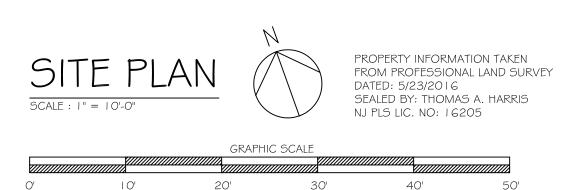
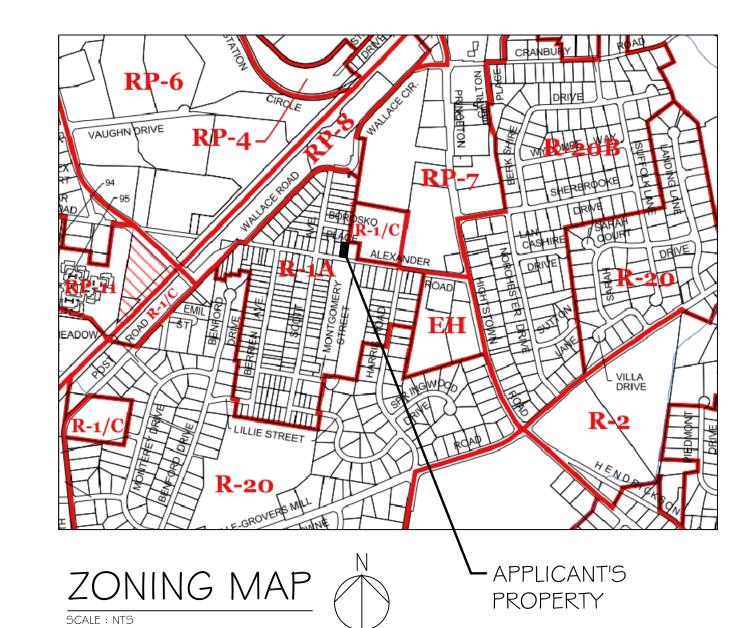


ALEXANDER ROAD (50.00' R.O.W.)







PROPERTY

ZONING REQUIREMENTS

LOT 154 ZONE RI-A RESIDENTIAL	ZONE				
PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED	EXISTING NON- CONFORMING	PROPOSED VARIANCE
MINIMUM LOT AREA	1 2/3 ACRES	0.178 AC	NO CHANGE	X	
MINIMUM LOT FRONTAGE MINIMUM LOT WIDTH	85.00 FT 175.00 FT	62.93 FT 63.14 FT	NO CHANGE NO CHANGE	X	
MINIMUM LOT DEPTH MINIMUM FRONT YARD	175.00 FT 40.00 FT	122.88 FT 41.50 FT	NO CHANGE NO CHANGE	X X	
MINIMUM SIDE YARD MINIMUM REAR YARD	20.00 FT 20.00 FT	13.60 FT 33.30 FT	NO CHANGE NO CHANGE	X	
MAXIMUM HEIGHT MAXIMUM STORIES	35.00 FT 2 1/2 ST	<35.00 FT 2 1/2 ST	NO CHANGE NO CHANGE		
MAXIMUM IMPROVEMENT COVERAGE	17.00 %	46.74 %	NO CHANGE	X	

F.A.R. STUDY

ADDRESS	BLOCK	LOT	ZONE	FLOOR AREA	LOT AREA	F.A.R.
960 ALEXANDER ROAD	76	52	RI-A	1,194 SF	0.17 AC	16.35 %
962 ALEXANDER ROAD	76	53	RI-A	1,815 SF	0.26 AC	16.02 %
963 ALEXANDER ROAD	63	156	RI-A	1,246 SF	0.25 AC	8.17 %
967 ALEXANDER ROAD	63	155.01	RI-A	3,392 SF	0.35 AC	22.25 %
969 ALEXANDER ROAD	63	154	RI-A	2,077 SF	0.18 AC	26.41 %
971 ALEXANDER ROAD	6.02	51	RI-A	1,488 SF	0.38 AC	8.99 %
976 ALEXANDER ROAD	11.01	17	RI-A	1,428 SF	0.28 AC	11.90 %
978 ALEXANDER ROAD	11.01	16	RI-A	1,492 SF	0.28 AC	12.46 %
982 ALEXANDER ROAD	80	5	RI-A	2,940 SF	0.63 AC	10.71 %
986 ALEXANDER ROAD	80	4	RI-A	1,176 SF	0.22 AC	12.27 %
19 SCOTT AVENUE	63	157	RI-A	1,296 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 ALTERATION

NINE SIXTY-NINE ALEXANDER ROAD WEST WINDSOR, NEW JERSEY

SCHEDULE OF DRAWINGS

- V-1A TITLE SHEET, MAPS, AND SITE PLAN
- V-1B EXISTING PLANS
- V-IC PROPOSED PLANS V-ID PROPOSED EXTERIOR ELEVATIONS AND EXISTING FRONT ELEVATION

WORK SCOPE

I. INTERIOR ALTERATIONS TO SECOND FLOOR OF EXISTING DWELLING 2. IN-FILL CATHEDRAL CEILING AND EXTEND FINISHED ATTIC SPACE

AREAS

AREA OF ATTIC EXTENSION AREA OF ADDITIONAL FAR (>7' CEILING HEIGHT) 212 SF

PARKING

NO CHANGE FOR PARKING IS REQUIRED

EXISTING PARKING SINGLE FAMILY DETACHED PARKING REQUIRED EXISTING 3 BEDROOMS 2.0 SPACES PROPOSED 4 BEDROOMS 2.5 SPACES 3.0 SPACES 3.0 SPACES

GENERAL INFORMATION

- I. PROPERTY KNOWN AS BLOCK 63, LOT 154, 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 "R-IA" (RESIDENCE DISTRICT) ZONE CONTAINING O. 178 ACRES, 7,758.00 SF.
- BRIAN # MARION YOUNG 969 ALEXANDER ROAD
- WEST WINDSOR, NJ 08520 4. APPLICANT: BRIAN & MARION YOUNG 969 ALEXANDER ROAD WEST WINDSOR, NJ 08520

APPROVALS

APPROVED BY THE TOWNSHIP OF WEST WINDSOR

CHAIRPERSON OF THE BOARD

TOWNSHIP ENGINEER

DATE APPROVED

SECRETARY OF THE BOARD

BLOCK: 63 LOT: 154 969 ALEXANDER ROAD WEST WINDSOR

PROJECT

PRIMIANO ARCHITECTURE

JOSEPH@PRIMIANOARCHITECTURE.COM

26 OLD TRENTON ROAD EAST WINDSOR, NJ 085 I 2

JOSEPH PRIMIANO

THIS SET OF PLANS IS AN INSTRUMENT

OF SERVICE AND IS THE PROPERTY OF

REVISIONS

NO. DESCRIPTION

THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

LIC. NO. 21AI01765500

609-235-9216

MERCER NEW JERSEY

OWNER

BRIAN # MARION YOUNG 969 ALEXANDER ROAD WEST WINDSOR, NJ 08520

SHEET DESCRIPTION

TITLE SHEET, MAPS, AND SITE PLAN

AS NOTED CHECKED BY: DRAWN BY:

DATE:

V- | A

SHEET I OF 4