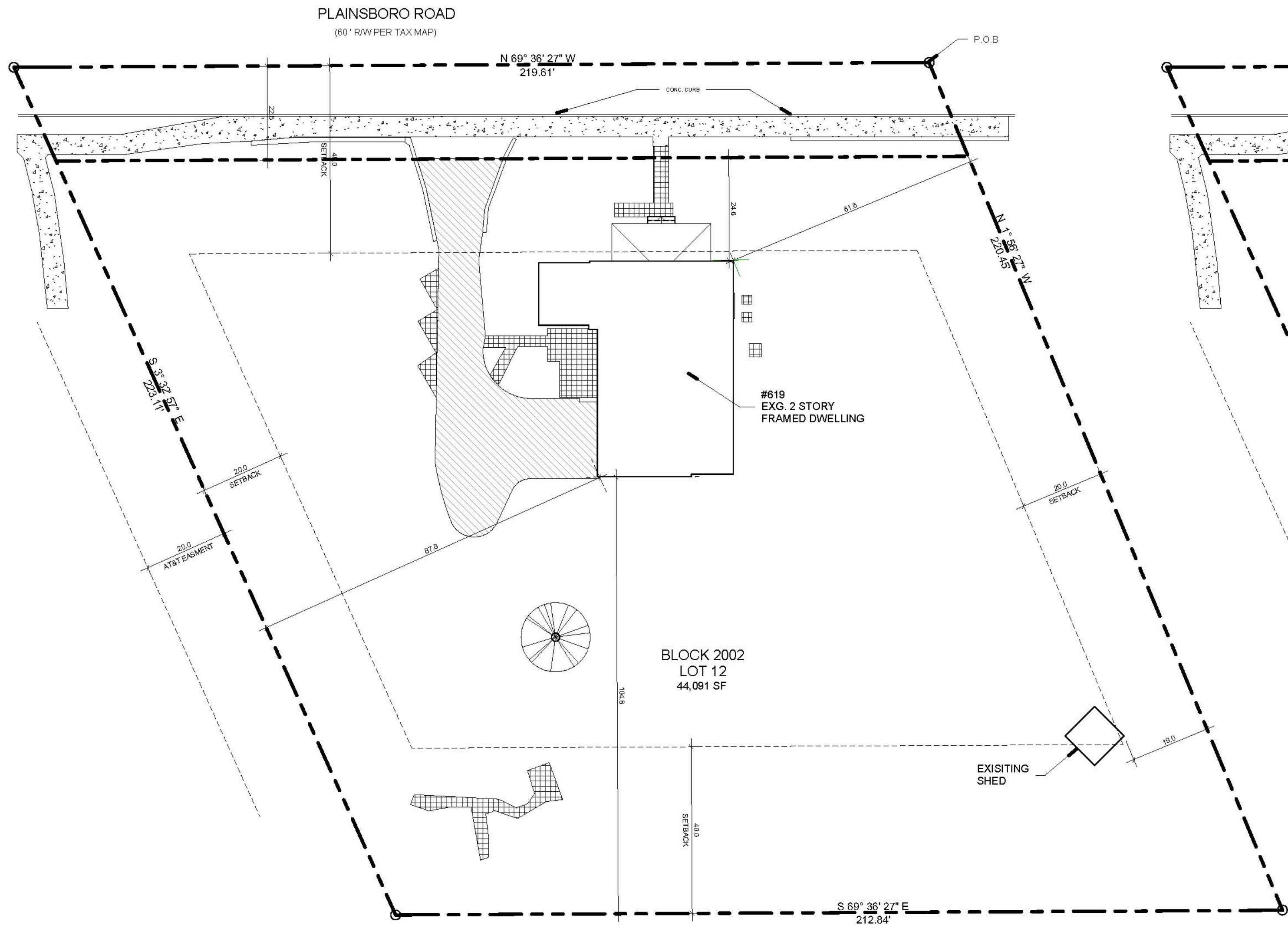




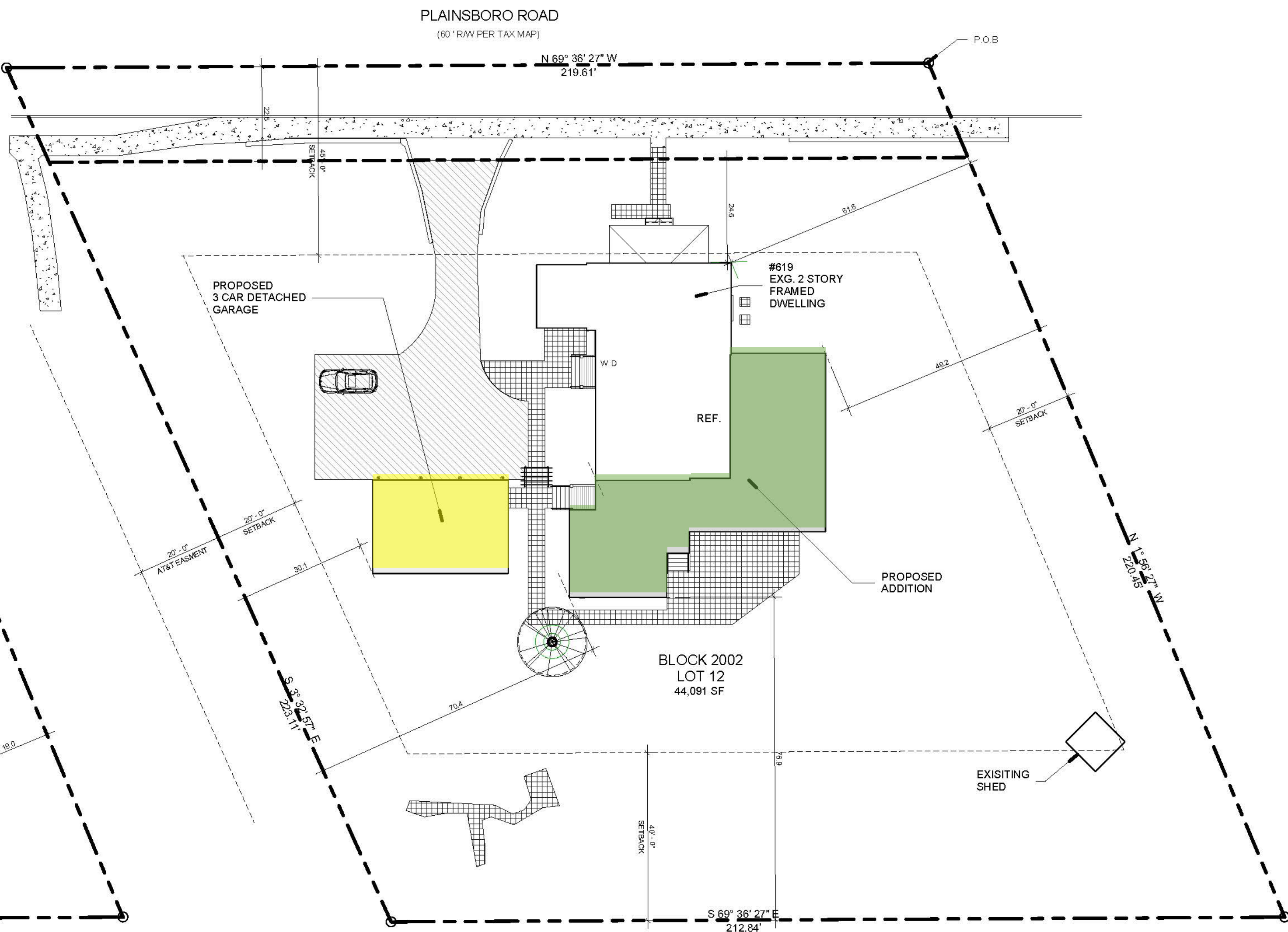
EXISTING SITE PLAN
1" = 20'-0"

THIS SITE PLAN IS BASED FROM ORIGINAL SITE SURVEY BY **RWC SURVEYING OF**
PO BOX 3652, TOMS RIVER, NJ, 08756 AND PERFORMED BY JOHN J.HANALON, N.J.
PROFESSIONAL SURVEYOR LIC. NO. GS37599. SURVEY DATED 07-12-2022.

EXISTING FLOOR / AREA RATIO

1st FLOOR HOUSE	1,400 sf
2nd FLOOR HOUSE	1,285 sf
ATTACHED GARAGE	439 sf
BASEMENT	Not Used
FRONT COVERED PORCH	Not Used
TOTAL EXISTING LIVING AREA	3,123 SF
TOTAL EXISTING FAR %	3.125 SF = 7.08 % 44,091 SF

ZONING CODE DATA - PLAINSBORO, NEW JERSEY BULK REGULATIONS FOR DISTRICT R85				
ZONING REGULATION	REQUIRED	EXISTING	PROPOSED	CONFORMANCE
LOT AREA, MIN	15,000 SF	44,091 FT	44,091 FT	YES
LOT WIDTH & FRONTAGE	85 FT.	219.61 FT	219.61 FT	YES
ACCESSORY BUILDING HGT, MAX.	16 FT.	NA	17.6 FT.	NO (SECTION 101-42C)
MAX. ACCESSORY STRUCTURE AREA	760 SF	107 SF	822 SF	NO (SECTION 101-42C)
MAXIMUM GARAGE AREA	DETACHED 600 SF	NA	716 SF	NO (SECTION 101-42C)
MAXIMUM DWELLING AREA	3,700 SF	3,123 SF	5,675 SF	NO (SECTION 101-46)
FRONT YARD, MIN. FT.	46 FT.*	24.6 FT*	24.6 FT*	NO (SEE NOTE BELOW)
SIDE YARD, MIN. FT.	10-40 FT. TOTAL	87.8 + 61.6 FT	30.1 + 49.2 FT	YES
REAR YARD, MIN. (FT)	40 FT..	104.8 FT	76.9 FT	YES
BUILDING HEIGHT MAX. (FT)	25 FT. (TO MIDSLOPE)	23.25'	25'	YES
MIN ROOF SLOPE	>= 6:12	1:12 to 9:12	3:12 to 9:12	NO (SECTION 101-38C)
MAX. FLOOR AREA RATIO (FAR %)	<= 20 MAX.	7.01%	12.87%	NO (SECTION 101-46)
* PERMITTED BY EXISTING CONDITION. SECTION 101-14A (EXISTING NON-CONFORMING USES) & SECTION 101-5C (CONFORMITY WITH PROVISIONS OF TOWNSHIP CODE)				



PROPOSED SITE PLAN
1" = 20'-0"

THIS SITE PLAN IS BASED FROM ORIGINAL SITE SURVEY BY **RWC SURVEYING OF**
PO BOX 3652, TOMS RIVER, NJ, 08756 AND PERFORMED BY JOHN J.HANALON, N.J.
PROFESSIONAL SURVEYOR LIC. NO. GS37599. SURVEY DATED 07-12-2022.

PROPOSED FLOOR / AREA RATIO

1st FLOOR HOUSE	3,610 sf
2nd FLOOR HOUSE	2,065 sf
DETACHED GARAGE	Not Used
BASEMENT	Not Used
FRONT COVERED PORCH	Not Used
TOTAL PROPOSED LIVING AREA	5,675 SF
TOTAL PROPOSED FAR %	5.675 SF = 12.87 % 44,091 SF



RENOVATIONS & ADDITIONS
BRIAN SHORT & ROSANNA COLLARS
RESIDENCE
619 PLAINSBORO ROAD
PLAINSBORO, NJ
BLOCK 2002, LOT 12.

EXISTING & PROPOSED SITE

Scale
Drawn by
Checked
Date

Revised

As indicated

KVD

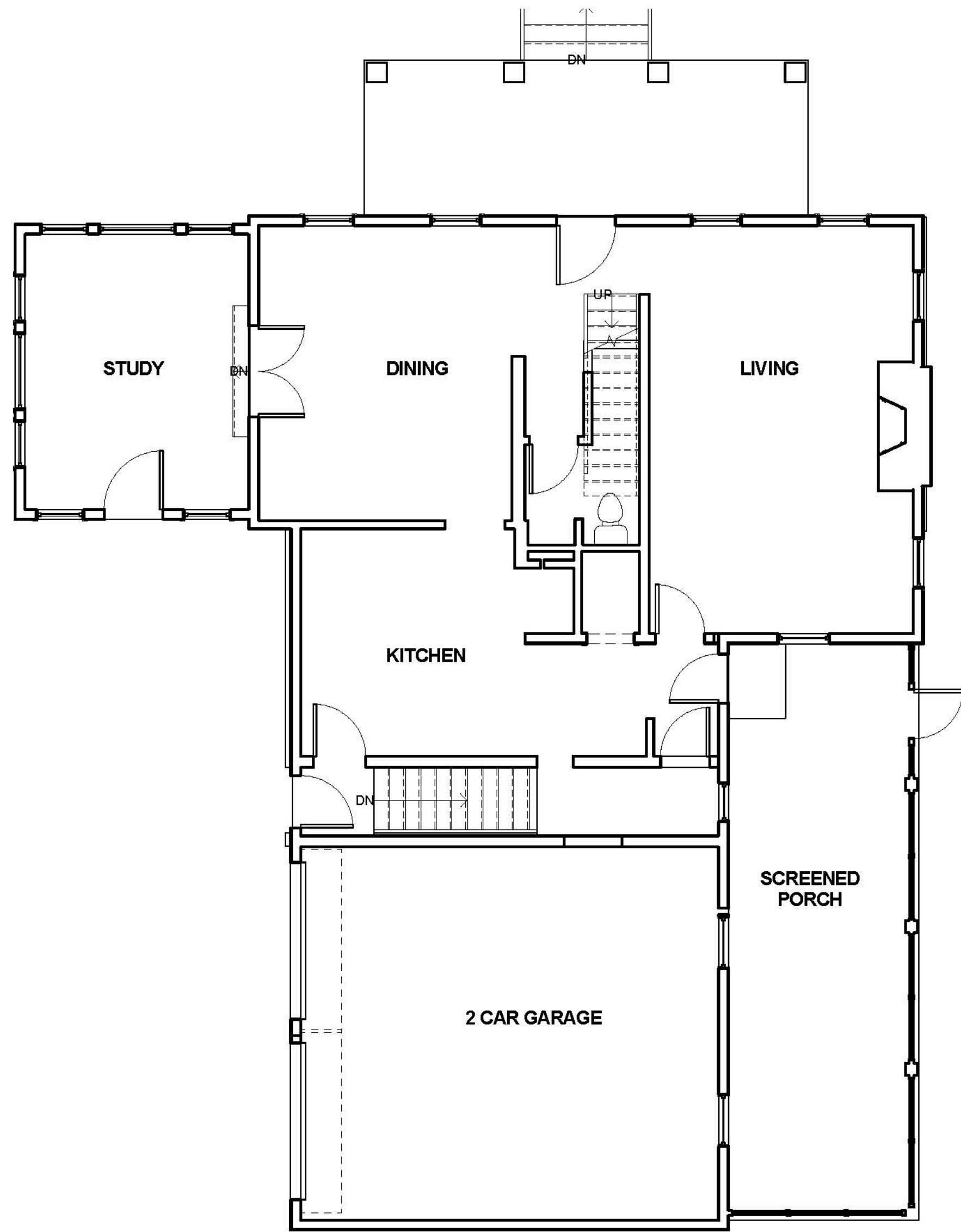
KVD

2 MAY 24

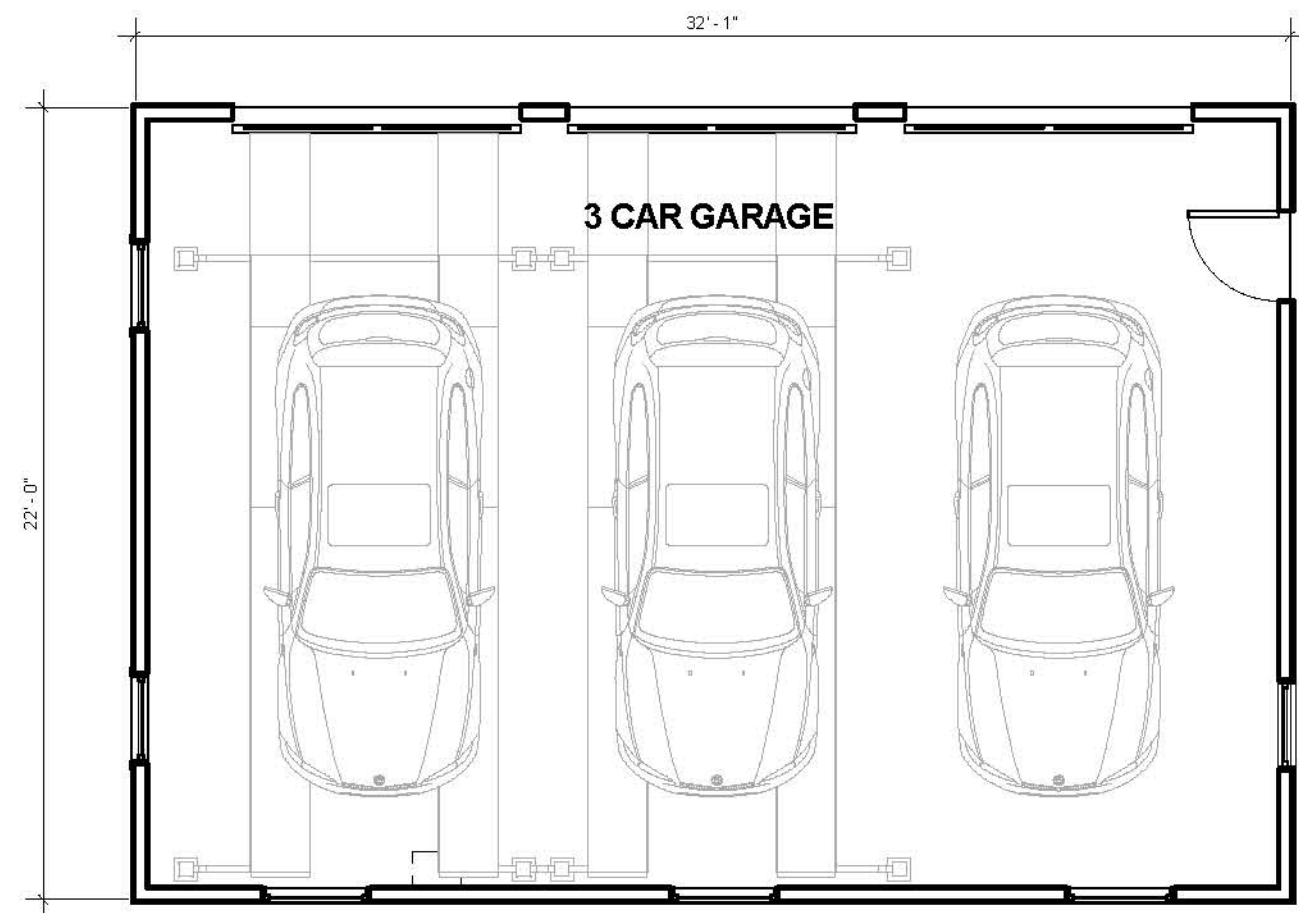
Date Note

Z0

Kyle P. Van Dyke
NJ Reg. Architect # 10864



EXISTING 1st FLOOR PLAN
3/16" = 1'-0"



PROPOSED GARAGE PLAN
3/16" = 1'-0"



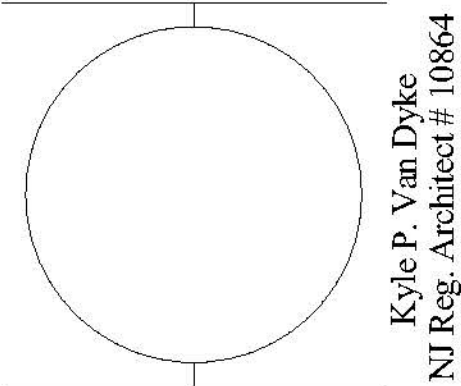
PROPOSED 1st FLOOR PLAN
3/16" = 1'-0"



3 PROPOSED VIEW LOOKING SOUTH EAST



5 PROPOSED VIEW LOOKING NORTH EAST



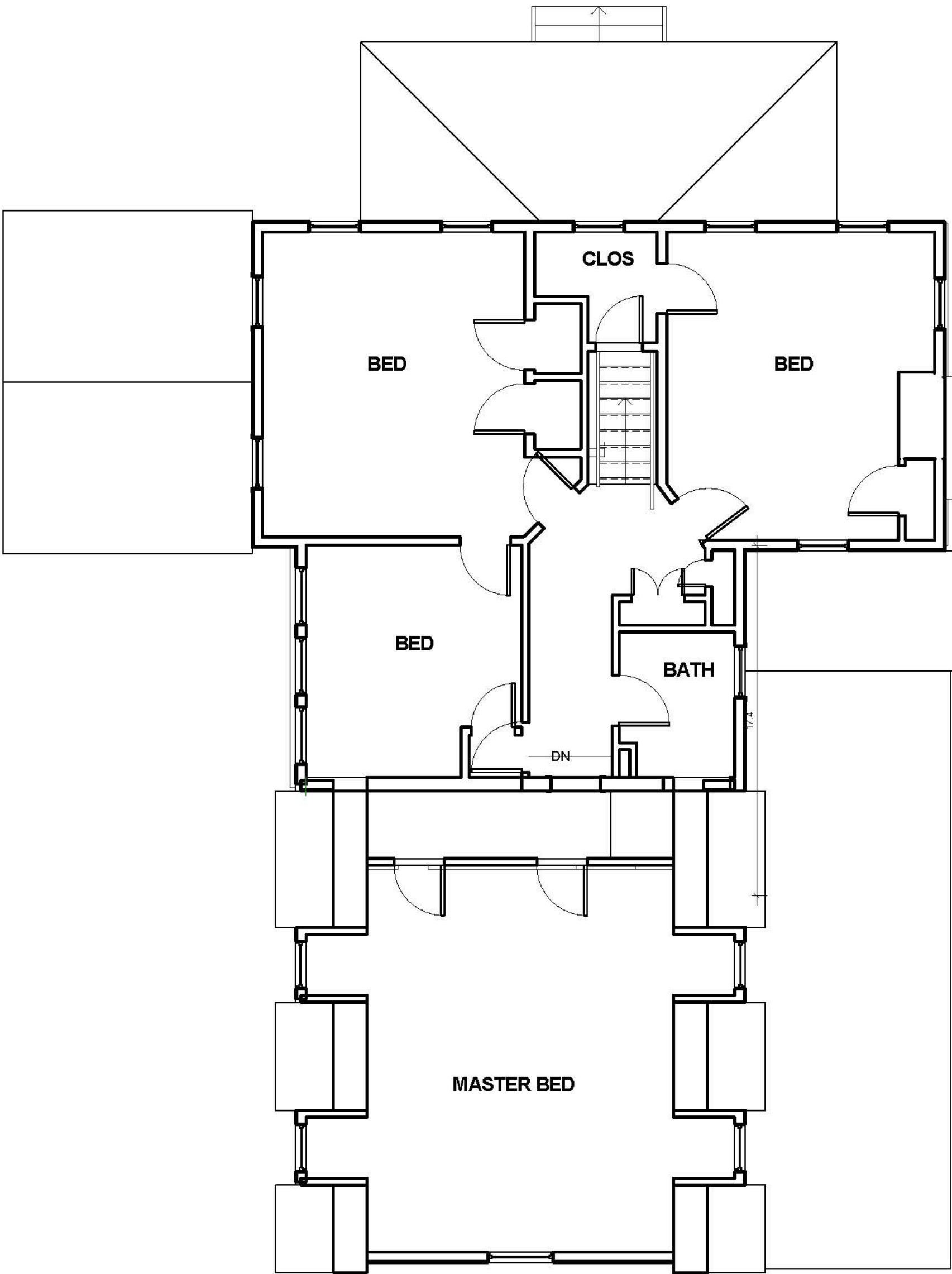
KVD+ ARCHITECTURE
INCORPORATED
Bringing Change to Life & Life to Change
220 Alexander Street, Princeton, New Jersey 08540 (609) 921-6506

Kyle P. Van Dyke
NJ Reg. Architect # 10864

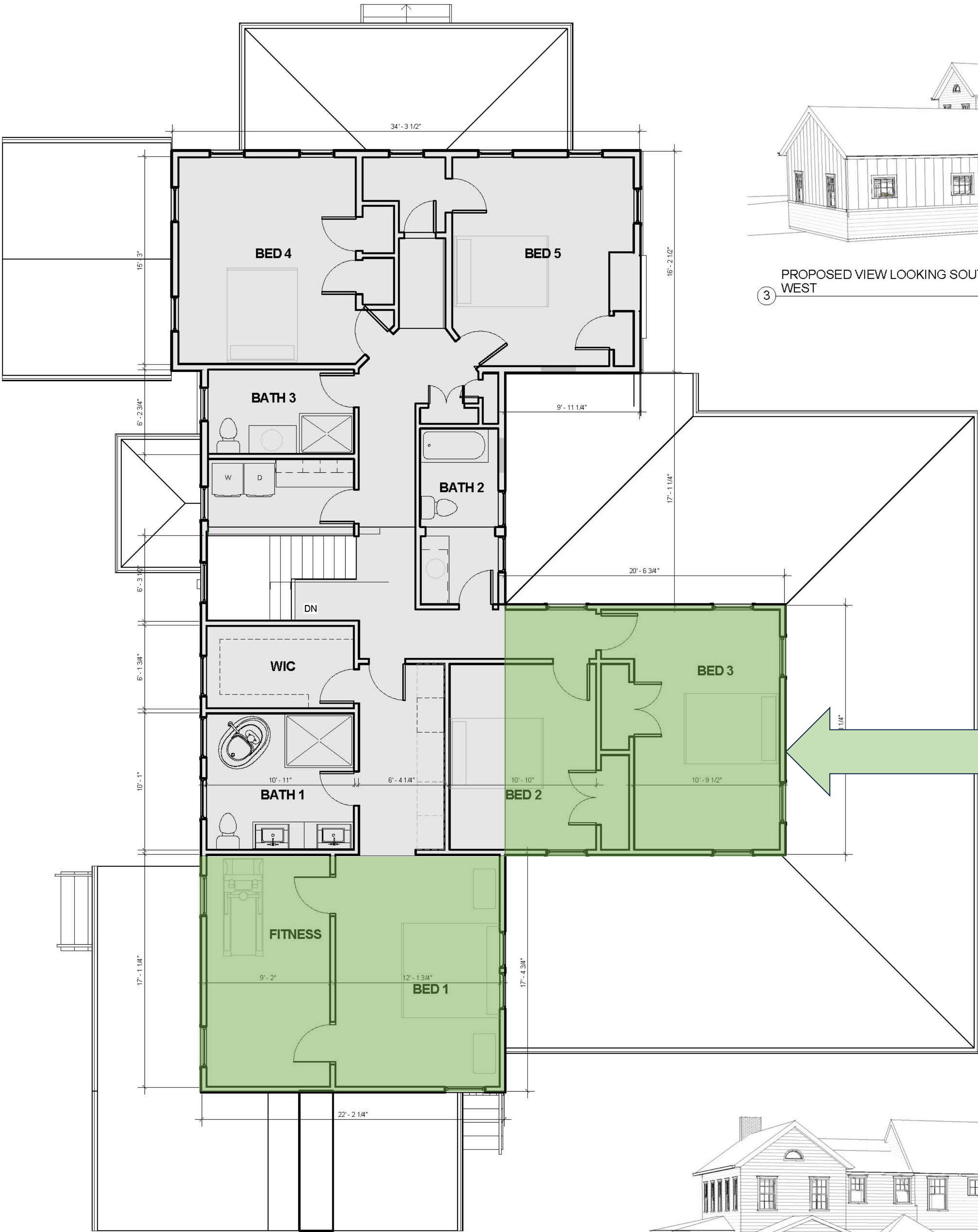
RENOVATIONS & ADDITIONS
BRIAN SHORT & ROSANNA COLLARS
RESIDENCE
619 PLAINSBORO ROAD
PLAINSBORO, NJ
BLOCK 2002, LOT 12.

EXISTING & PROPOSED 1st FLOOR PLANS

Scale	3/16" = 1'-0"
Drawn by	RVD / KVD
Checked	KVD
Date	2 MAY 24
Revised	# Date Note



EXISTING 2nd FLOOR PLAN
3/16" = 1'-0"



PROPOSED 2nd FLOOR PLAN
3/16" = 1'-0"

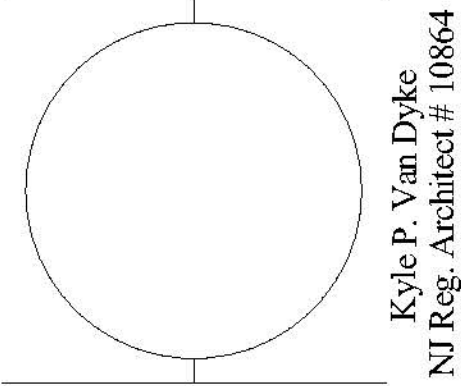


PROPOSED VIEW LOOKING SOUTH WEST
3



PROPOSED VIEW LOOKING NORTH WEST
4

SECOND FLOOR
780 SF (GROSS)
LIVING AREA



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NJ Reg. Architect # 10864

RENOVATIONS & ADDITIONS
BRIAN SHORT & ROSANNA COLLARS
RESIDENCE
619 PLAINSBORO ROAD
PLAINSBORO, NJ
BLOCK 2002, LOT 12.

EXISTING &
PROPOSED 2ND
FLOOR PLANS

Scale 3/16" = 1'-0"
Drawn by RVD / KVD
Checked by KVD
Date 2 MAY 24

Revised # Date Note



EXISTING SOUTH ELEVATION
3/16" = 1'-0"



CLAPBOARD STYLE
SIDING TO MATCH
EXISTING

FIBERGLASS ASPHALT
DIMENSIONAL ROOF SHINGLES
TO MATCH EXISTING COLOR.

ALUMINUM GUTTERS & LEADERS



PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

FIBERGLASS ASPHALT
DIMENSIONAL ROOF SHINGLES
TO MATCH EXISTING COLOR.

VERTICAL SHIPLAP
SIDING

CLAPBOARD STYLE
SIDING TO MATCH
EXISTING



EXISTING EAST ELEVATION
3/16" = 1'-0"



FIBERGLASS ASPHALT
DIMENSIONAL ROOF
SHINGLES
TO MATCH EXISTING
COLOR.

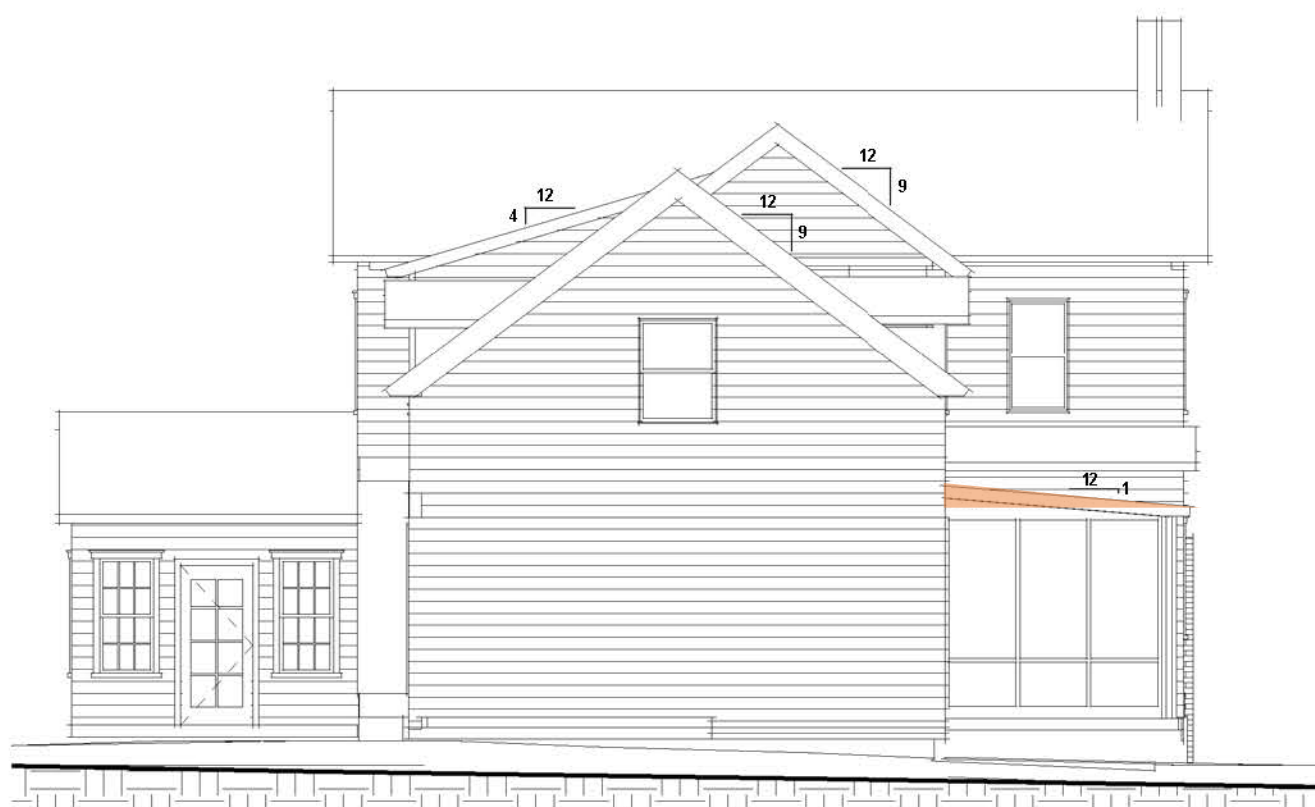
ALUMINUM GUTTERS &
LEADERS



PROPOSED EAST ELEVATION
3/16" = 1'-0"

CLAPBOARD STYLE
SIDING TO MATCH
EXISTING

VERTICAL SHIPLAP
SIDING



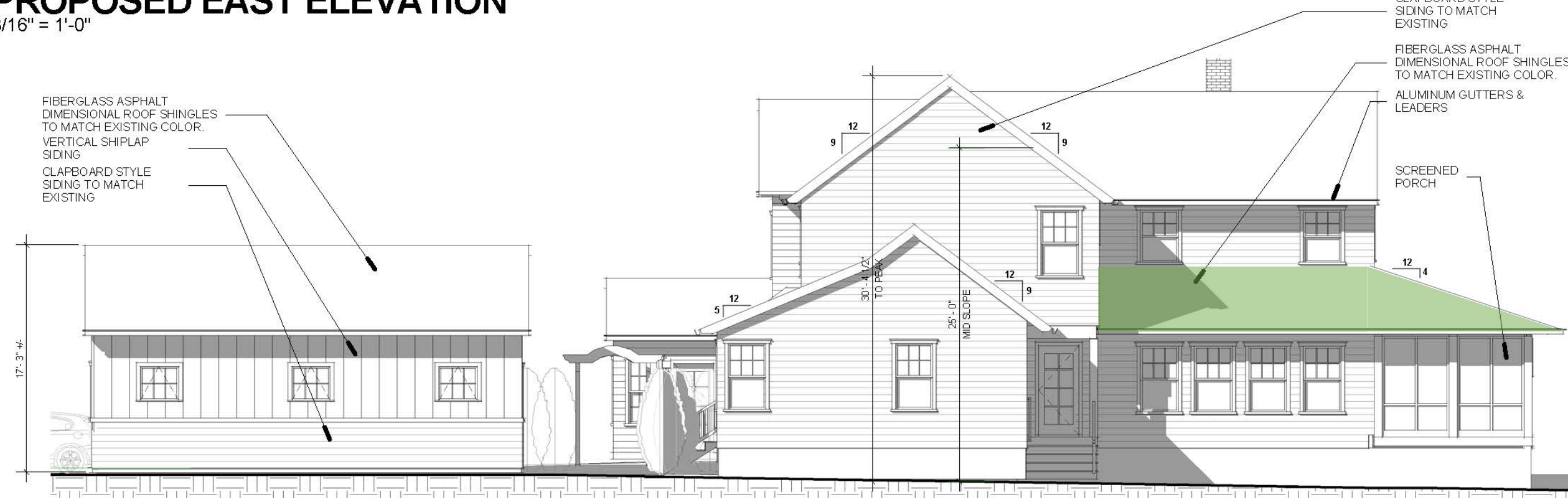
EXISTING NORTH ELEVATION
3/16" = 1'-0"



FIBERGLASS ASPHALT
DIMENSIONAL ROOF SHINGLES
TO MATCH EXISTING COLOR.

VERTICAL SHIPLAP
SIDING

CLAPBOARD STYLE
SIDING TO MATCH
EXISTING



PROPOSED NORTH ELEVATION
3/16" = 1'-0"

CLAPBOARD STYLE
SIDING TO MATCH
EXISTING

FIBERGLASS ASPHALT
DIMENSIONAL ROOF SHINGLES
TO MATCH EXISTING COLOR.

ALUMINUM GUTTERS &
LEADERS



EXISTING WEST ELEVATION
3/16" = 1'-0"



ALUMINUM GUTTERS &
LEADERS

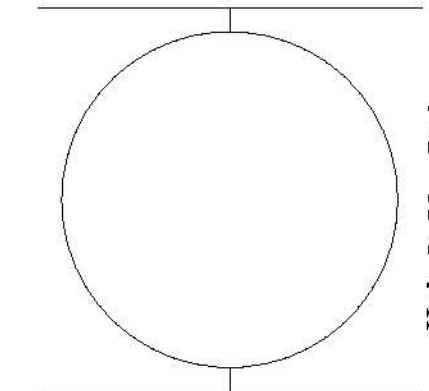
CLAPBOARD STYLE
SIDING TO MATCH
EXISTING



PROPOSED WEST ELEVATION
3/16" = 1'-0"

FIBERGLASS ASPHALT
DIMENSIONAL ROOF SHINGLES
TO MATCH EXISTING COLOR.

SCREENED PORCH



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Kyle P. Van Dyke
NJ Reg. Architect # 10864

RENOVATIONS & ADDITIONS
**BRIAN SHORT & ROSANNA COLLARS
RESIDENCE**

619 PLAINSBORO ROAD
PLAINSBORO, NJ
BLOCK 2002, LOT 12.

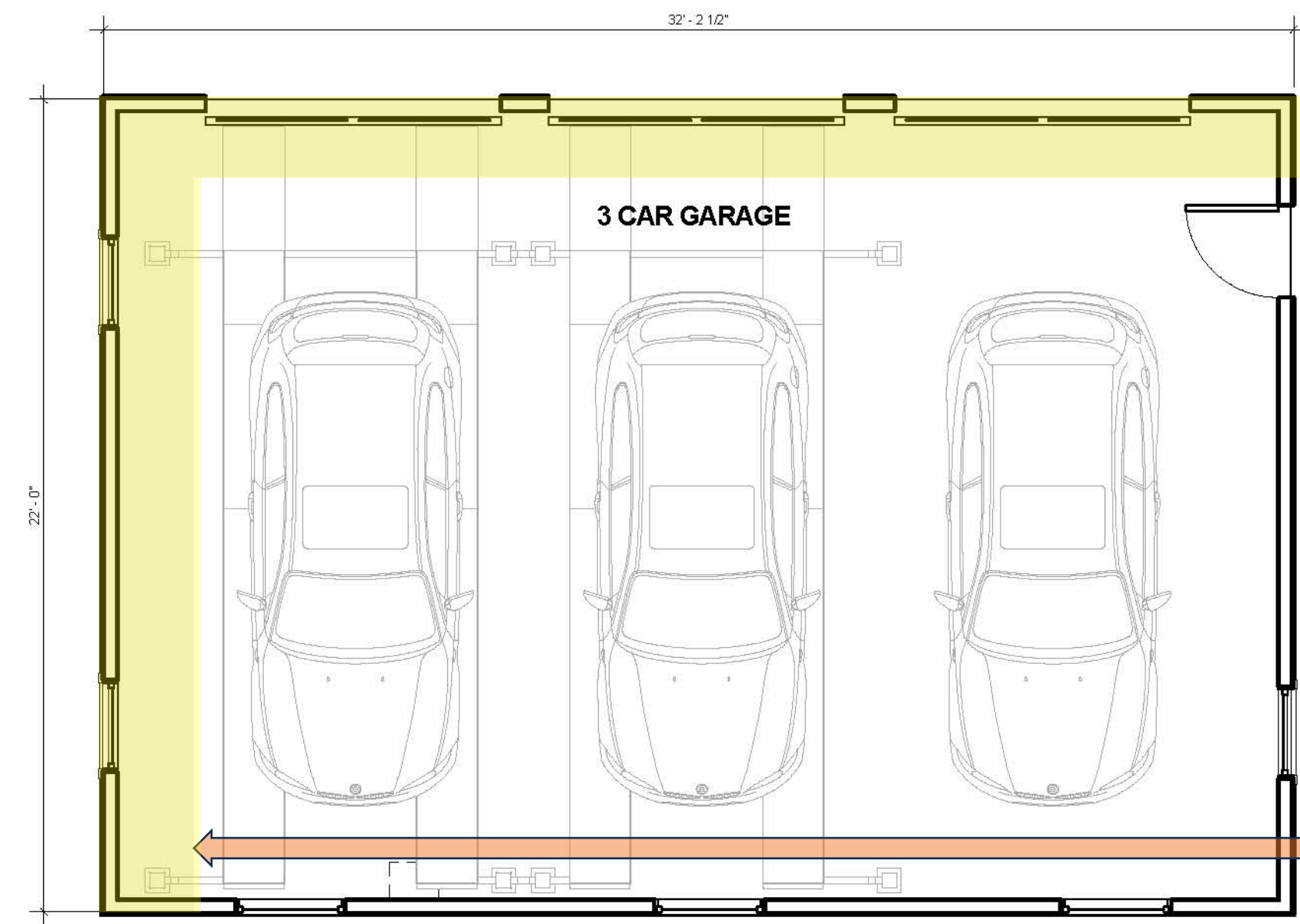
**EXISTING &
PROPOSED
ELEVATIONS**

Scale
Drawn by
Checked
Date

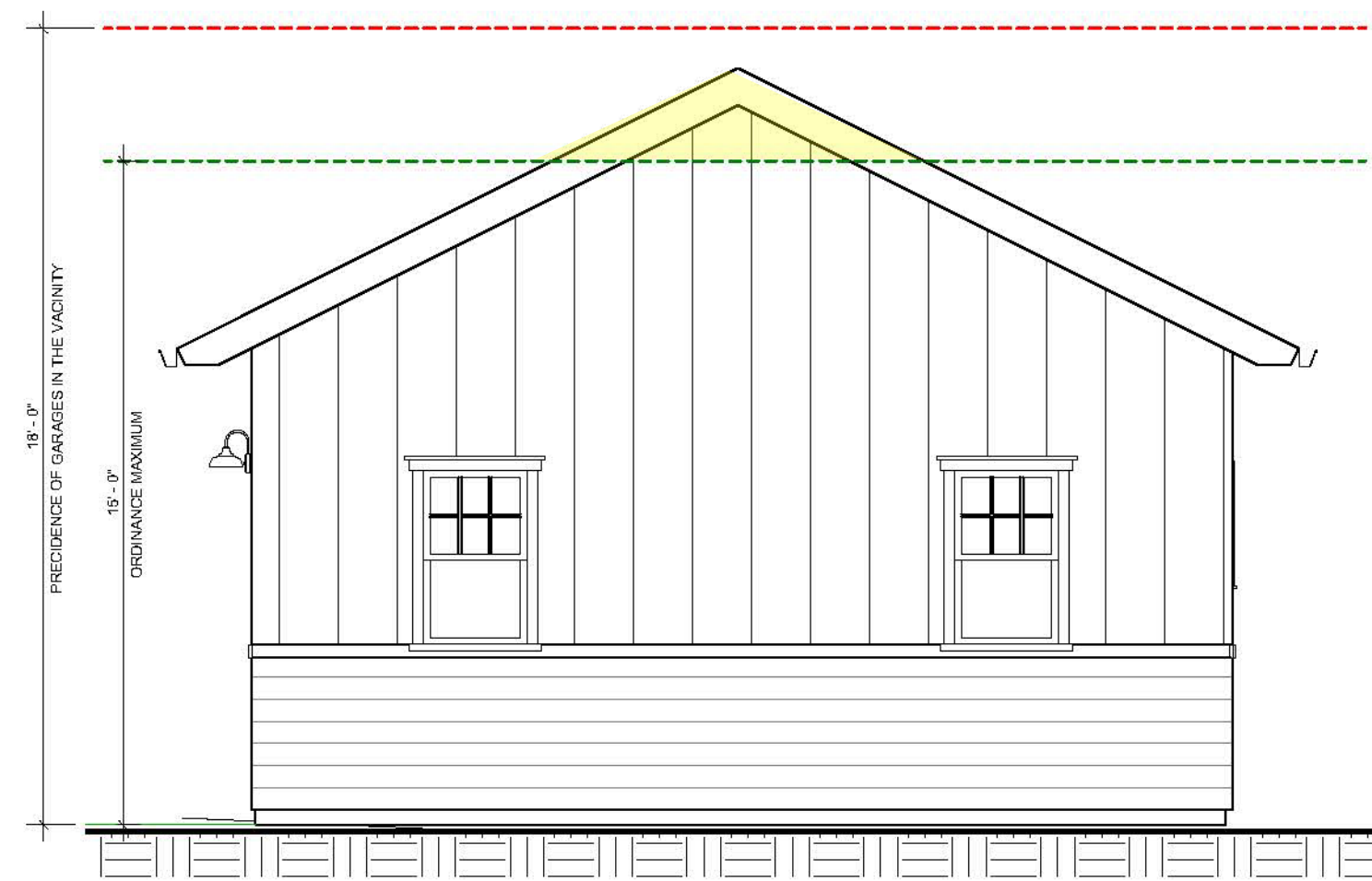
1/8" = 1'-0"
RVD / KVD
KVD
2 MAY 24

Revised # Date Note

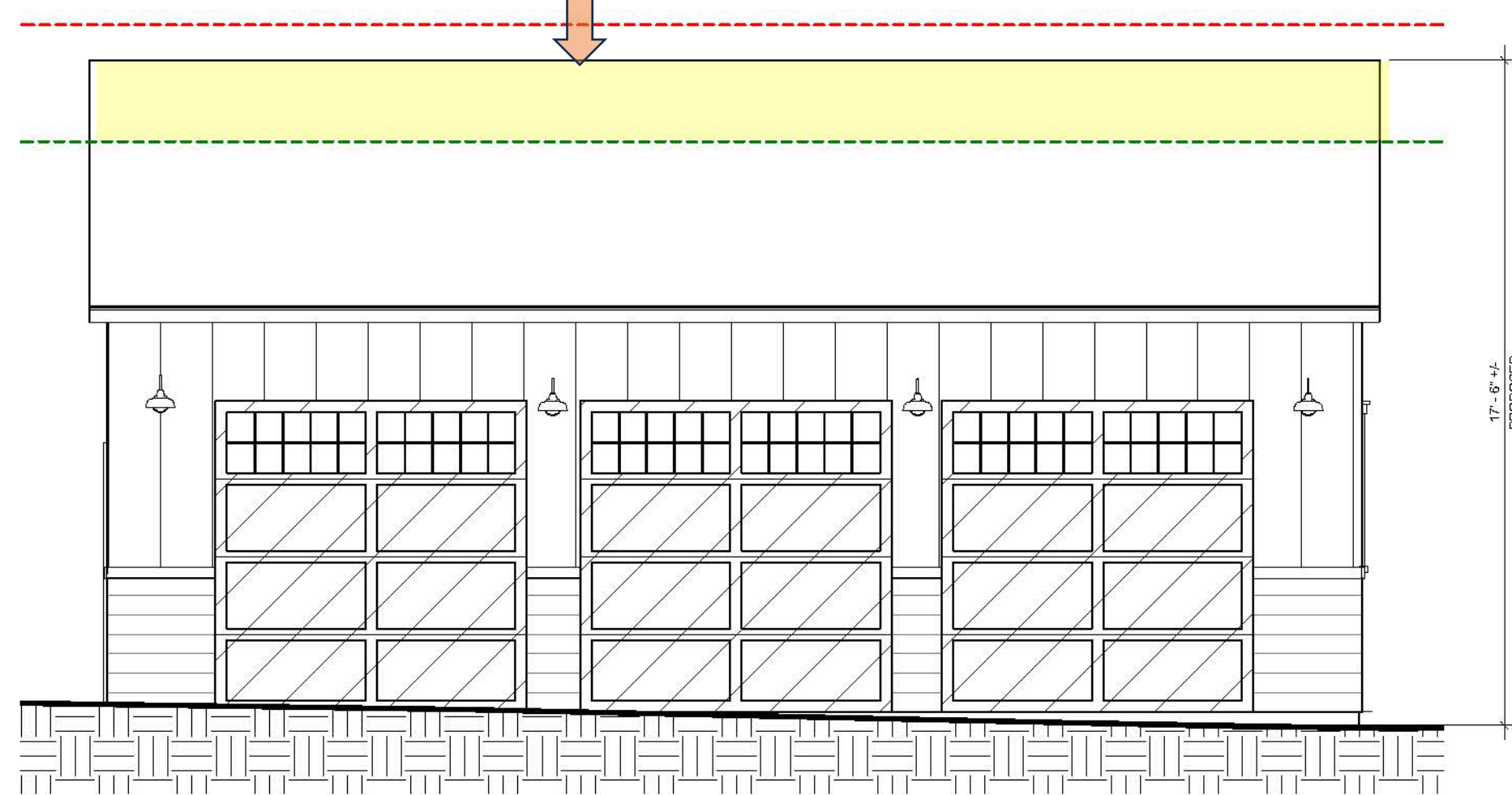
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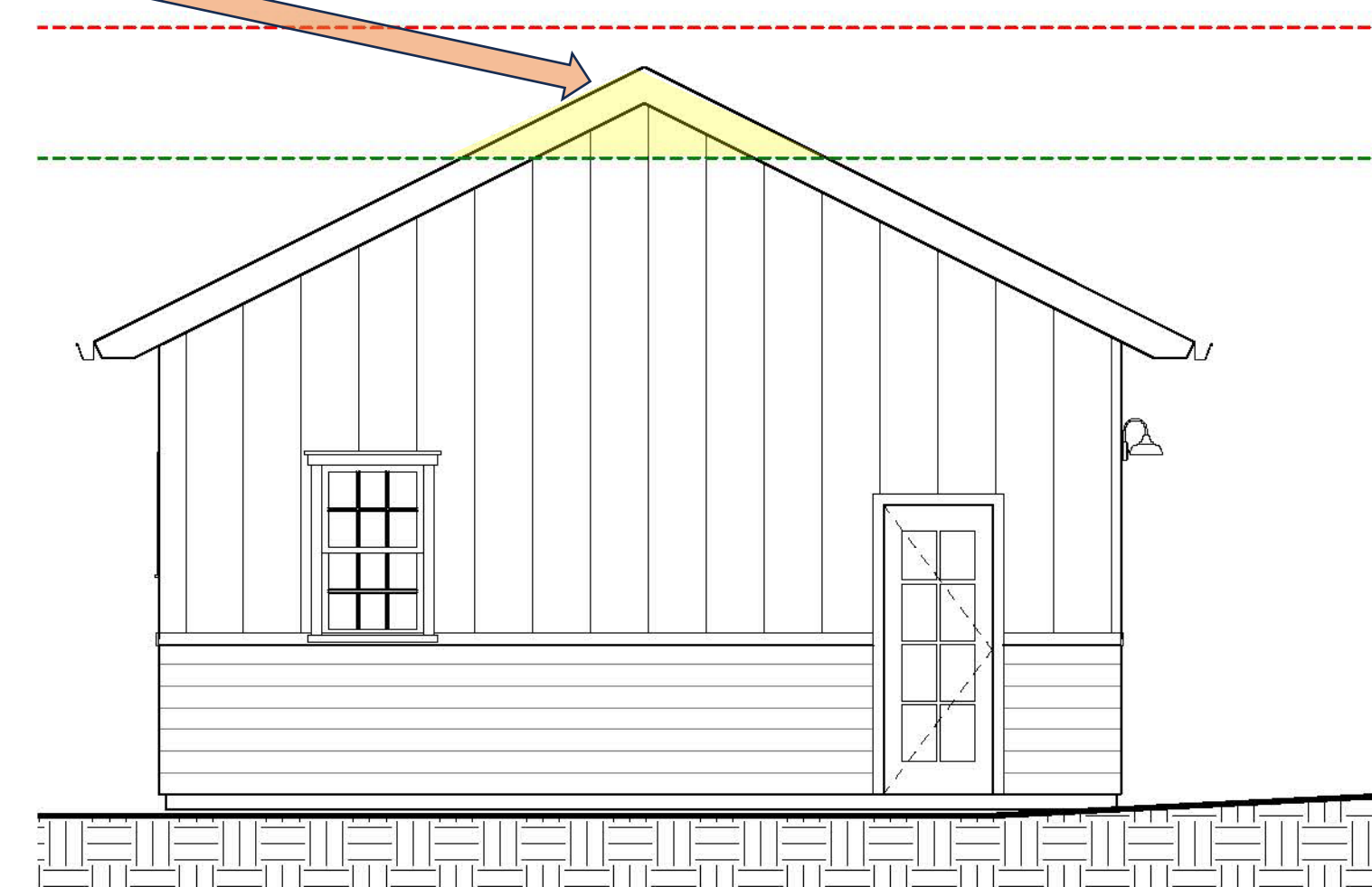
PROPOSED GARAGE PLAN



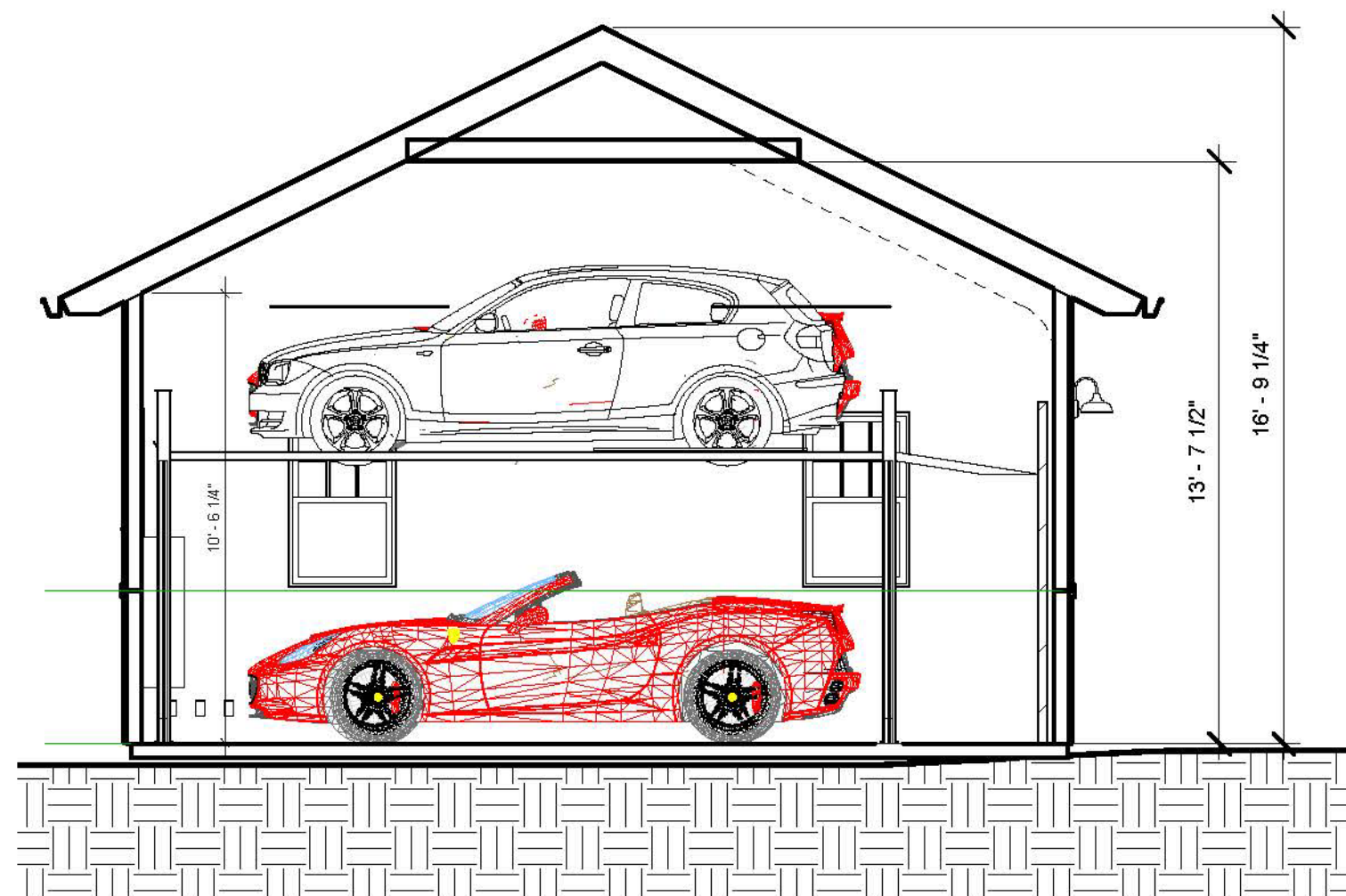
④ GARAGE EAST
1/4" = 1'-0"



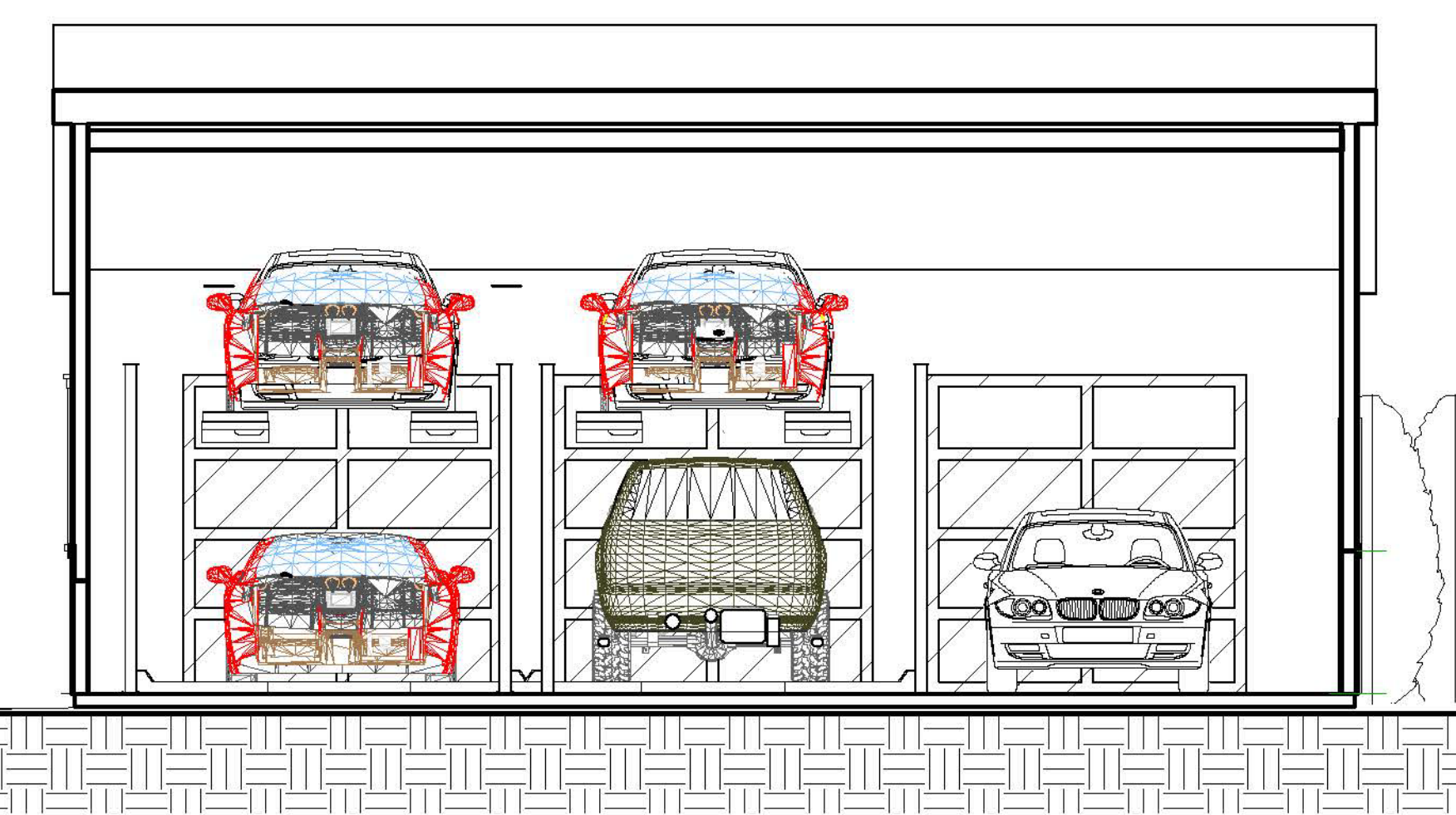
⑤ GARAGE SOUTH
1/4" = 1'-0"



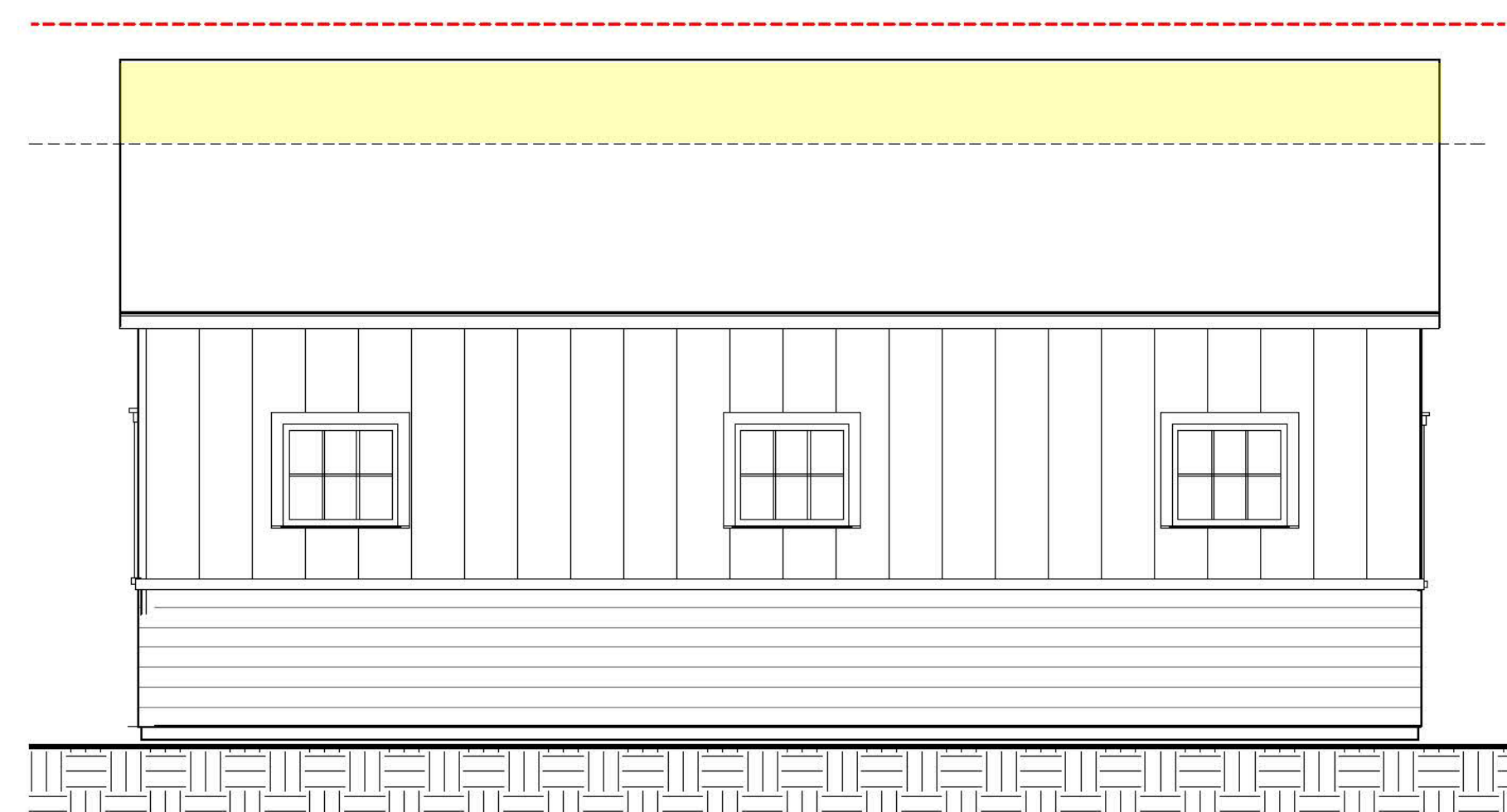
⑥ GARAGE WEST
1/4" = 1'-0"



② GARAGE SECTION
1/4" = 1'-0"



③ GARAGE SECTION 2
1/4" = 1'-0"



⑦ GARAGE NORTH
1/4" = 1'-0"

ADDITIONAL 115 SF

ADDITIONAL 2' +/- IN HEIGHT



Kyle P. Van Dyke
NJ Reg. Architect # 10864

RENOVATIONS & ADDITIONS
BRIAN SHORT & ROSANNA COLLARS
RESIDENCE
619 PLAINSBORO ROAD
PLAINSBORO, NJ
BLOCK 2022, LOT 12.

GARAGE

Scale 1/4" = 1'-0"
Drawn by KVD
Checked by KVD
Date 06/01/24

Revised # Date Note





