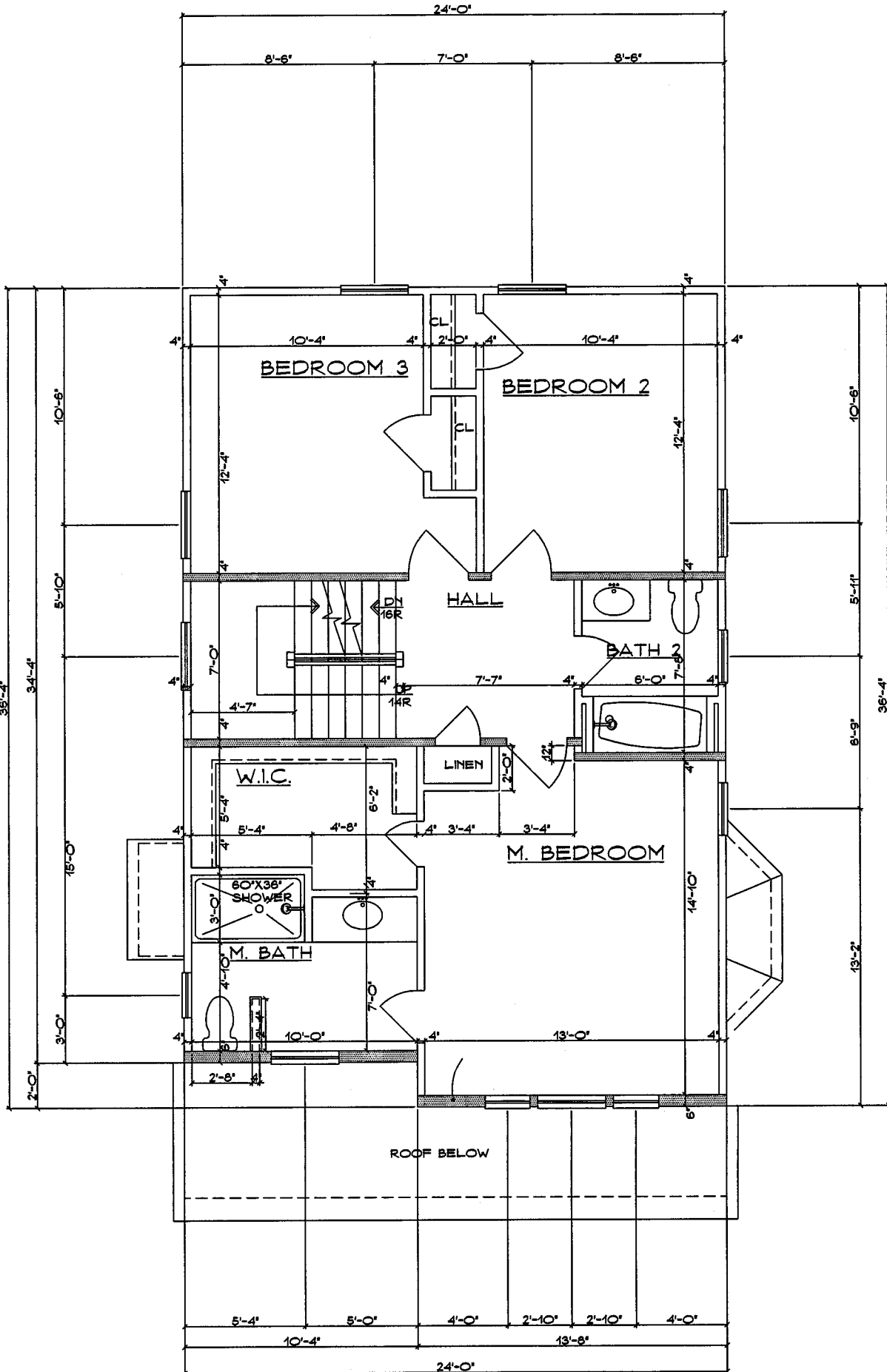
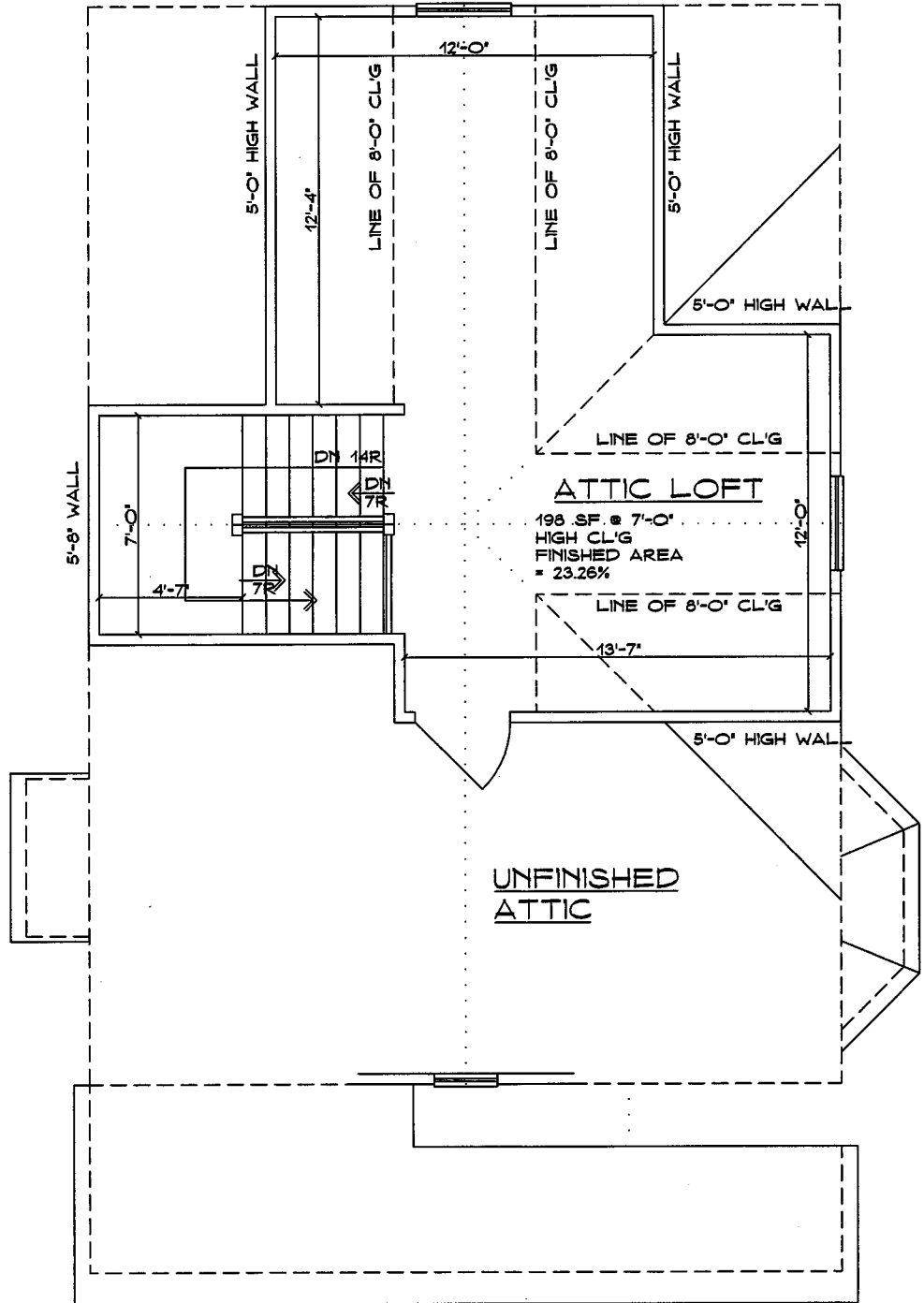


FIRST FLOOR PLAN 836 SF LIVING AREA
 SCALE 1/4" = 1'-0"

SQUARE FOOTAGE TOTALS	
FIRST FLOOR LIVING AREA	836 S.F.
SECOND FLOOR LIVING AREA	851 S.F.
ATTIC FLOOR LIVING AREA	198 S.F.
BASEMENT LIVING AREA	422 S.F.
TOTAL	2,307 S.F.

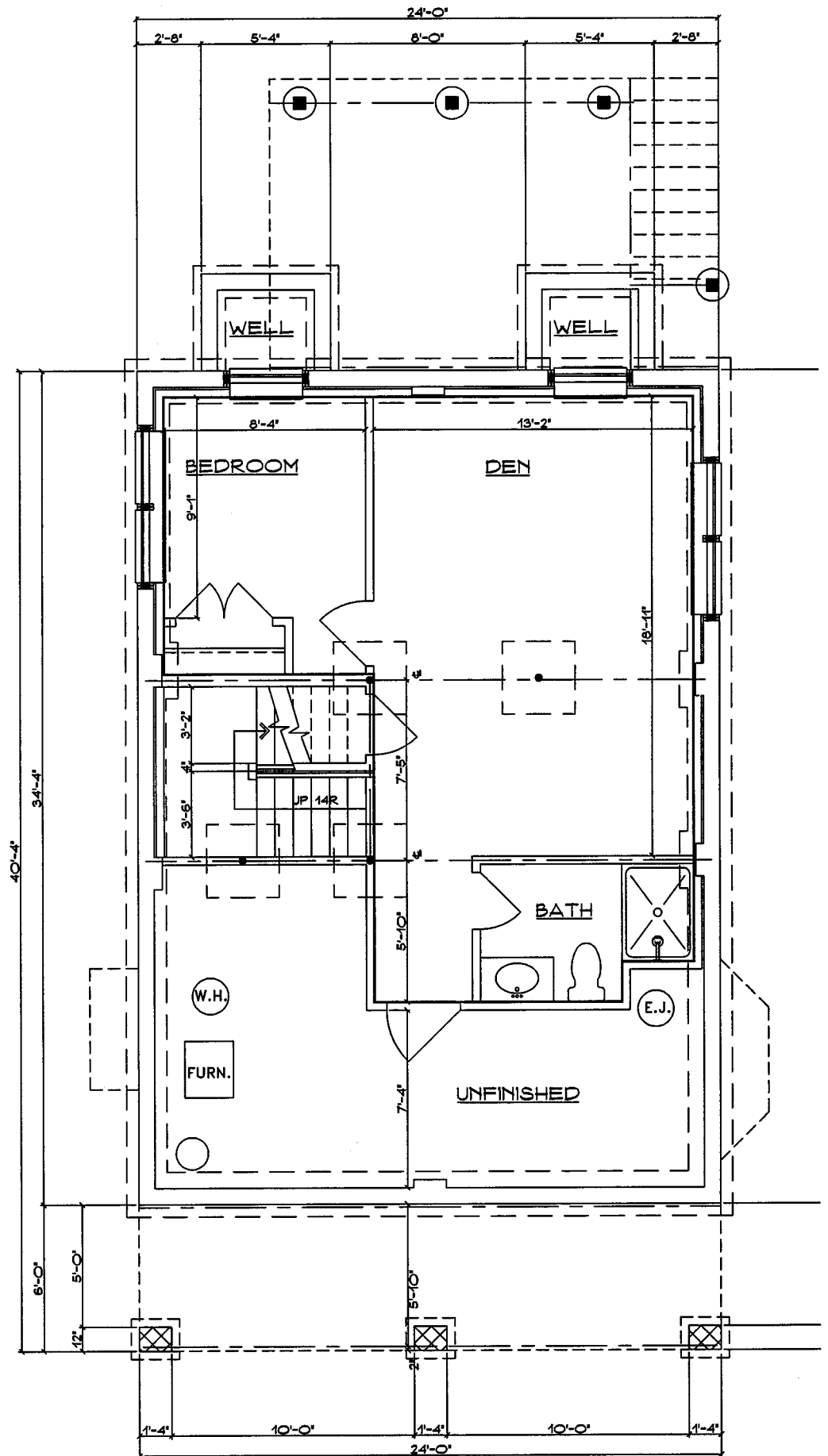


SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0" 851 SF LIVING AREA



ATTIC FLOOR PLAN

SCALE 1/4" = 1'-0" 198 SF LIVING AREA
 MEASURED AT THE
 7'-0" LINE = 23.26%



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

422 SF LIVING AREA





APPROX. FINISHED
GRADE ELEV. 19.8'

APPROX. FINISHED
GRADE ELEV. 16.8'

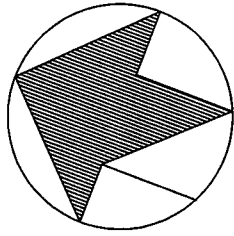


REAR ELEVATION

SCALE 1/4" = 1'-0"



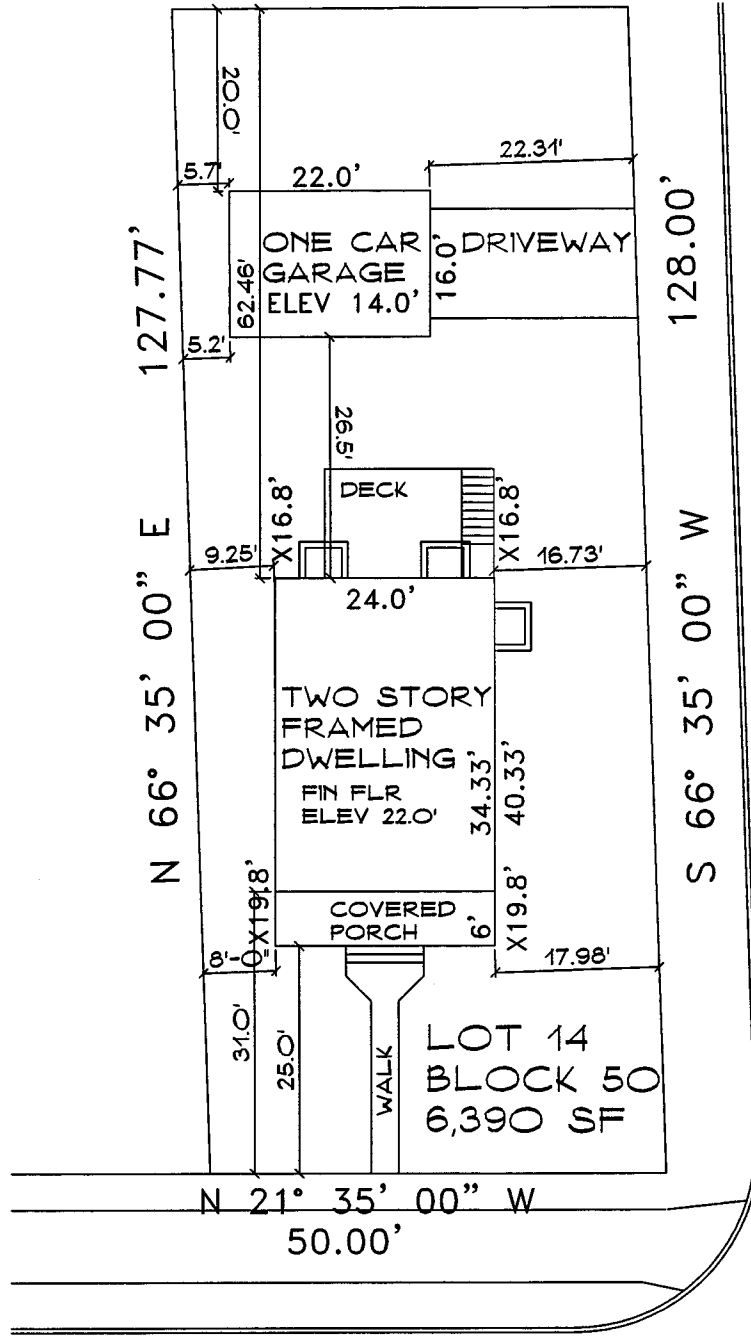
LEFT ELEVATION
SCALE 1/4" = 1'-0"



NORTH

LOT 15

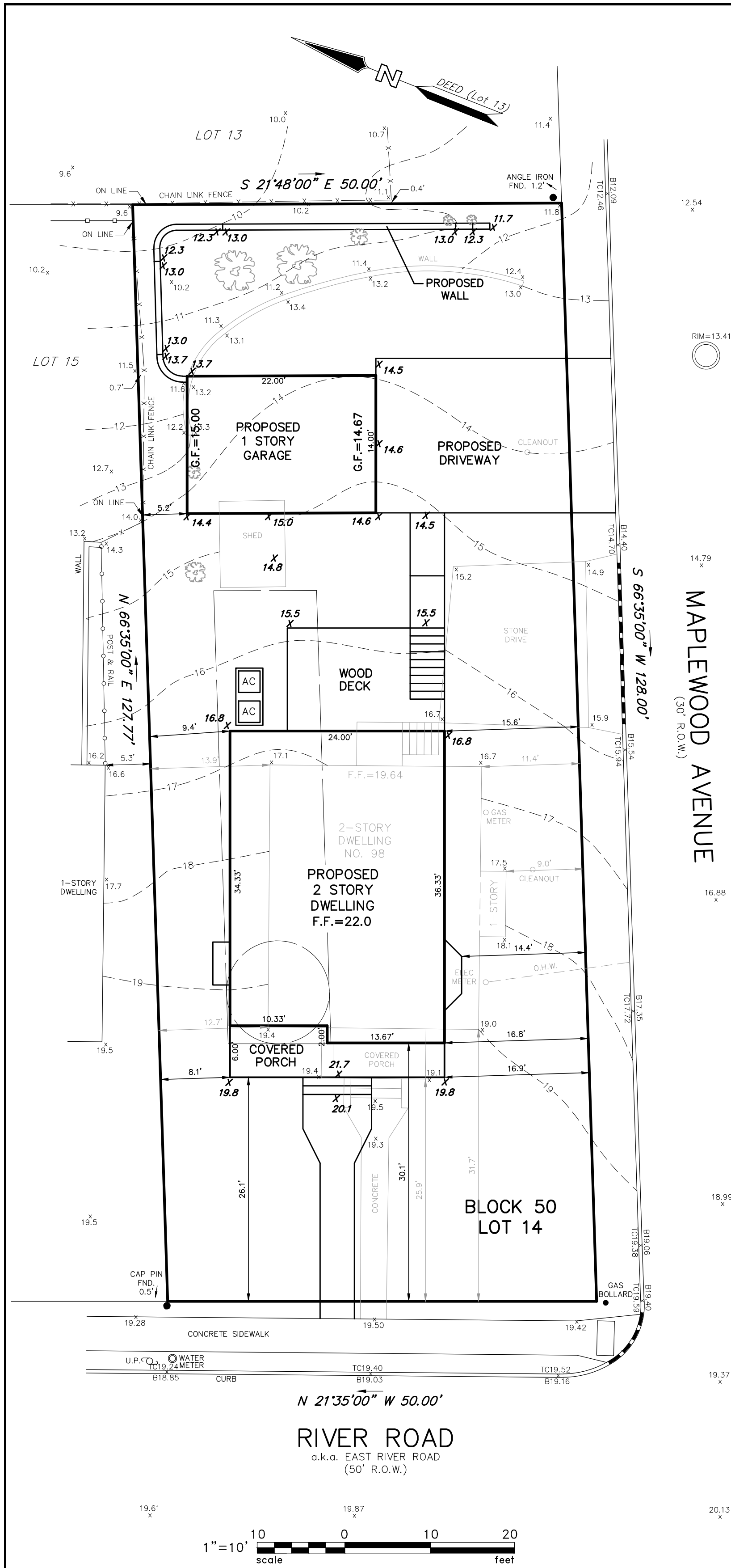
S 21° 50' 49" E
50.00'



MAPLEWOOD AVENUE

RIVER ROAD

SITE DIAGRAM



REQUIREMENTS OF R-6 ZONE:

	REQ'D/PERM.	PROPOSED
MIN. LOT AREA	7000 S.F.	6393 S.F. *
MIN. LOT FRONTAGE	50 FT.	50.0 FT.
MIN. LOT WIDTH	50 FT.	50.0 FT.
MIN. LOT CIRCLE	33 FT.	12.0 FT. *
PRINCIPAL BUILDING - DWELLING		
MIN. FRONT YARD SETBACK - EAST RIVER ROAD (D)	30 FT.	30.1 FT.
MIN. FRONT YARD SETBACK - EAST RIVER ROAD (P)	25 FT.	26.1 FT.
MIN. FRONT YARD SETBACK - MAPLEWOOD AVE. (D)	30 FT.	14.4 FT. **
MIN. FRONT YARD SETBACK - MAPLEWOOD AVE. (P)	25 FT.	16.9 FT. **
MIN. SIDE YARD SETBACK	8.0 FT.	8.1 FT.
MIN. TOTAL SIDE YARD SETBACK	N/A	N/A FT.
MIN. REAR YARD SETBACK	45.0 FT.	61.4 FT.
MAX. BUILDING HEIGHT - EAVE	26 FT.	22.90 FT.
MAX. BUILDING HEIGHT - RIDGE	35 FT.	34.65 FT.
ACCESSORY BUILDING - GARAGE		
MIN. SIDE YARD SETBACK	5 FT.	5.2 FT.
MIN. REAR YARD SETBACK	5 FT.	20.0 FT.
MAX. BUILDING HEIGHT	15 FT.	14.9 FT.
MAX. BUILDING COVERAGE	1423 S.F.	1114 S.F.
MAX. LOT COVERAGE	2818 S.F.	1832 S.F.
MAX. FLOOR AREA	2417 S.F.	2307 S.F.

NET BUILDING COVERAGE:		NET LOT COVERAGE:	
DWELLING	898 S.F.	NET BLDG. COVERAGE	1114 S.F.
COVERED FRONT PORCH	122 S.F.	DRIVEWAY	410 S.F.
GARAGE	308 S.F.	FRONT WALK/STEPS	135 S.F.
GROSS BLDG. COVERAGE	1328 S.F.	REAR DECK/STEPS/WALK	275 S.F.
FRONT PORCH CREDIT	84 S.F.	RETAINING WALL	50 S.F.
DETACHED GARAGE CREDIT	130 S.F.	AC UNITS	20 S.F.
NET BLDG. COVERAGE	1114 S.F.	GROSS LOT COVERAGE	2004 S.F.
		NET LOT COVERAGE	1832 S.F.

BUILDING HEIGHT CALCULATION:	
AVG. EXISTING GRADE WITHIN BLDG. FOOTPRINT	17.95
PROPOSED FINISHED FLOOR ELEVATION	22.00
PROPOSED FINISHED FLOOR TO EAVE	18.85 FT.
PROPOSED EAVE ELEVATION	40.85
PROPOSED BUILDING HEIGHT - EAVE	22.90 FT.
PROPOSED FINISHED FLOOR TO RIDGE	30.60 FT.
PROPOSED RIDGE ELEVATION	52.60
PROPOSED BUILDING HEIGHT	34.65 FT.

PLOT PLAN

98 EAST RIVER ROAD
LOT 14 BLOCK 50

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

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PROJECT No.	DATE:	SCALE:	SHEET:
21-455	05-10-21	1"=10'	1 OF 1