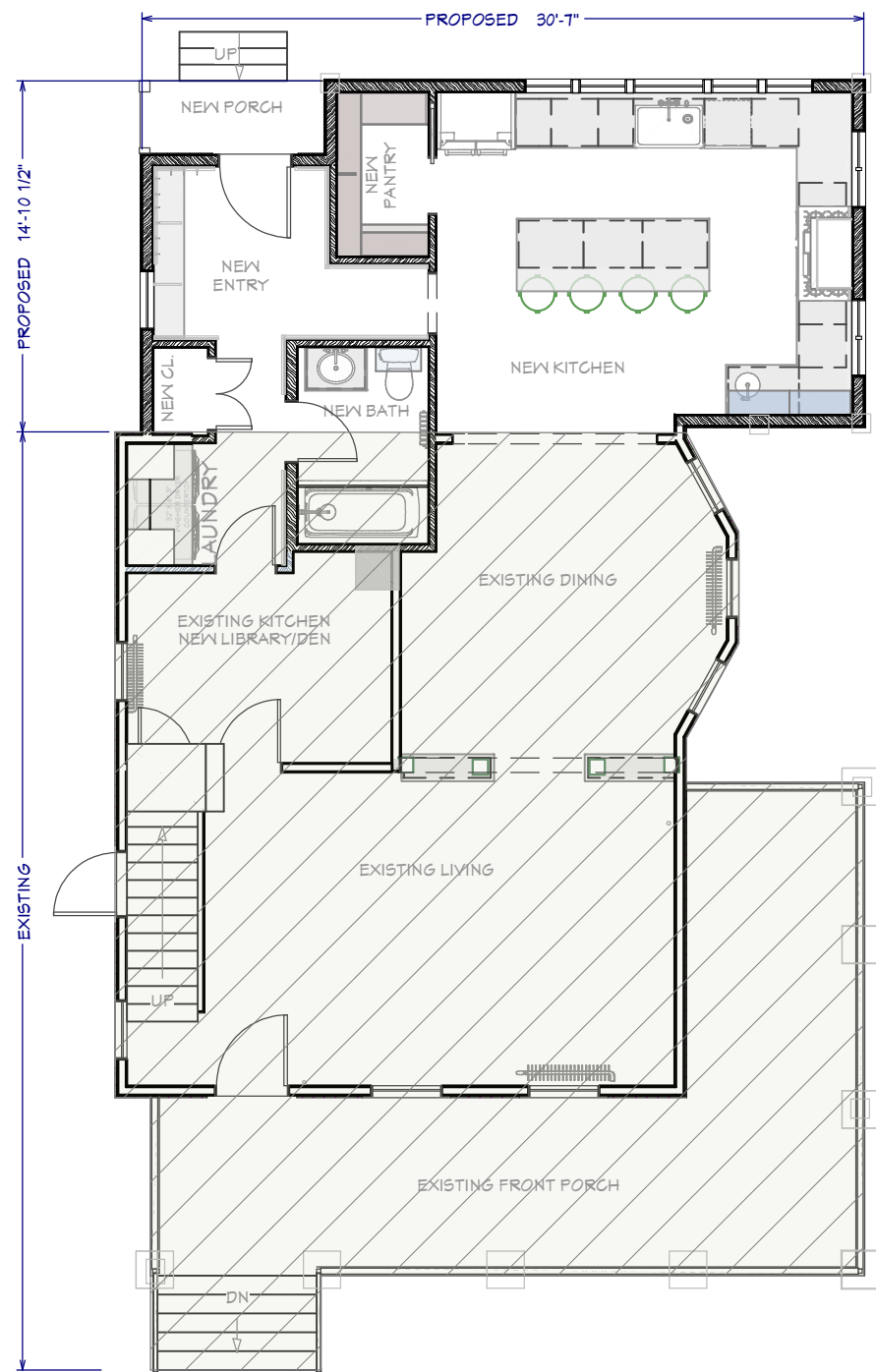
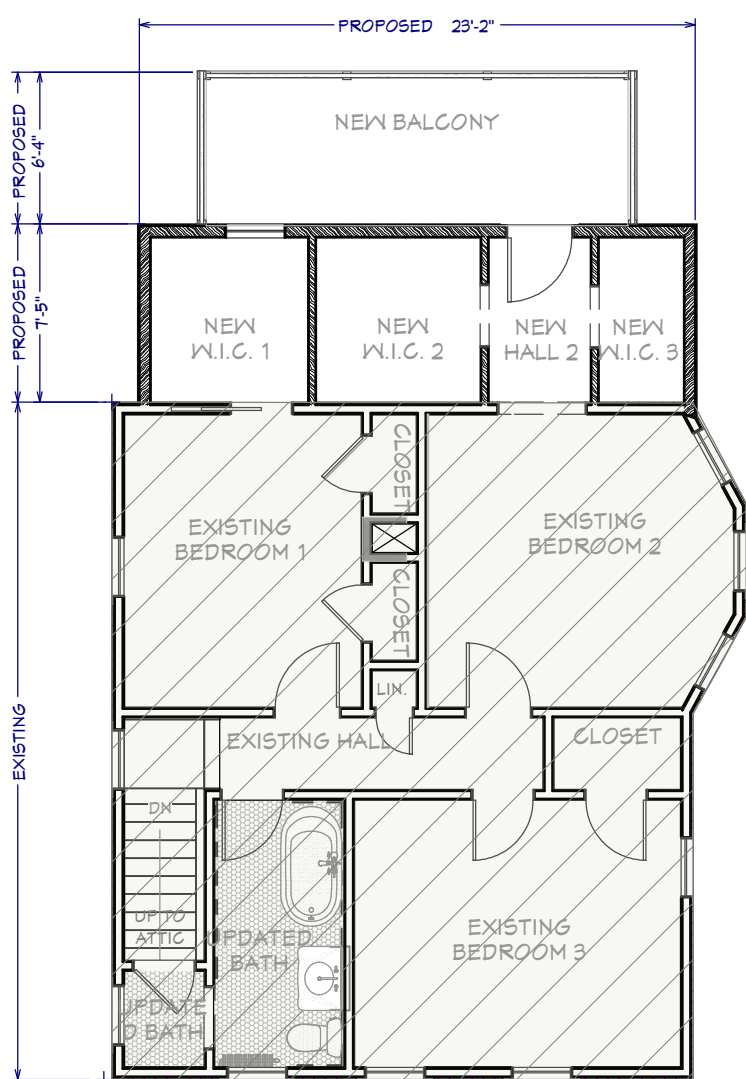
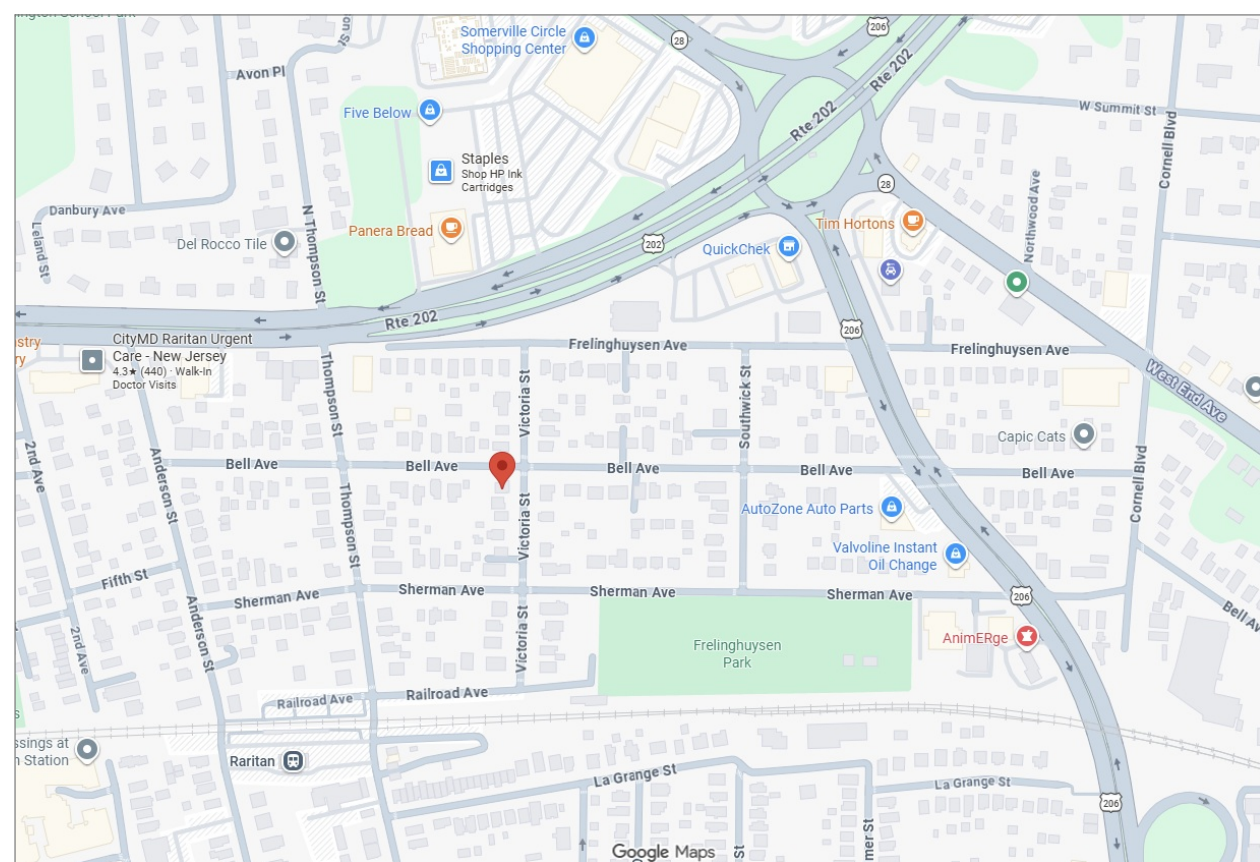




1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



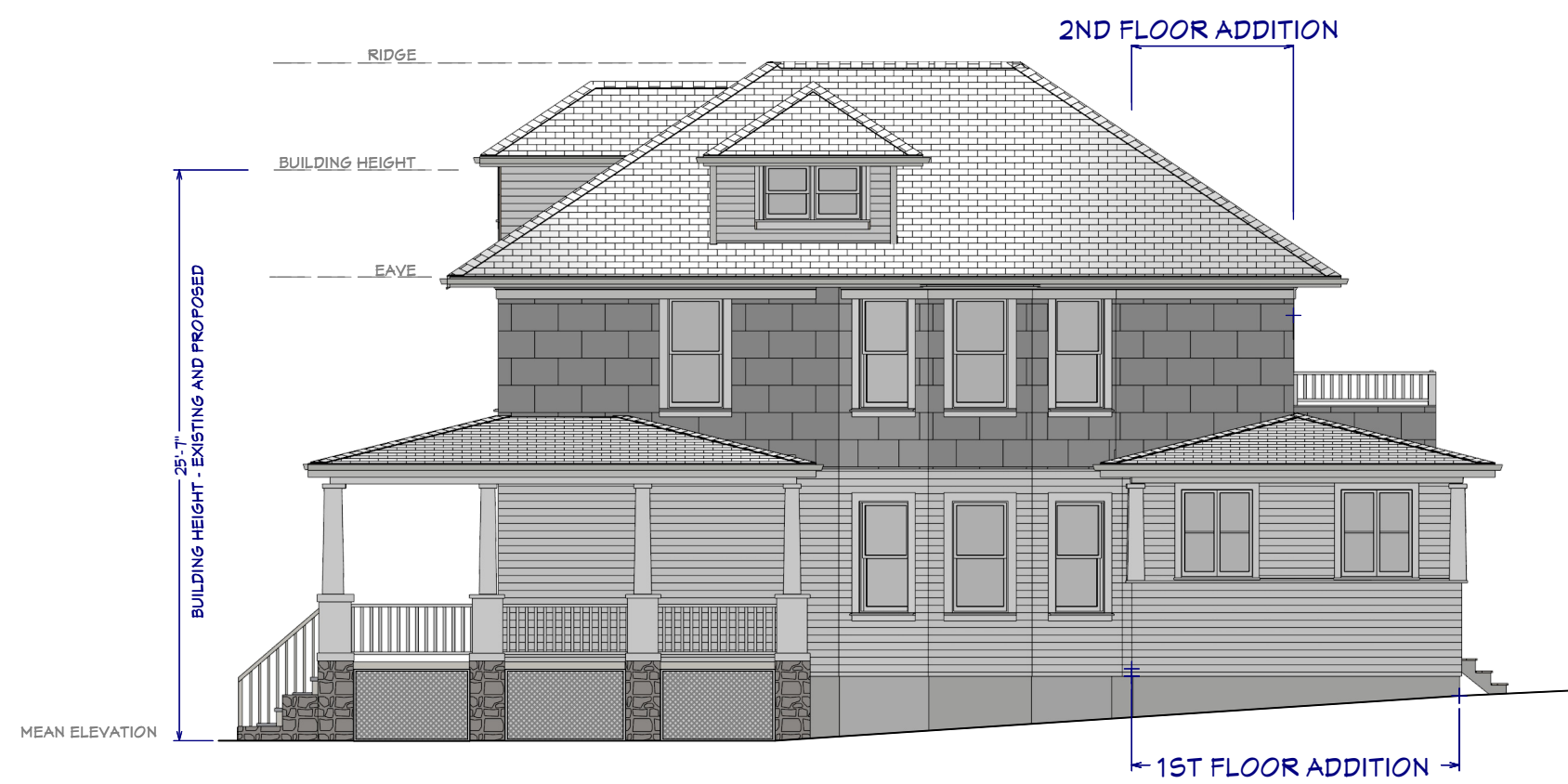
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



13 KEY MAP
NO SCALE



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



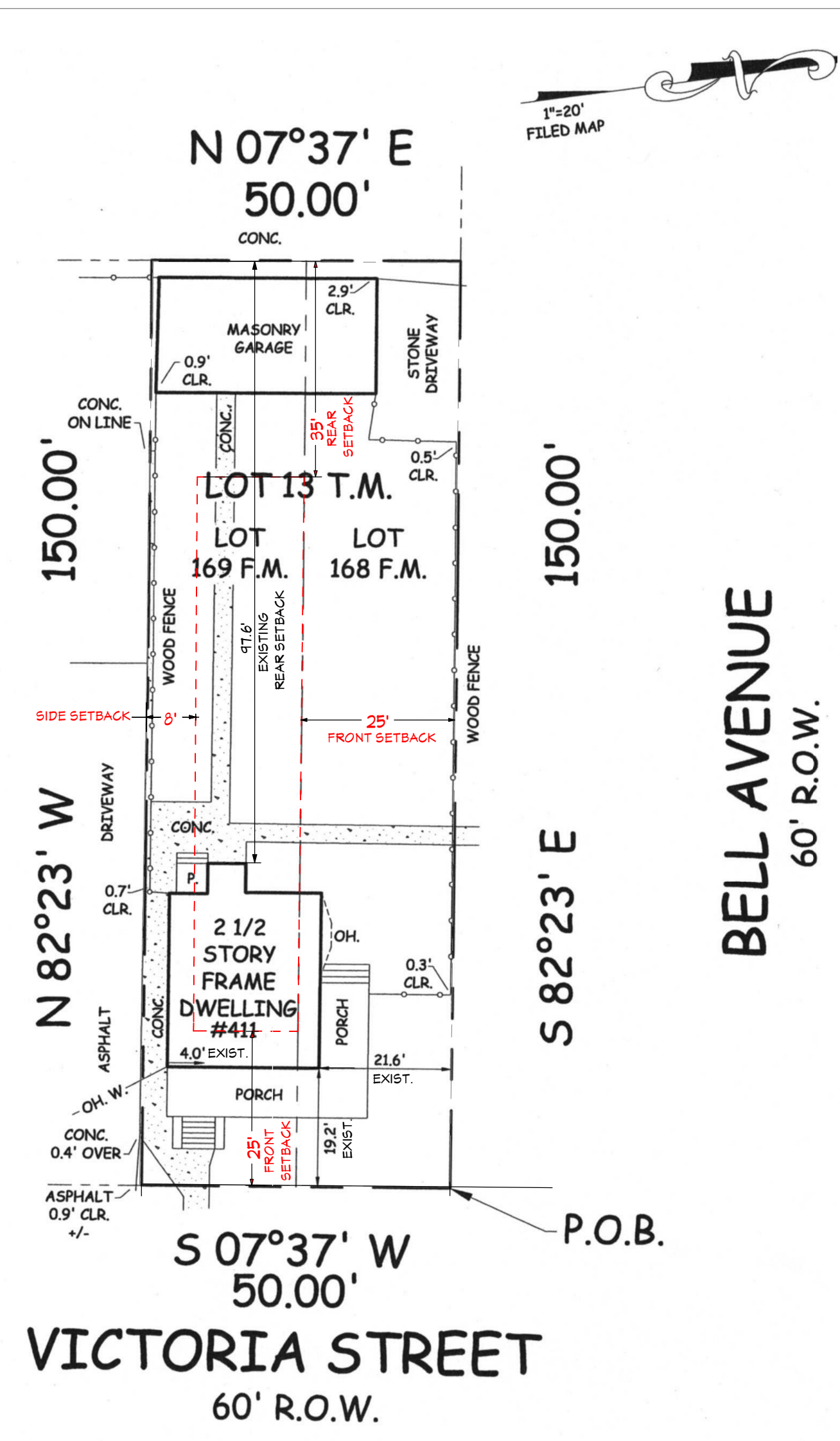
6 REAR ELEVATION
SCALE: 1/8" = 1'-0"



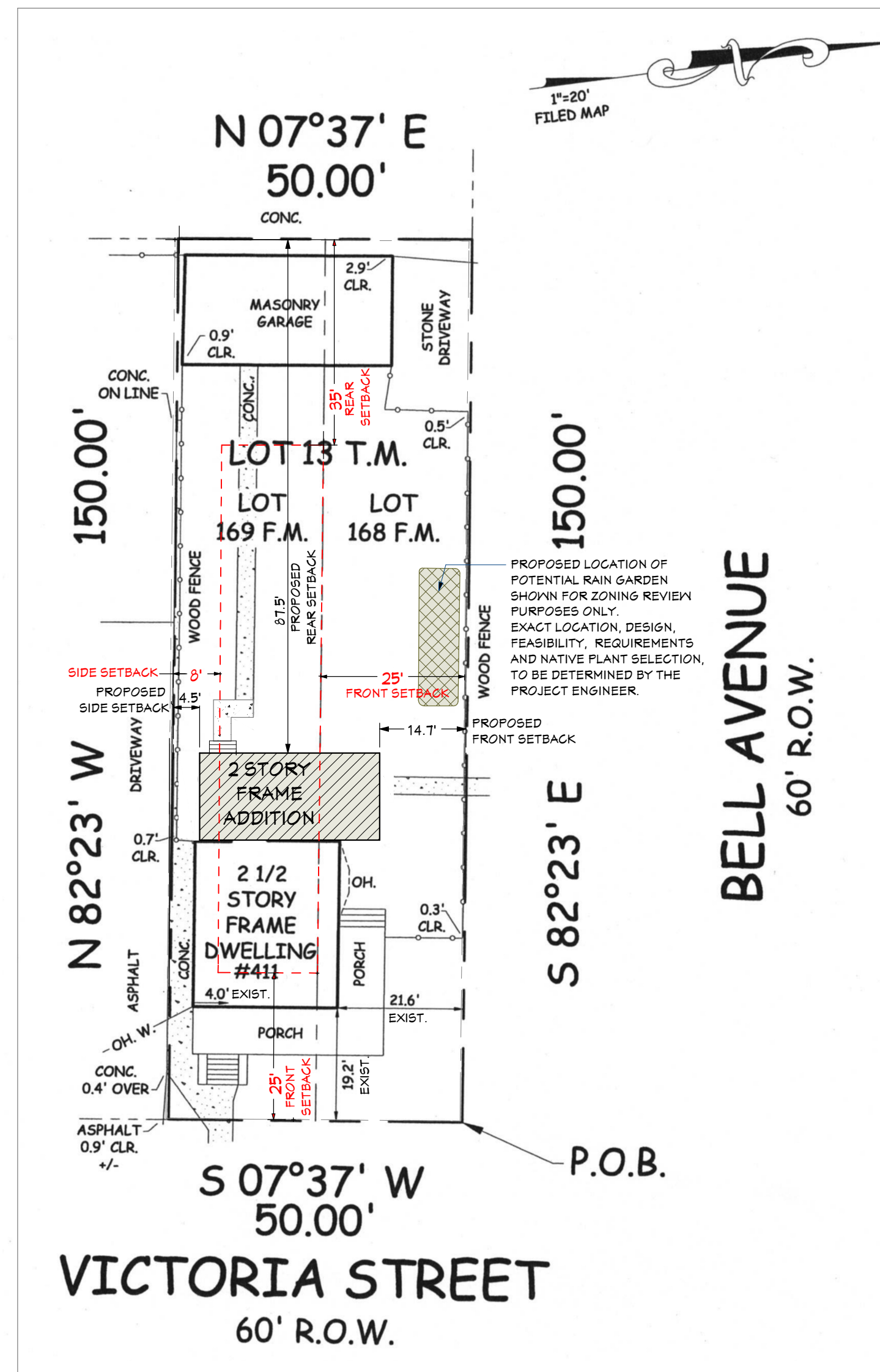
7 PERSPECTIVE VIEW - EXISTING
NO SCALE



8 PERSPECTIVE VIEW - PROPOSED
NO SCALE



9 PLOT PLAN - EXISTING
SCALE: 1" = 20'-0"



10 PLOT PLAN - PROPOSED
SCALE: 1" = 20'-0"



11 LOCATION / TAX MAP
NOT TO SCALE

ZONING INFORMATION		ORDINANCE		EXISTING		NOTES		PROPOSED		NOTES	
Lot: 13 Block: 47 Zone: R-3											
PRIMARY STRUCTURE											
LOT AREA - Corner Lot		9,000 S.F. MIN.		7,500 S.F.		EX. N.C. U.L.		7,500 S.F.		EX. N.C. U.L.	
LOT WIDTH		85' MIN.		150.00'				150.00'		NO CHANGE	
LOT FRONTAGE				150.00'				150.00'		NO CHANGE	
LOT DEPTH				50.00'				50.00'		NO CHANGE	
BUILDING HEIGHT		35'-0" MAX.		±25'-7"				±25'-7"		NO CHANGE	
FRONT SETBACK		25' MIN.		19.2'		EX. N.C.		19.2'		NO CHANGE EX. N.C.	
FRONT SETBACK (corner lot exterior side)		25' MIN.		21.6'		EX. N.C.		14.7'		VARIANCE REQUESTED	
SIDE YARD SETBACK		8' MIN.		4'-0"		EX. N.C.		4.5'		VARIANCE REQUESTED	
REAR SETBACK		35' MIN.		97.6'				87.5'			
IMPERVIOUS COVERAGE - S.F.											
BUILDING COVERAGE				1,182				1,587			
GARAGE				663				663		NO CHANGE	
CONCRETE SIDEWALKS				662				445		NO CHANGE	
GRAVEL STONE DRIVEWAY				352				352		NO CHANGE	
		TOTAL		2,859				3,047			
		30% MAX		38.1%		EX. N.C.		40.6%		VARIANCE REQUESTED	

12 SCHEDULE OF BULK REQUIREMENTS R-3 ZONE
NO SCALE

NOTE ABBREVIATIONS:
EX - EXISTING
N.C. - NON-CONFORMING
U.L. - UNDERSIZED LOT

ADDITION AND ALTERATION TO:
ARMAHIZER RESIDENCE
411 VICTORIA STREET
BOROUGH OF RARITAN, NEW JERSEY 08861
BLOCK 47, LOT 13

DRAWING TITLE:
PLOT PLANS,
FLOOR PLANS,
ELEVATIONS,
3D VIEWS,
ZONING INFO

Project No.: 26001

Date: 8/24/2026

Scale: AS NOTED

Drawing: V-1

Sheet 1 of 1

PAC
PETERSEN ARCHITECTURE STUDIO, LLC
PETERSEN ARCHITECTURE STUDIO, LLC
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NJ RA 21A02101860

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CONSULTANTS:

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RARITAN, NJ 08861
908-863-5135

SUBMISSION:

VARIANCE
APPLICATION