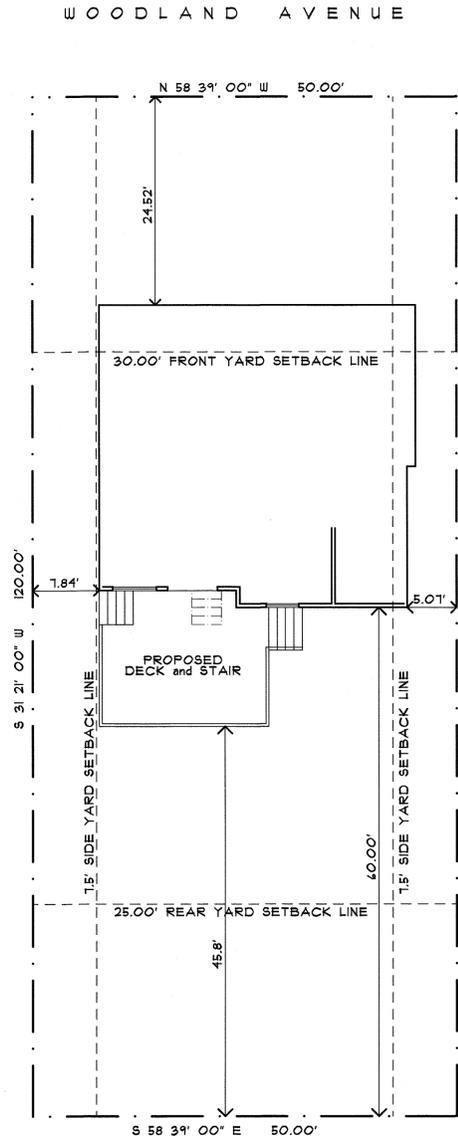


SITE and BUILDING DATA

LOT NO. 10
 BLOCK NO. 115
 BUILDING USE GROUP INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
 CONSTRUCTION TYPE 5B
 AREA OF SITE 4,000 S.F.
 EXISTING HOUSE FOOTPRINT: 1,353 S.F.
 EXISTING DETACHED SHED: 85 S.F.
 EXISTING FRONT STAIR AND PLATFORM: 44 S.F.
 EXISTING DRIVEWAY: 591 S.F.
 PROPOSED NEW DECK AND STAIR: 333 S.F.
 EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
 1,353 S.F. + 85 S.F. + 44 S.F. = 1,502 S.F. / 4,000 S.F. = 25.03%
 EXISTING IMPROVED LOT COVERAGE CALCULATED AS FOLLOWS:
 1,502 S.F. + 591 S.F. = 2,093 S.F. / 4,000 S.F. = 34.88%
 FINAL PROPOSED BUILDING COVERAGE CALCULATED AS FOLLOWS:
 1,502 S.F. + 333 S.F. = 1,835 S.F. / 4,000 S.F. = 30.58%
 FINAL PROPOSED IMPROVED COVERAGE CALCULATED AS FOLLOWS:
 1,835 S.F. + 591 S.F. = 2,426 S.F. / 4,000 S.F. = 40.43%

ZONING DATA R-1 ZONE

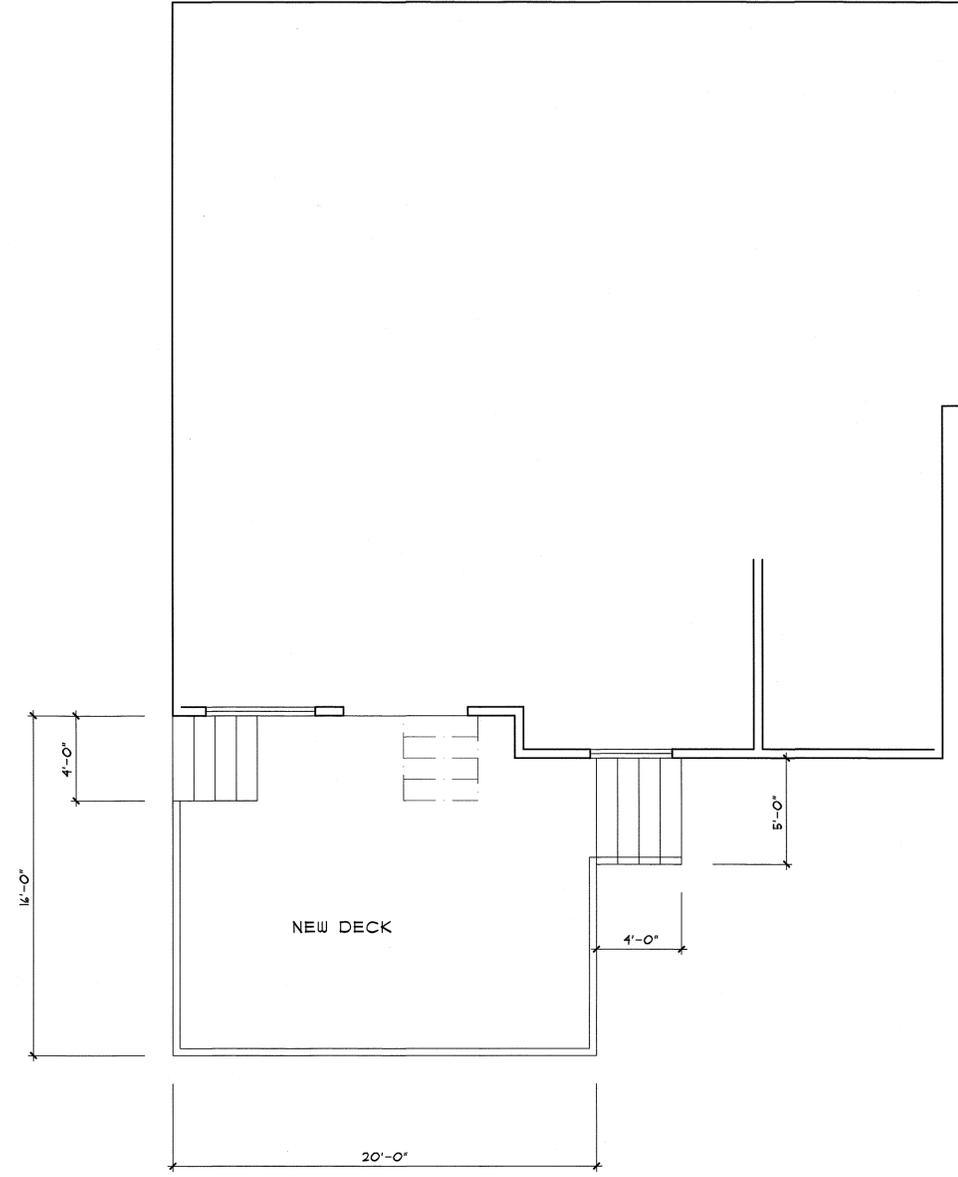
	REQUIRED/ ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED ?
MINIMUM LOT AREA	7,500 S.F.	4,000 S.F.	4,000 S.F.	NO. PRE-EXIST.
LOT WIDTH	75.00'	50.00'	50.00'	NO. PRE-EXIST.
MIN. LOT DEPTH	100.00'	120.00'	120.00'	NO.
LOT (BUILDING) COVERAGE	25%	25.03%	30.58%	YES.
IMP. LOT COVERAGE	35%	34.88%	40.43%	YES.
FRONT YARD SETBACK	30.00'	24.48'	24.48'	NO. PRE-EXIST.
SIDE YARD SETBACK	7.5'	4.74' / 7.84'	4.74' / 7.84'	NO. PRE-EXIST.
REAR YARD SETBACK	25.00'	40.00'	45.8'	NO.
BUILDING HEIGHT	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE.	NO.



SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"
 SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY STEVEN L. KOESTNER, PLS. #21901 DATED MARCH 22, 2023.

PLAN NORTH



DECK FLOOR PLAN

SCALE: 1/4" = 1'-0"

VALID IF SEALED
 JOSEPH J. BRUNO, AIA
 ARCHITECT
 NJ ARCH. LIC. A10374

JOSEPH J. BRUNO, AIA
 ARCHITECT

29 PASCACK ROAD
 PARK RIDGE, NEW JERSEY 07154
 TELEPHONE / FACSIMILE 201-307-1115

NEW DECK FOR THE
POWERS RESIDENCE
 283 WOODLAND AVENUE
 RIVER EDGE, NEW JERSEY

DRAWN BY: JJB
 CHECKED BY: ME

DATE: 01/16/24

REVISIONS:

SHEET NO:

A1 OF 1