

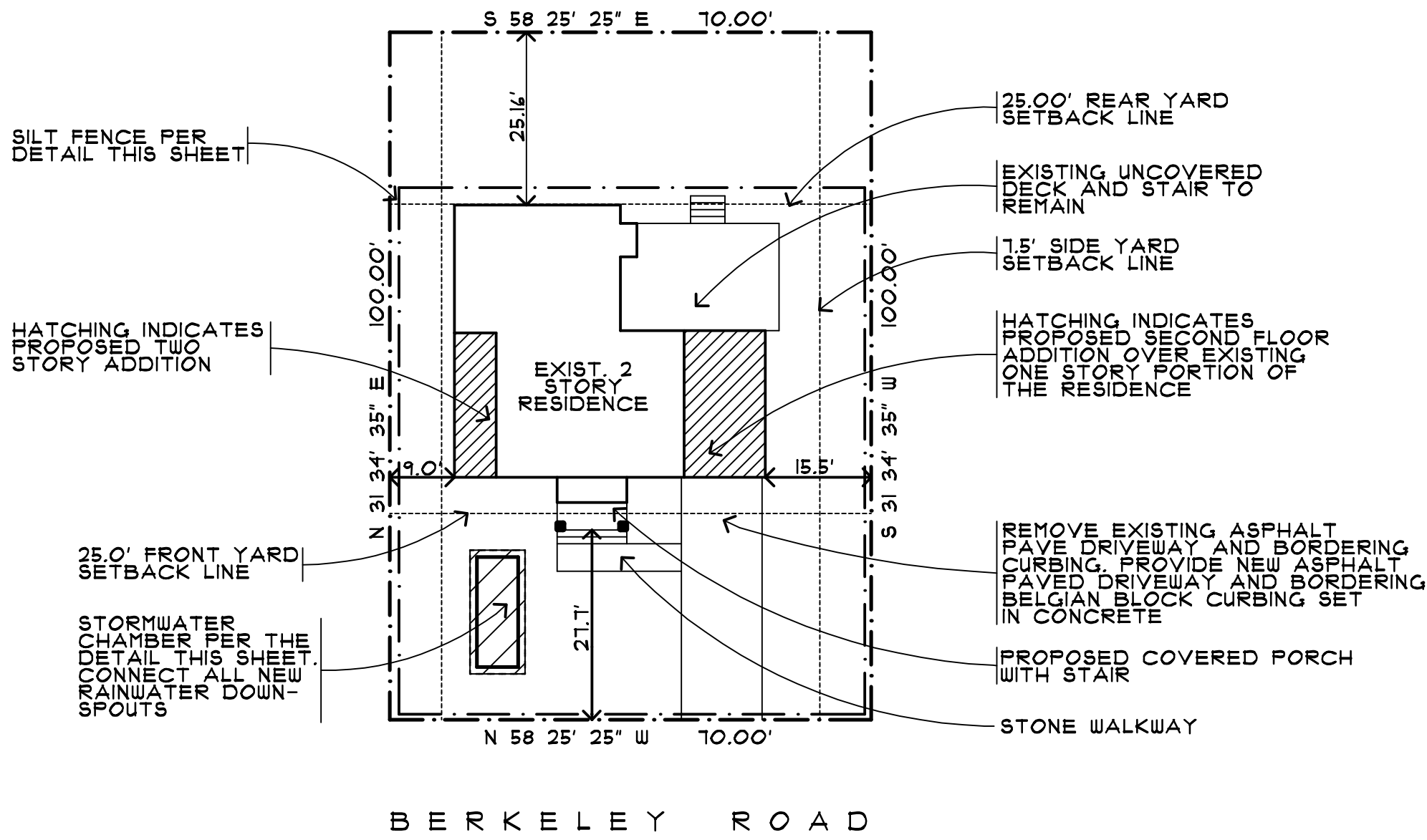
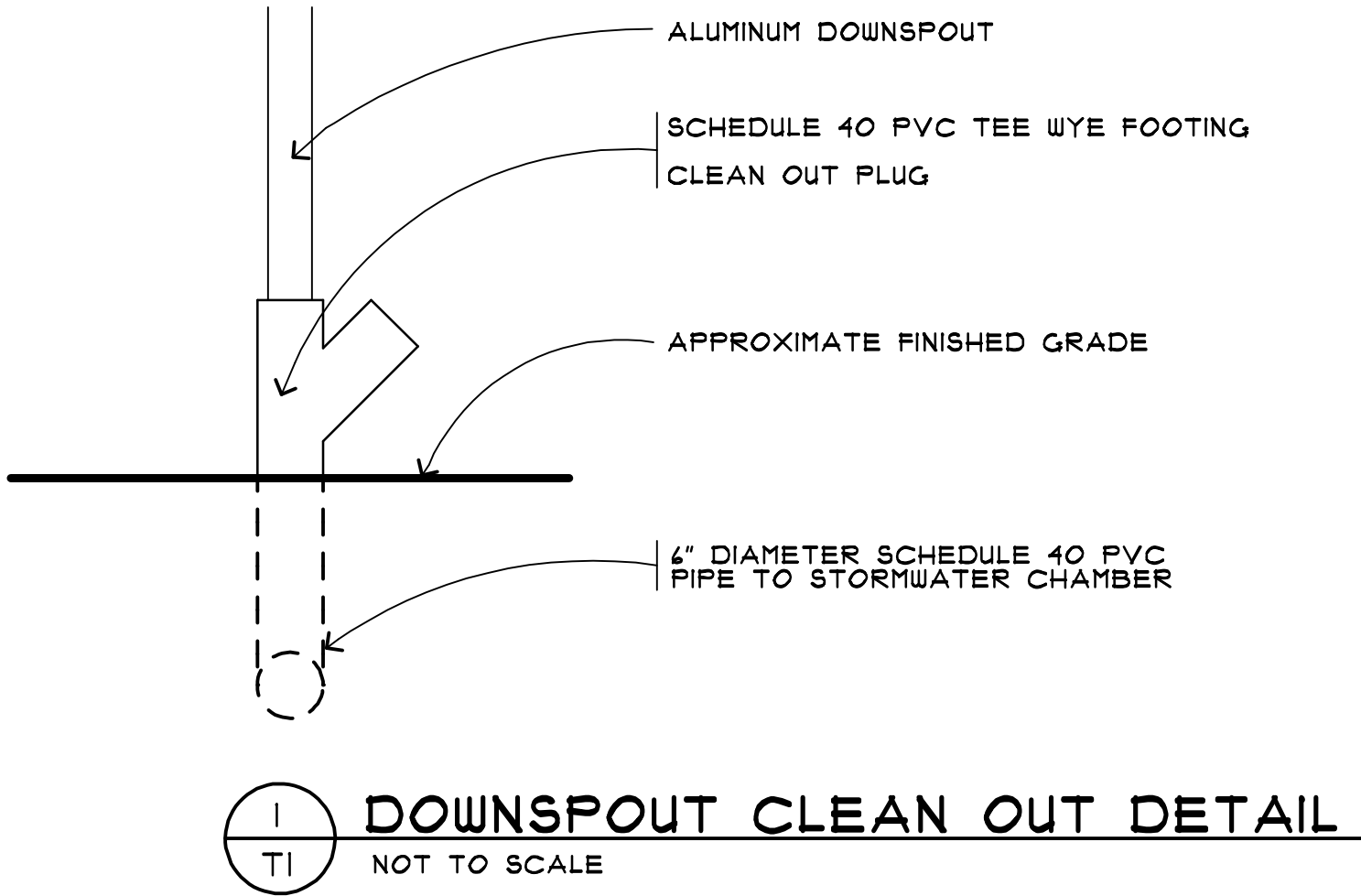
SITE and BUILDING DATA

LOT NO.	1
BLOCK NO.	904
BUILDING USE GROUP	INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
CONSTRUCTION TYPE	5B
AREA OF SITE	1,000 S.F.
EXISTING FIRST FLOOR AREA:	1,344 S.F.
EXISTING SECOND FLOOR AREA:	1,034 S.F.
EXISTING DECK AND STAIR AREA:	345 S.F.
EXISTING FRONT STAIR TO BE REMOVED:	35 S.F.
EXISTING ASPHALT DRIVEWAY TO BE REPLACED:	312 S.F.
EXISTING FRONT AND SIDE WALKWAYS TO BE REMOVED:	190 S.F.
EXISTING ROOF OVERHANG AREA:	38 S.F.
PROPOSED FIRST FLOOR FOOTPRINT EXPANSION:	121 S.F.
PROPOSED SECOND FLOOR EXPANSION:	383 S.F.
PROPOSED NEW ROOF OVERHANG AREA:	92 S.F.
PROPOSED COVERED PORCH:	41 S.F.
PROPOSED FRONT STAIR:	20 S.F.
PROPOSED FRONT WALKWAY:	13 S.F.

EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
1,344 S.F. + 345 S.F. + 35 S.F. + 38 S.F. = 1,782 S.F. / 1,000 S.F. = 25.45%
EXISTING IMPROVED LOT COVERAGE CALCULATED AS FOLLOWS:
1,782 S.F. + 312 S.F. + 190 S.F. = 2,344 S.F. / 1,000 S.F. = 33.48%
FINAL PROPOSED BUILDING COVERAGE CALCULATED AS FOLLOWS:
1,344 S.F. + 345 S.F. + 121 S.F. + 92 S.F. + 41 S.F. + 20 S.F. = 1,989 S.F. / 1,000 S.F. = 28.41%
FINAL PROPOSED IMPROVED LOT COVERAGE CALCULATED AS FOLLOWS:
1,989 S.F. + 312 S.F. + 13 S.F. = 2,434 S.F. / 1,000 S.F. = 34.17%

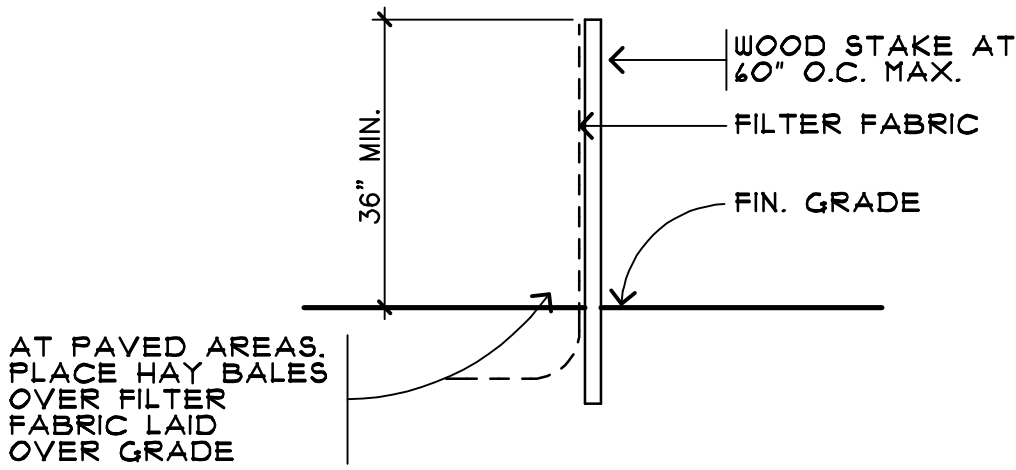
ZONING DATA R-1 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED ?
MINIMUM LOT AREA	1,500 S.F.	1,000 S.F.	1,000 S.F.	NO. PRE-EXIST.
LOT WIDTH	15.00'	10.00'	10.00'	NO. PRE-EXIST.
MIN. LOT DEPTH	100.00'	100.00'	100.00'	NO.
LOT (BUILDING) COVERAGE	25%	25.45%	28.41%	YES.
IMP. LOT COVERAGE	35%	33.48%	34.11%	NO.
FRONT YARD SETBACK	30.00'	31.1'	27.1'	YES.
SIDE YARD SETBACK	1.5'	9.0' / 15.0'	9.0' / 15.5'	NO.
REAR YARD SETBACK	25.00'	25.14'	25.14'	NO.
BUILDING HEIGHT	30'-0" (2.5 STORIES)	27'-0" (2 STORIES)	27'-0" (2 STORIES)	NO.



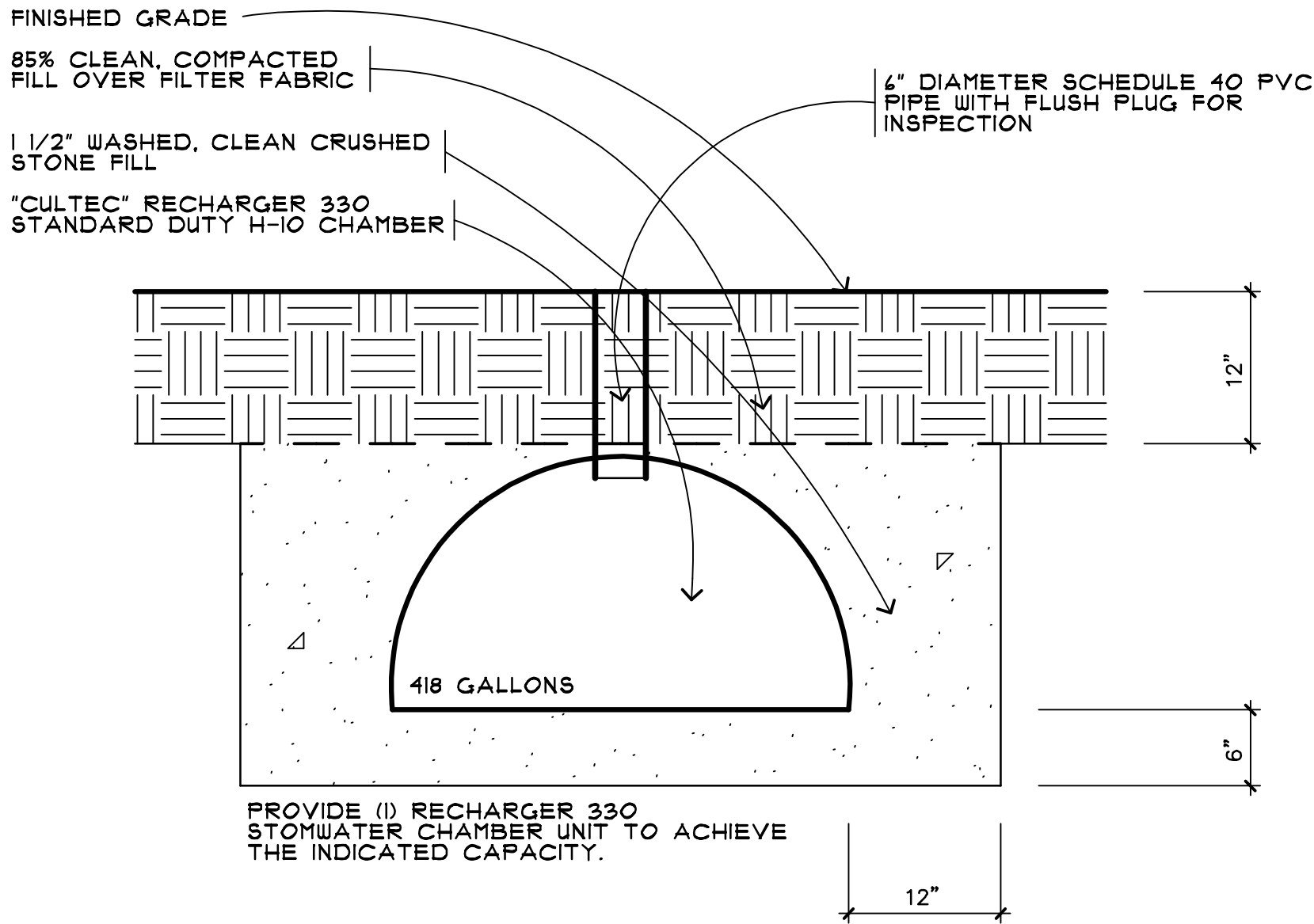
SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"
SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY ANDREW SCHMIDT, PLS. #24G504330100 DATED AUGUST 1, 2025.



SILT FENCE DETAIL

NOT TO SCALE



STORMWATER CHAMBER DETAIL

NOT TO SCALE
NOTE:
COORDINATE LOCATIONS OF STORMWATER CHAMBERS IN THE FIELD WITH THE OWNER.
STORMWATER CALCULATIONS:
121 S.F. (ROOF AREA) X 3" (.25") PER HOUR = 32 CUBIC FEET PER HOUR.
32 CUBIC FEET X 1.481 GALLONS PER CUBIC FOOT = 240 GALLONS PER HOUR.
418 GALLON MINIMUM STORMWATER CHAMBER CAPACITY PROVIDED.

VALID IF SEALED

JOSEPH J. BRUNO, AIA
ARCHITECT
NJARCH LIC. A10319

JOSEPH J. BRUNO, AIA
ARCHITECT

24 PASCACK ROAD
PARK RIDGE, NEW JERSEY 07454
TELEPHONE/ FACSIMILE 201-301-1115

ADDITION AND ALTERATIONS TO THE
CARDENAS
RESIDENCE
241 BERKELEY ROAD
RIVER EDGE, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 09/09/25

REVISIONS:

SHEET NO:

A1 OF 3