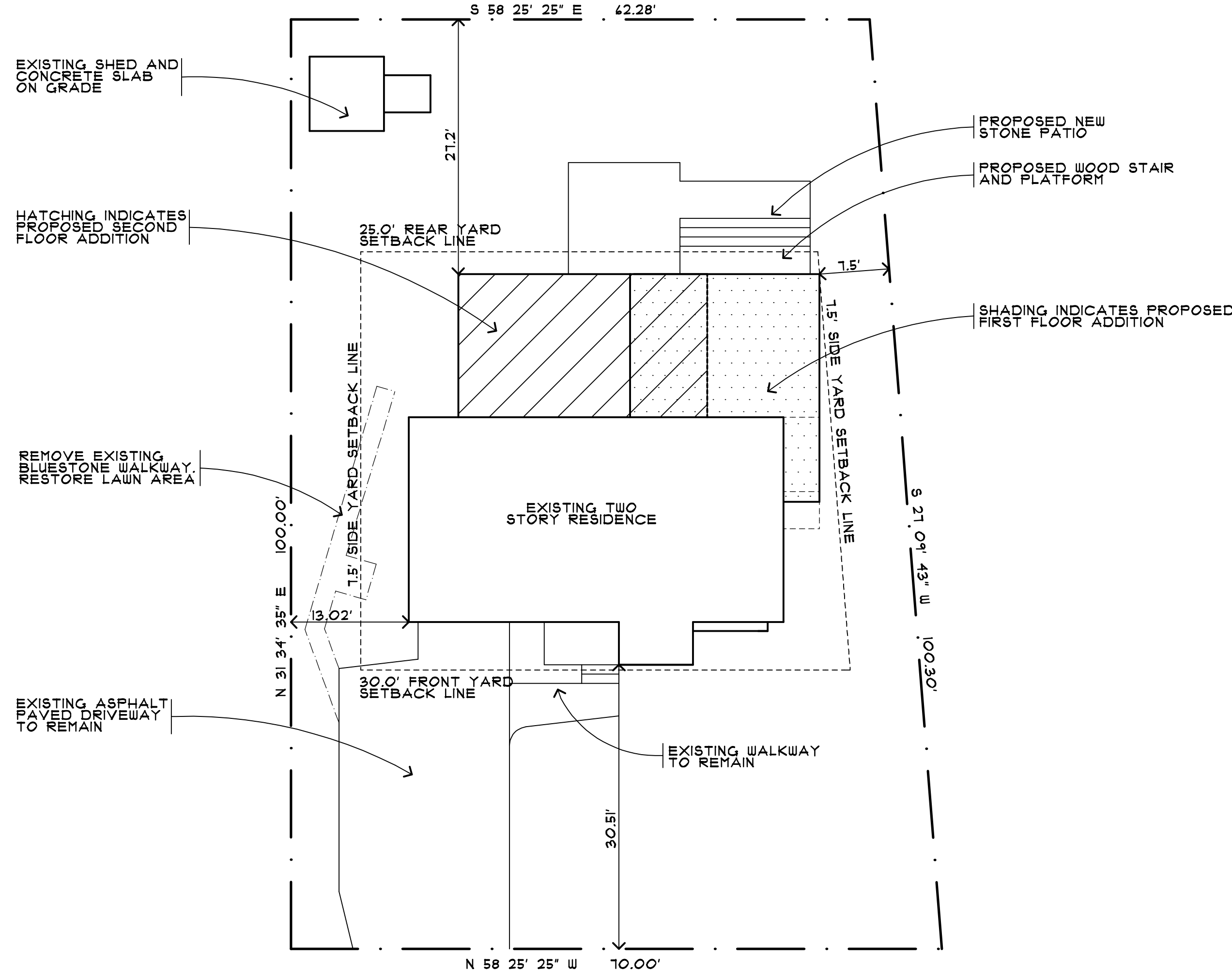
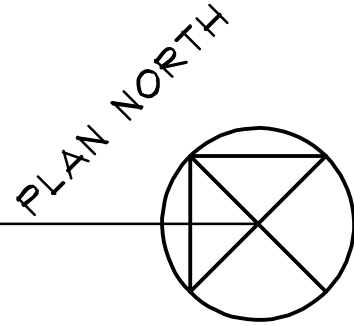




PLOT PLAN

SCALE: 1" = 10'-0"
PLOT PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY THOMAS G. STEARNS, PLS. #GB40459 DATED OCTOBER 19, 2012.



SITE and BUILDING DATA

LOT NO.	19
BLOCK NO.	904
BUILDING USE GROUP	INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
CONSTRUCTION TYPE	5B
AREA OF SITE	4,614 S.F.
EXISTING FIRST FLOOR AREA:	1,223 S.F.
EXISTING SECOND FLOOR AREA:	874 S.F.
EXISTING FRONT PORCH AREA:	38 S.F.
EXISTING SHED AREA:	44 S.F.
EXISTING STAIRS TO BE REMOVED:	54 S.F.
EXISTING DRIVEWAY AREA:	405 S.F.
EXISTING FRONT WALKWAY AREA:	48 S.F.
EXISTING SHED SLAB:	20 S.F.
EXISTING PATIO TO BE REMOVED:	538 S.F.
EXISTING BLUESTONE WALKWAY TO BE REMOVED:	83 S.F.
PROPOSED FIRST FLOOR ADDITION:	350 S.F.
PROPOSED SECOND FLOOR ADDITION:	416 S.F.
PROPOSED STAIR AND PLATFORM:	84 S.F.
PROPOSED STONE PATIO:	200 S.F.
PROPOSED ROOF OVERHANGS:	40 S.F.

EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,223 \text{ S.F.} + 38 \text{ S.F.} + 44 \text{ S.F.} + 54 \text{ S.F.} = 1,319 \text{ S.F.} / 4,614 \text{ S.F.} = 20.85\%$
EXISTING IMPROVED LOT COVERAGE (EXCLUDING YARD AMENITIES) CALCULATED AS FOLLOWS:
 $1,223 \text{ S.F.} + 38 \text{ S.F.} + 405 \text{ S.F.} = 48 \text{ S.F.} + 83 \text{ S.F.} = 1,911 \text{ S.F.} / 4,614 \text{ S.F.} = 30.19\%$
EXISTING YARD AMENITIES RESERVE:
 $44 \text{ S.F.} + 54 \text{ S.F.} + 20 \text{ S.F.} + 538 \text{ S.F.} + 83 \text{ S.F.} = 759 \text{ S.F.} / 4,614 \text{ S.F.} = 11.47\%$

PROPOSED FINAL BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,223 \text{ S.F.} + 38 \text{ S.F.} + 44 \text{ S.F.} + 350 \text{ S.F.} + 84 \text{ S.F.} + 40 \text{ S.F.} = 1,719 \text{ S.F.} / 4,614 \text{ A.D.} = 27.19\%$
PROPOSED FINAL IMPROVED LOT COVERAGE (EXCLUDING YARD AMENITIES) CALCULATED AS FOLLOWS:
 $1,223 \text{ S.F.} + 38 \text{ S.F.} + 405 \text{ S.F.} + 48 \text{ S.F.} + 350 \text{ S.F.} + 40 \text{ S.F.} = 2,304 \text{ S.F.} / 4,614 \text{ S.F.} = 34.83\%$
PROPOSED FINAL YARD AMENITIES RESERVE:
 $44 \text{ S.F.} + 20 \text{ S.F.} + 84 \text{ S.F.} + 200 \text{ S.F.} = 348 \text{ S.F.} / 4,614 \text{ S.F.} = 5.6\%$

ZONING DATA R-1 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED ?
MINIMUM LOT AREA	1,500 S.F.	4,614 S.F.	4,614 S.F.	NO. PRE-EXIST. NON-CONFORMITY.
LOT WIDTH	15.00'	10.00'	10.00'	NO. PRE-EXIST. NON-CONFORMITY.
MIN. LOT DEPTH	100.00'	100.00'	100.00'	NO.
LOT (BUILDING) COVERAGE	25%	20.85%	27.19%	YES.
IMP. LOT COVERAGE**	30%	30.19%	34.83%	YES.
IMP. LOT COVERAGE YARD AMENITIES RESERVE	5%	11.47%	5.6%	YES.
FRONT YARD SETBACK	30.00'	30.51'	30.51%	NO.
SIDE YARD SETBACK	1.5'	12.35'	1.5'	NO.
REAR YARD SETBACK	25.00'	27.2'	27.2'	NO.
BUILDING HEIGHT	30'-0" (2.5 STORIES)	27'-0" (2 1/2 STORIES)	27'-0" (2 1/2 STORIES)	NO.

ADDITION AND ALTERATIONS TO THE
FUNK RESIDENCE
204 WAYNE AVENUE
RIVER EDGE, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 04/28/26

REVISIONS:

SHEET NO:

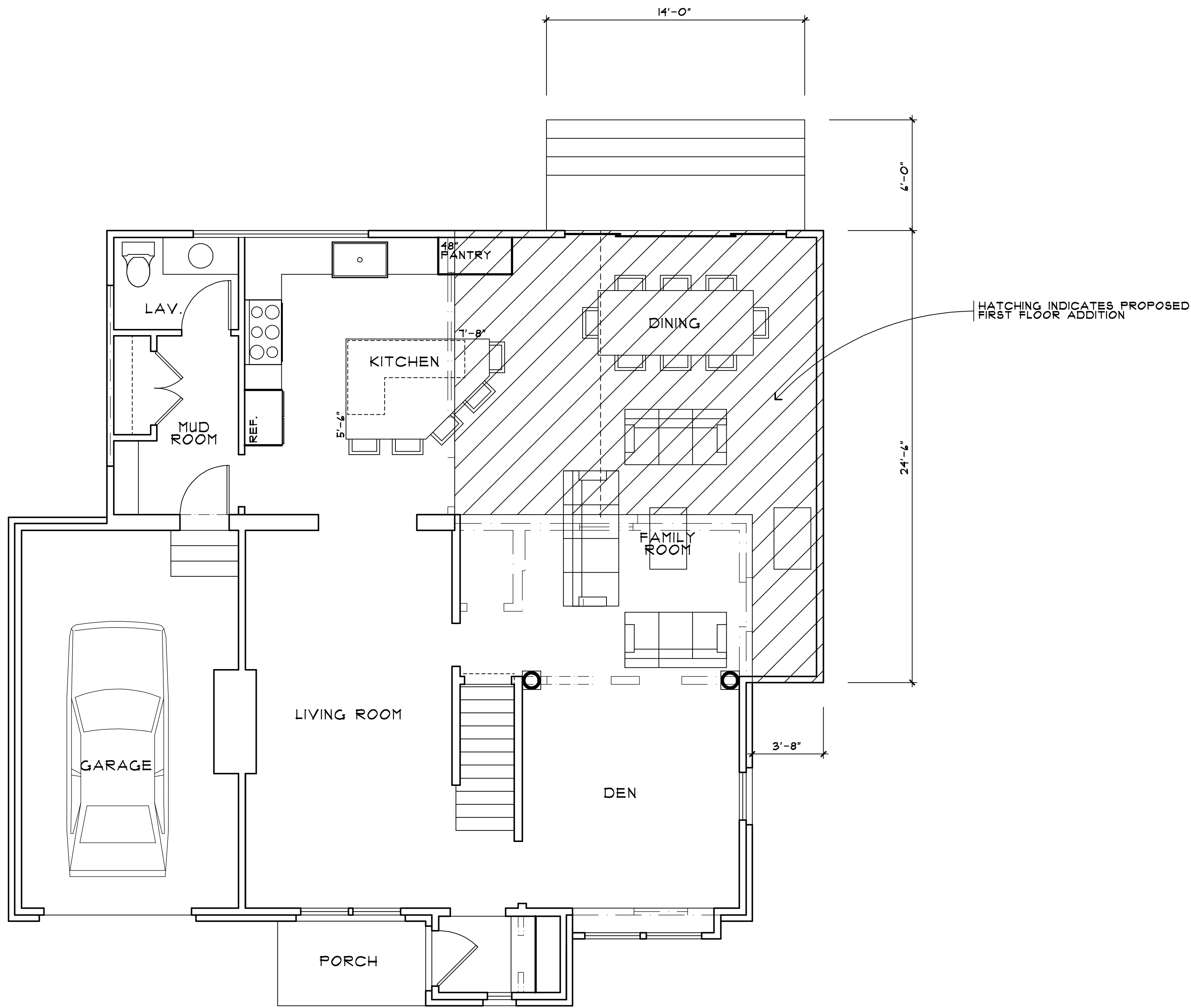
A1 OF 3

J O S E P H J . B R U N O , A I A
ARCHITECT

21 PASCACK ROAD
PARK RIDGE, NEW JERSEY 07656
TELEPHONE / FACSIMILE 201-301-1115

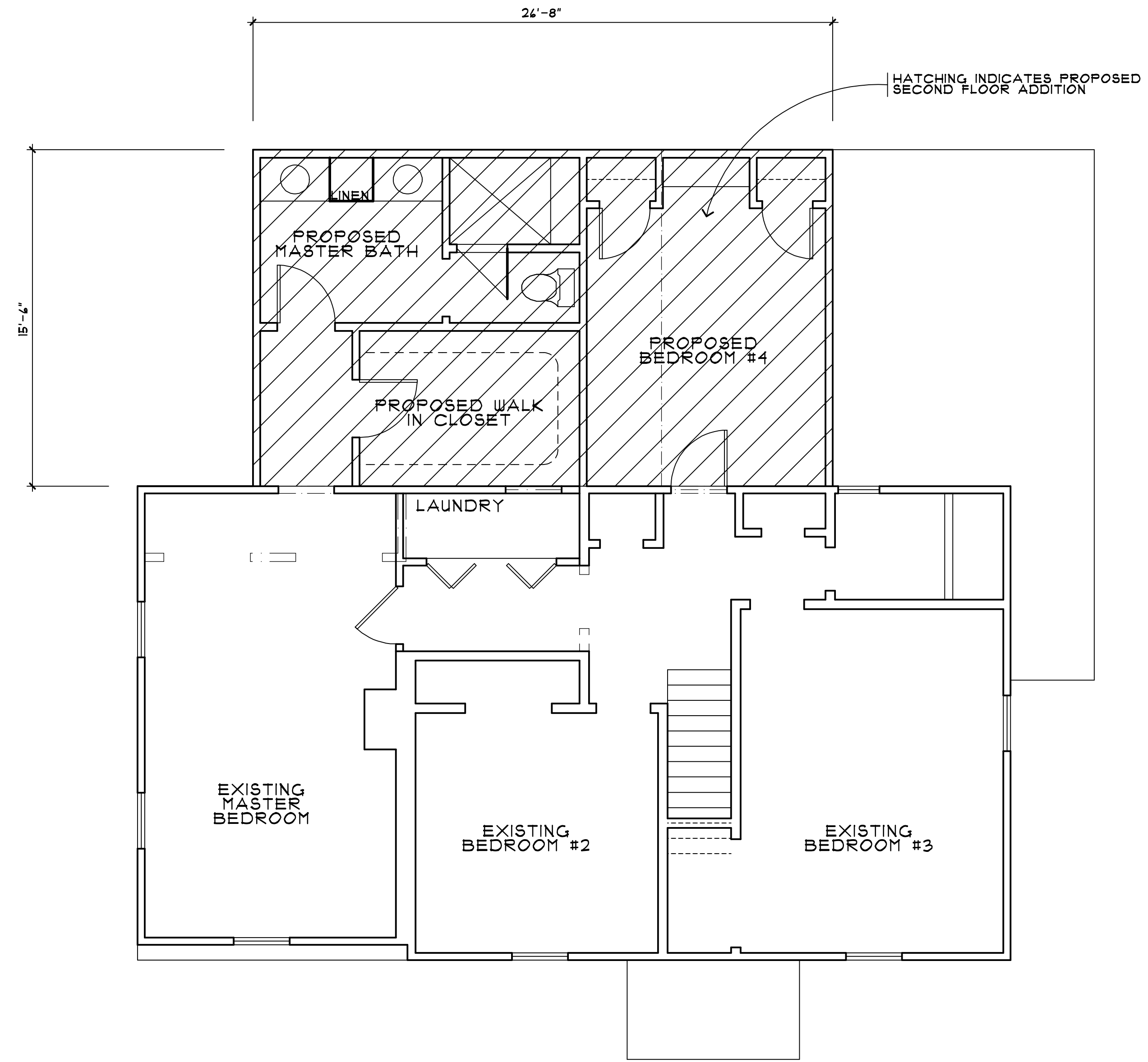
VALID IF SEALED

JOSEPH J. BRUNO, AIA
ARCHITECT
NJARCH LIC. A102319



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

ADDITION AND ALTERATIONS TO THE
FUNK RESIDENCE
204 WAYNE AVENUE
RIVER EDGE, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 04/28/26

REVISIONS:

SHEET NO:
A2 OF 3

JOSEPH J. BRUNO, AIA
ARCHITECT

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

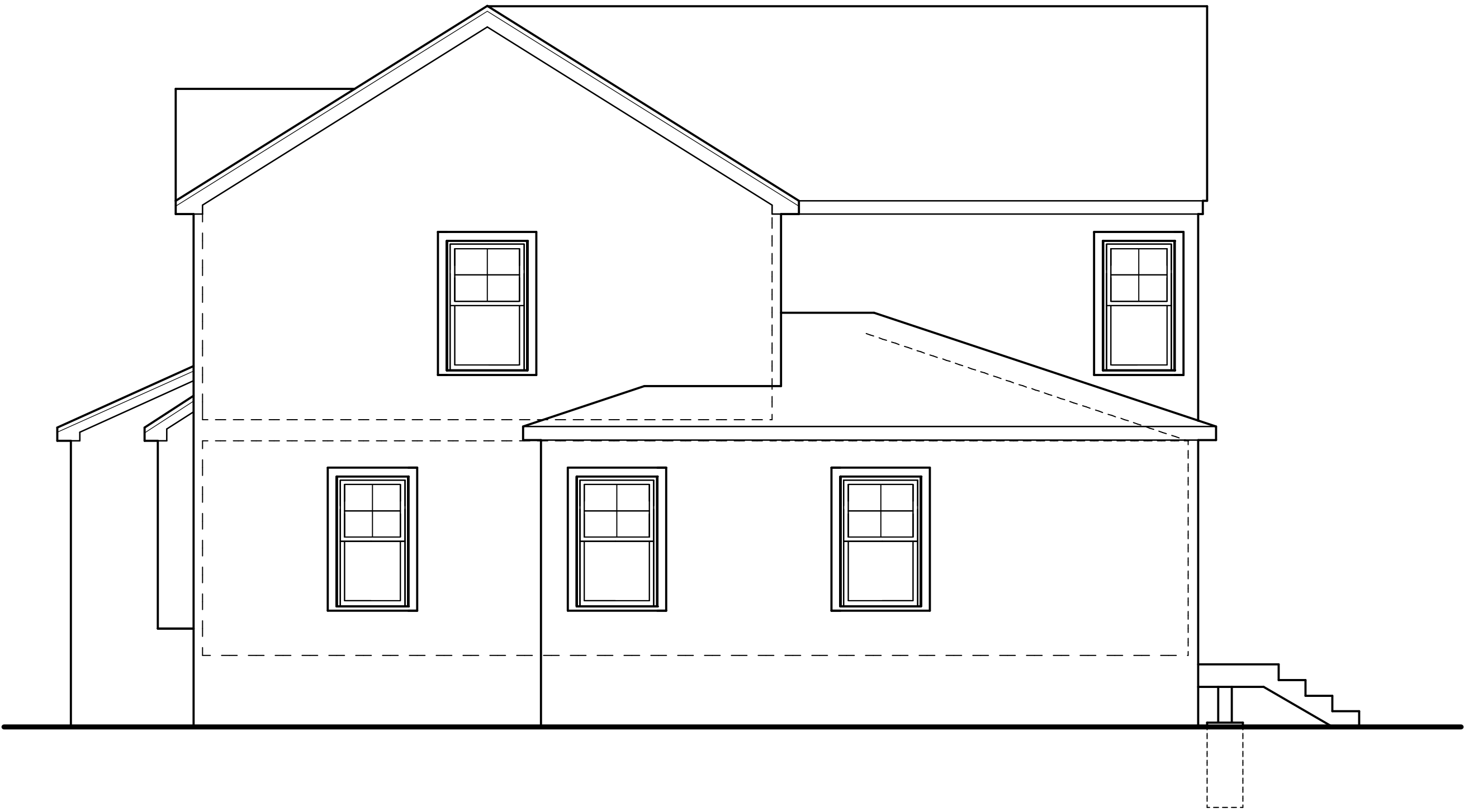
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JOSEPH J. BRUNO, AIA
ARCHITECT
NJARCH LIC. A102314



SOUTH ELEVATION

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



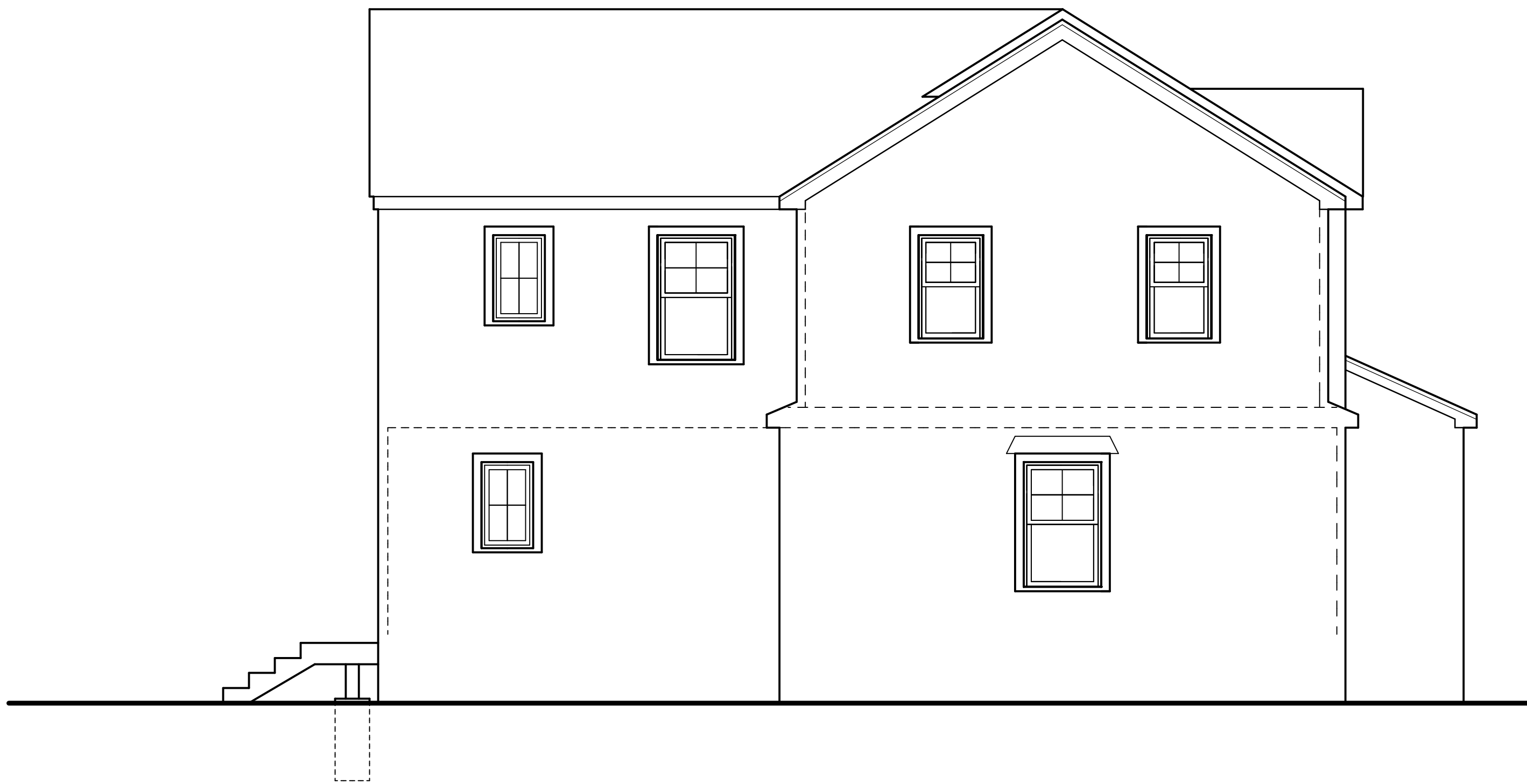
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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