

THE PRENDERGAST RESIDENCE
416 Burd St, Block 905, Lot 18
Pennington Borough, Mercer County, NJ



DOUGLAS R. SCHOTLAND
architect

131 East Delaware Avenue | Pennington, New Jersey | 08534
T 609.737.6444 | F 267.295.1278 | E doug@drsarchitect.com
www.drsarchitect.com

This is a detailed plat map of the Township of Hopewell. The map shows a grid of lots, with some lots numbered 1 through 32. Several lots are highlighted with larger numbers: 904, 905, 906, and 907. The map includes several streets: Welling Avenue at the top, Sked Street running vertically, Burd Street running vertically, Ringleside Ave. running horizontally, Vannoy Avenue running horizontally, and Main Street running diagonally. There are various annotations on the map, including 'SHEET No. 10' in the top right, 'TOWNSHIP OF HOPEWELL' at the bottom, and 'SHEET No. 10' in the bottom right. A north arrow is located in the top right corner. The map also shows some smaller details like 'SHEET No. 10' and 'SHEET No. 10'.

PENNINGTON
MERCER COUNTY, NEW JERSEY

ZONING MAP
July 2014

ZONING DISTRICTS

R-80	RESIDENCE ZONE
R-100	ATTENDANCE ZONE
B-A	ADULTHOOD ZONING/RESIDENCE
O-R	OFFICE RESIDENCE ZONE
CV	TOWN CENTER ZONE
TR	TOWN CENTER RESIDENT ZONE
R-80	SUBURBAN RESIDENT ZONE
O-R	OFFICE RESIDENT ZONE
P-O	PROFESSIONAL OFFICE ZONE
A-1	RECREATION ZONE
E-2	EDUCATION ZONE 1
MO-1	MEDIUM USE ZONE 1
MO-2	MEDIUM USE ZONE 2
MO-3	MEDIUM RESIDENCE ZONE

CONDITIONAL USE OPTIONS

CL	CLUSTER DEVELOPMENT
CC	CONTINGING CARE
CF	RECREATION FACILITY

WHITE & CORRIDOR
RESIDENT OVERLAY ZONE

Prepared by:
MARK LINDENBAUM, AIA
PLANNING CONSULTANT

A.P.N.: N/A
ZONING: R-80
SITE AREA: 18,000 SF
BLDG USE: S.F. DWELLING
OCC. GROUP: R-3
CONST. TYPE: VB
CLIMATE ZONE: 5
BLDG. CODE: NJ REHABILITATION SUBCODE -
CURRENT EDITION
2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
FIRE SPRINKLERS: N/A

LEGAL DESC'N:

ARCHITECT:
DOUGLAS R. SCHOTLAND ARCHITECT, LLC
131 EAST DELAWARE AVENUE
PENNINGTON, USA 08534
OFFICE PHONE: 609.737.6444
OFFICE FAX: N/A
CONTACT: DOUGLAS R. SCHOTLAND

STRUCTURAL ENGINEER:
N/A

SOILS & GEOTECHNICAL ENGINEER:
N/A

SURVEYOR:
BRUCE BENISH, NJPLS
LOUIS LEHMAN, PA
2145 NOTTINGHAM WAY, 2ND FL., SUITE C
TRENTON, NJ 08619

TITLE 24 ENGINEER:
N/A

MECHANICAL ENGINEER:
N/A

ELECTRICAL ENGINEER:
N/A

FIRE PROTECTION:
N/A

CIVIL ENGINEER:
N/A

LANDSCAPE ARCHITECT:
N/A

SHEET INDEX	
A.01	TITLE SHEET / GENERAL INFO
A.02	SITE PLAN & ZONING INFORMATION
A.03	GARAGE PLANS & EXTERIOR ELEVATIONS
A.04	GARAGE SECTIONS
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PER BOROUGH ORDINANCE §215-12(d): The proposed garage shall be constructed of compatible building materials and architectural style, including painting schemes, as the principal structure.


Douglas R. Schotland, AIA
Architect of Record

VARIANCES REQUESTED:			
1.	215-12.E	GARAGE HEIGHT	21.2 FT PROPOSED; 20 FT PERMITTED
2.	215-12.E	GARAGE FLOOR AREA	785 SF PROPOSED; 750 PERMITTED
3.	215-12.E	GARAGE FULL BATHROOM	FULL BATH PROPOSED; HALF BATH PERMITTED
4.	215-66	FRONT YARD (IF NEEDED)	23.2 FT EXISTING & PROPOSED / 24.5 FT PERMITTED*

* PER § 215-15 YARD REQUIREMENTS: *In any residential zone where 50% or more of the lots within a distance of 500 feet on the same side of the street are developed, the front yard requirements for any lot within such area shall be the average of the existing front yards on the developed lots.*

ADDITION
ALTERATION
RENOVATION
NEW CONSTRUCTION

INTERIOR ALTERATIONS / RENOVATION - 1st FLOOR
NEW DETACHED GARAGE
FRONT, SIDE & REAR ADDITIONS TO SF DWELLING - 1
STORY

2021 International Residential Code - NJ Edition
NJ Rehabilitation Subcode N.J.A.C. 5:23-6.6

STATE OF NEW JERSEY
DOUGLAS K. SCOTLAND AIA
REGISTERED ARCHITECT
1010851800

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ISSUED FOR ZONING BOARD REVIEW - 6/15/23

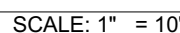
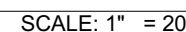
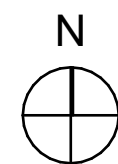
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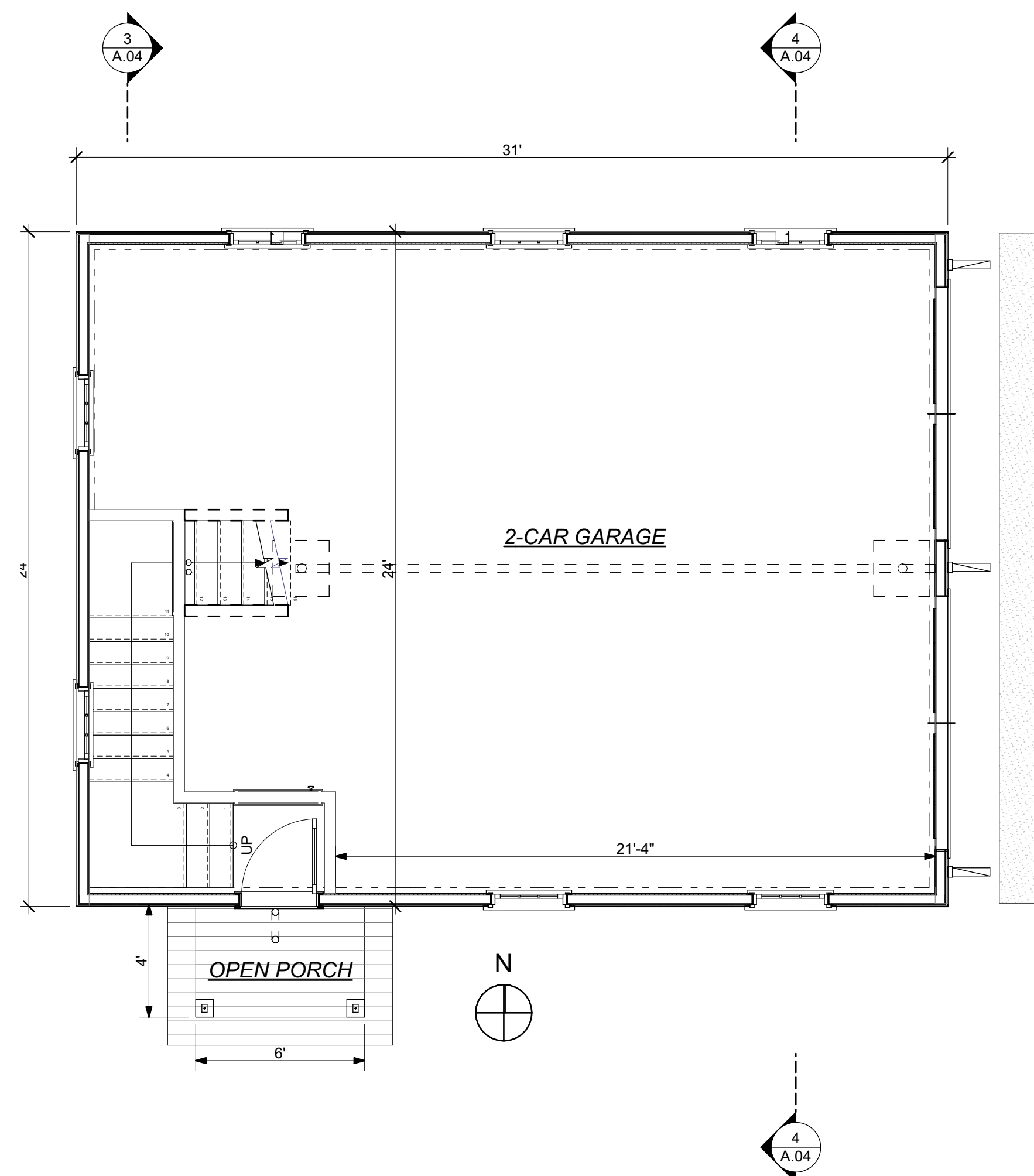
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TITLE SHEET / GENERAL INFO

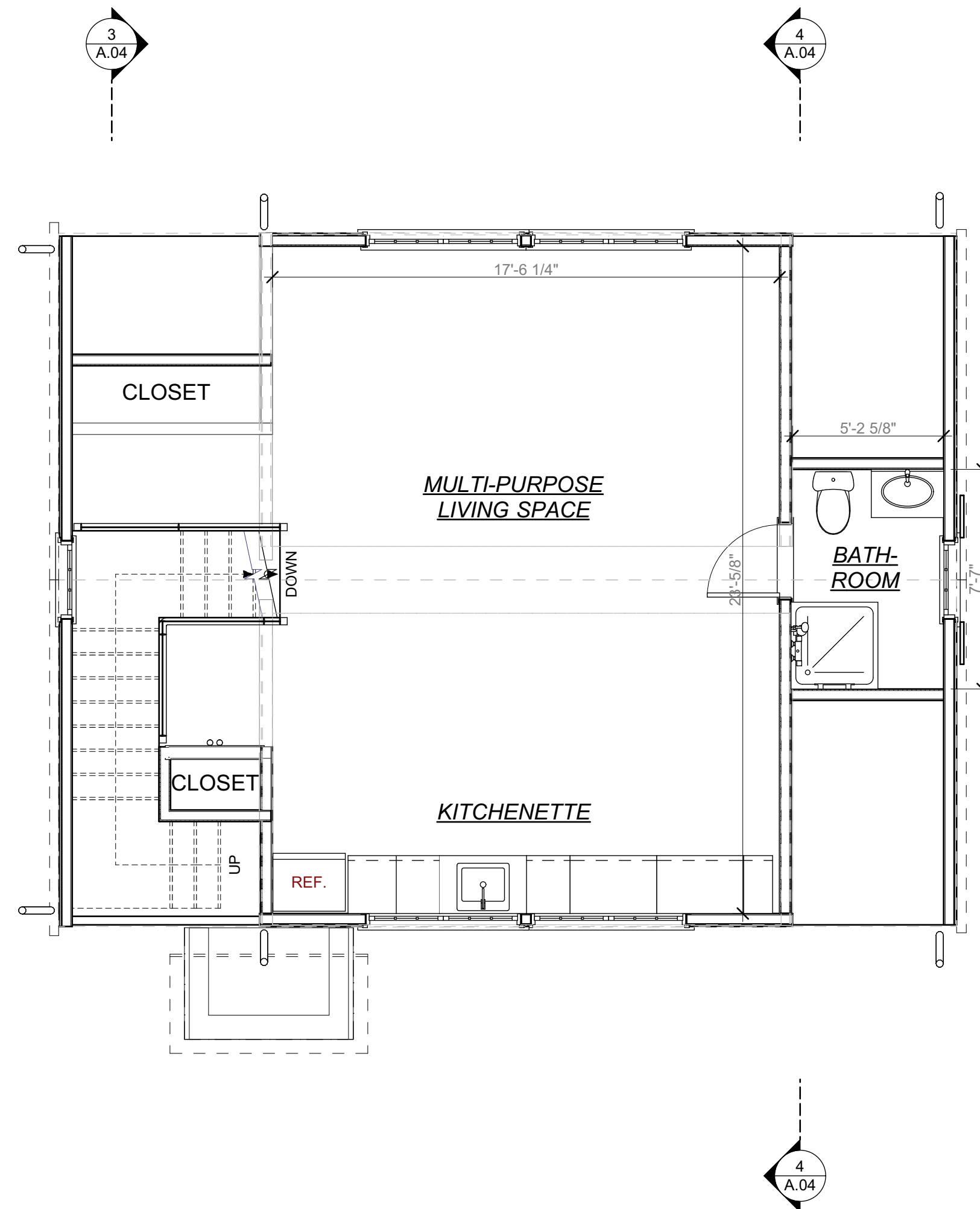


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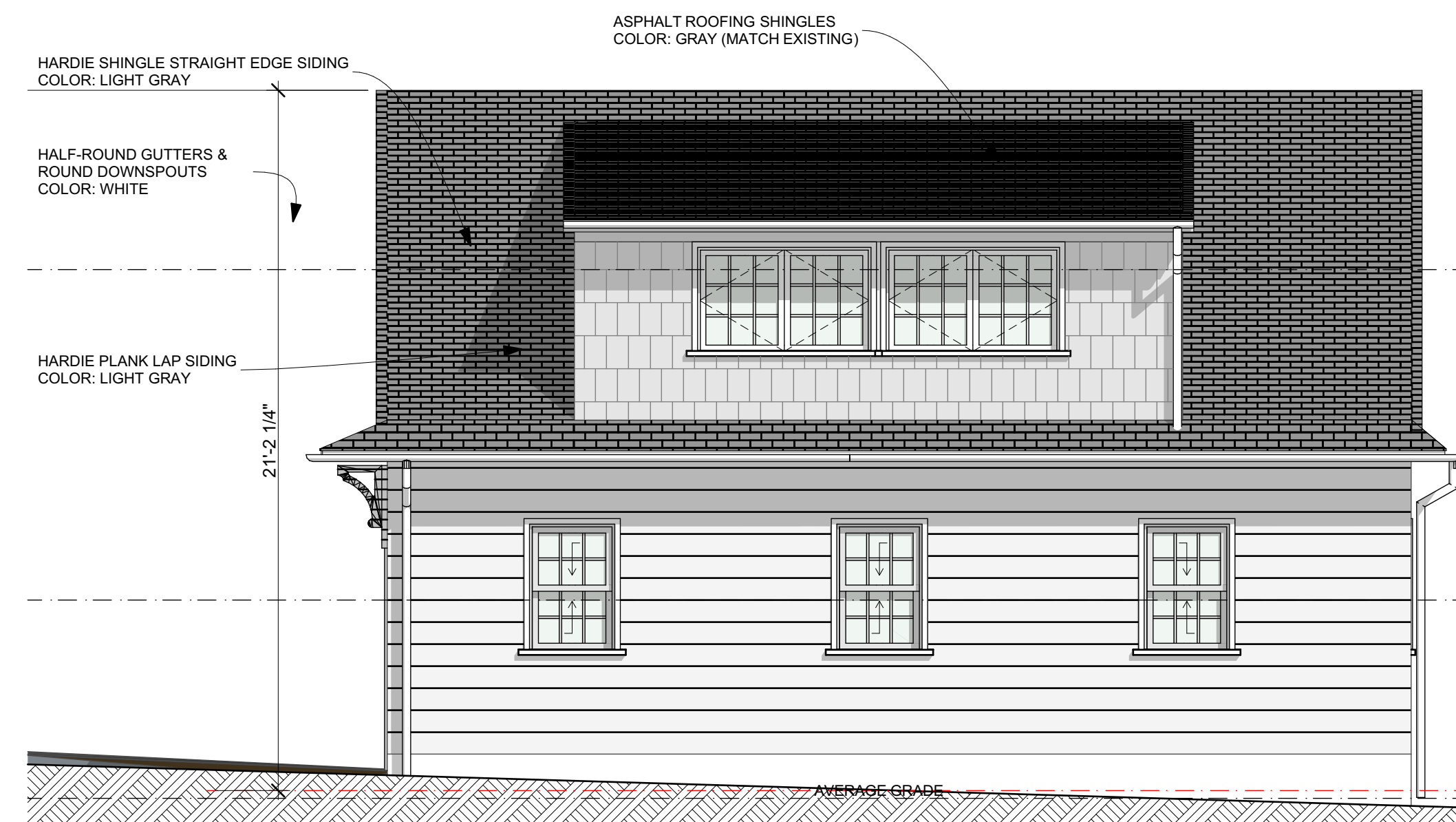
SCALE: 1:0.65SCALE: 1:0,63



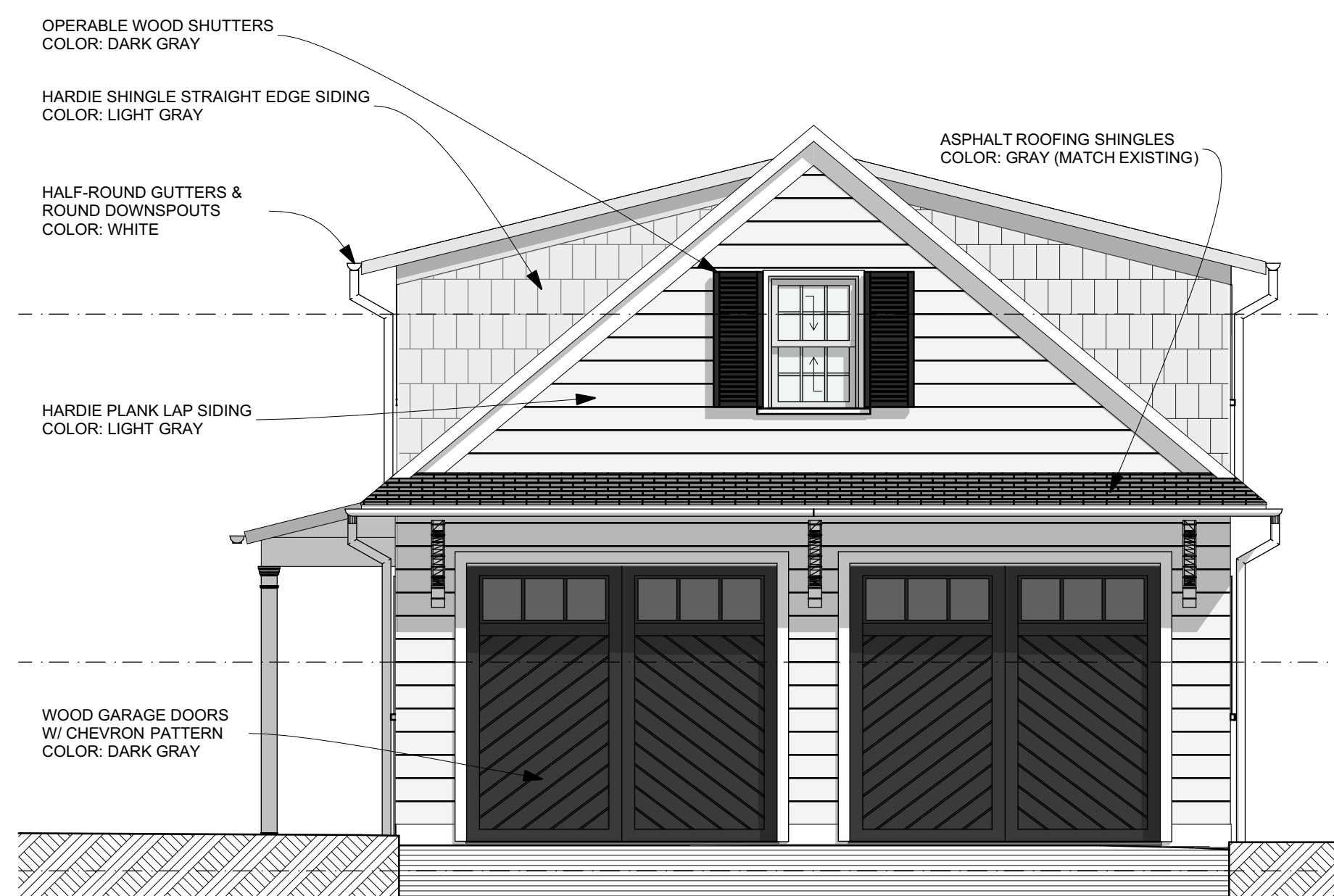
1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



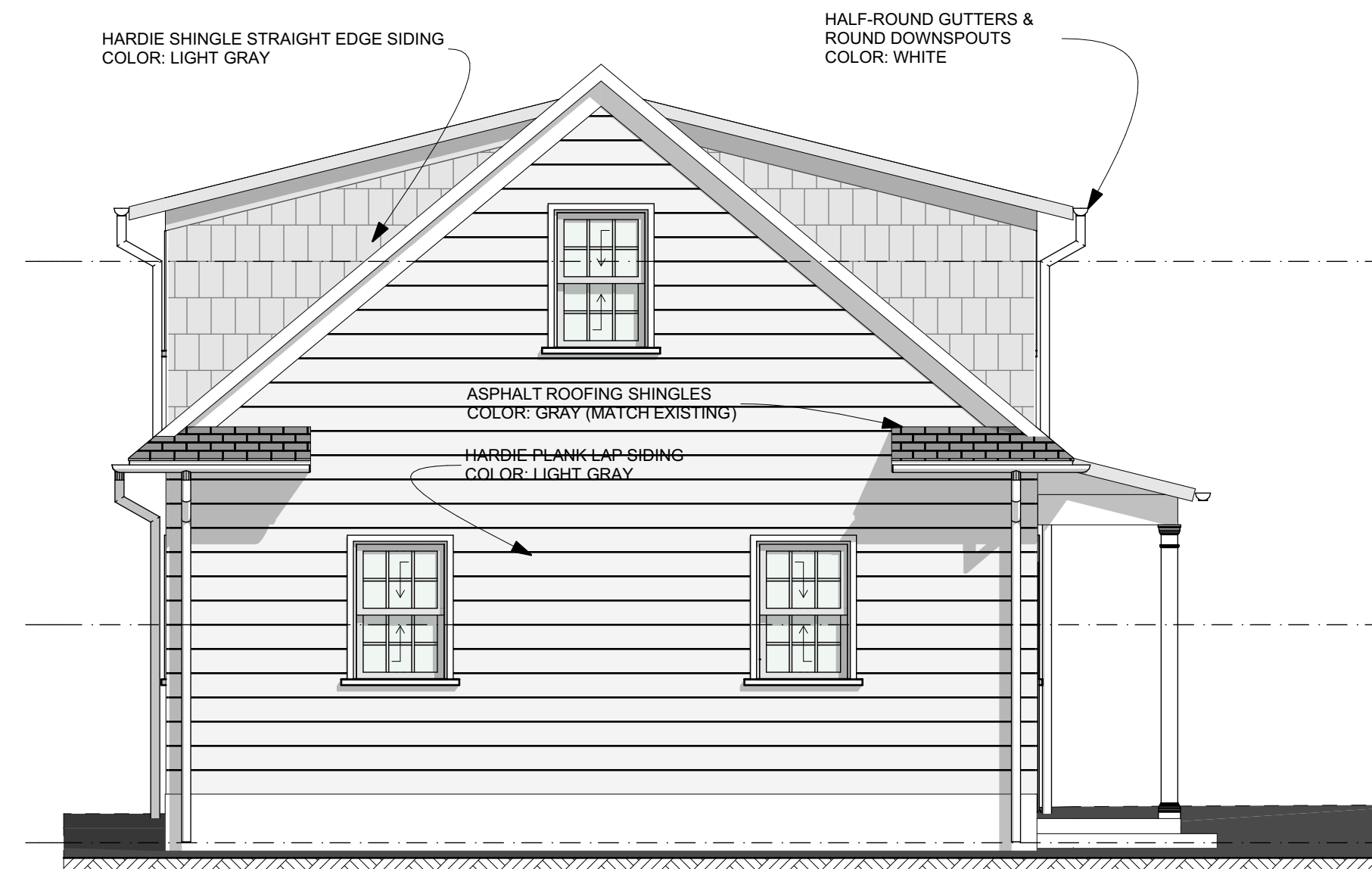
2 SECOND FLOOR - LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"



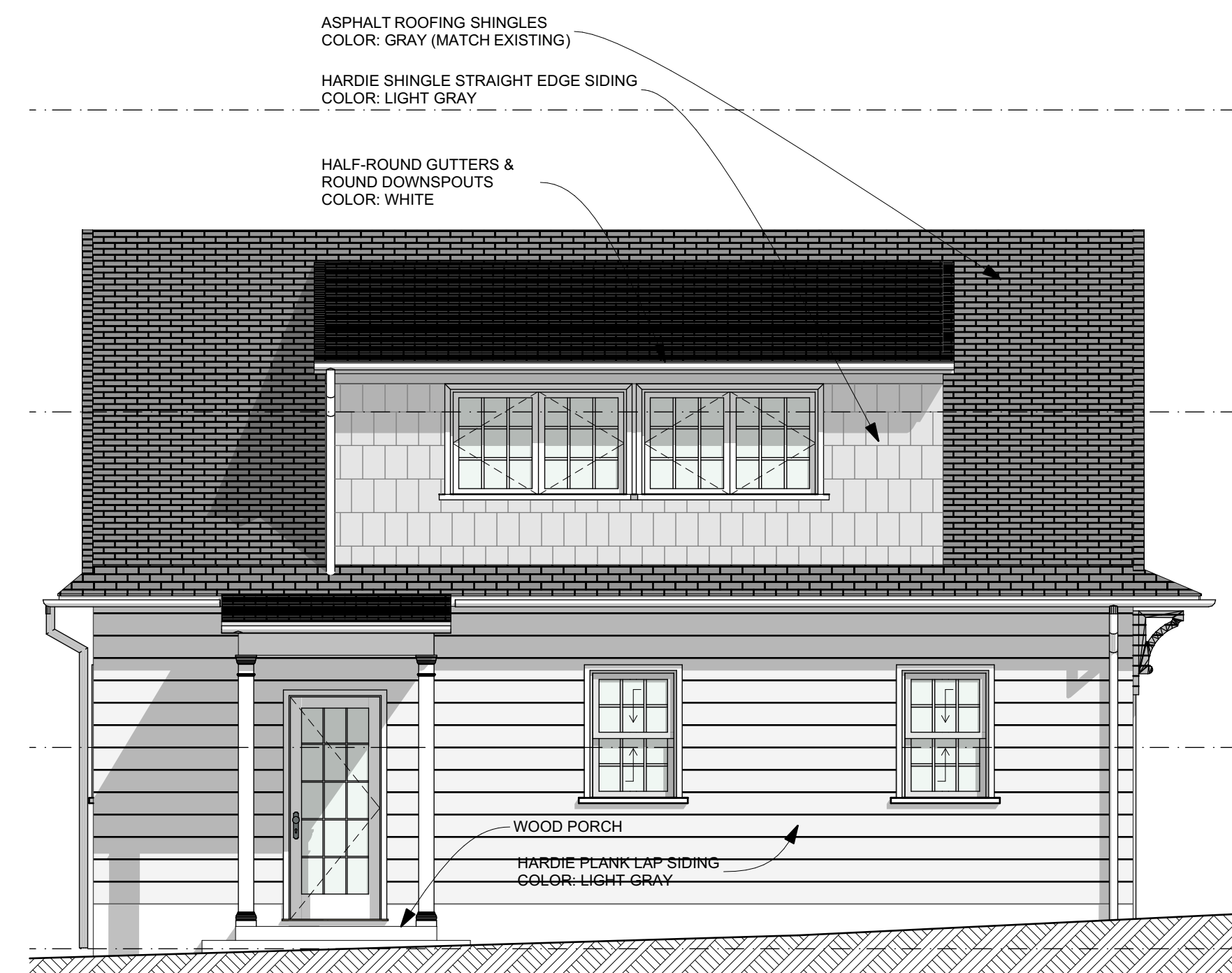
5 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



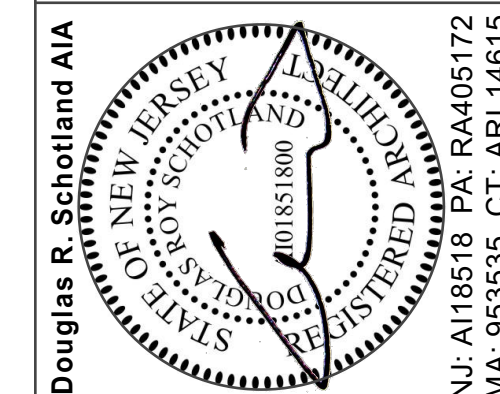
3 GARAGE EAST ELEVATION



4 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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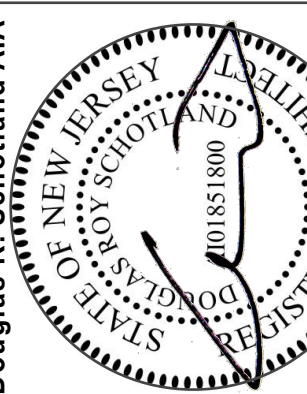
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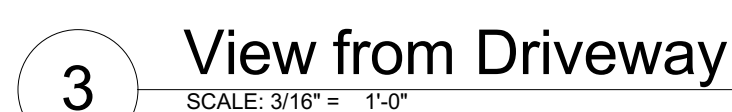
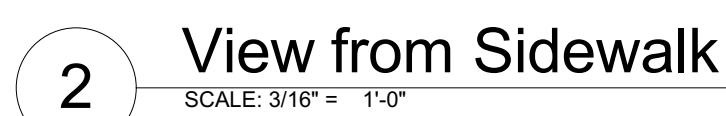
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GARAGE SECTIONS

Douglas R. Schotland AIA



NJ: A18518 PA: RA405172
MA: 953535 CT: ARL14615



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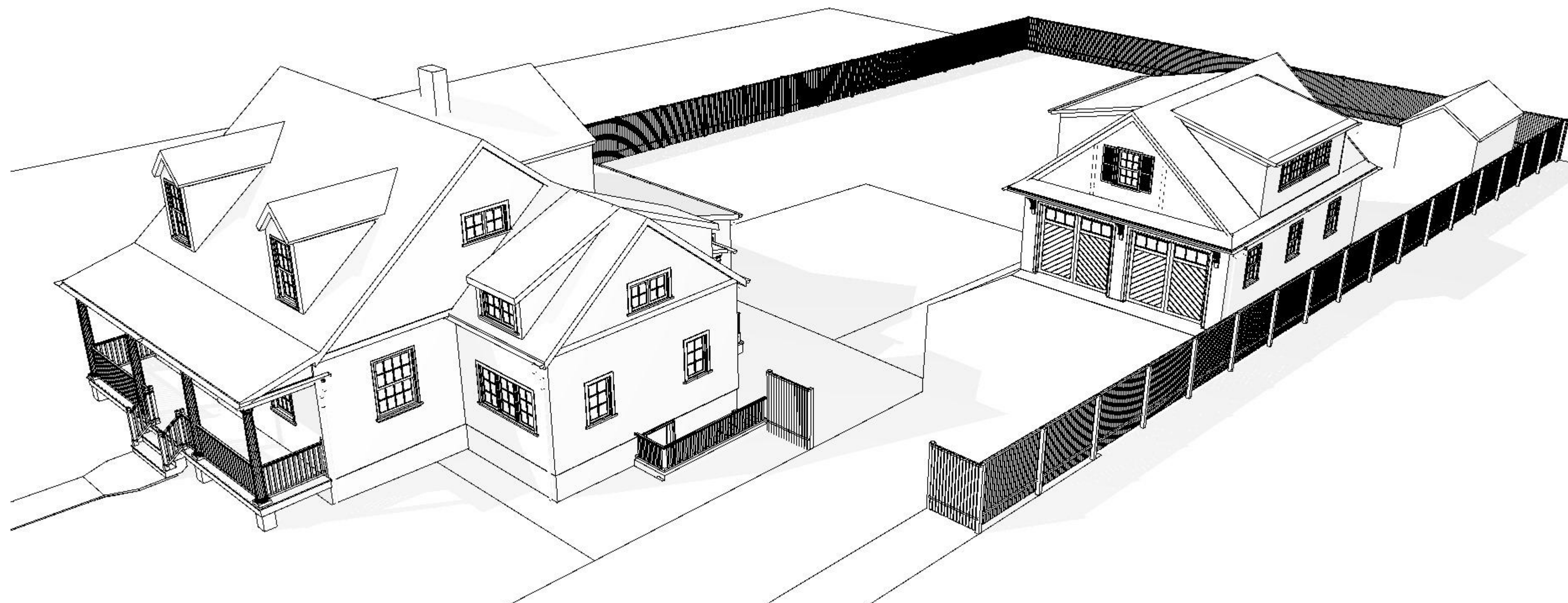
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PERSPECTIVE VIEWS 1

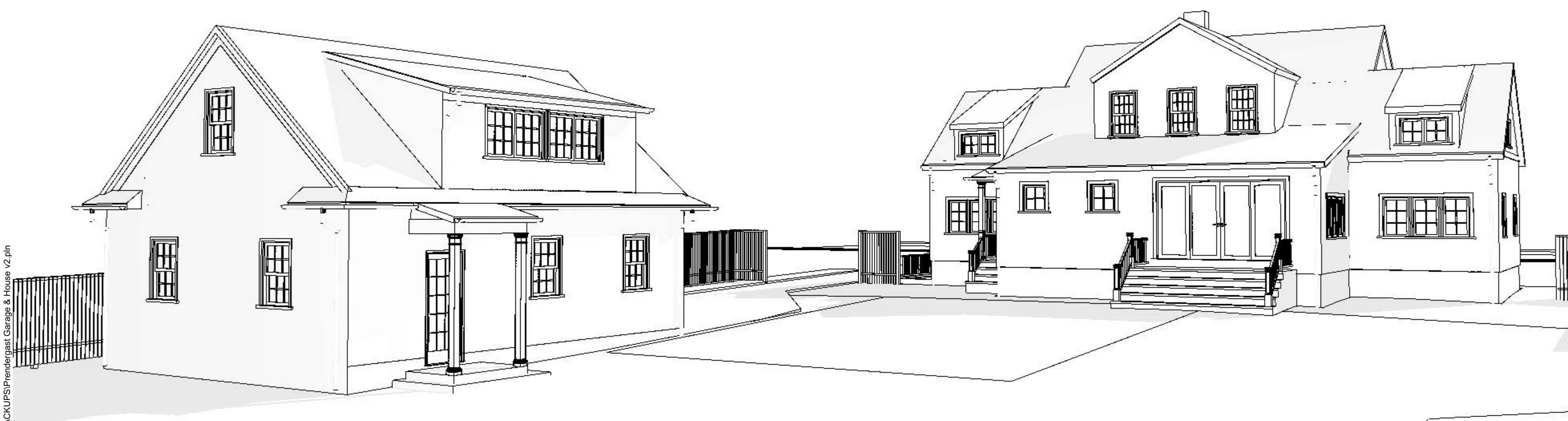
Douglas B. Schotland, AIA



JJ: AI18518 PA: RA405172
MA: 953535 CT: ARL14615



1 Bird's Eye View 3



2 View from Back Yard
SCALE: 3/16" = 1'-0"



4 View from Street
SCALE: 3/16" = 1'-0"



3 Bird's Eye View 2

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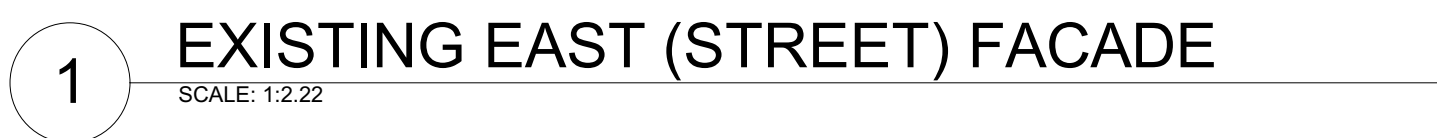


PERSPECTIVE VIEWS 2

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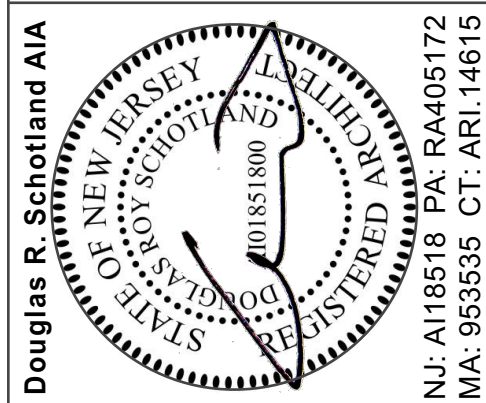
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EXISTING CONDITIONS PHOTOS

 PROPOSED

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← 1" ACTUAL →

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Douglas R. Schotland AIA



HOUSE PLANS 2 - FOUNDATION & SECOND FLOOR

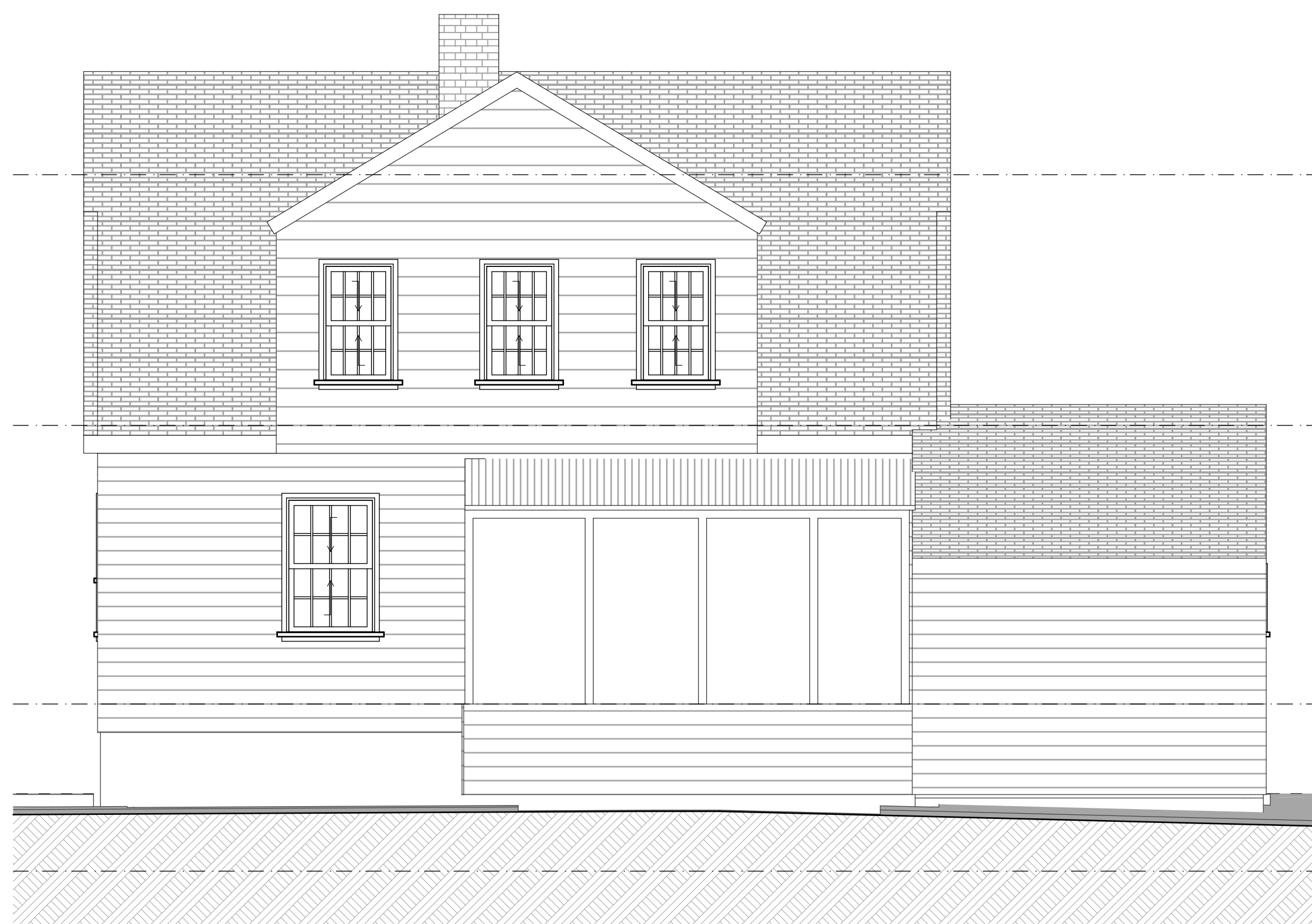
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1 HOUSE EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 HOUSE EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



3 HOUSE WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



4 HOUSE WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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← 1" ACTUAL →

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HOUSE EXTERIOR ELEVATIONS 1



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1' 0"

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