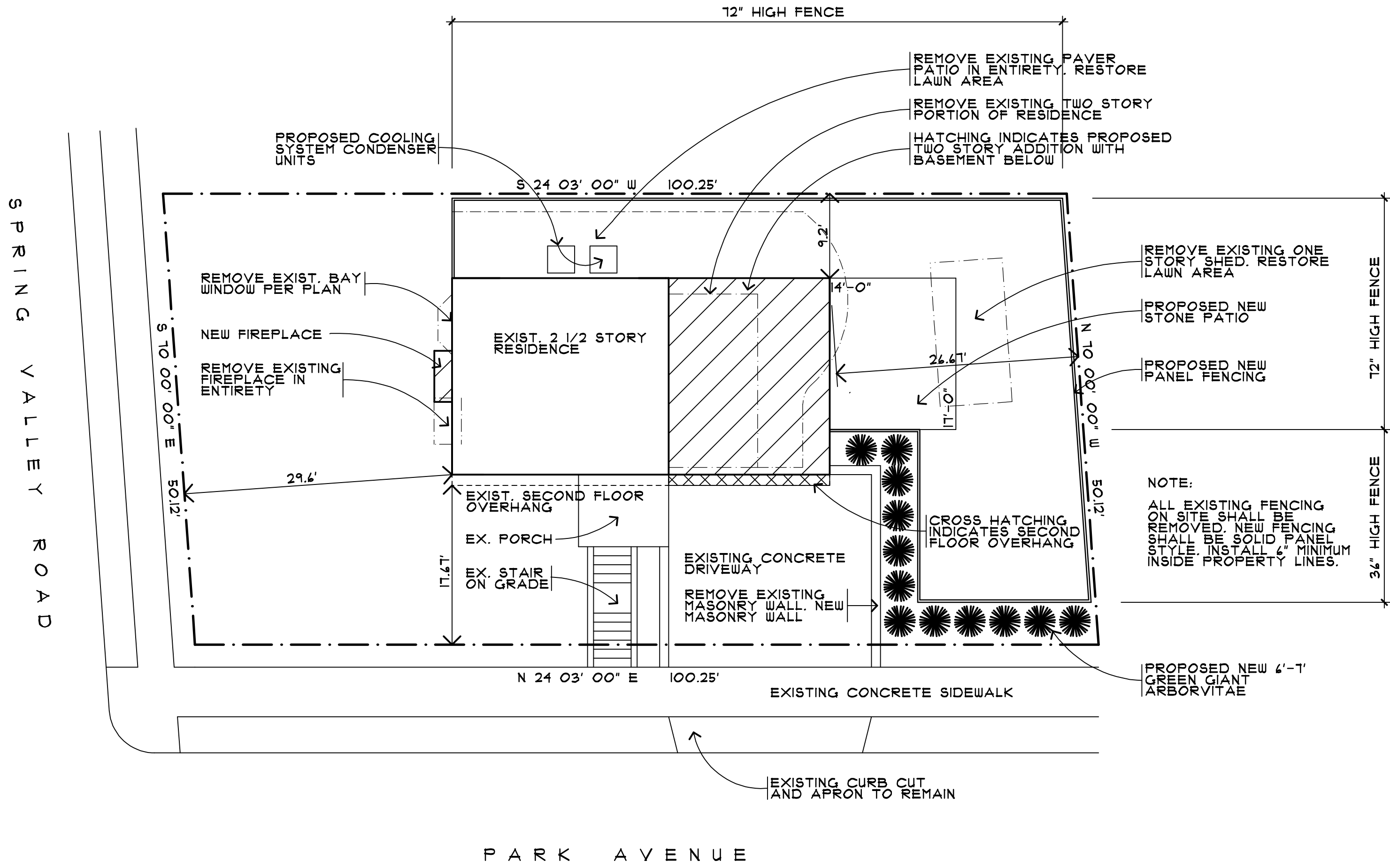


SITE and BUILDING DATA

LOT NO. 12
BLOCK NO. 208
BUILDING USE GROUP INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
CONSTRUCTION TYPE 5B
AREA OF SITE 5,012 S.F.
EXISTING FIRST FLOOR AREA: 125 S.F.
EXISTING SECOND FLOOR OVERHANG: 29 S.F.
EXISTING SECOND FLOOR AREA: 143 S.F.
PROPOSED FIRST FLOOR EXPANSION: 200 S.F.
PROPOSED SECOND FLOOR EXPANSION: 220 S.F.
PROPOSED SECOND FLOOR OVERHANG: 20 S.F.
EXISTING FRONT PORCH: 48 S.F.
EXISTING FRONT STAIR: 14 S.F.
EXISTING DRIVEWAY AND RETAINING WALLS: 538 S.F.
EXISTING SHED TO BE REMOVED: 128 S.F.
PROPOSED NEW STONE PATIO: 238 S.F.
EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
125 S.F. + 29 S.F. + 128 S.F. = 882 S.F. / 5,012 S.F. = 17.59%
EXISTING IMPROVED LOT COVERAGE CALCULATED AS FOLLOWS:
882 S.F. + 48 S.F. + 14 S.F. + 538 S.F. = 1,542 S.F. / 5,012 S.F. = 31.16%
FINAL PROPOSED BUILDING COVERAGE CALCULATED AS FOLLOWS:
125 S.F. + 29 S.F. + 200 S.F. + 20 S.F. = 914 S.F. / 5,012 S.F. = 19.43%
FINAL PROPOSED IMPROVED LOT COVERAGE CALCULATED AS FOLLOWS:
914 S.F. + 48 S.F. + 14 S.F. + 538 S.F. + 238 S.F. = 1,892 S.F. / 5,012 S.F. = 37.75%

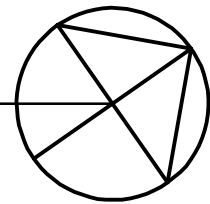
ZONING DATA R-1 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED ?
MINIMUM LOT AREA	1,500 S.F.	5,012 S.F.	5,012 S.F.	NO.
LOT WIDTH	15.00'	100.25'	100.25'	NO.
MIN. LOT DEPTH	100.00'	50.12'	50.12'	NO. PRE-EXIST. NON-CONFORMITY.
LOT (BUILDING) COVERAGE	25%	17.59%	19.43%	NO.
IMP. LOT COVERAGE	35%	31.16%	37.75%	YES.
FRONT YARD SETBACK	30.00'	17.47'	17.47'	YES.
SIDE YARD SETBACK	7.5'	34.3'	24.47'	NO.
REAR YARD SETBACK	25.00'	9.2'	9.2'	YES.
BUILDING HEIGHT	30'-0" (2.5 STORIES)	28'-0" (2 1/2 STORIES)	28'-0" (2 1/2 STORIES)	NO.



SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"
SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY JOHN BUTLER, PLS. #43247 DATED AUGUST 11, 2014.
A STORMWATER CHAMBER TO COLLECT RAIN WATER FROM ALL NEW ROOF AREAS WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. THE CHAMBER WILL BE DESIGNED BY A NJ LICENSED CIVIL ENGINEER.



ADDITION AND ALTERATIONS TO THE
**MARTINEZ/ SANCHEZ
RESIDENCE**
885 PARK AVENUE
RIVER EDGE, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 05/18/25

REVISIONS:
01/01/25

SHEET NO:

A1 of 3

JOSEPH J. BRUNO, AIA
ARCHITECT

29 PASCACK ROAD
PARK RIDGE, NEW JERSEY 07654
TELEPHONE / FACSIMILE 201-301-1115

VALID IF SEALED

JOSEPH J. BRUNO, AIA
ARCHITECT
NJARCH LIC. A10379