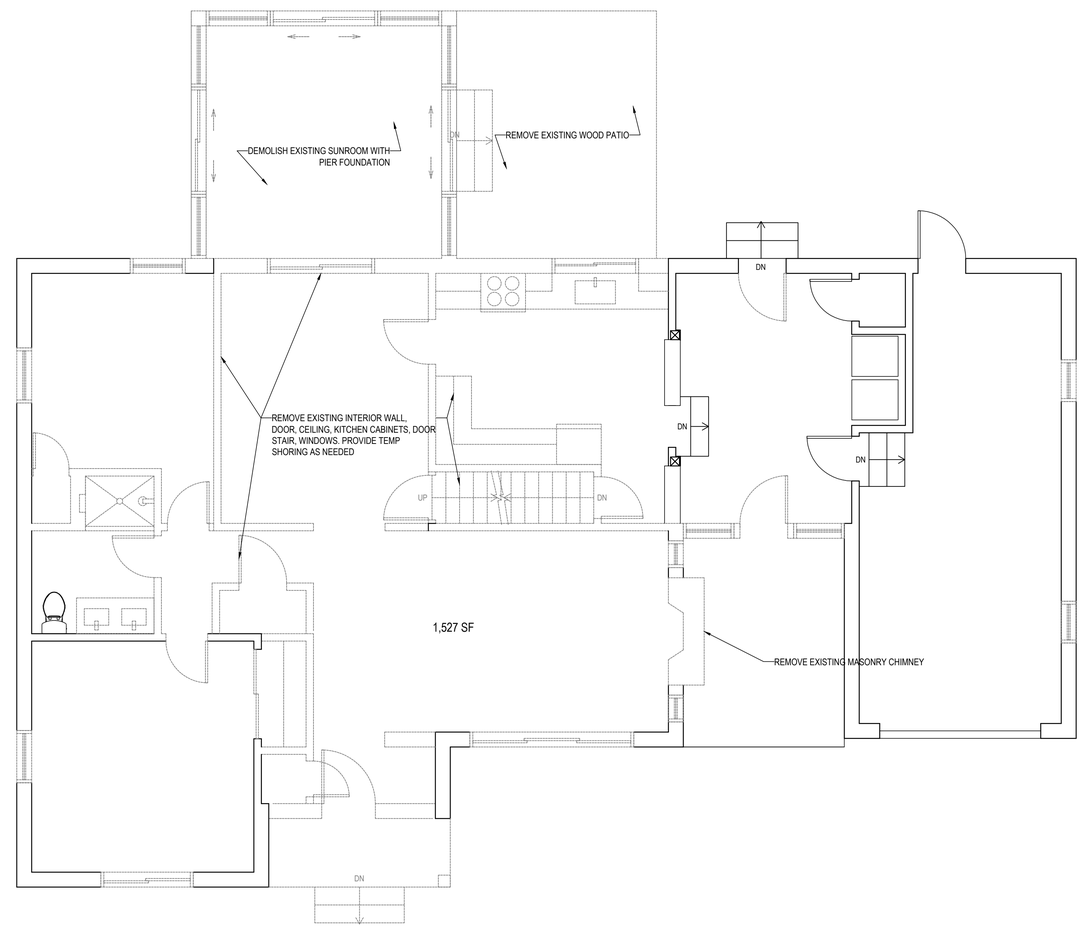
SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

A-101
DWG NO.



01 1ST FLOOR DEMO PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
DEMO PLAN

SEAL & SIGNATURE:

DATE: 06/12/2023

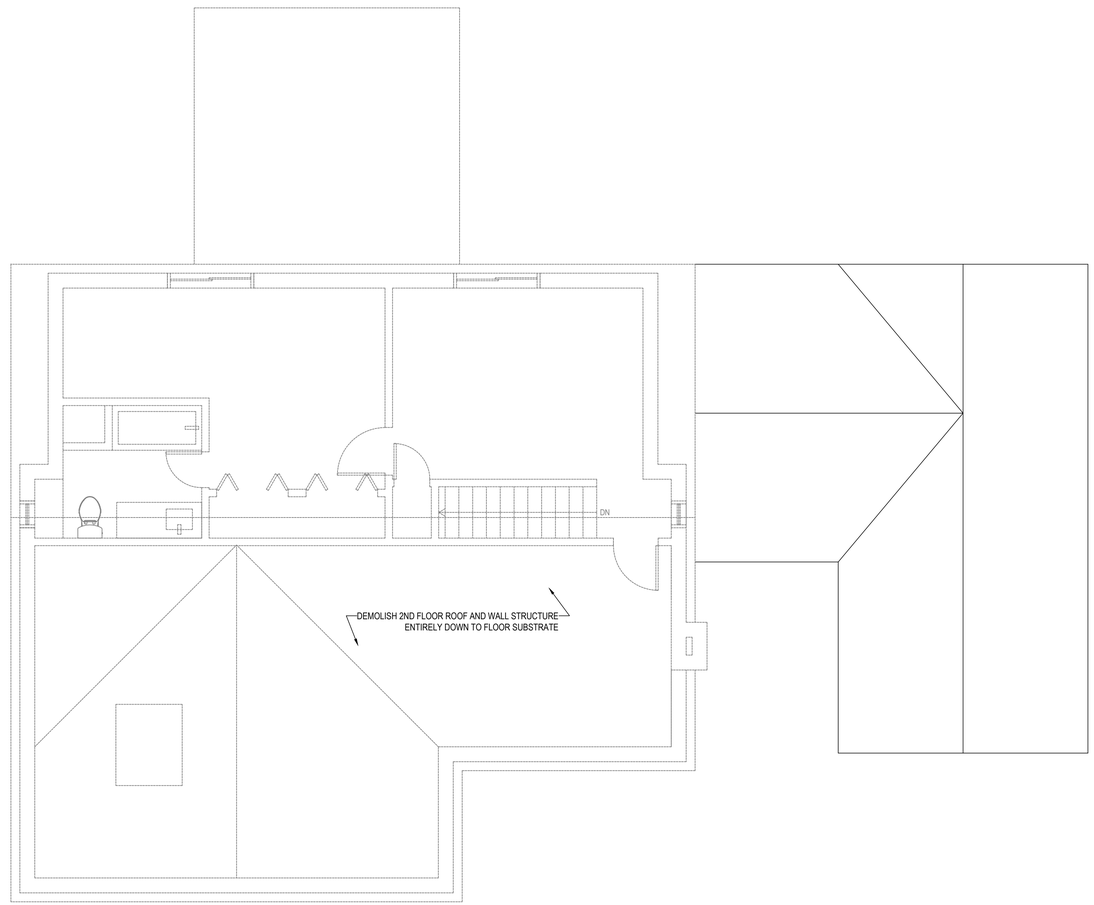
PROJECT #:

SCALE:

A-102
DWG NO.

GENERAL NOTES:

1. CONFIRM TO APPLICABLE CODE FOR ANY DEMOLITION WORK, DUST CONTROL AND PRODUCT REQUIRING ELECTRICAL DISCONNECTION.
2. OBTAIN REQUIRED PERMIT FROM AUTHORITIES AND DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF PUBLIC AGENCIES HAVING JURISDICTION
3. THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND DESTINATION OF ALL OFF-SITE DISPOSAL.
4. DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
5. PROVIDE ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
6. NOTIFY AFFECTED UTILITY COMPANIES.
7. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
8. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.



01 2ND FLOOR DEMO PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
DEMO PLAN

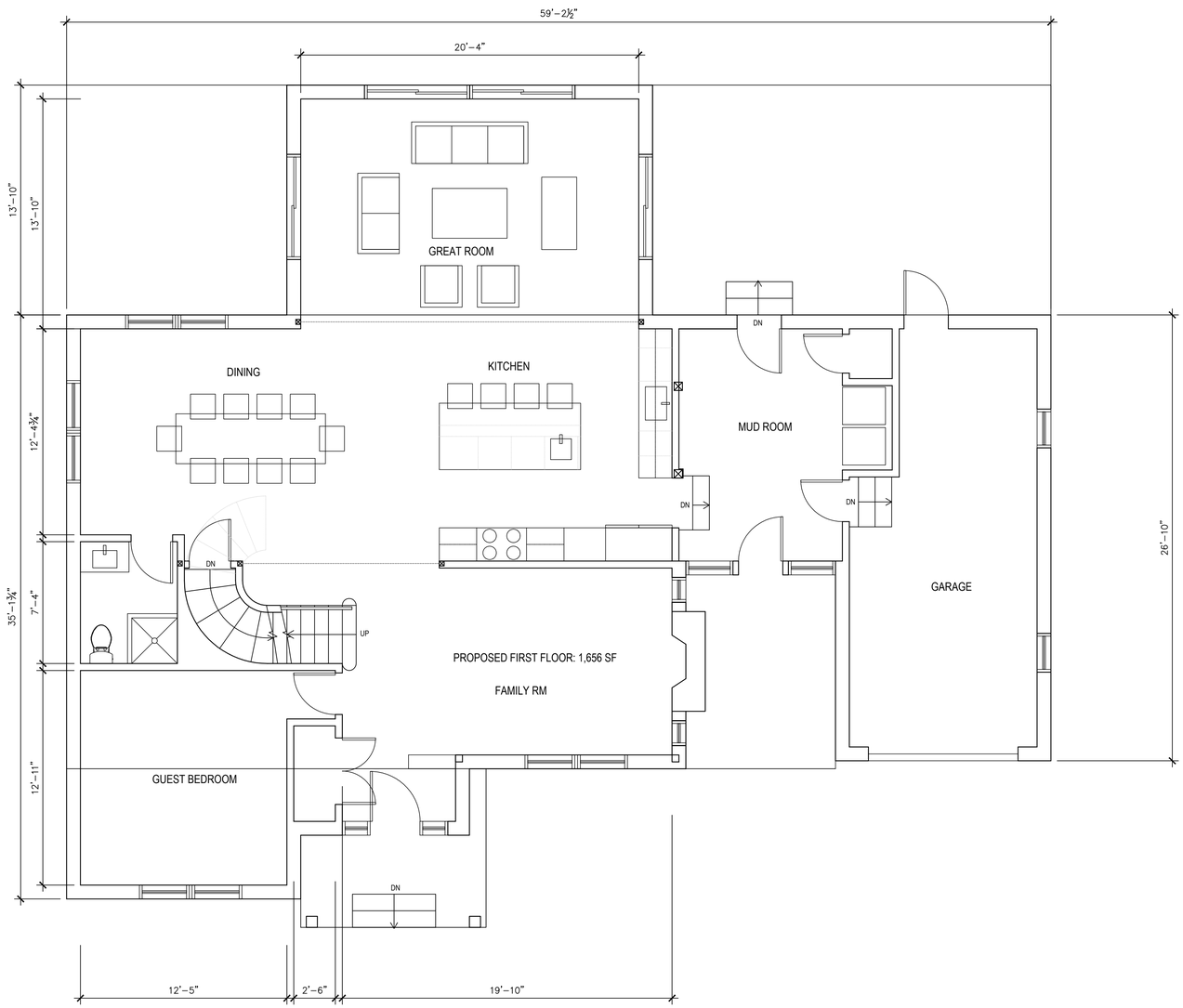
SEAL & SIGNATURE:

DATE: 06/12/2023

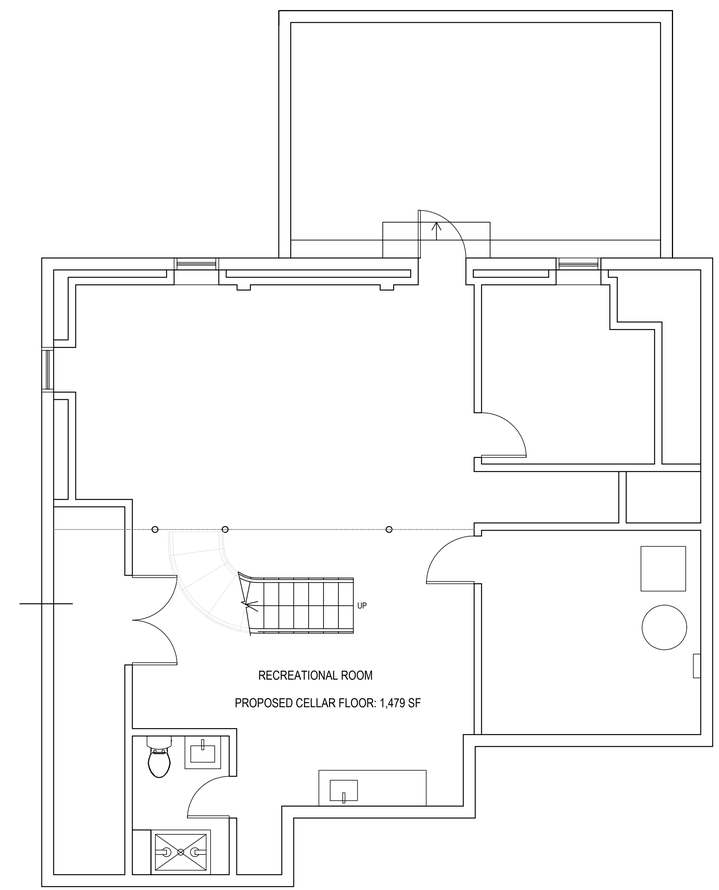
PROJECT #:

SCALE:

A-103
DWG NO.



02 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



01 PROPOSED CELLAR FLOOR PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

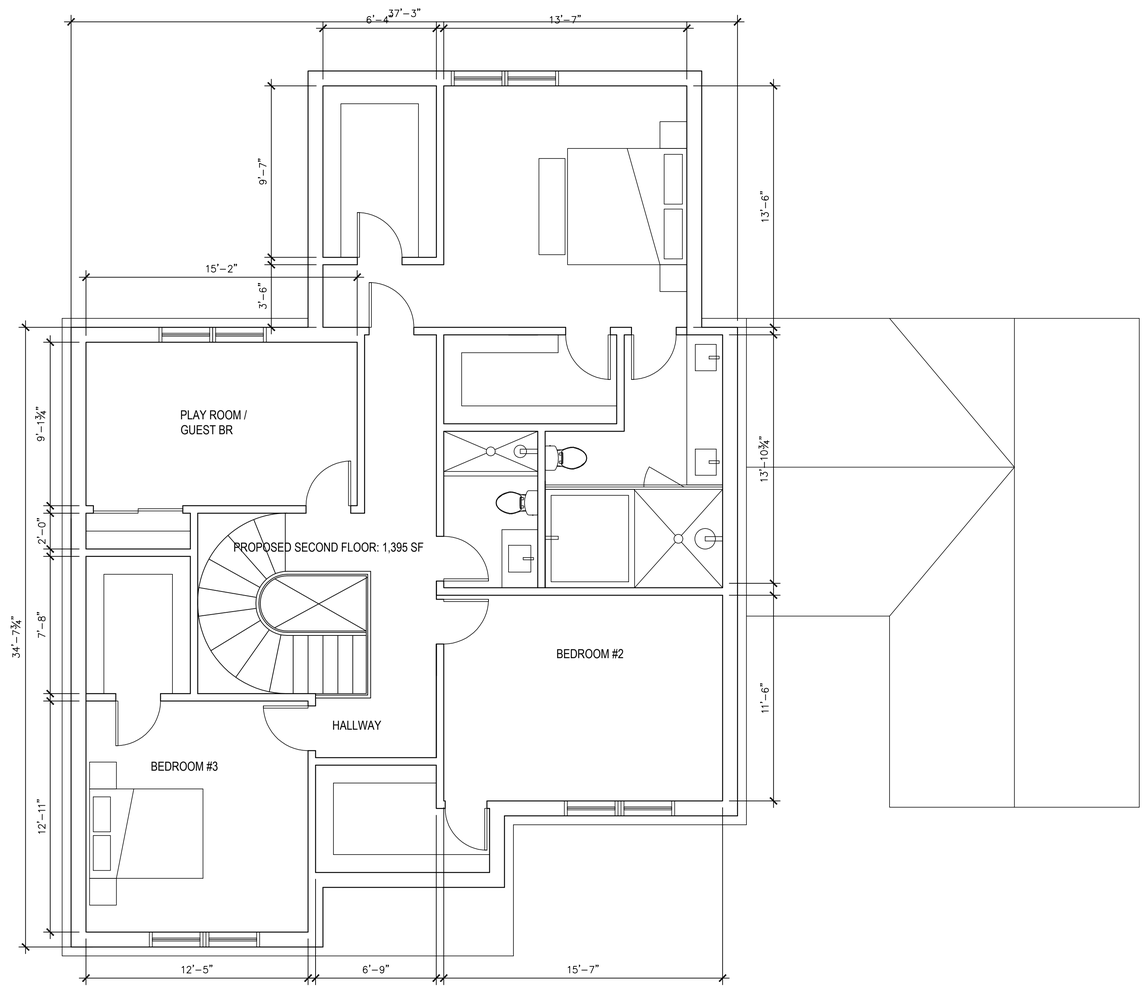
Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
PROPOSED FLOOR PLANS (OPTION 1)

SEAL & SIGNATURE:

DATE: 06/12/2023
PROJECT #:
SCALE:
A-104
DWG NO.



01 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
PROPOSED FLOOR PLANS

SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

A-105
DWG NO.

01 PROPOSED ROOF PLAN
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
PROPOSED ROOF PLAN

SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

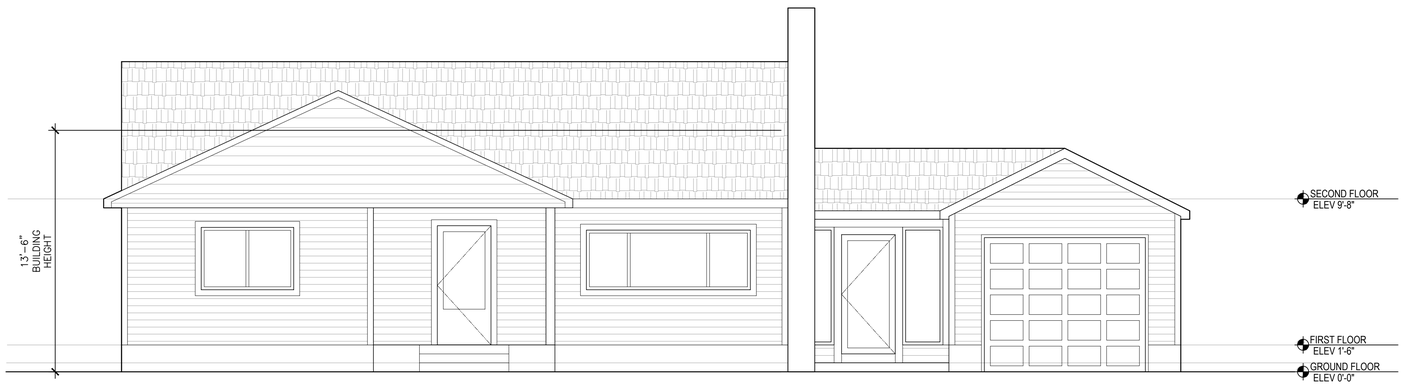
SCALE:

A-106
DWG NO.

04 EXISTING NORTH ELEVATION
1/4" = 1'-0"

03 EXISTING WEST ELEVATION
1/4" = 1'-0"

02 EXISTING EAST ELEVATION
1/4" = 1'-0"



01 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
EXISTING ELEVATIONS

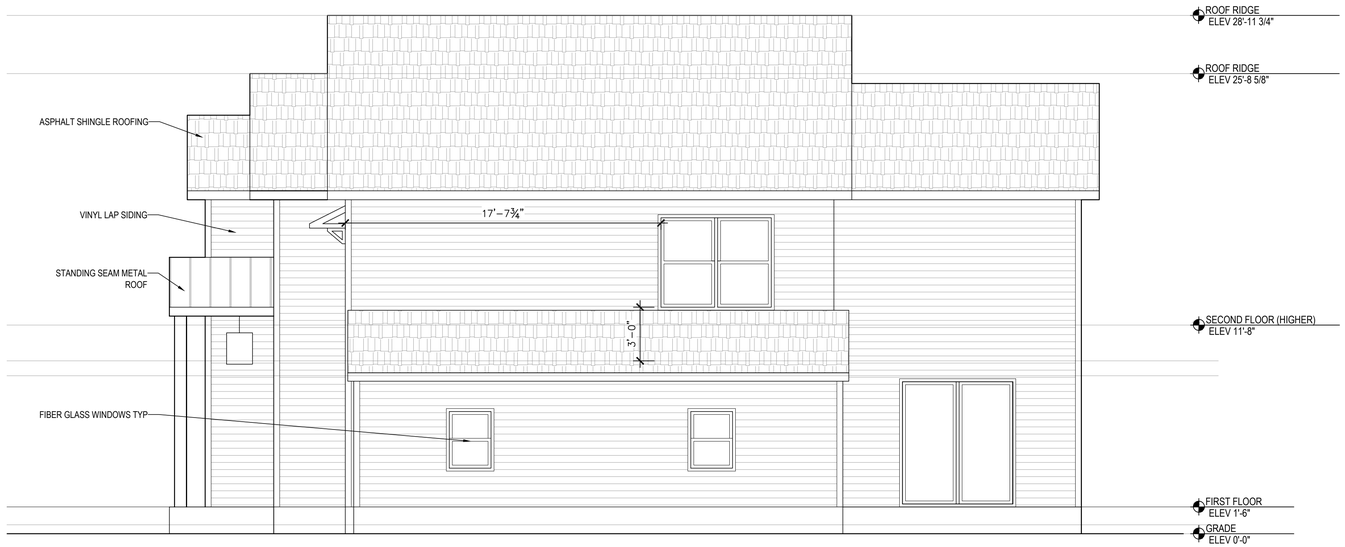
SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

A-200
DWG NO.



02 PROPOSED EAST ELEVATION
1/4" = 1'-0"

01 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

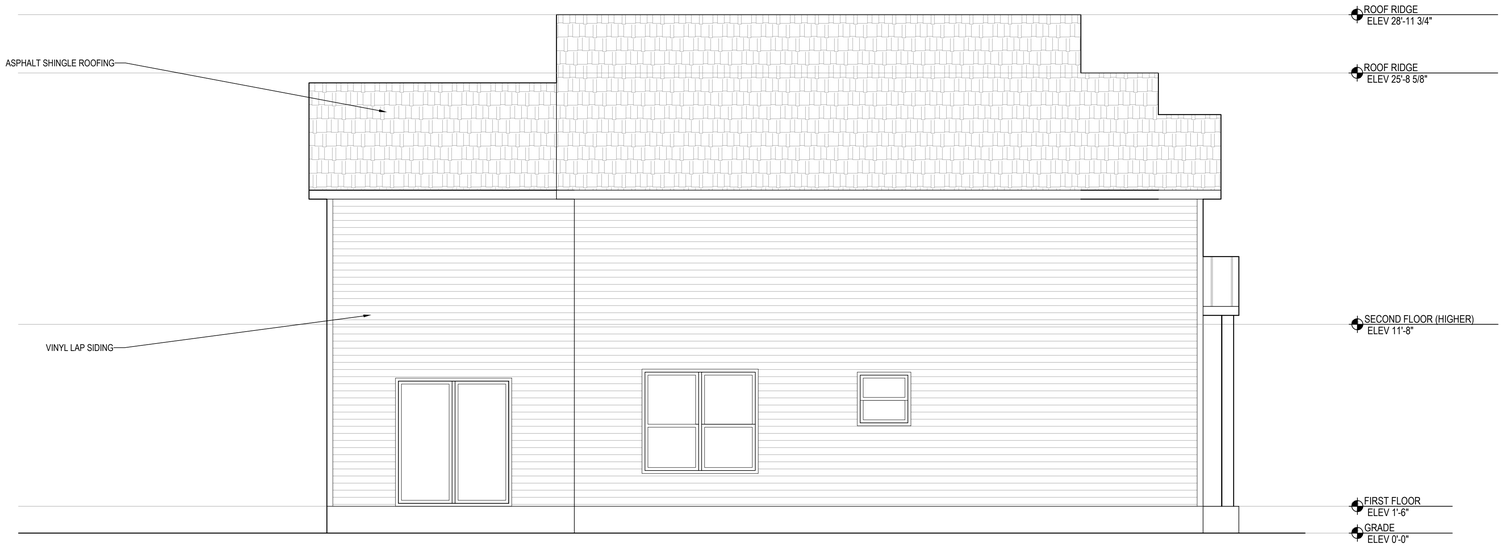
50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
PROPOSED ELEVATIONS

SEAL & SIGNATURE:

DATE: 06/12/2023
PROJECT #:
SCALE:
A-201
DWG NO.

02 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



01 PROPOSED WEST ELEVATION
1/4" = 1'-0"

PROJECT:
31 PIERSON AVE

CLIENT:

ADDRESS:
31 PIERSON AVE,
WEST WINDSOR,
NJ 08540

Number:	Date:	Revision:
2	6/12/2023	ZONING VARIANCE REVISION
1	3/17/2023	ZONING VARIANCE SET

Project:
31 PIERSON AVE

Client:

Architect:
JZ ARCHITECTURAL & INTERIOR DESIGN

50 E Ridgewood Ave, #190
Ridgewood, NJ 07450

DWG TITLE:
PROPOSED ELEVATIONS

SEAL & SIGNATURE:

DATE: 06/12/2023

PROJECT #:

SCALE:

A-202
DWG NO.