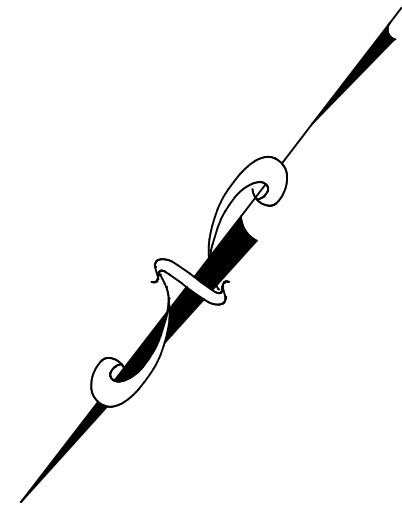


RIVER BEND ROAD

PLOT PLAN

1" = 20'

NOTE: EXISTING DIMENSIONS AND CONDITIONS SHOWN ARE OBTAINED FROM A SURVEY PREPARED BY: BENJAMIN AND WIZOREK, INC. 250 MAIN STREET MADISON, NEW JERSEY 07140 THOMAS S. BENJAMIN P.E. & L.S. LIC. No. 21201 DATED: OCTOBER 28, 1986



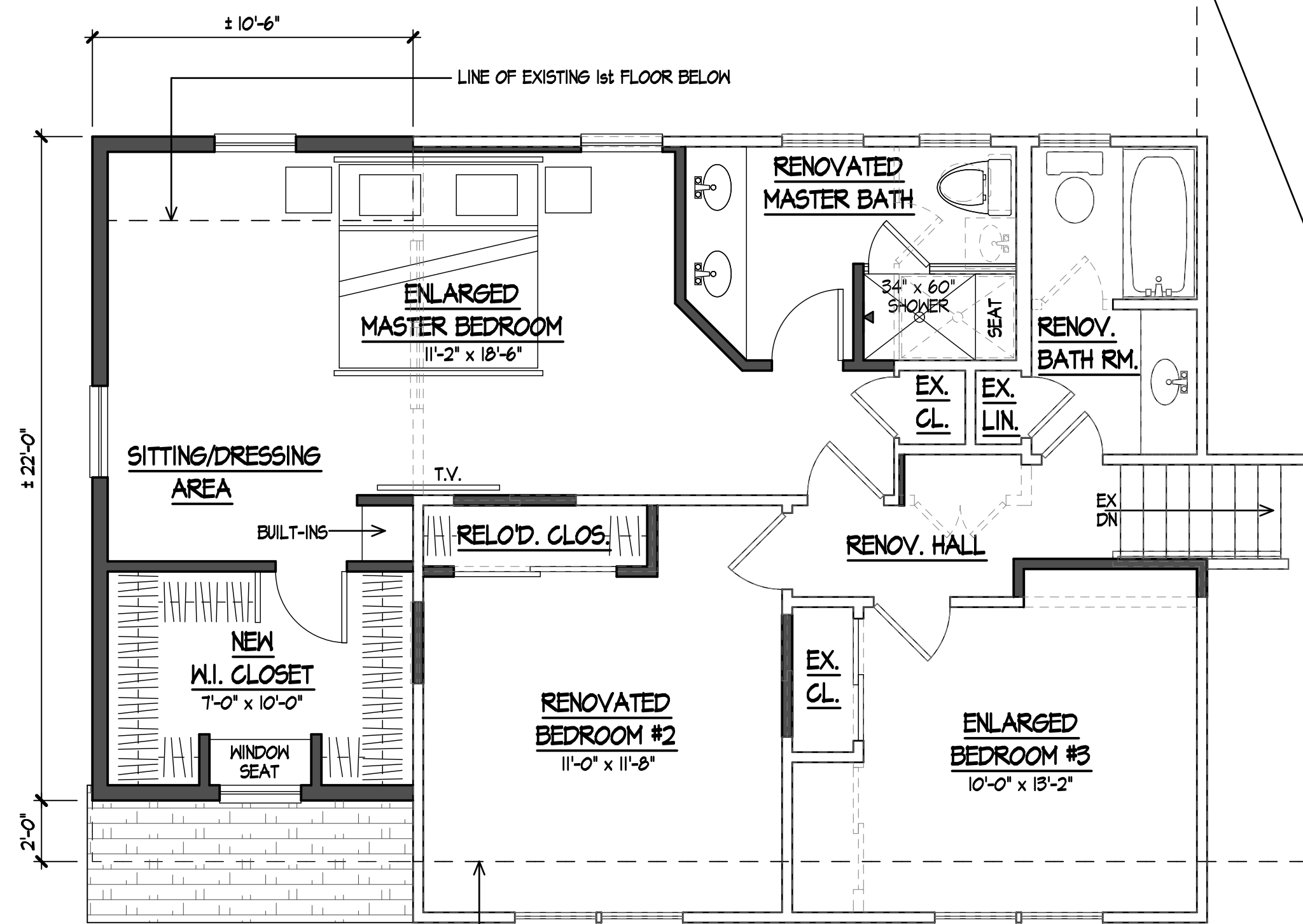
PRELIMINARY FRONT ELEVATION

1/4" = 1'-0"

ZONING DATA TABLE				
ZONE: R-15	REQUIRED	EXISTING	PROPOSED	NOTES
FRONT YARD SETBACK	50'	45'	45' / ± 41'	1, 3, 4
SIDE YARD #1	12'	14.11'	± 13.00'	2
SIDE YARD #2	N/A	± 13.0'	± 13.0'	1
TOTAL OF TWO SIDE YARDS	30'	27.11'	± 26.0'	5
REAR YARD SETBACK	40'	39.5'	39.5'	1, 3, 6
MAX. BUILDING COVERAGE	15%	14.12%	14.98%	2, 7
MAX. PERMIT COVERAGE - OTHER	10%	8.96%	8.96%	1, 2
MAX. PERMIT COVERAGE	25%	23.68%	23.94%	2

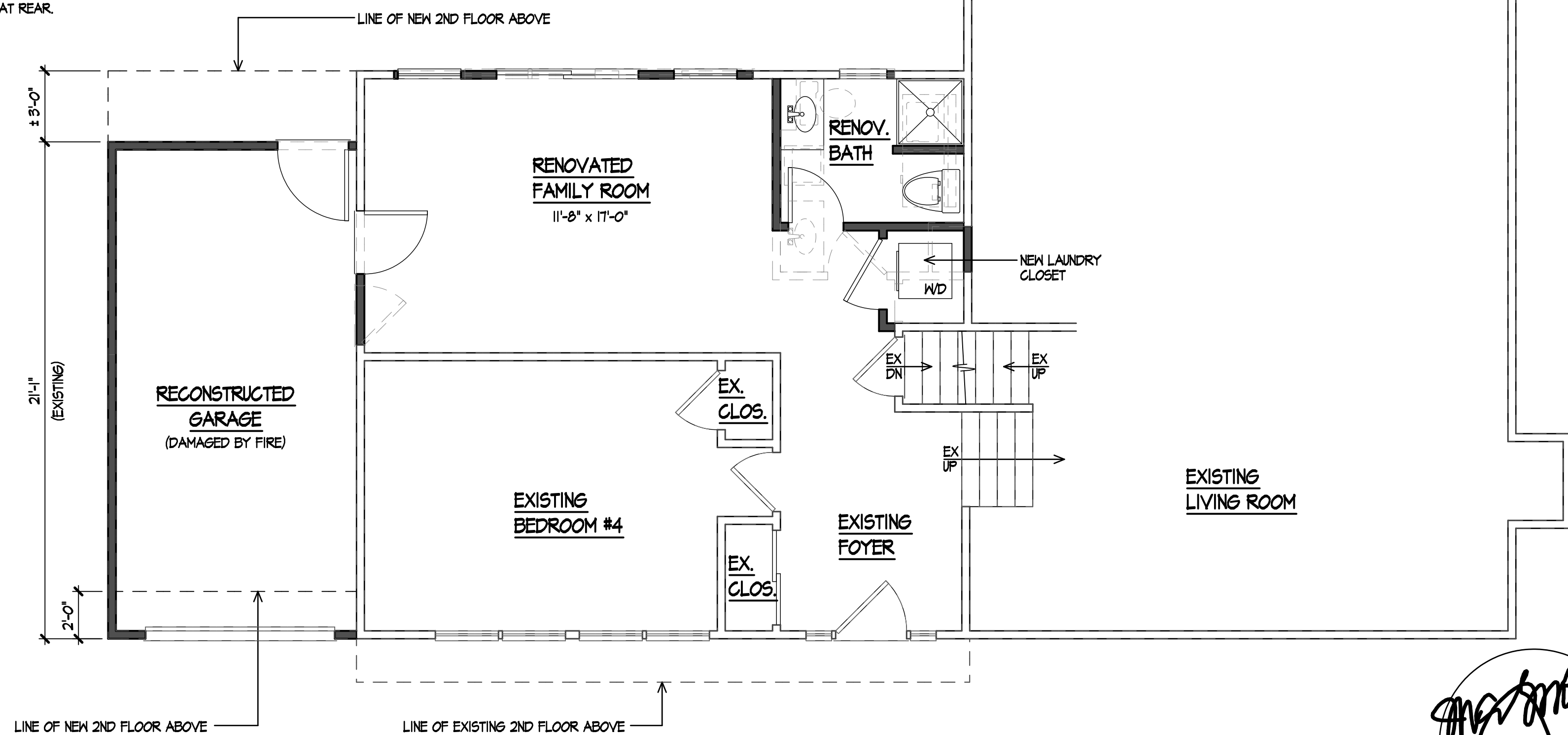
NOTES:

- (1) NO CHANGE
- (2) MEETS CODE REQUIREMENTS
- (3) EXISTING NON-CONFORMING TO REMAIN
- (4) 45' (1st FLOOR TO REMAIN) ± 41' (NEW 2nd FLOOR) VARIANCE REQUIRED
- (5) VARIANCE REQUIRED
- (6) ± 44' TO NEW 2nd FLOOR ADDITION
- (7) 32 S.F. INCREASE PER 2nd FLOOR ADDITION AT REAR.



PRELIMINARY SECOND FLOOR PLAN

1/4" = 1'-0"



PRELIMINARY FIRST FLOOR PLAN

1/4" = 1'-0"

3-1-22 MINOR ZONING DATA TABLE REVISIONS - REQUIRED FOR BOARD OF ADJ. SUBMISSION
2-23-22 ISSUED FOR BOARD OF ADJUSTMENT SUBMISSION

Project: Proposed Addition and Renovations at
The Davis Residence
64 River Bend Road
Berkeley Heights, New Jersey
Drawing Title:

Comm. No.: 2207
Date: 2-23-22
Scale: As Noted
Drawn By: wa/dl

Drawing No.:
A-1
of 2

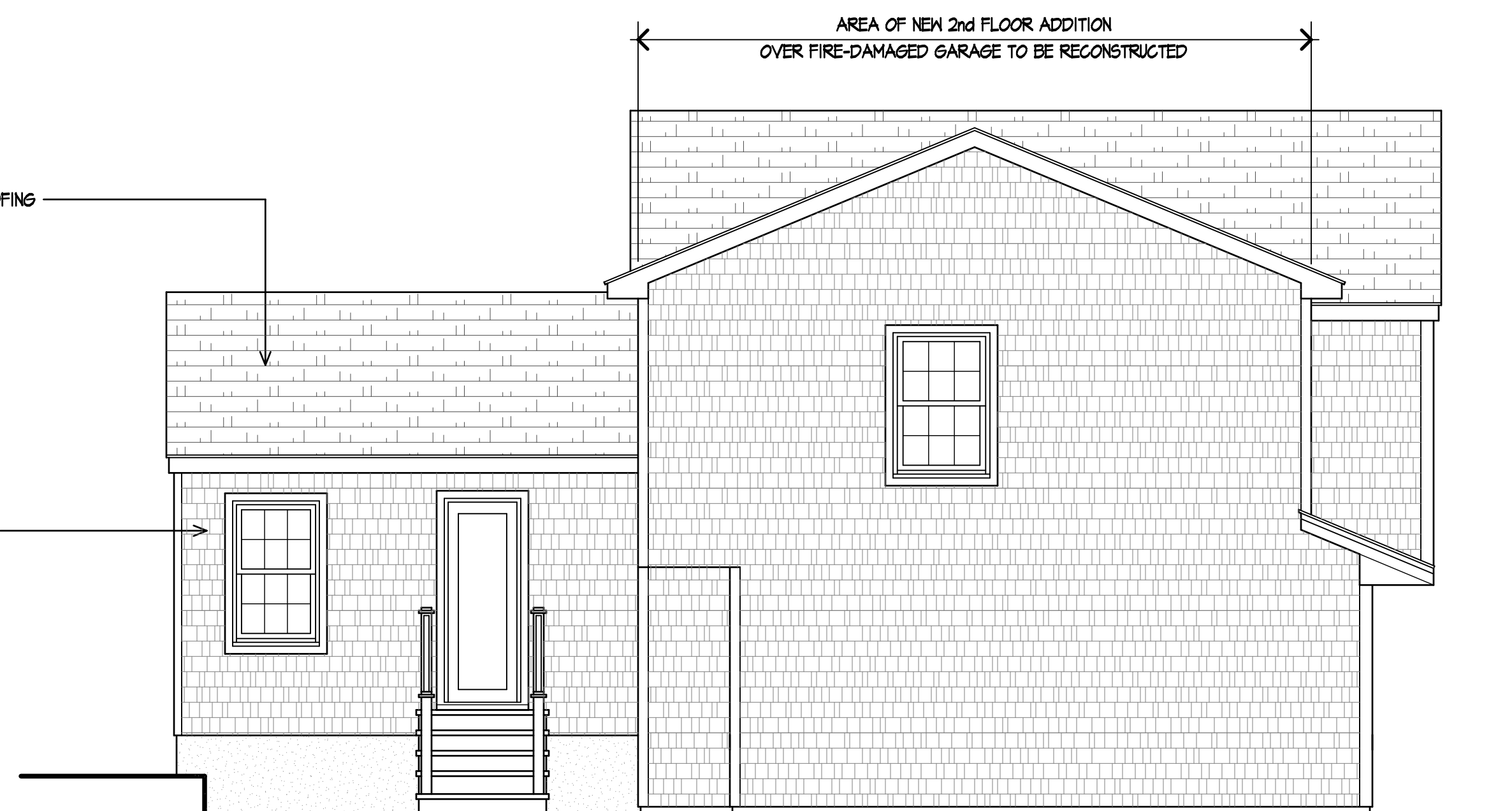
Handwritten signature
3-1-22

Mark Ryan Yarrington, AIA
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BRIDGEWATER, N.J. 08607
Tel: (908) 526-2222

Yarrington Architectural Group



PRELIMINARY REAR ELEVATION
1/4" = 1'-0"



PRELIMINARY LEFT SIDE ELEVATION
1/4" = 1'-0"

Handwritten signature
3-1-22

3-1-22 MINOR ZONING DATA TABLE REVISIONS - REISSUED FOR BD. OF ADJ. SUBMISSION
2-23-22 ISSUED FOR BOARD OF ADJUSTMENT SUBMISSION

Project: Proposed Addition and Renovations at
The Davis Residence
 64 River Bend Road
 Berkeley Heights, New Jersey
 Drawing Title:

Comm. No.: 2207
 Date: 2-23-22
 Scale: As Noted
 Drawn By: wa/dl

Drawing No.:
A-2
 of 2.

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