

PROPOSED NEW SINGLE FAMILY RESIDENCES FOR:
JDR PROPERTY EXPERTS, LLC

848 W. CRESCENT AVENUE
 BOROUGH OF ALLENDALE, NEW JERSEY
 LOTS 21.01 & 21.02, BLOCK 1501



PROPOSED HOUSE "A" - LOT 21.01

PROPOSED LEFT SIDE ELEVATION



PROPOSED HOUSE "B" - LOT 21.02

PROPOSED FRONT ELEVATION

SITE ENGINEER
 LAPATKA ASSOCIATES, INC.
 12 ROUTE 17 NORTH, SUITE 230
 PARAMUS, NEW JERSEY
 (201) 587-1600

LIST OF DRAWINGS		
SHEET #	DRAWING TITLE	LATEST DATE ISSUED
C-1	COVER SHEET	4-29-21
A-1	HOUSE "A" LOT 21.01 - PROP. EXTERIOR ELEVS	4-29-21
A-2	HOUSE "A" LOT 21.01 - PROP. EXTERIOR ELEVS	4-29-21
A-3	HOUSE "A" LOT 21.01 - PROP. FLOOR PLANS	4-29-21
A-4	HOUSE "B" LOT 21.02 - PROP. EXTERIOR ELEVS	12-31-20
A-5	HOUSE "B" LOT 21.02 - PROP. EXTERIOR ELEVS	12-31-20
A-6	HOUSE "B" LOT 21.02 - PROP. FLOOR PLANS	12-31-20
A-7	CABANAS AND GATE HOUSE - PLANS AND ELEVS	12-31-20

REVISION	DATE
ISSUE FOR ZONING	12-31-20
REISSUE FOR ZONING	4-29-21



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 362 MAIN STREET | SUITE 201
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 201.846.8880
 JO@JCAARCHITECTURE.COM

JOSEPH M. CESTARO, AIA
 NJ LIC # A102022400

TWO NEW SINGLE
 FAMILY RESIDENCES
 LOTS 21.01 & 21.02; BLOCK 1501
 848 W CRESCENT AVE
 ALLENDALE, NEW JERSEY

COVER SHEET

PROJECT NUMBER: 21.025
 DRAWN BY: CM

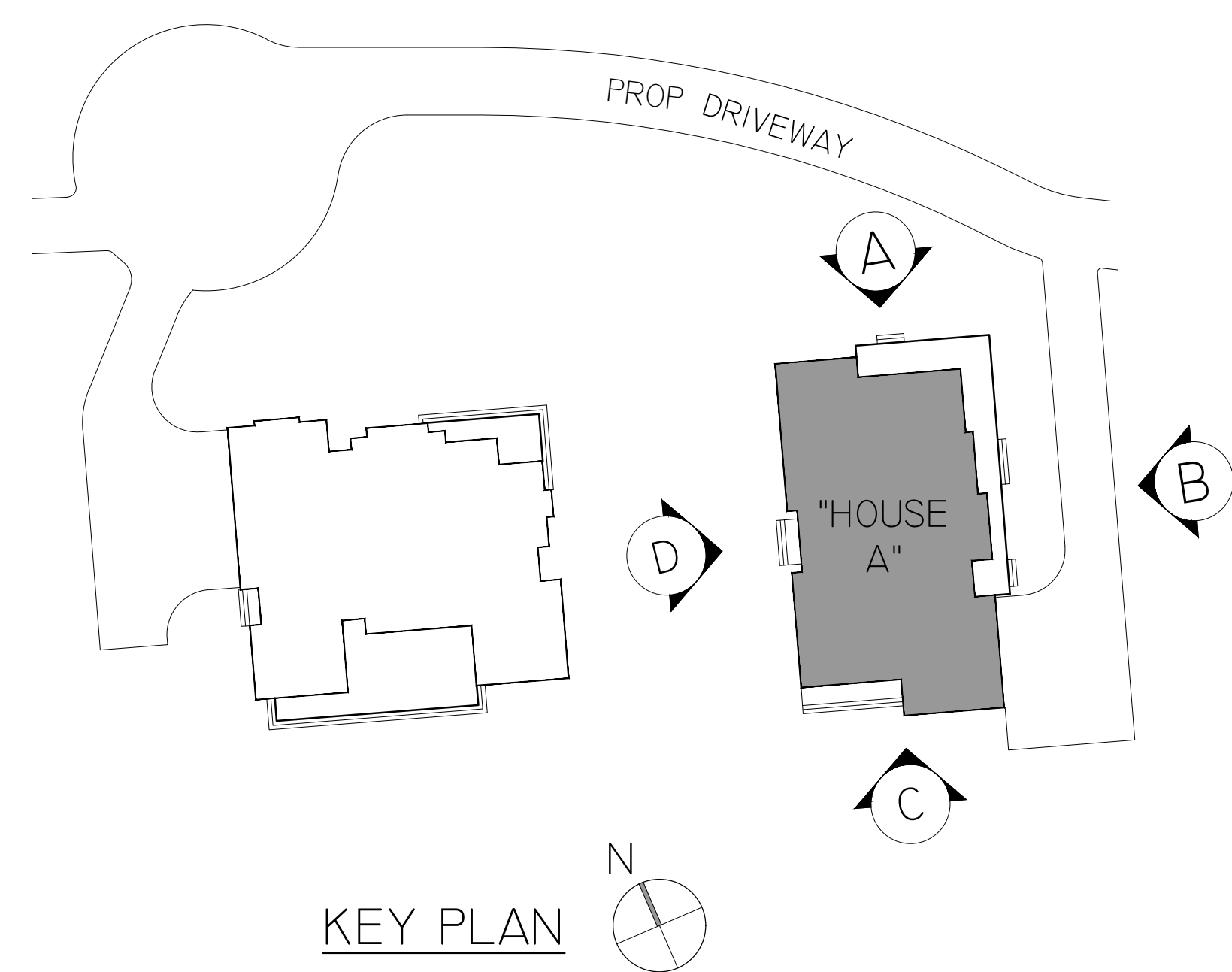
C-1

SHEET NUMBER: 01 OF 08
 SCALE: AS NOTED



(B) PROPOSED LEFT ELEVATION
SCALE -- 1/4"=1'-0"

ELEVATION KEY NOTES	
NOT ALL NOTES MAY APPLY TO THIS SHEET	
①	HORIZONTAL SIDING (FIBER CEMENT)
②	ACCENT SIDING (FIBER CEMENT)
③	MASONRY VENEER
④	ARCHITECTURAL TRIM (AZEK OR SIM.)
⑤	DIMENSIONAL ASPHALT ROOF SHINGLES
⑥	METAL ACCENT ROOF
⑦	DECORATIVE BRACKET



KEY PLAN



(A) PROPOSED FRONT ELEVATION
SCALE -- 1/4"=1'-0"

REVISION	DATE
ISSUE FOR ZONING	12-31-20
REISSUE FOR ZONING	4-29-21

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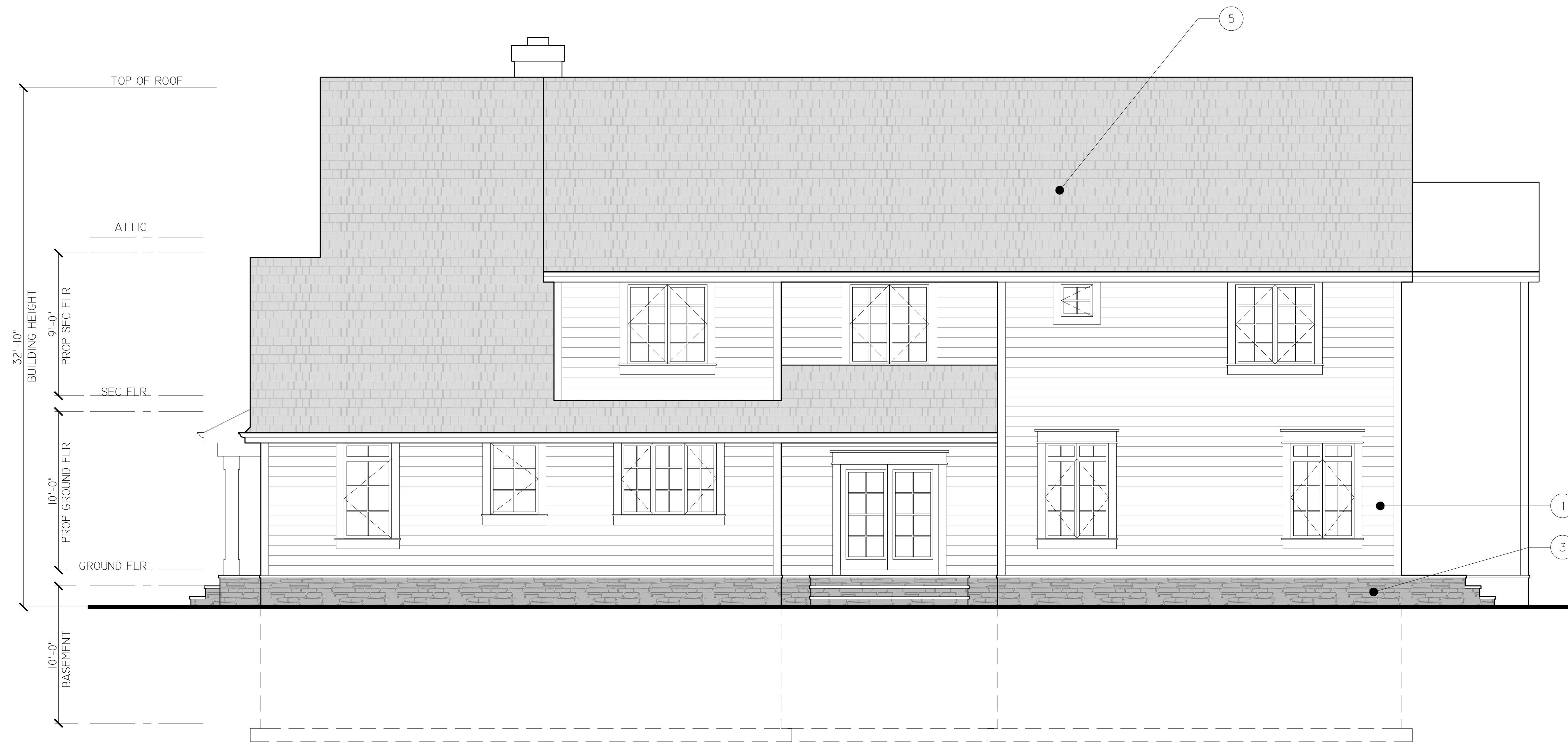
TWO NEW SINGLE
FAMILY RESIDENCES
LOTS 21.01 & 21.02 ; BLOCK 1501
848 W CRESCENT AVE
ALLENDALE, NEW JERSEY

HOUSE "A" LOT 21.01
EXTERIOR ELEVATIONS

PROJECT NUMBER: 20-035
DRAWN BY: CM

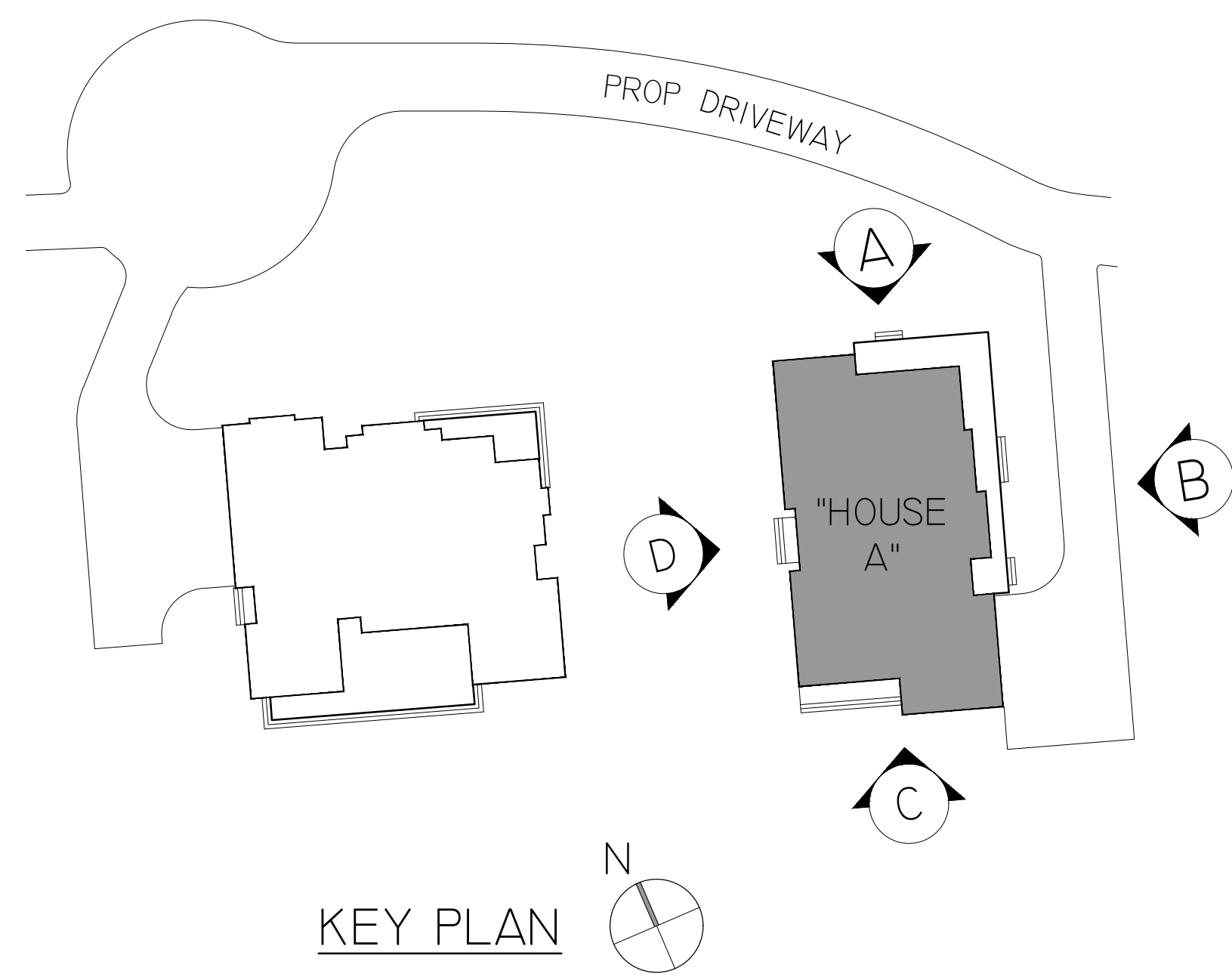
A-1

SHEET NUMBER: 02 OF 08
SCALE: AS NOTED

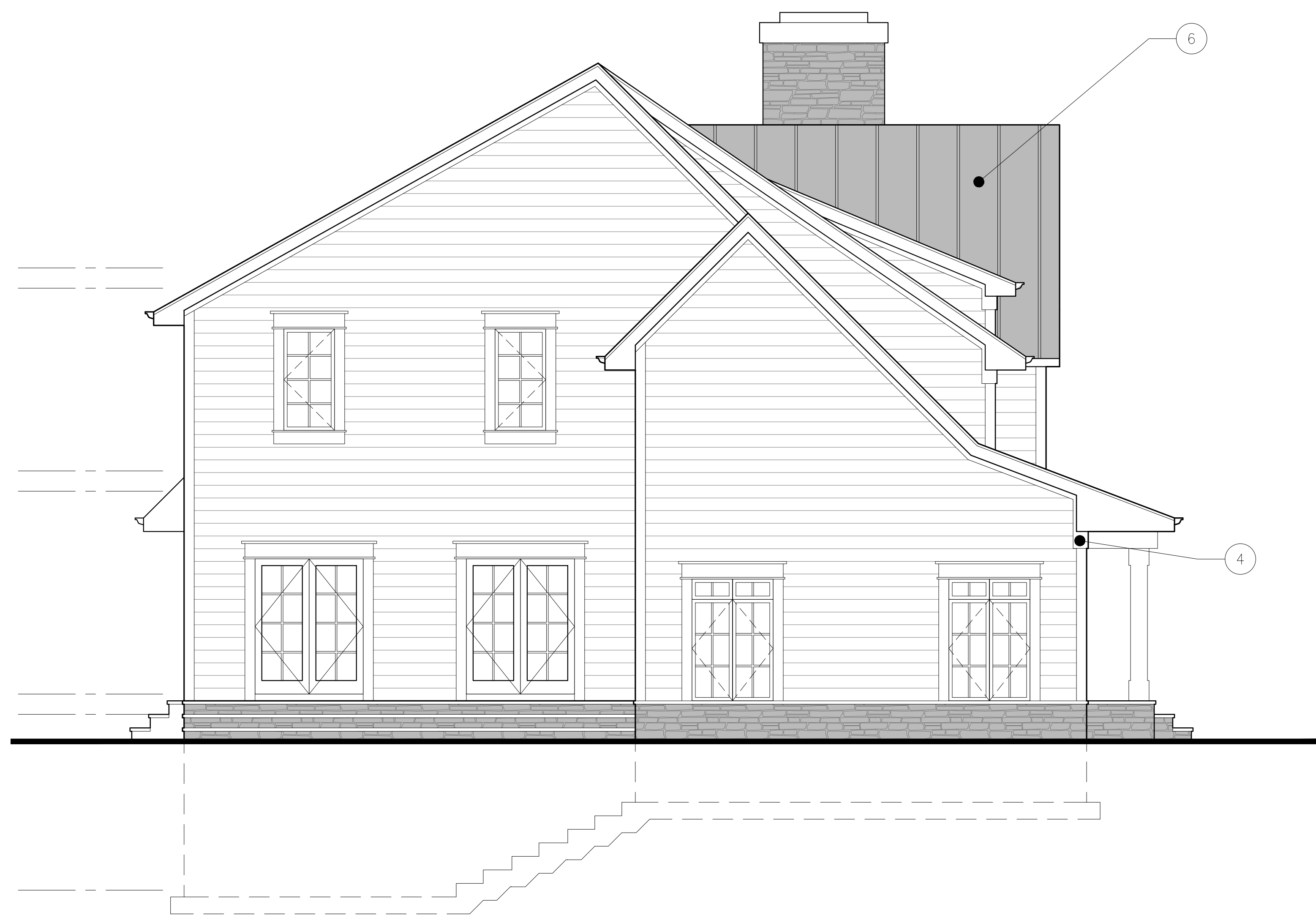


D PROPOSED RIGHT ELEVATION
SCALE -- 1/4"=1'-0"

ELEVATION KEY NOTES	
NOT ALL NOTES MAY APPLY TO THIS SHEET	
1	HORIZONTAL SIDING (FIBER CEMENT)
2	ACCENT SIDING (FIBER CEMENT)
3	MASONRY VENEER
4	ARCHITECTURAL TRIM (AZEK OR SIM.)
5	DIMENSIONAL ASPHALT ROOF SHINGLES
6	METAL ACCENT ROOF
7	DECORATIVE BRACKET



KEY PLAN



C PROPOSED REAR ELEVATION
SCALE -- 1/4"=1'-0"

REVISION	DATE
ISSUE FOR ZONING	12-31-20
REISSUE FOR ZONING	4-29-21

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TWO NEW SINGLE
FAMILY RESIDENCES

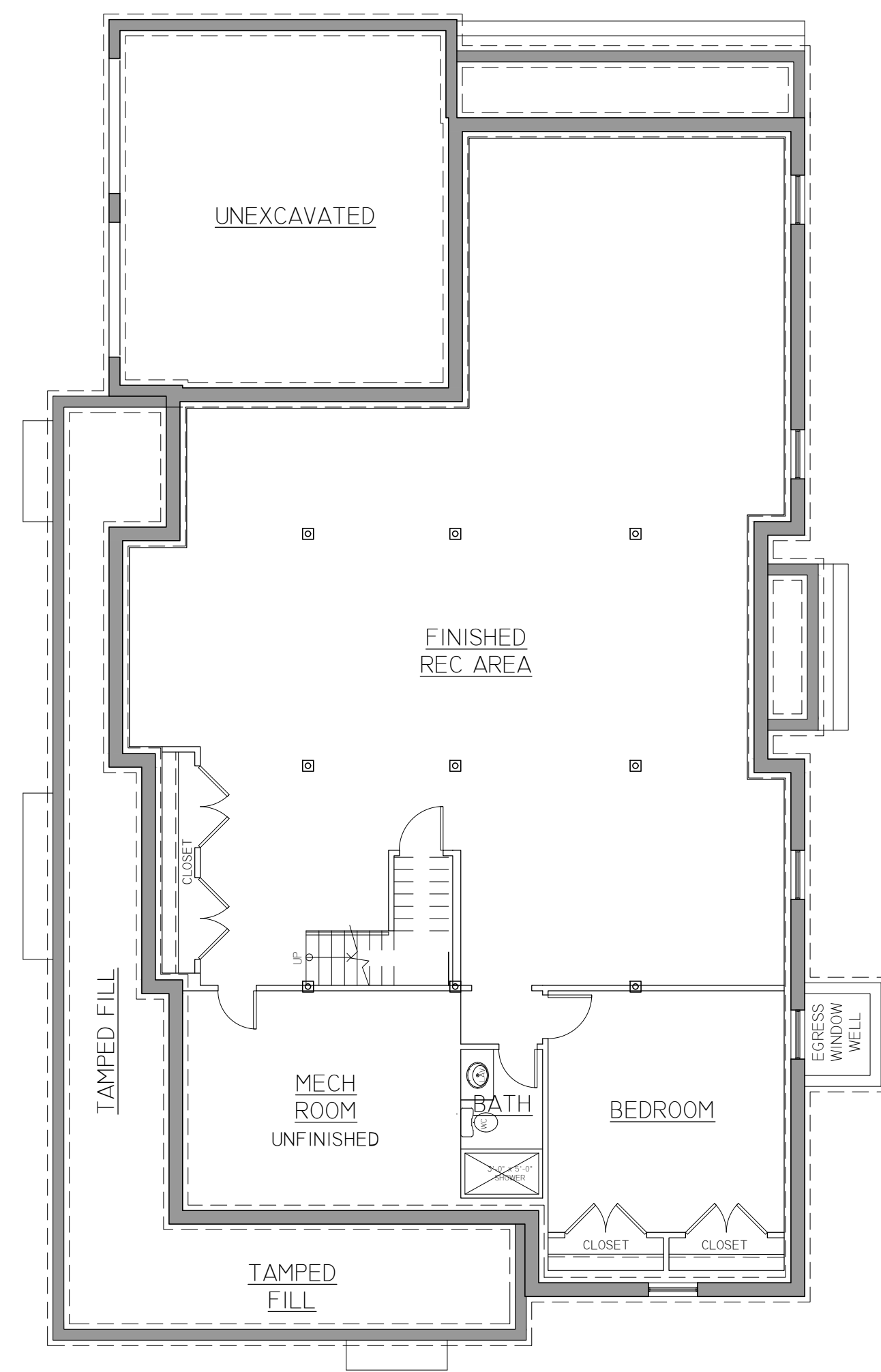
LOTS 21.01 & 21.02 ; BLOCK 1501
848 W CRESCENT AVE
ALLENTOWN, NEW JERSEY

HOUSE "A" LOT 21.01
EXTERIOR ELEVATIONS

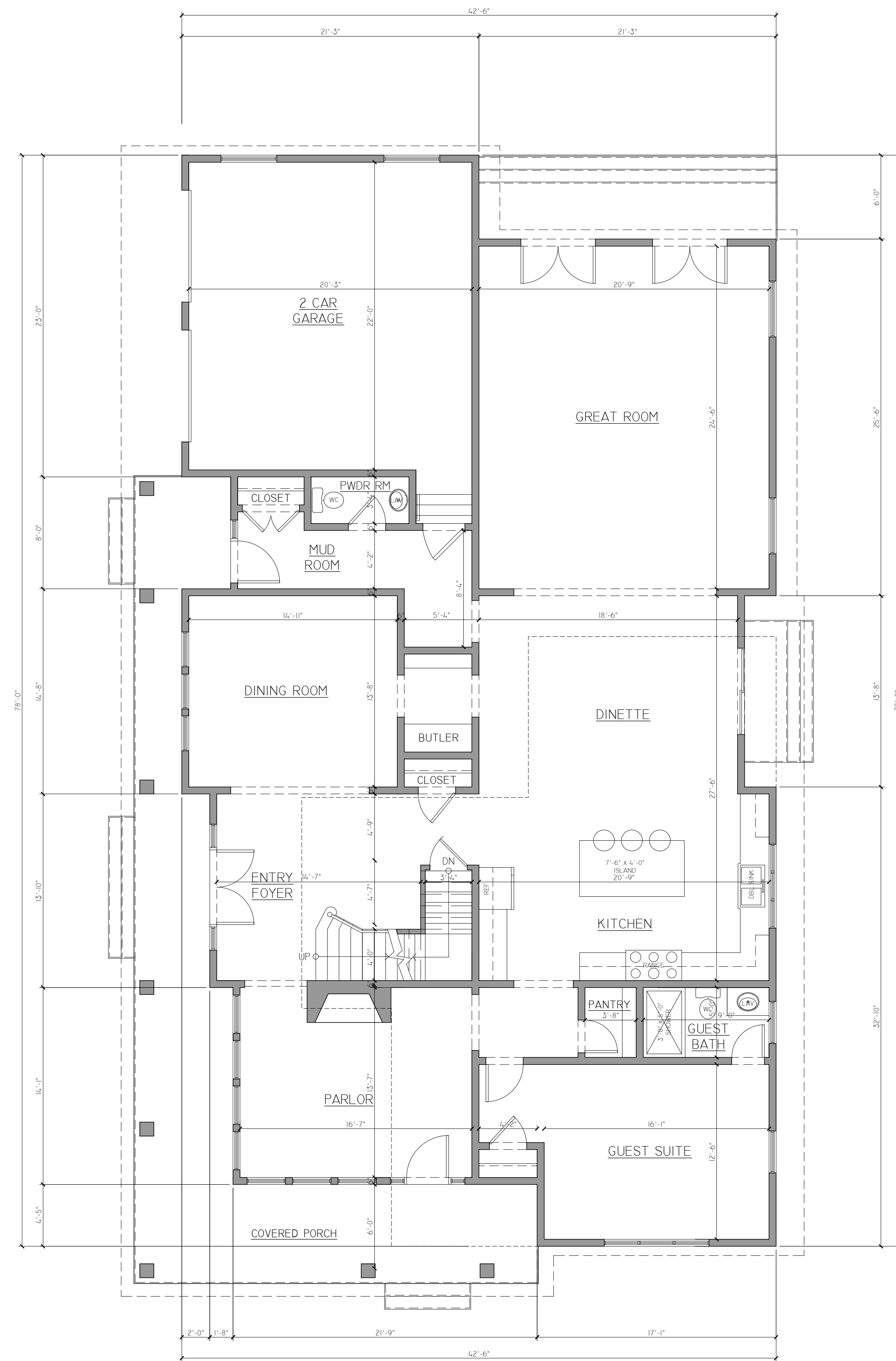
PROJECT NUMBER:	20-035
DRAWN BY:	CM

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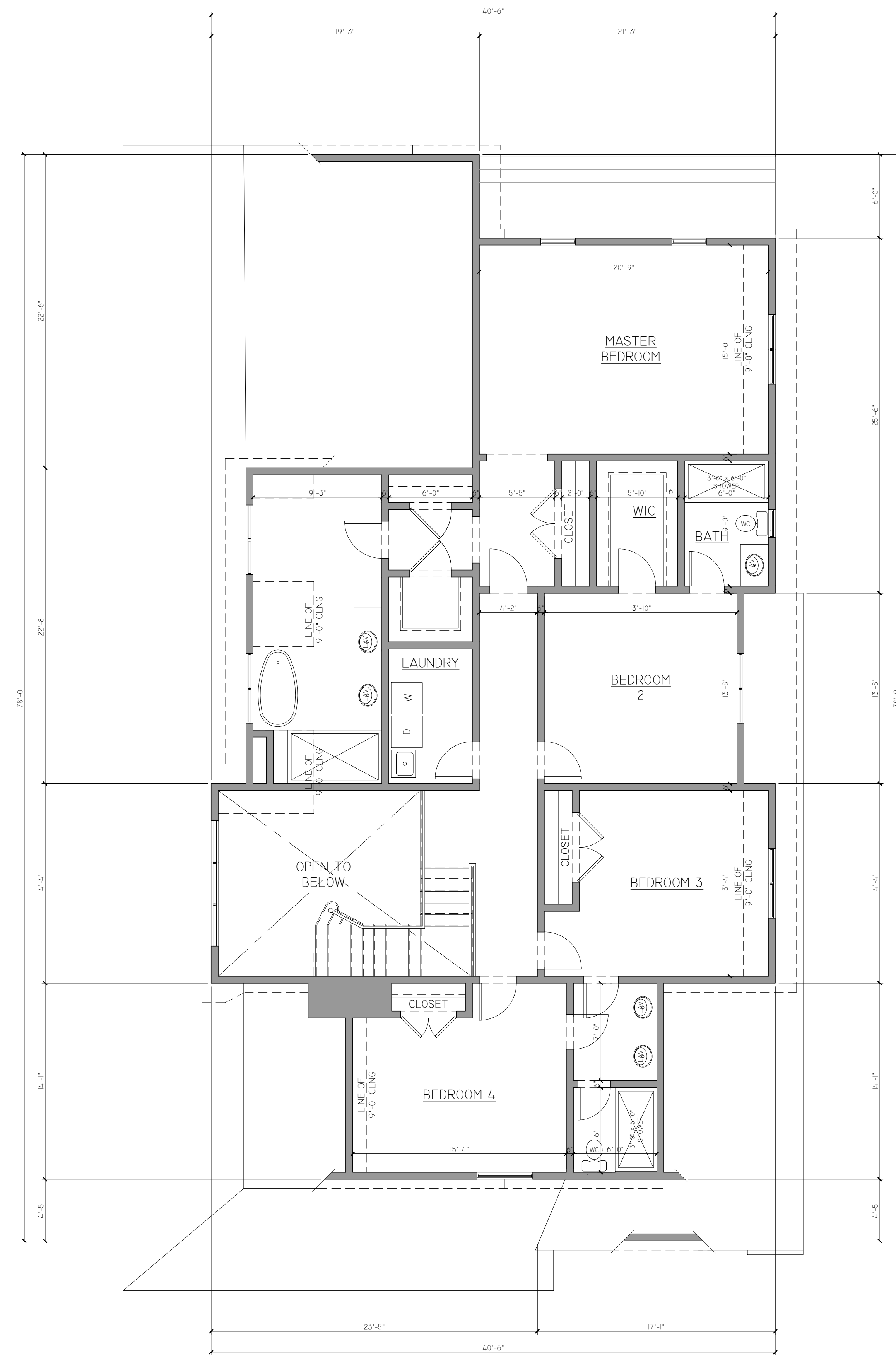
SHEET NUMBER:	03 OF 08
SCALE:	AS NOTED



PROPOSED BASEMENT PLAN
SCALE -- 1/8"=1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE -- 3/16"=1'-0"
ARCHITECTURAL GROUND FLR LIVING AREA : 2,450 SF
GROSS GROUND FLR BUILDING AREA (PER ORDINANCE) : 2,937 SF



PROPOSED SECOND FLOOR PLAN
SCALE -- 3/16"=1'-0"
ARCHITECTURAL SECOND FLR LIVING AREA : 1,836 SF
GROSS SECOND FLR BUILDING AREA (PER ORDINANCE) : 1,836 SF

REVISION	DATE
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FAMILY RESIDENCES

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ALLENDALE, NEW JERSEY

HOUSE "A" LOT 21.01
FLOOR PLANS

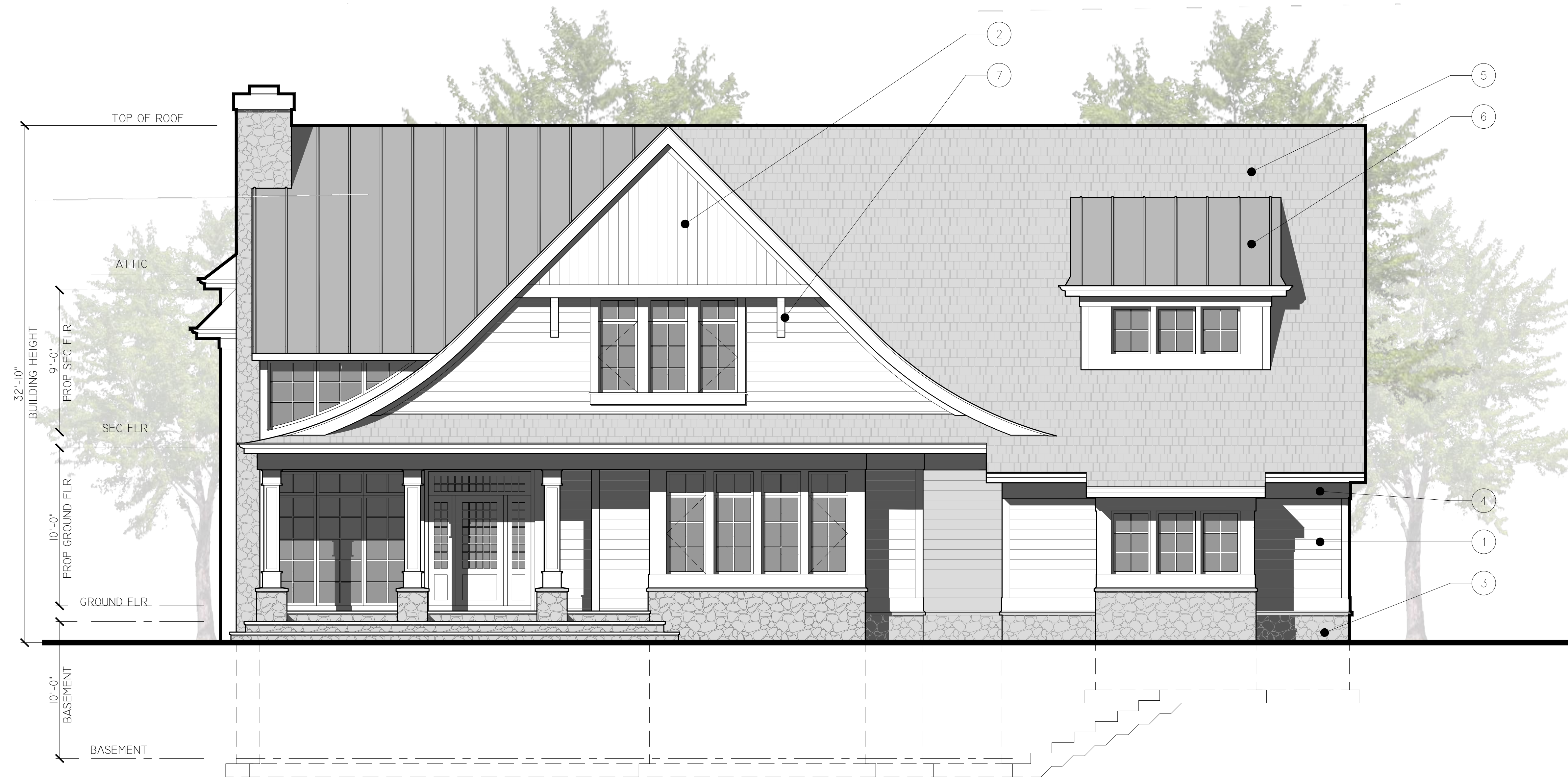
PROJECT NUMBER: 20.035

DRAWN BY: CM

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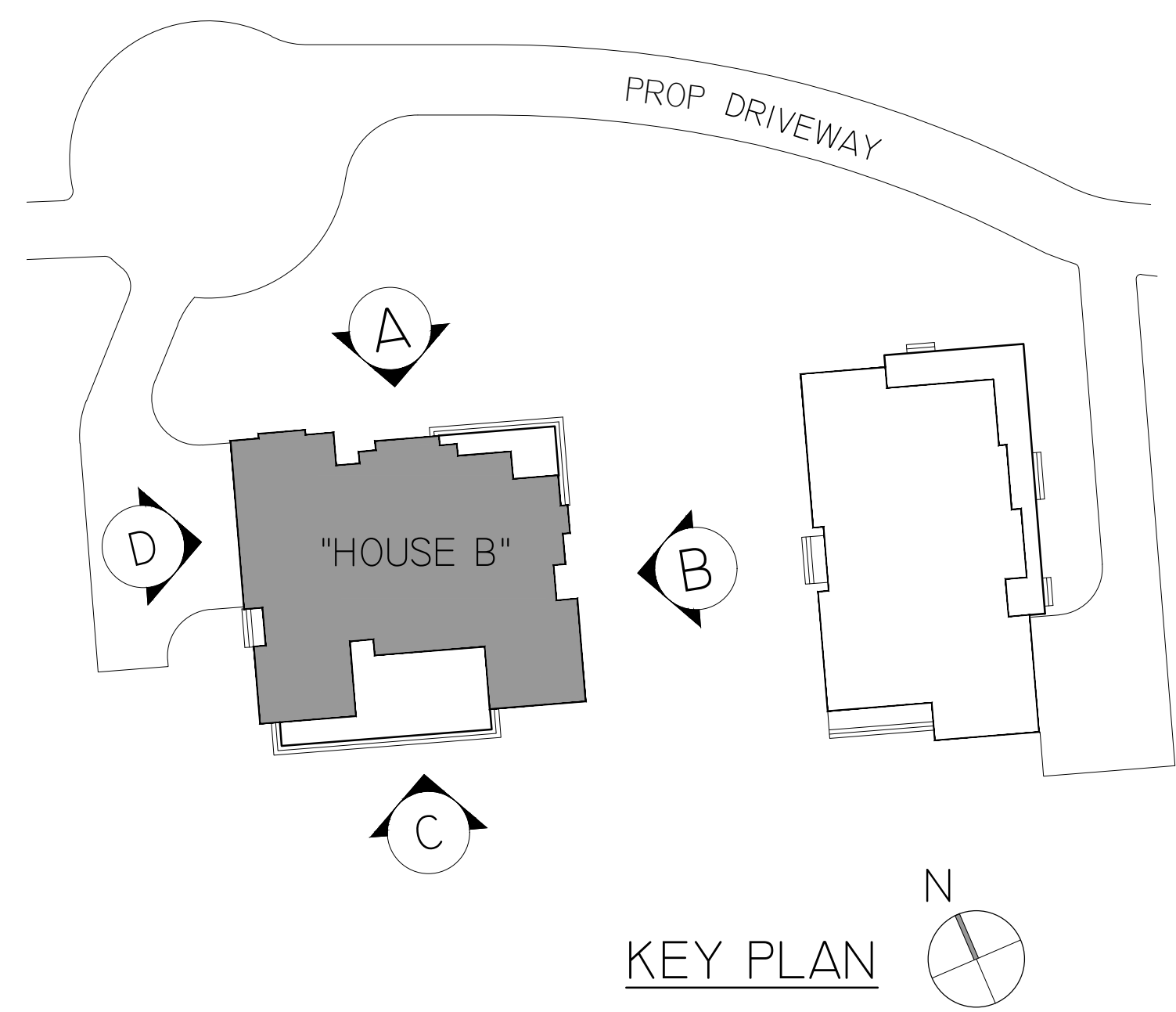
SHEET NUMBER: 04 OF 08

SCALE: AS NOTED



A PROPOSED FRONT ELEVATION
SCALE -- 1/4"=1'-0"

ELEVATION KEY NOTES	
NOT ALL NOTES MAY APPLY TO THIS SHEET	
1	HORIZONTAL SIDING (FIBER CEMENT)
2	ACCENT SIDING (FIBER CEMENT)
3	MASONRY VENEER
4	ARCHITECTURAL TRIM (AZEK OR SIM.)
5	DIMENSIONAL ASPHALT ROOF SHINGLES
6	METAL ACCENT ROOF
7	DECORATIVE BRACKET



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

REVISION	DATE
ISSUE FOR ZONING	12-31-20

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HOUSE "B" LOT 21.02
EXTERIOR ELEVATIONS

PROJECT NUMBER: 20-035
DRAWN BY: CM

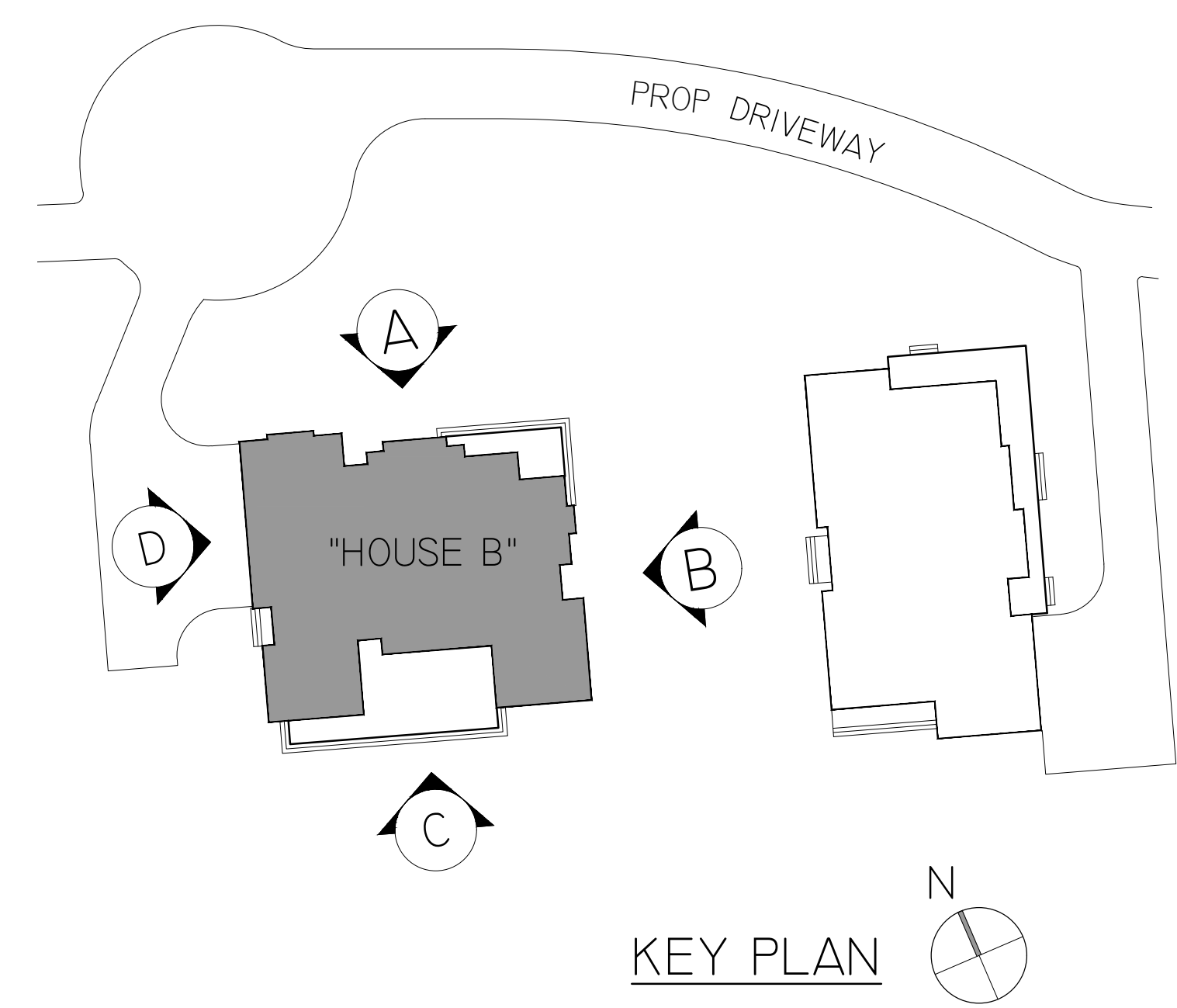
A-4

SHEET NUMBER: 05 OF 08
SCALE: AS NOTED



C PROPOSED REAR ELEVATION
SCALE -- 1/4"=1'-0"

ELEVATION KEY NOTES	
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1	HORIZONTAL SIDING (FIBER CEMENT)
2	ACCENT SIDING (FIBER CEMENT)
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D PROPOSED RIGHT ELEVATION
SCALE -- 1/4"=1'-0"

REVISION	DATE
ISSUE FOR ZONING	12-31-20

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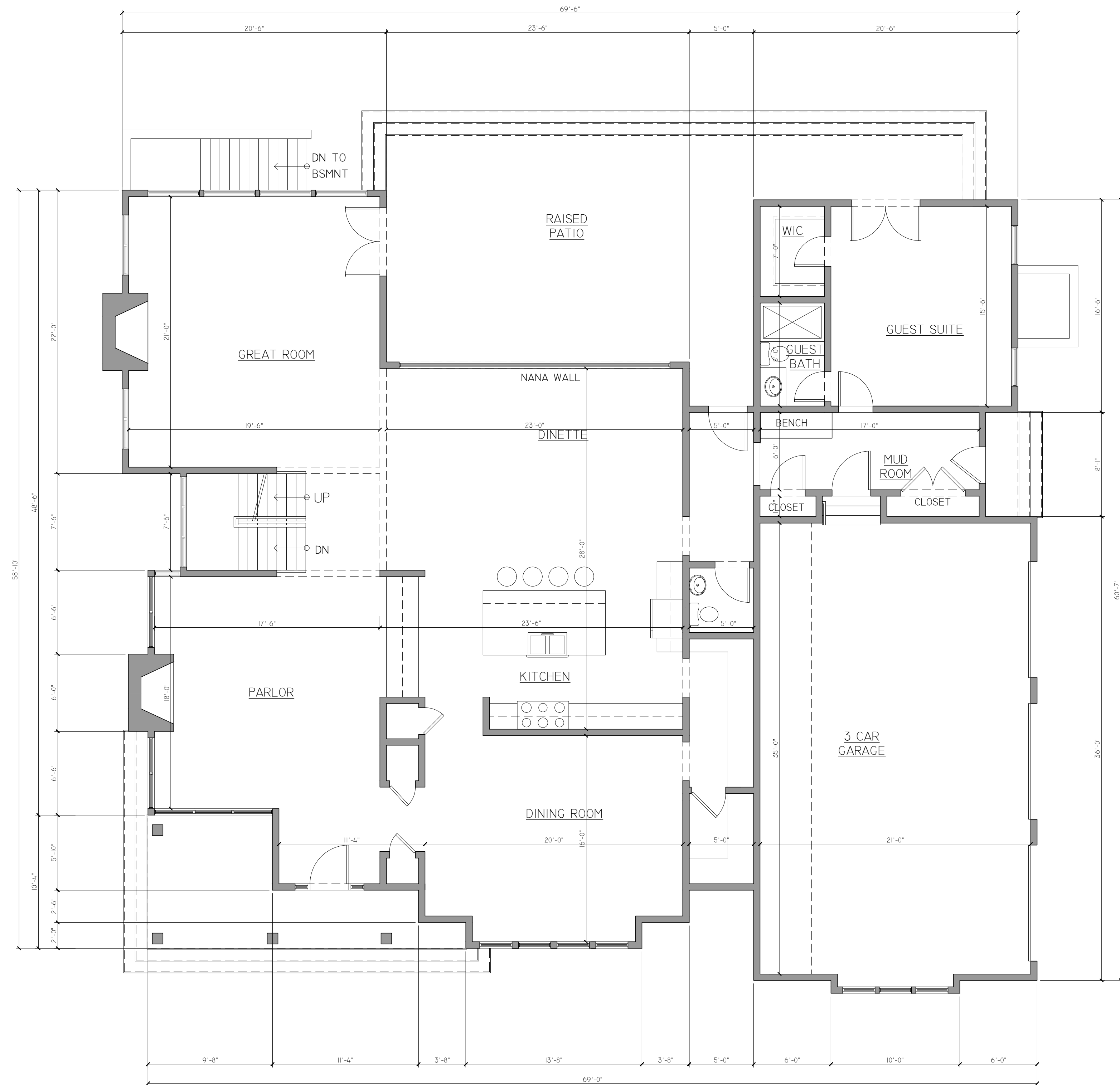
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HOUSE "B" LOT 21.02
EXTERIOR ELEVATIONS

PROJECT NUMBER:	20-035
DRAWN BY:	CM

A-5

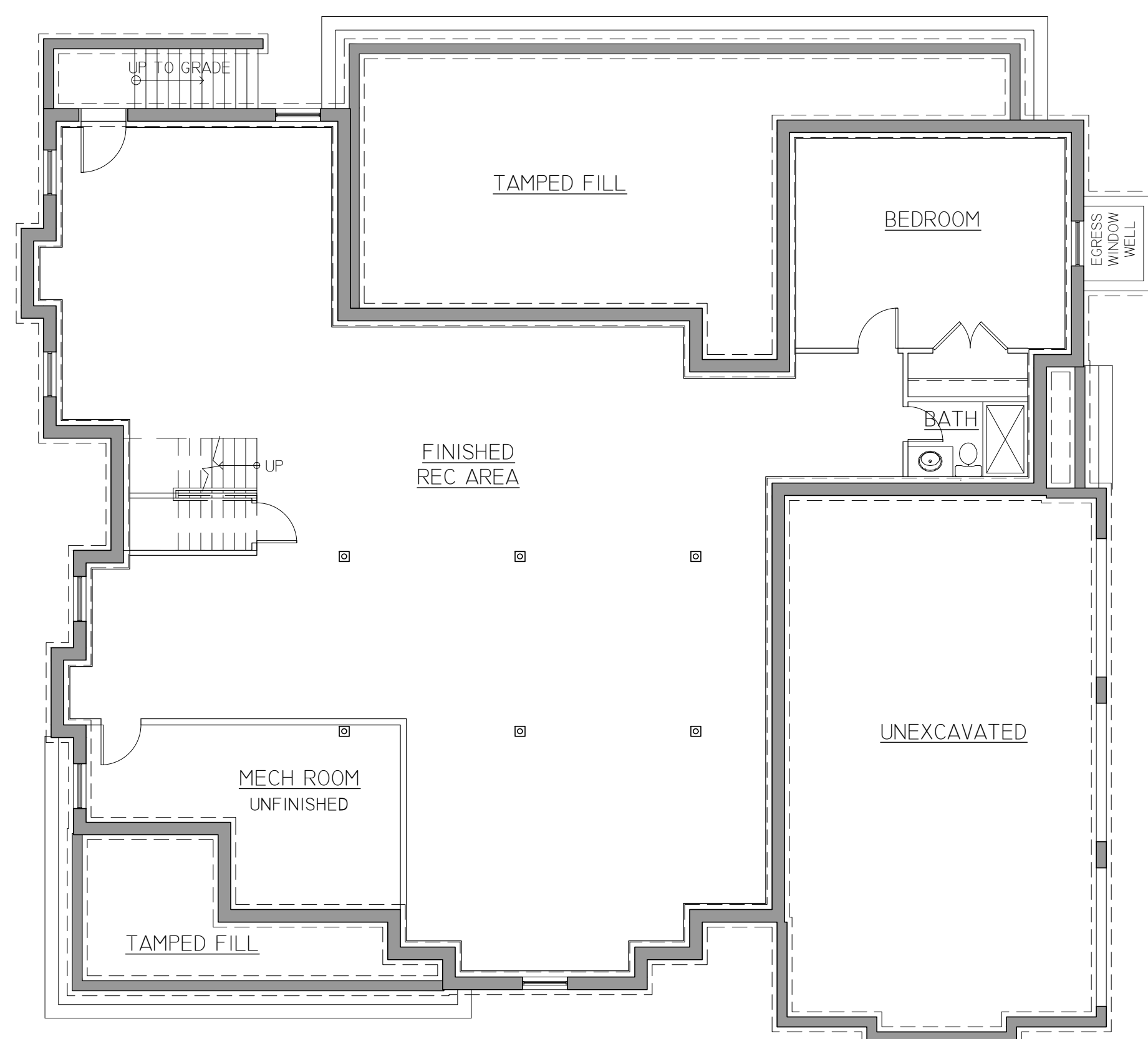
SHEET NUMBER:	06 OF 08
SCALE:	AS NOTED



PROPOSED GROUND FLOOR PLAN
 SCALE -- 3/16"=1'-0"
 ARCHITECTURAL GROUND FLR LIVING AREA : 2,721 SF
 GROSS GROUND FLR BUILDING AREA (PER ORDINANCE) : 3,500 SF



PROPOSED SECOND FLOOR PLAN
 SCALE -- 3/16"=1'-0"
 ARCHITECTURAL SECOND FLR LIVING AREA : 2,721 SF
 GROSS SECOND FLR BUILDING AREA (PER ORDINANCE) : 2,721 SF



PROPOSED BASEMENT PLAN
 SCALE -- 1/8"=1'-0"

REVISION	DATE
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HOUSE "B" LOT 21.02
 PROPOSED FLOOR PLANS

PROJECT NUMBER: 20.035
 DRAWN BY: CM

A-6

SHEET NUMBER: 07 OF 08
 SCALE: AS NOTED