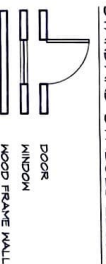


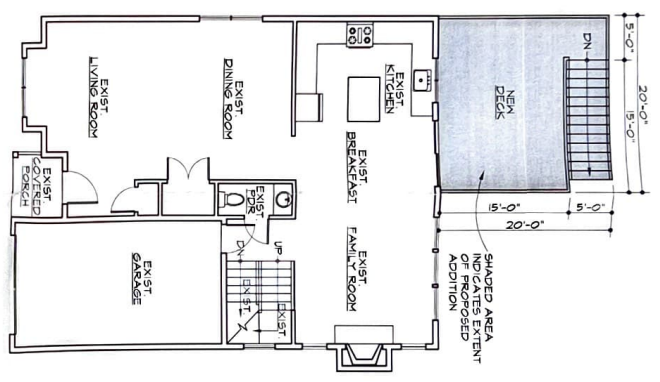
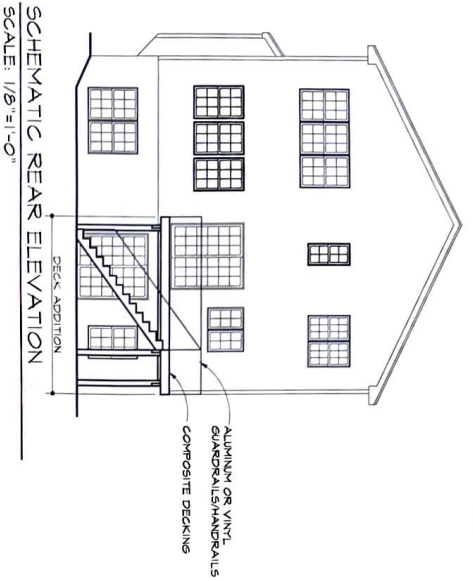
STANDARD SYMBOLS LEGEND



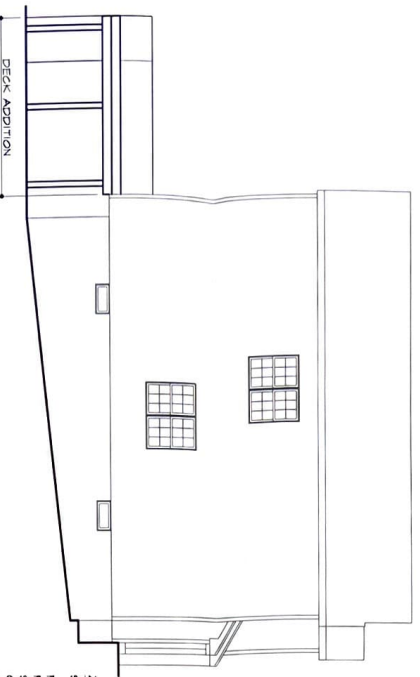
PROJECT DESCRIPTION
 PROPOSED REAR DECK ADDITION TO EXISTING 2-STORY RESIDENCE

OWNER INFORMATION
 HIGHTECH BUILDERS, LLC,
 430 SOUTH 203-206
 BRIDGEWATER, NJ 08807
 908-745-9168

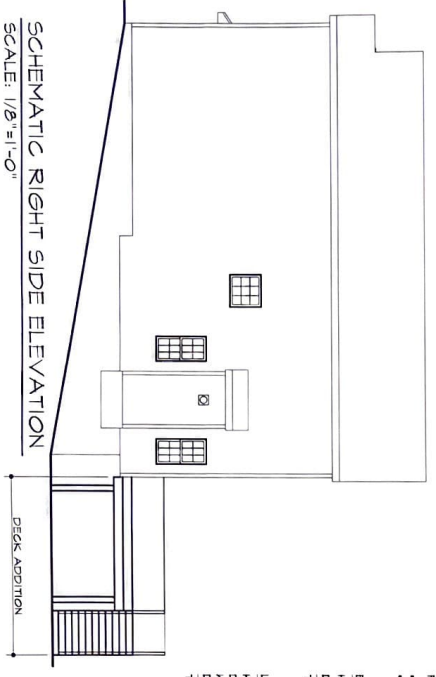
NO CHANGE TO USE OR BUILDING HEIGHT



SCHEMATIC MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"



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



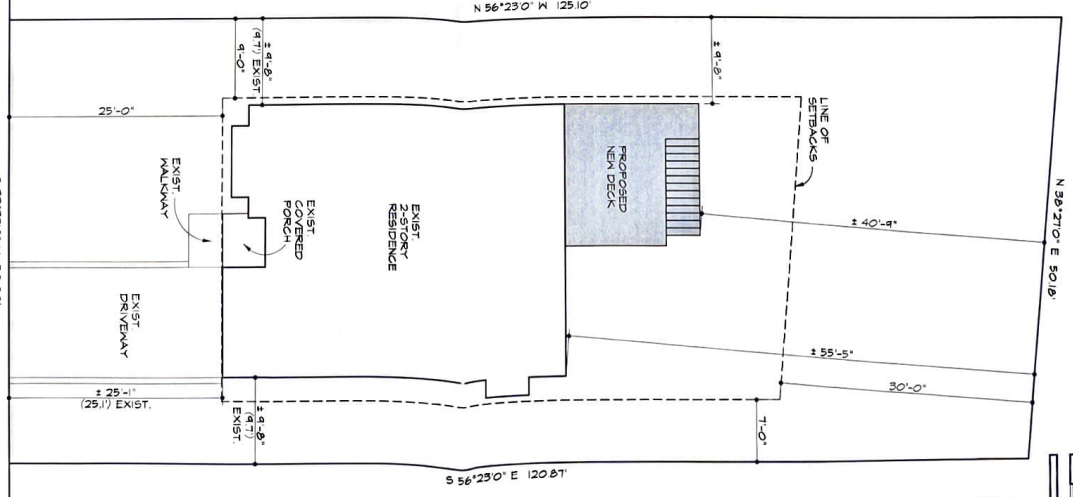
SCHEMATIC RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

ZONING (R-5)	ALLOWABLE	EXISTING	PROPOSED
SET BACKS			
FRONT YARD	25'-0"	± 25'-1"	± 25'-1"
REAR YARD	30'-0"	± 55'-5"	± 40'-4"
SIDE YARD	7'-0"	± 4'-6"	± 4'-6"
COMBINED SIDE YARD	6'-6"	± 1'-4"	± 1'-4"
LOT AREA	5000 S.F.	± 6148 S.F.	UNCHANGED
LOT WIDTH	50'-0"	50'-0"	UNCHANGED
BLDG LOT COVERAGE	20% (1,230 S.F.)	20% (1,230 S.F.)	23.36% (1,430 S.F.) **
LOT COVERAGE	45% (2,167 S.F.)	26.26% (1,617 S.F.)	24.67% (1,235 S.F.)
F.A.R.	35% (2,152 S.F.)	34.0% (1,202 S.F.)	34.0% (1,202 S.F.)

** 33% OF LOT WIDTH
 ** VARIANCE BEING SOUGHT

BLDG LOT COVERAGE	EXISTING	PROPOSED	TOTAL
HOUSE	± 1,230 S.F.	0 S.F.	± 1,230 S.F.
DECK	0 S.F.	± 200 S.F.	± 200 S.F.
TOTAL	± 1,230 S.F.	± 200 S.F.	± 1,430 S.F.

LOT COVERAGE	EXISTING	PROPOSED	TOTAL
HOUSE	± 1,230 S.F.	0 S.F.	± 1,230 S.F.
DRIVEWAY	± 244 S.F.	0 S.F.	± 244 S.F.
DECK	0 S.F.	± 200 S.F.	± 200 S.F.
TOTAL	± 1,474 S.F.	± 200 S.F.	± 1,674 S.F.



SCHEMATIC SITE PLAN
 HUGHES PLACE
 SCALE: 1" = 10'-0"

SITE INFORMATION OBTAINED FROM SURVEY BY:
 PAGE-MUELLER ENGINEERING CONSULTANTS, P.C.
 DATE: AUGUST 11, 2021

REVISION	DATE	NO
DATUM ELEVATION 0'-0" =		

SCHEMATIC PLANS AND ELEVATIONS
 RESIDENTIAL ADDITION
 21 HUGHES PLACE
 LOT 21, GROUP 4201
 BRIDGEWATER, NJ 08807

Architecture Plus
 1120 Route 202 South
 Bridgewater, NJ 08808-1404
 Tel: (908) 707-4444
 Fax: (908) 707-4444
 info@architectureplus.com

Project Information:
 1120 Route 202 South
 Bridgewater, NJ 08808-1404
 Tel: (908) 707-4444
 Fax: (908) 707-4444
 info@architectureplus.com

Scale: AS NOTED

Drawn By: ER **Checked By:** KK

Date: 5-10-22

Proj No: 21-096

DWG No: 1