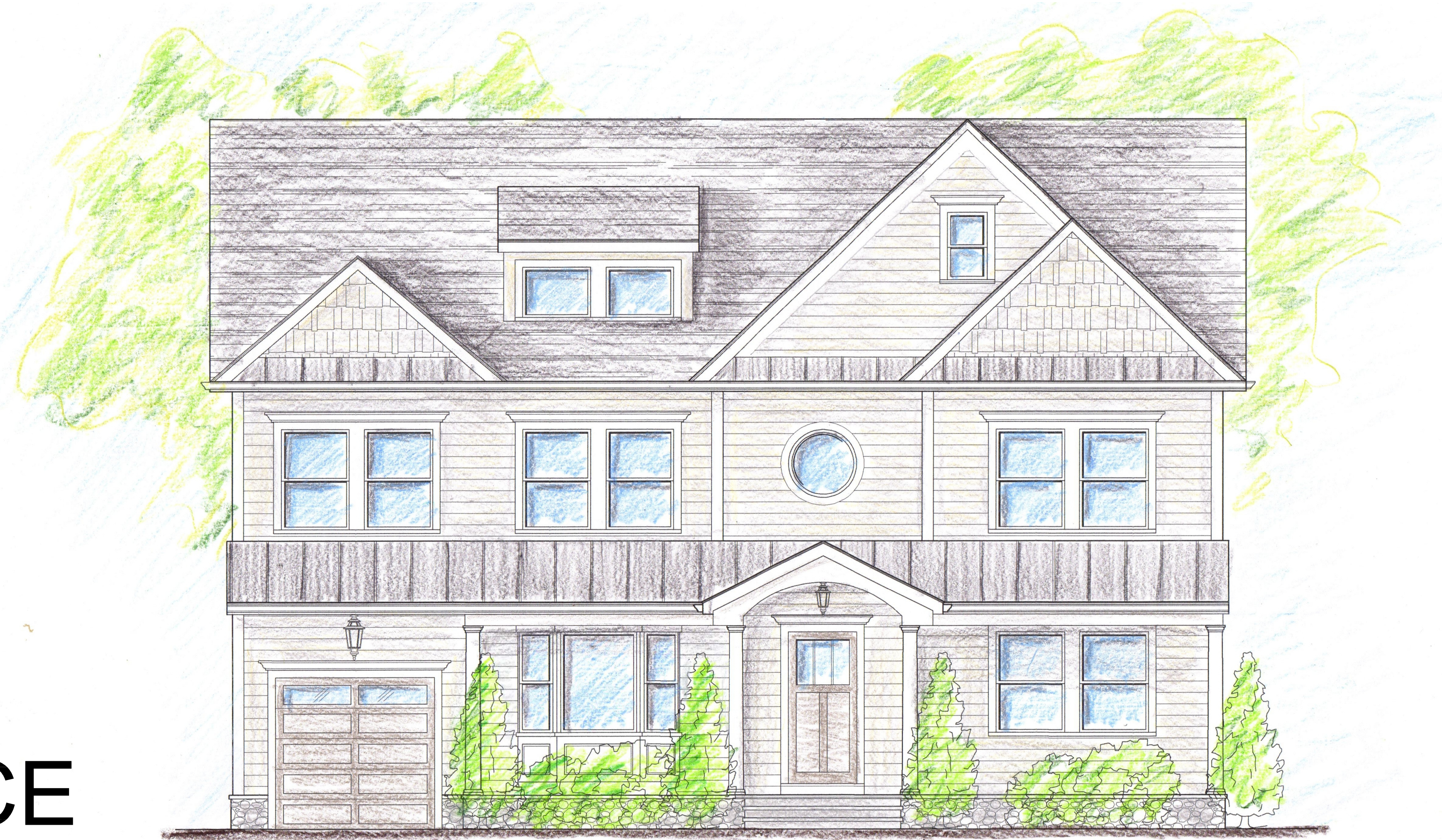




ADDITION & RENOVATION TO THE RODMAN RESIDENCE

178 MOHAWK DRIVE, CRANFORD, NJ



PROPOSED FRONT FACADE

SCALE: N.T.S.



ZONING DATA:

BLOCK:	582		
LOT:	19		
ZONE:	R-4		
USE GROUP:	R-5 SINGLE FAMILY	AREA OF ADDITION:	262 SQ.FT.
CONSTRUCTION CLASS:	5B	VOLUME OF ADDITION:	18,410 CU.FT.
ZONING DATA TABLE:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	6,000 SF	6012 SF	UNCHANGED
LOT WIDTH:	60 FT	60 FT	UNCHANGED
FRONT SETBACK:	20.9 FT	24.5 FT	18.5 FT
SIDE SETBACK: (L/R)	10% LOT WIDTH 7 FT MIN	2.9 FT / 8.5 FT	UNCHANGED
SIDE YARD COMBINED	30% LOT WIDTH 18 FT	11.4 FT = 19%	UNCHANGED
REAR YARD SETBACK 30% 1ST 100FT + 45% NEXT 50FT + 65% NEXT 50FT	30.99 FT	36.3 FT	UNCHANGED
MAX. BUILDING HEIGHT	2-1/2 STORIES / 32 FT.	2 STORIES / ±25.75 FT.	2-1/2 STORIES / ±31.25 FT.
MAX. LOT COVERAGE	40 % (2404.8 SF)	BUILDING=1572 SF DRIVEWAY=374 SF FRONT WALK=81 SF PORTICO=23 SF REAR STEPS=23 SF SIDE WALKWAY =76 SF TOTAL =2149 SF (35.7%)	BUILDING=1572 SF DRIVEWAY=311 SF FRONT WALK=72 SF ADDITION=262 SF REAR STEPS=23 SF SIDE WALKWAY =76 SF TOTAL =2316 SF (38.5%)
MAX. BUILDING COVERAGE	30 % (2477 SF)	HOUSE=1572 SF FRONT STOOP=23 SF REAR STOOP=11 SF TOTAL=1606 SF (26.7%)	HOUSE=1572 SF ADDITION=262 SF REAR STOOP=11 SF TOTAL=1845 SF (30.7%)
FLOOR AREA		SECOND FLOOR = 1134 SF ATTIC FLOOR= 0 SF	SECOND FLOOR = 1134 SF ATTIC FLOOR= 680.3 SF ATTIC FLOOR < 60% 2ND FL MAX ATTIC FLOOR = 680.4 SF

Project Title:

**RODMAN
RESIDENCE**
178 MOHAWK DRIVE
CRANFORD, NJ

Architect:

DKM
ARCHITECTURE &
INTERIOR DESIGN, LLC

16 SOUTH AVENUE W, #149
CRANFORD, NJ 07016
908-912-4212

D. Melo

DAMIAN A MELO, RA
NJ LIC. 21A101818700 NY LIC. 040942

Structure:

RONALD SADOWSKI, PE
ENGINEERING & CONSTRUCTION MANAGEMENT
10 EDWARD AVENUE
EDISON, NJ 08820
732-744-6392
RONSADOWSKI@VERIZON.NET

ARCHITECTURAL DRAWINGS LIST

- V-1 ZONING DATA, EXISTING & PROPOSED FACADE
- V-2 EXISTING PLANS & ELEVATIONS
- V-3 PROPOSED PLANS
- V-4 PROPOSED ELEVATIONS

No.	Date:	Issues and Revisions	By:
3.	07.22.22	REVISED VARIANCE APP.	KM
2.	06.13.22	REVISED VARIANCE APP.	KM
1.	04.12.22	VARIANCE APPLICATION	KM

Drawing Title:

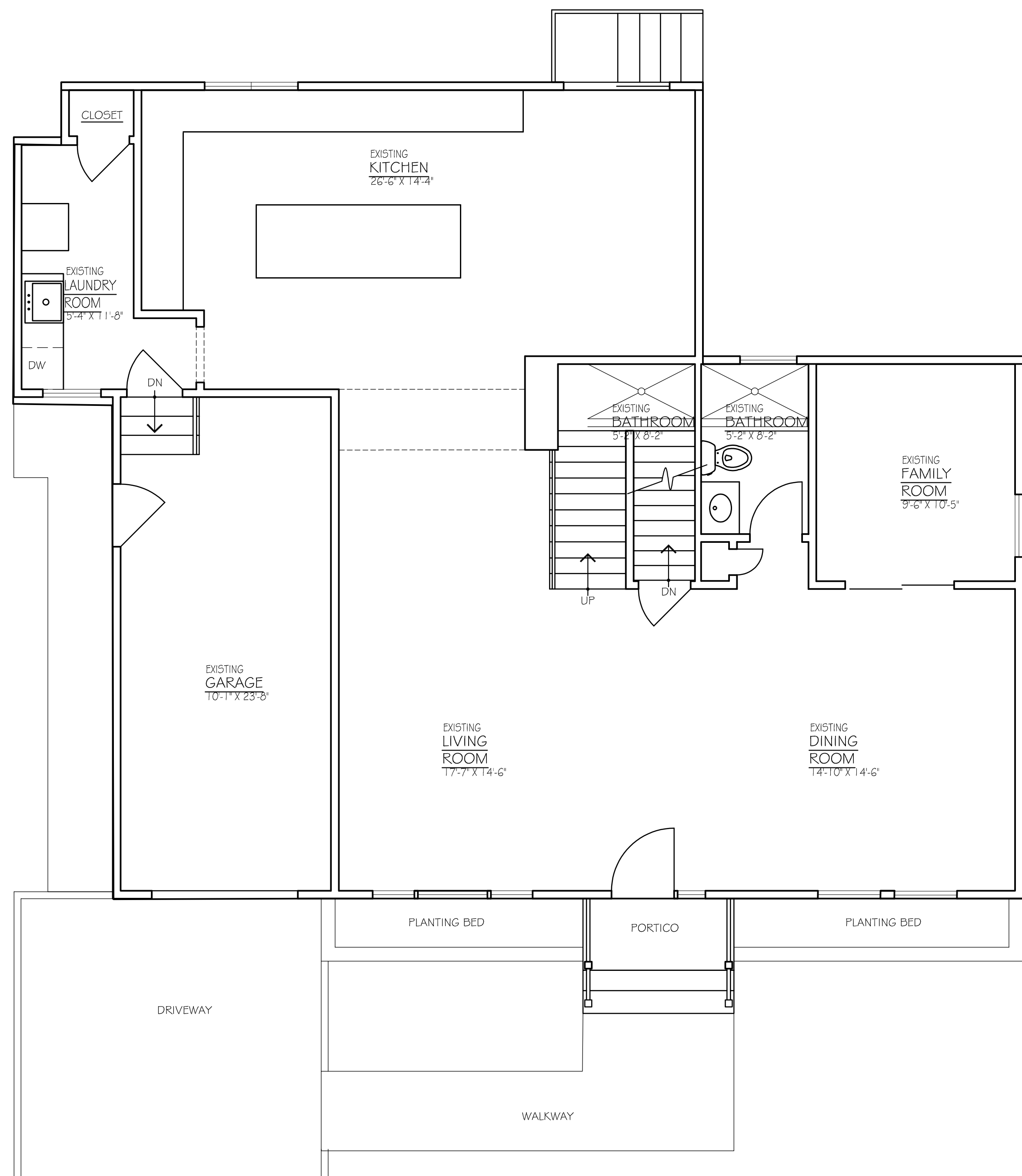
**ZONING DATA, EXISTING
AND PROPOSED FACADE**

Drawing Number:

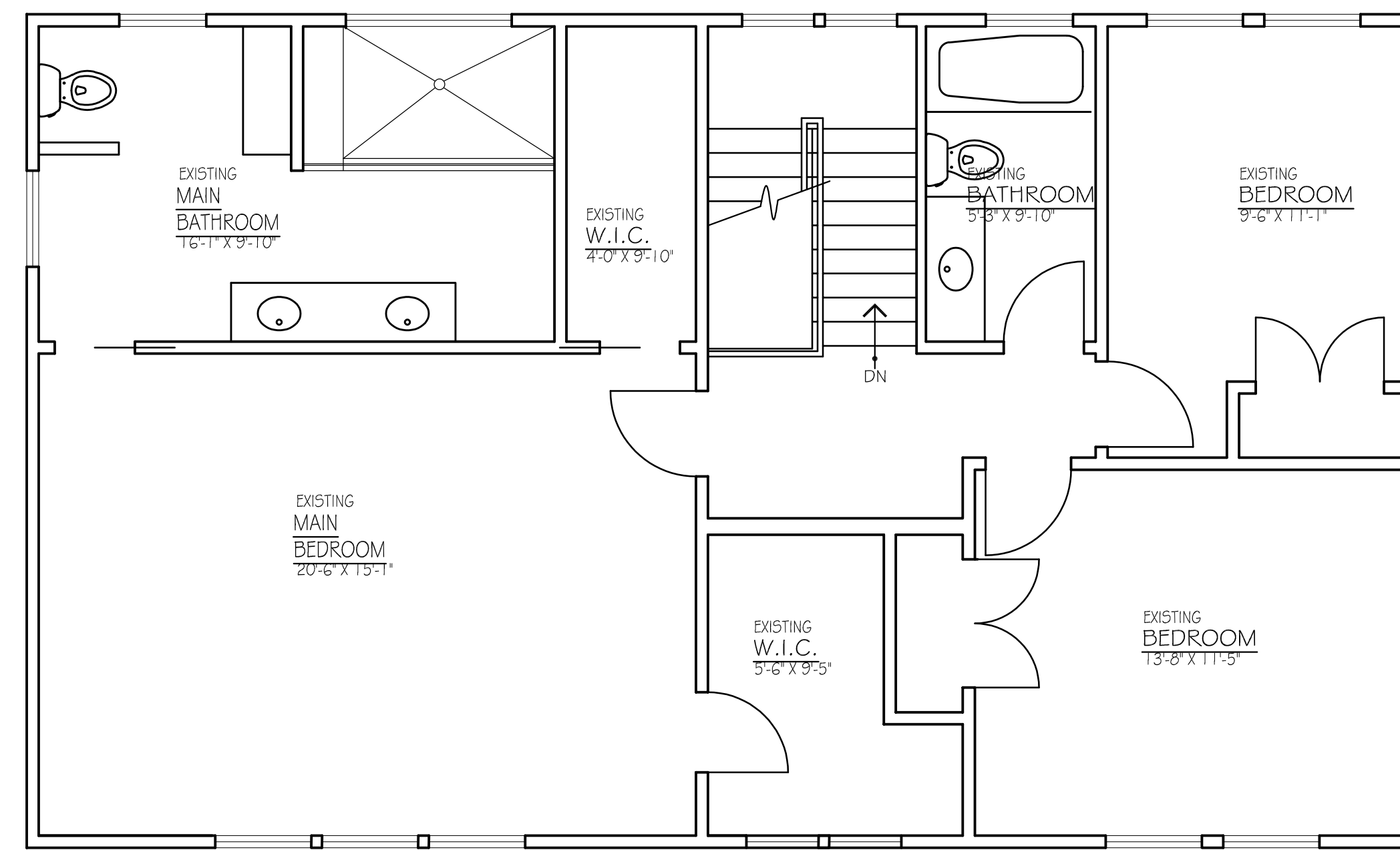
V-1

SHEET 1 OF 4

Job No: RODMAN 2020
Scale: AS NOTED



1
V-2
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
V-2
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
V-2
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4
V-2
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5
V-2
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Project Title:

RODMAN RESIDENCE
178 MOHAWK DRIVE
CRANFORD, NJ

Architect:



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CRANFORD, NJ 07016
908-912-4212

D. Melo

DAMIAN A MELO, RA
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Structure:

RONALD SADOWSKI, PE
ENGINEERING & CONSTRUCTION MANAGMNT
10 EDWARD AVENUE
EDISON, NJ 08820
732-744-6392
RONSADOWSKI@VERIZON.NET

No.	Date:	Issues and Revisions	By:
2.	06.13.22	REVISED VARIANCE APP.	KM
1.	04.12.22	VARIANCE APPLICATION	KM

Drawing Title:

EXISTING FLOOR PLANS & ELEVATIONS

Drawing Number:

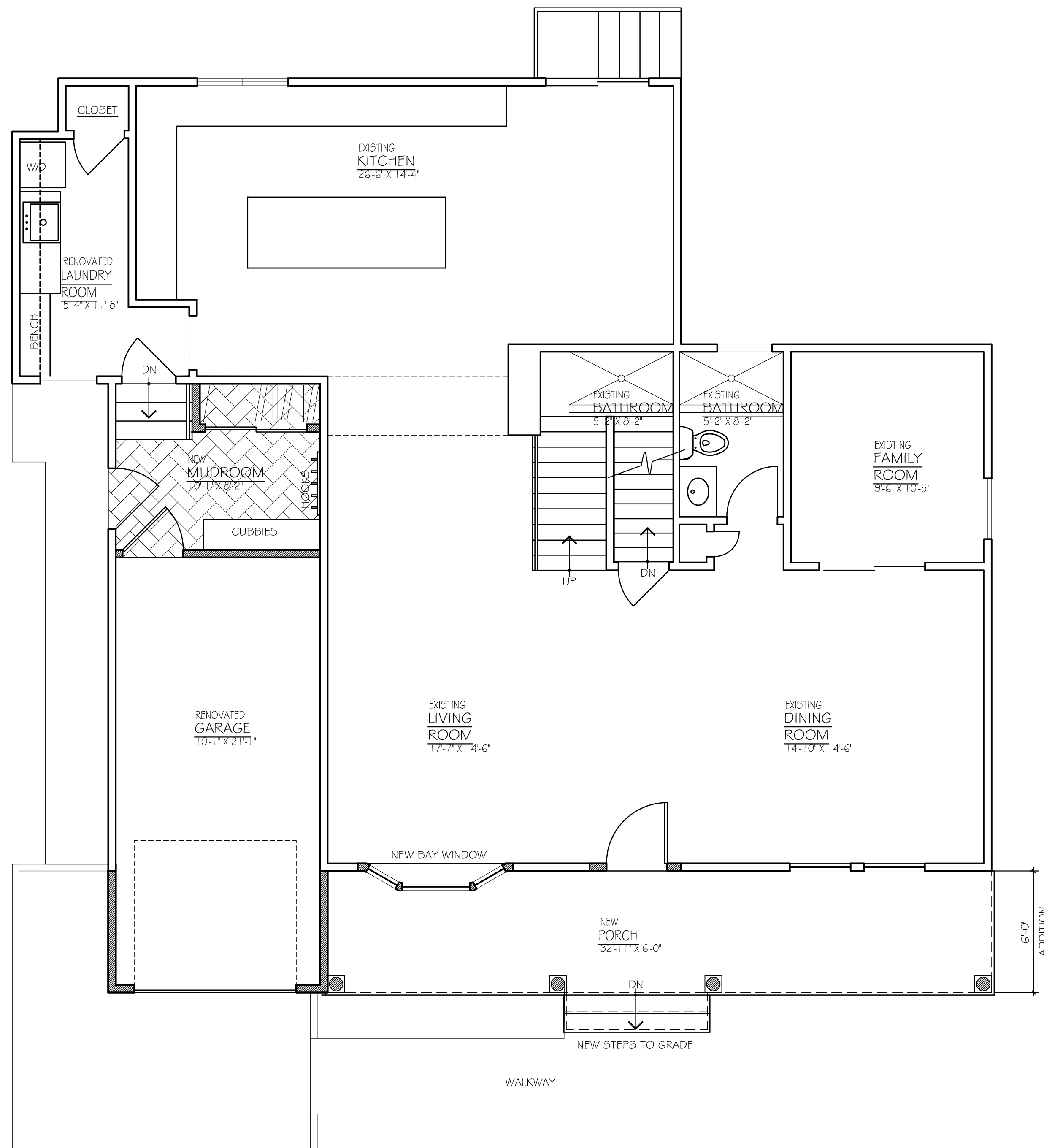
V-2

SHEET 2 OF 4

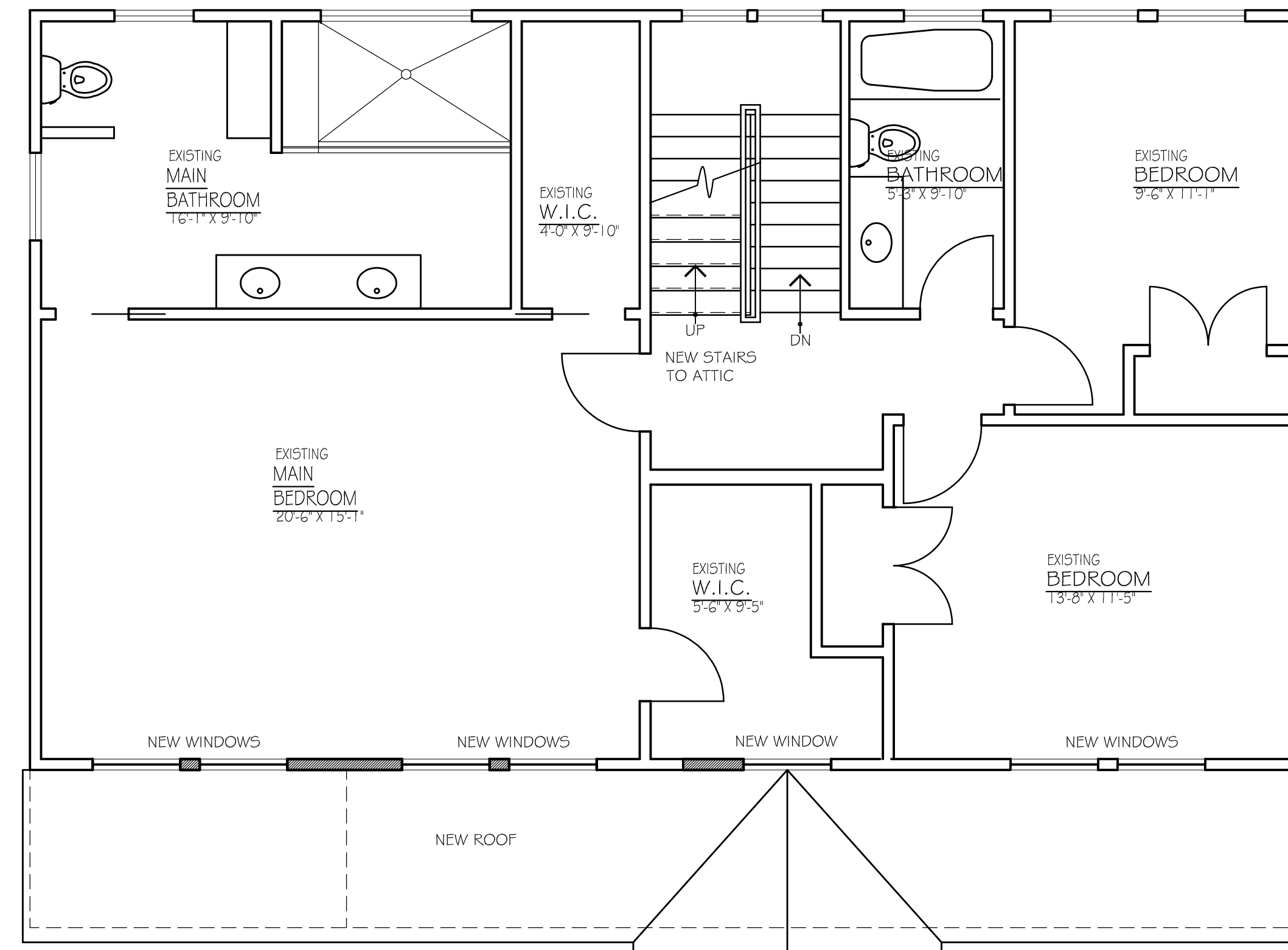
Job No: RODMAN 2020
Scale: AS NOTED



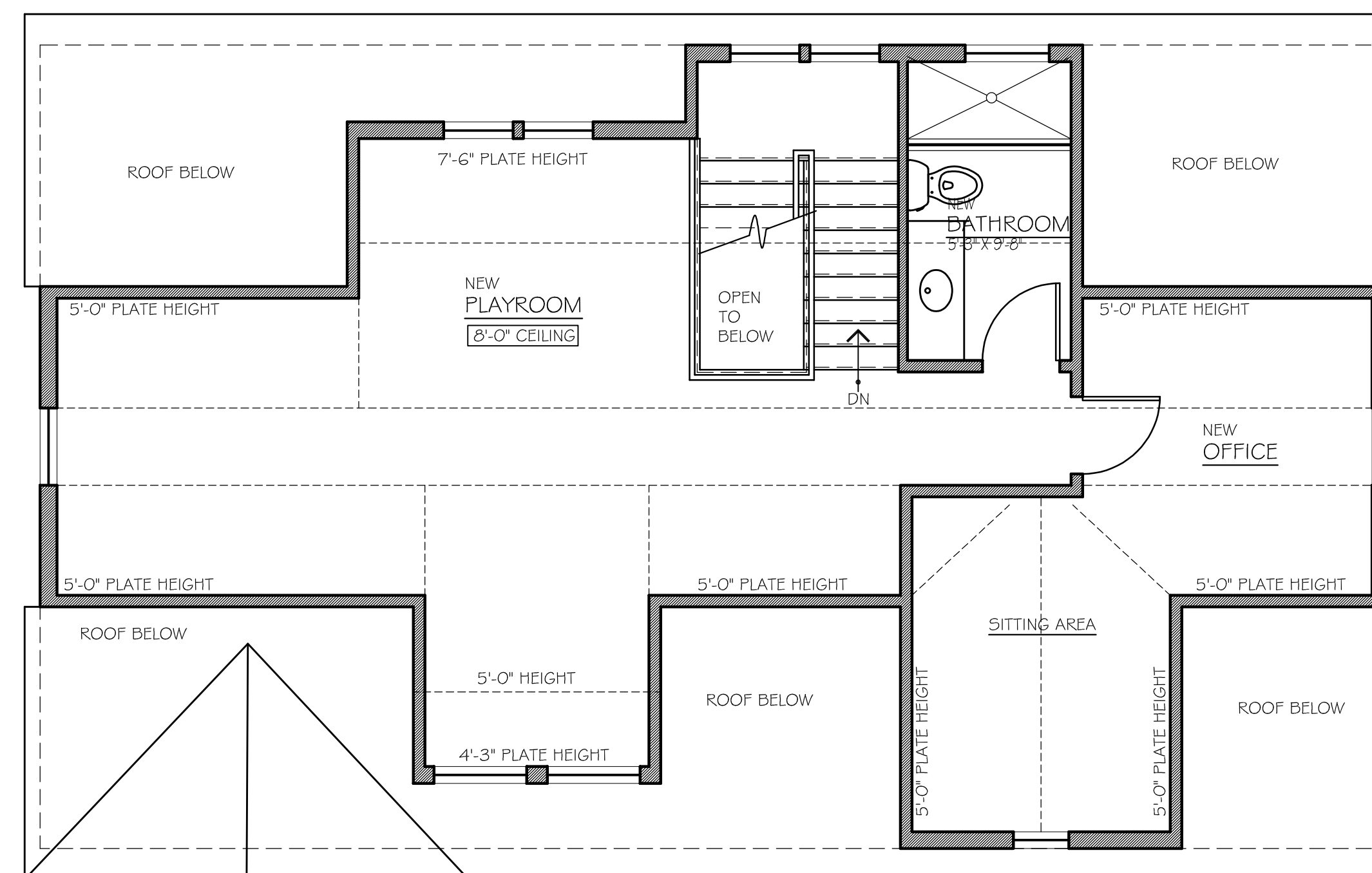
D. A. Melo



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



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



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

No.	Date:	Issues and Revisions	By:
2.	06.13.22	REVISED VARIANCE APP.	KM
1.	04.12.22	VARIANCE APPLICATION	KM

Drawing Title:
**PROPOSED FLOOR
PLANS**

Drawing Number:

V-3

Project Title:

**RODMAN
RESIDENCE**
178 MOHAWK DRIVE
CRANFORD, NJ

Architect:



**ARCHITECTURE &
INTERIOR DESIGN, LLC**

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CRANFORD, NJ 07016
908-912-4212

DAMIAN A MELO, RA

NJ LIC. 21A101818700 NY LIC. 040942

Structure:

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EDISON, NJ 08820
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1
V-4 **PROPOSED FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



2
V-4 **PROPOSED LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



3
V-4 **PROPOSED REAR ELEVATION**
SCALE: 1/4" = 1'-0"



4
V-4 **PROPOSED RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

2.	06.13.22	REVISED VARIANCE APP.	KM
1.	04.12.22	VARIANCE APPLICATION	KM
No.	Date:	Issues and Revisions	By:

Drawing Title:
PROPOSED ELEVATIONS

Drawing Number:

V-4

SHEET 4 OF 4

Job No: RODMAN 2020
Scale: AS NOTED