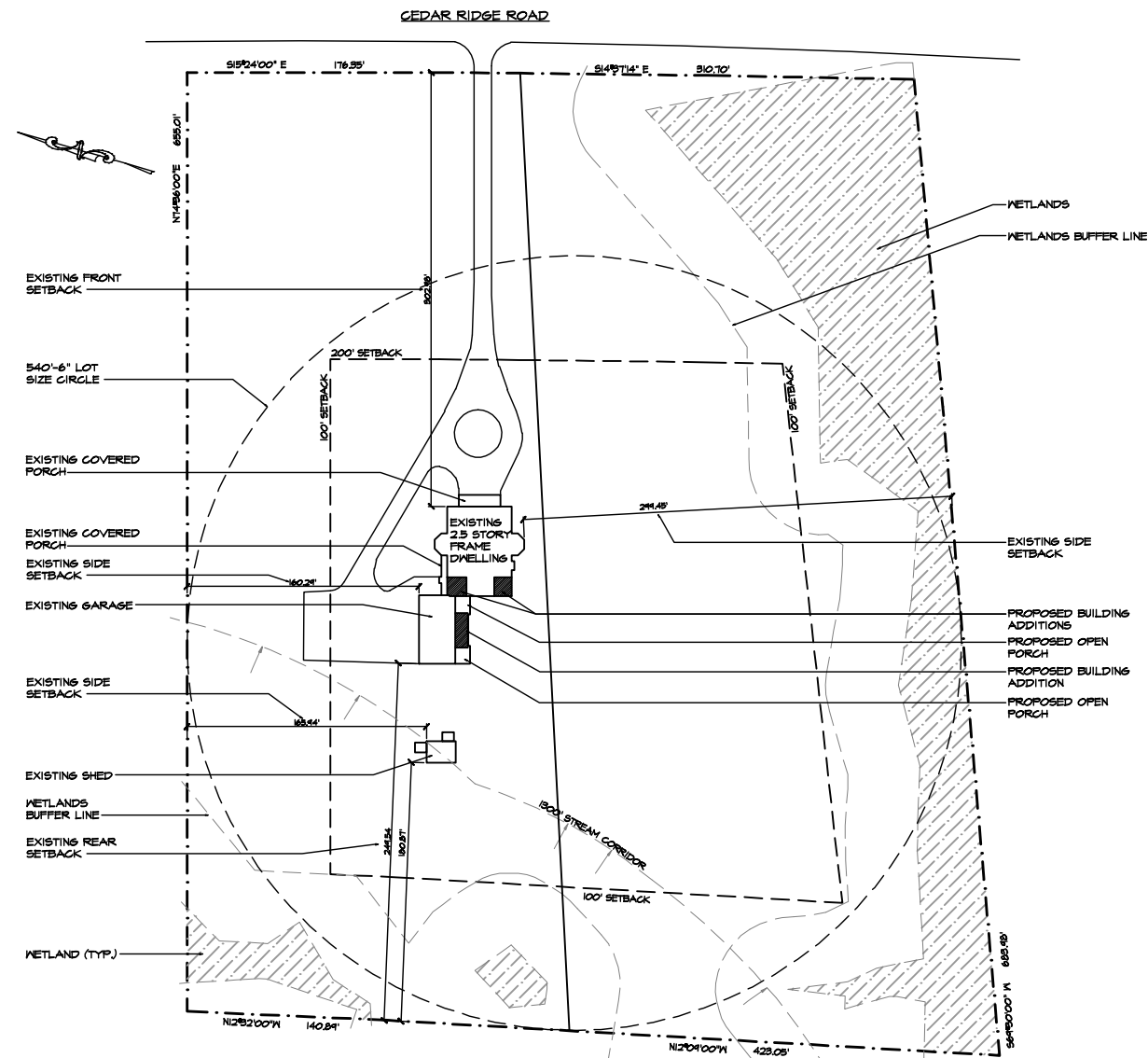


# ALTERATIONS TO THE AUERBACH RESIDENCE

## 475 CEDAR BRIDGE ROAD BEDMINSTER TOWNSHIP, NJ

**AUERBACH  
RESIDENCE**

475 CEDAR RIDGE ROAD  
BEDMINSTER TOWNSHIP,  
NEW JERSEY



**INDEX DESCRIPTION**

A-01	First Floor Plan
A-02	Basement Plan, Sections and Details
A-03	Electrical Plans, Door Schedule
A-04	Plumbing Riser Diagram, General Notes

**VOLUME CALCULATIONS:**  
 \*PROPOSED ADDITIONS TO HOUSE:  
 3,423 CU.FT.  
 \*PROPOSED CABANA (PHASE II):  
 2,262 CU.FT.  
**TOTAL: 5,685 CU.FT.**

**ZONING REQUIREMENTS:**  
 475 CEDAR RIDGE RD.  
 BEDMINSTER TWP, NJ  
 LOT 4.02, BLOCK 40  
 ZONE: R10  
 CONSTRUCTION TYPE: B5

**SURVEY NOTE:**  
 INFORMATION FOR SITE PLAN  
 TAKEN FROM  
 SURVEY PREPARED BY  
 JAMES P. DEADY SURVEYOR, LLC  
 P.O. BOX 942  
 FAR HILLS, NJ  
 DATED: 9/4/2010

	REQUIRED	EXISTING	PROPOSED	NOTES
MIN. LOT SIZE	900'	540'-6"	NO CHANGE	UNCHANGED/CONFORMING
MIN. LOT AREA	10 ACRES	8.23 ACRES	NO CHANGE	*EXISTING NON-CONFORMING
MIN. FRONTAGE	50'	481.05'	NO CHANGE	UNCHANGED/CONFORMING
MAX. F.A.R.	8%	2.86% (10,474 S.F.)	2.99% (10,740 S.F.)	CONFORMING
<b>SETBACKS - MAIN BUILDING</b>				
FRONT YARD,	200'	502.45'	NO CHANGE	UNCHANGED/CONFORMING
REAR YARD,	100'	248.54'	NO CHANGE	UNCHANGED/CONFORMING
SIDE YARD, (EACH SIDE)	100'	160.24'	NO CHANGE	UNCHANGED/CONFORMING
COMBINED SIDE YARDS:	50% LOT WIDTH	86% (494.74')	NO CHANGE	UNCHANGED/CONFORMING
<b>SETBACKS - ACCESSORY</b>				
REAR LINE,	50'	N/A	NO CHANGE	UNCHANGED/CONFORMING
SIDE LINE,	50'	N/A	NO CHANGE	UNCHANGED/CONFORMING
OTHER BUILDINGS W/	50'	N/A	NO CHANGE	UNCHANGED/CONFORMING
GROSS FLOOR AREA				
1000 S.F. OR MORE				
OTHER BUILDINGS W/	15'	180.87'	NO CHANGE	UNCHANGED/CONFORMING
GROSS FLOOR LESS		165.94'		
THAN 1000' S.F.				
<b>LOT COVERAGE CALCULATIONS:</b>				
RESIDENCE, OTHER BLDGS,		16,719 S.F.	17,446 S.F.	
DRIVEWAY, TERRACE, PATIO				
TOTAL COVERAGE:	5%	4.7%	4.8%	CONFORMING
BUILDING HEIGHT	35' or 2 1/2 STORIES	2 1/2 STORIES	N/A	UNCHANGED
				*EXISTING LOT SIZE IS 1.77 ACRES LESS THAN REQUIRED

REV.	DATE	ISSUE	REMARK

**JOB #**  
**SET: G**

**SITE PLAN**  
**ZONING REQUIREMENTS**

AS,TS HT  
 PREP. BY: HILAND HALL, TURNER  
 NJ LIC. # 12074

**HILAND HALL TURNER & ASSOCIATES P.A.**  
**ARCHITECTS**  
 2 CLAREMONT ROAD, BERNARDSVILLE, NJ 08504 908-464-0992