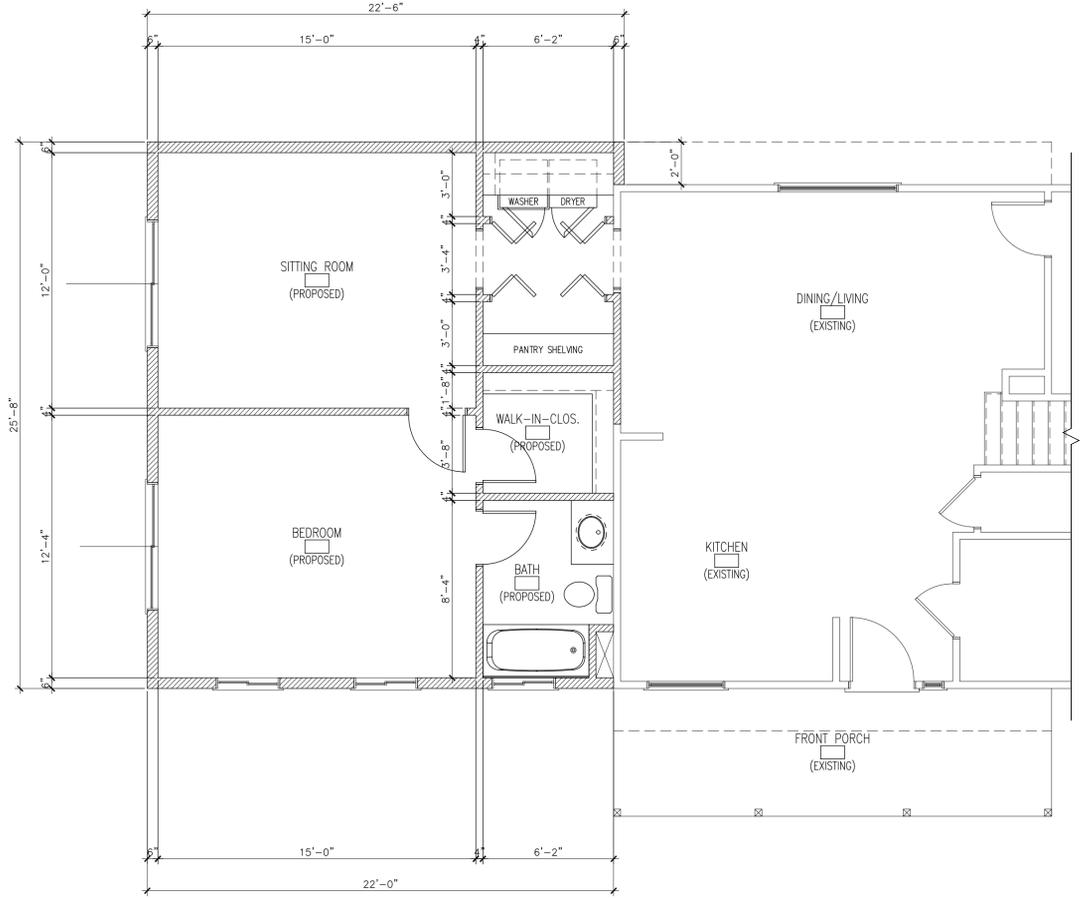
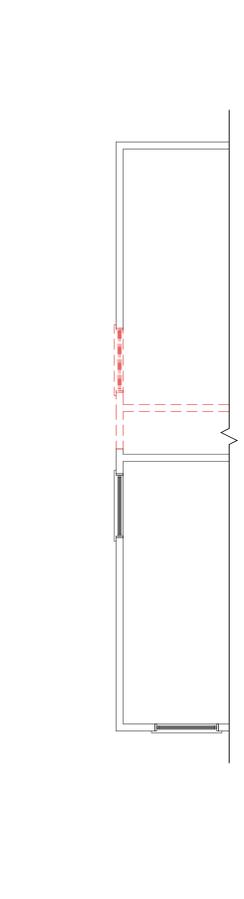


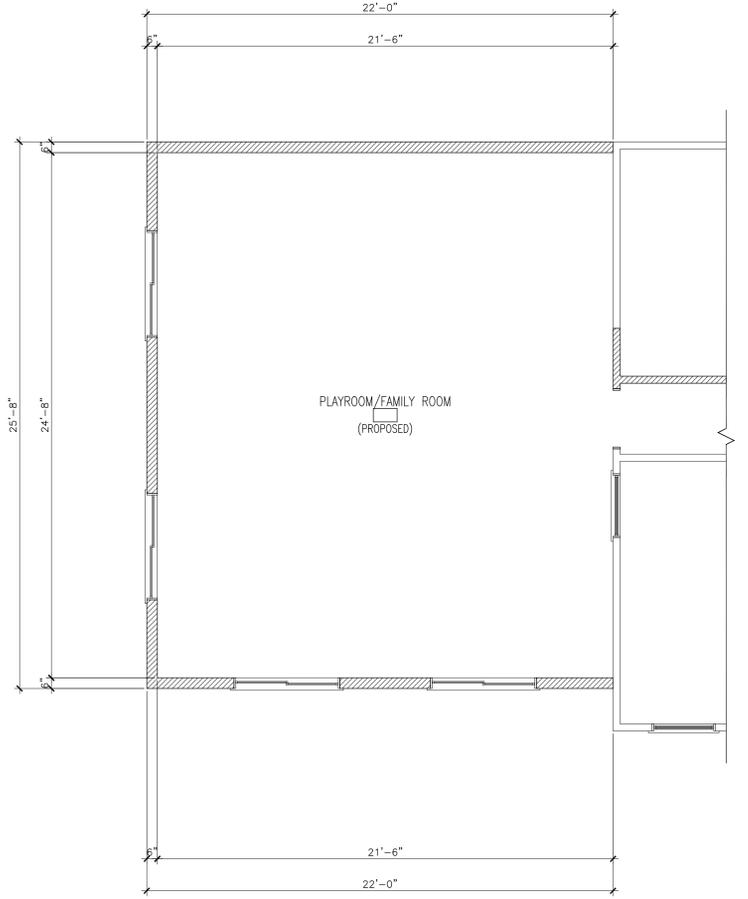
FIRST FLOOR PLAN - DEMOLITION
 1/4" = 1'-0"



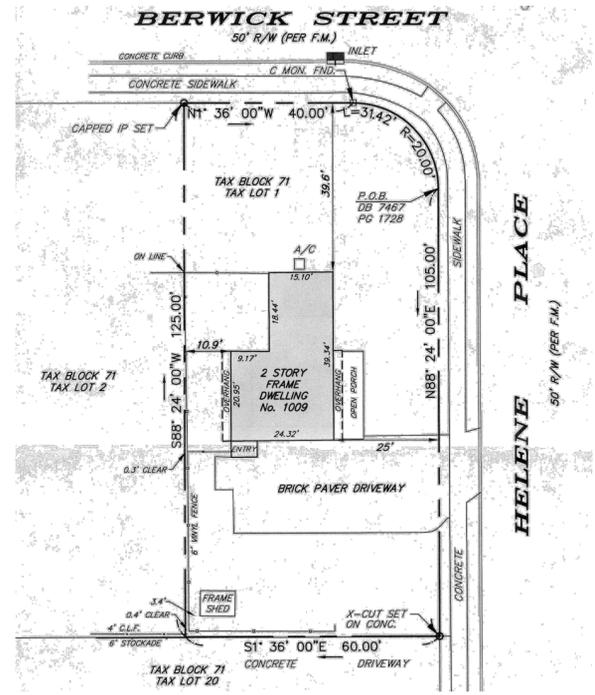
FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"



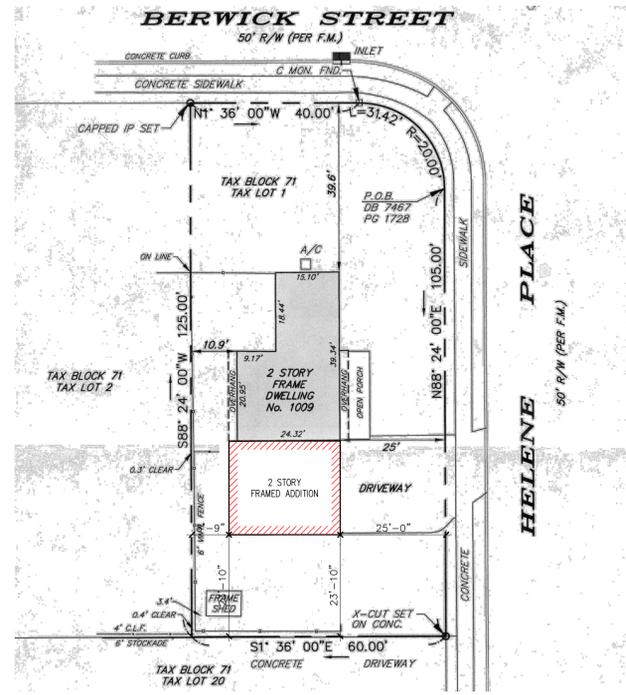
SECOND FLOOR PLAN - DEMOLITION
 1/4" = 1'-0"



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



SITE PLAN - EXISTING
 1" = 20'-0"



SITE PLAN - PROPOSED
 1" = 20'-0"

ZONING INFORMATION		ORDINANCE	EXISTING	PROPOSED	
Lot: 1	Block: 71	Zone: R-3			
PRIMARY STRUCTURE					
LOT AREA		9,000 S.F. MIN.	7,414 S.F.	7,414 S.F.	N.C.
LOT WIDTH		85' MIN.	105.00'	105.00'	-
LOT FRONTAGE		-	105.00'	105.00'	-
LOT DEPTH		-	60.00'	60.00'	-
BUILDING HEIGHT		35'-0" MAX.	+22'-6"	+22'-6"	NO
BUILDING COVERAGE					
	FRAME DWELLING		903 S.F.	879 S.F.	
	PORCH		105 S.F.	105 S.F.	
	FRAME SHED		50 S.F.	50 S.F.	
	FRAME ADDITION		-	578 S.F.	
	TOTAL		1,058 S.F.	1,612 S.F.	
IMPERVIOUS COVERAGE					
	BUILDING COVERAGE		1,058 S.F.	1,612 S.F.	
	DRIVEWAY		1,094 S.F.	564 S.F.	
	TOTAL	30% MAX	29.03% (2,152 S.F.)	29.35% (2,176 S.F.)	NO
PRIMARY STRUCTURE SETBACKS					
FRONT SETBACK		25'-0" MIN.	25'-0"	25'-0"	NO
FRONT SETBACK (exterior side)		25'-0" MIN.	39'-7"	39'-7"	NO
SIDE YARD SETBACK MINIMUM		8'-0" MIN.	8'-9"	8'-9"	NO
REAR SETBACK		35'-0" MIN.	45'-7"	23'-10"	YES

project:
**Addition and Alterations for:
 The Pellechia Residence
 1009 Helene Place
 Raritan, New Jersey**

project no.
2514

date:
April 7, 2025

drawing title
FLOOR PLANS

drawing no.
A-1.00

