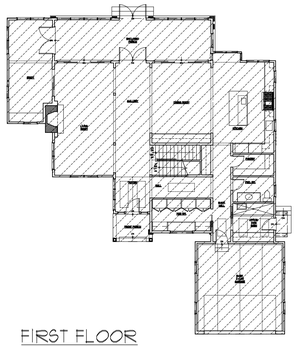
ANDERSON RESIDENCE

81 RIVERLAWN DRIVE, LOT 7, BLOCK 26

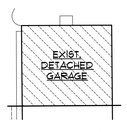
FAIR HAVEN, NEW JERSEY

BUILDING COVERAGE DIAGRAMS

EXISTING



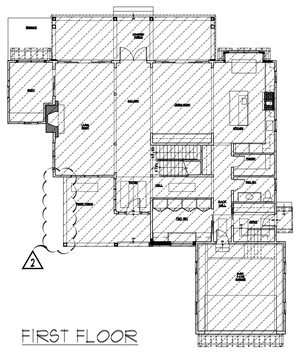
FIRST FLOOR



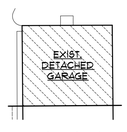
GARAGE

EXISTING BUILDING COVERAGE:	
PRINCIPAL BLDG.:	2,817 SF
EXIST. DETACHED GARAGE:	363 SF
EXIST. SHED:	42 SF
TOTAL:	3,222 SF

PROPOSED



FIRST FLOOR

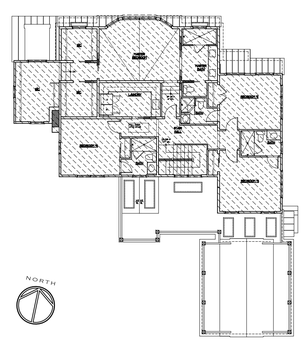


GARAGE

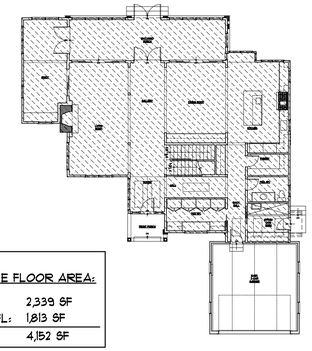
PROPOSED BUILDING COVERAGE:	
PROPOSED PRINCIPAL BLDG.:	3,060 SF 2
EXIST. DETACHED GARAGE:	363 SF
EXIST. SHED:	42 SF
TOTAL:	3,465 SF 2

HABITABLE FLOOR AREA DIAGRAMS

EXISTING



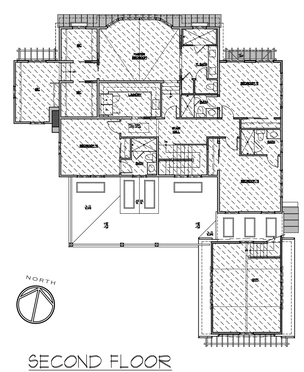
SECOND FLOOR



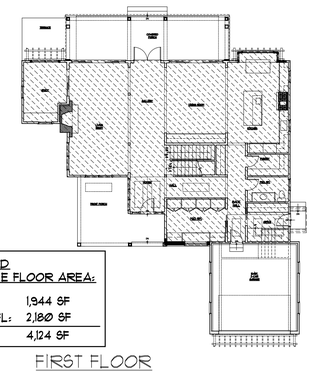
FIRST FLOOR

EXISTING HABITABLE FLOOR AREA:	
FIRST FL.:	2,339 SF
SECOND FL.:	1,813 SF
TOTAL:	4,152 SF

PROPOSED



SECOND FLOOR



FIRST FLOOR

PROPOSED HABITABLE FLOOR AREA:	
FIRST FL.:	1,944 SF
SECOND FL.:	2,180 SF
TOTAL:	4,124 SF

ZONING & CODE INFORMATION

ZONE: R-30

USE - SINGLE FAMILY RESIDENCE

	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA	30,000 SF	24,035 SF 2	UNCHANGED	
PRINCIPAL STRUCTURE				
BUILDING HEIGHT - STORIES	2 1/2	2	UNCHANGED	
BUILDING HEIGHT - RIDGE	35 FT	32.5 FT ±	UNCHANGED	

MAXIMUM ALLOTMENTS

	REQUIRED	EXISTING	PROPOSED	
MAX. BUILDING COVERAGE %	20% x 24,035 SF = 4,807 SF 2			
PRINCIPAL STRUCTURE		2,817 SF	3,060 SF 2	
EXIST. DETACHED GARAGE		363 SF	363 SF	
SHED		42 SF	42 SF	
TOTAL	4,807 SF 2	3,222 SF	3,465 SF 2	
MAX. HABITABLE FLOOR AREA - RATIO	15% x 24,035 SF = 3,605 SF 2			
MAX. HABITABLE FLOOR AREA - BY SCHEDULE	5,180 SF			
MAX. HABITABLE FL. AREA - ALLOWABLE (LESSER OF ABOVE)	3,605 SF 2			
PRINCIPAL STRUCTURE				
FIRST FLOOR		2,339 SF	1,944 SF	
SECOND FLOOR		1,813 SF	2,180 SF	
TOTAL HABITABLE FLOOR AREA	3,605 SF 2	4,152 SF	4,124 SF	

NOTES:

1. SEE SITE PLAN PREPARED BY STEVEN R. KROG, LANDSCAPE ARCHITECT, PC FOR SITE PLAN AND ADDITIONAL ZONING INFORMATION.
2. SITE INFORMATION BASED ON: "TOPOGRAPHIC SURVEY" 81 RIVERLAWN DRIVE LOTS 7, 7.01 & 8.01 BLOCK 26 PREPARED BY CHARLES BURMONTE P.E. & P.L.S. REV 1 - DATED 11-16-20

2

DRAWING LIST

DWG. NO.	DRAWING DESCRIPTION
A001	PROJECT INFORMATION
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS

NO.	REVISIONS / ISSUES	DATE
2	PORCH & SITE CALCS.	11/18/20
1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

ANDERSON CAMPANELLA
120 EAST RIVER ROAD
RUMSON NJ 07760
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FAX: 732-219-0106

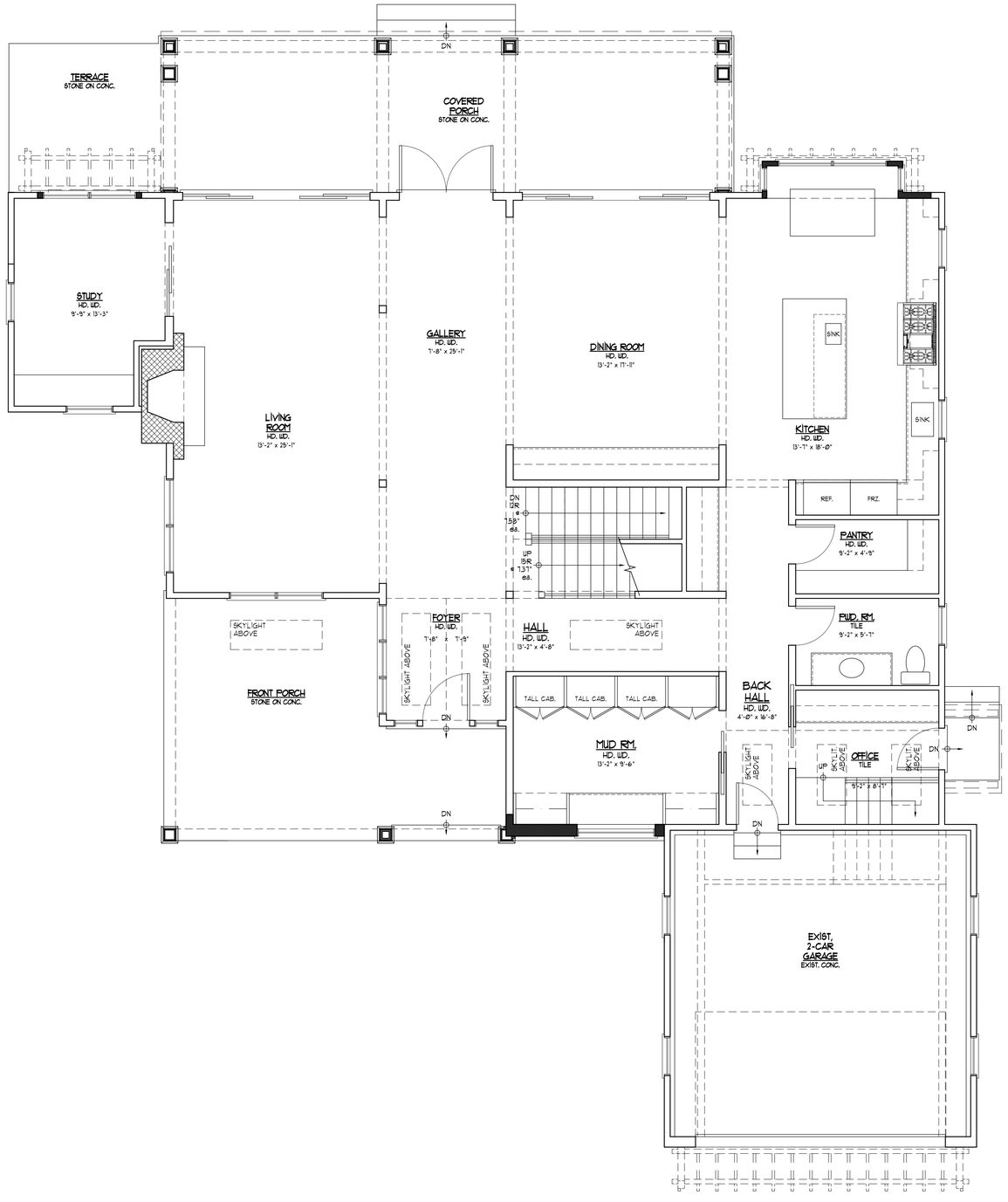
JAMES C. ANDERSON
N.J. LIC. AI 11931

FELICIA J. CAMPANELLA
N.J. LIC. AI 11797

PROJECT:
ANDERSON RESIDENCE
81 RIVERLAWN DRIVE
LOT 7, BLOCK 26
FAIR HAVEN, NEW JERSEY

SHEET TITLE:
PROJECT INFORMATION

SCALE: AS NOTED
JOB NO.: 2009
DRAWN: KGS
CHKD:
SHEET NO.: A001



1 A101 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUES	DATE
1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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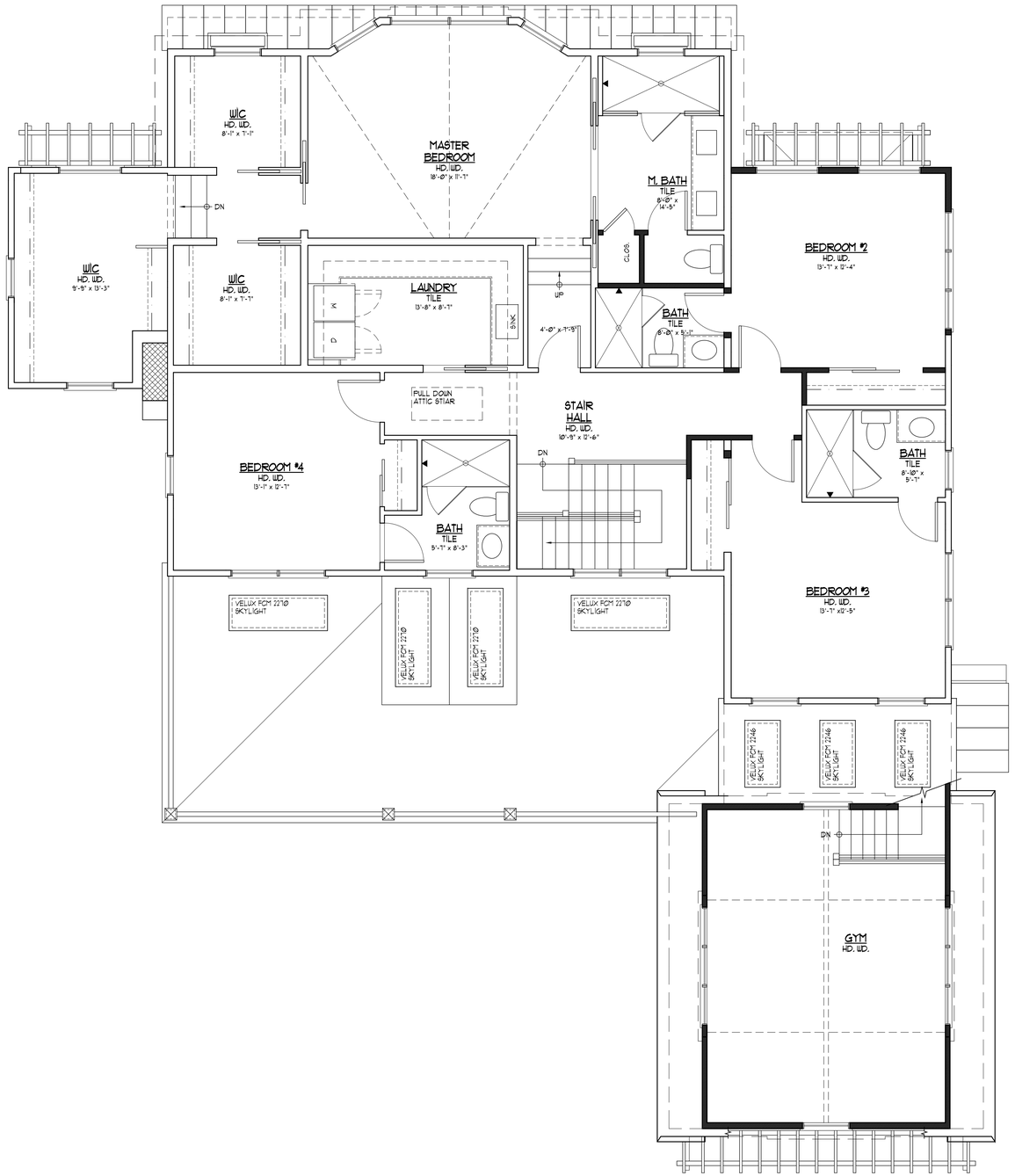
FELICIA J. CAMPANELLA
N.J. LIC. AI 11797

PROJECT:
ADDITION / RENOVATION
ANDERSON RESIDENCE

81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:
FIRST FLOOR PLAN

SCALE: **As Noted**
JOB NO.: **2009**
DRAWN: **KGS**
CHKD:
SHEET NO.: **A101**



1 A102 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUES	DATE
1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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PROJECT:
ADDITION / RENOVATION
ANDERSON RESIDENCE

81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:
SECOND FLOOR PLAN

SCALE: **As Noted**
JOB NO.: **2009**
DRAWN: **KGS**
CHKD:
SHEET NO.: **A102**

1 / A201 FRONT (SOUTH) ELEVATION

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

NO.	REVISIONS / ISSUES	DATE
#1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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PROJECT:

ADDITION / RENOVATION
ANDERSON RESIDENCE
LOT 7, BLOCK 26
81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:

EXTERIOR ELEVATIONS

SCALE: **AS NOTED**

JOB NO.: **2009**

DRAWN: **KGS**

CHKD:

SHEET NO.: **A201**

1 / A202 SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUES	DATE
#1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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PROJECT:
ADDITION / RENOVATION
ANDERSON RESIDENCE
LOT 7, BLOCK 26
81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: **As Noted**
JOB NO.: **2009**
DRAWN: **KGS**
CHKD:
SHEET NO.: **A202**

1 / A203 REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUES	DATE
#1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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AC
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N.J. LIC. AI 11797

PROJECT:
ADDITION / RENOVATION
ANDERSON RESIDENCE
LOT 7, BLOCK 26
81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: **AS NOTED**
JOB NO.: **2009**
DRAWN: **KGS**
CHKD:
SHEET NO.: **A203**

1 / A204 SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS / ISSUES	DATE
#1	MUD RM./ PORCH REVS.	8/14/20
	ZONING SUBMISSION	5/14/20

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N.J. LIC. AI 11797

PROJECT:
ADDITION / RENOVATION
ANDERSON RESIDENCE
LOT 7, BLOCK 26
81 RIVERLAWN DRIVE
FAIR HAVEN, NJ

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: **AS NOTED**
JOB NO.: **2009**
DRAWN: **KGS**
CHKD:
SHEET NO.: **A204**