SUMMARY OF WORK:

ALTERATION OF 2.5 STORY SINGLE FAMILY RESIDENCE. ADDITION OF ROOMS ON SECOND FLOOR, ADDITION OF DORMER WINDOWS IN ATTIC AND EXTERIOR ALTERATION ON FIRST FLOOR. NO CHANGE OF USE OR OCCUPANCY.

ZONING COMPUTATIONS:

ADDRESS: - 657 BOGERT ROAD, RIVER EDGE, NJ .
BLOCK - 607
LOT - 7
ZONE - R1
LOT SIZE - 123.00'x44.91' (IRREGULAR)
LOT AREA - 6060 SF

BUILDING CODE STATISTICS
OCCUPANCY CLASSIFICATION: R5
CONSTRUCTION CLASSIFICATION: VB
EXISTING NUMBER OF STORIES: 2 1/2

ZONING USE GROUP
PERMITTED USES: SINGLE-FAMILY
PROPOSED USE: SINGLE -FAMILY

BUILDING COVERAGE
Max. % ALLOWABLE COVERAGE =0.25
MAX ALLOWABLE BUILDING COVERAGE 6060 X .25= 1515 SF
EXISTING COVERAGE 1941 SF (32%)
PROPOSED COVERAGE 2056 SF (33.9%) (VARIANCE REQUIRED)

LOT COVERAGE
MAX. % OF LOT COVERAGE (NON - YARD AMENITIES) = 30%
MAX. ALLOWABLE LOT COVERAGE = 6060 SF X 0.30 = 1818 SF
EXISTING LOT COVERAGE = 27.8% (1686 SF)
PROPOSED LOT COVERAGE = 30 % (1823 SF) (COMPLIES)

PRINICPAL BUILDING HEIGHT
MAX HEIGHT ALLOWED= 30'
EXISTING HEIGHT= 30'
PROPOSED MAX HEIGHT= 30' (NO CHANGE, COMPLIES)

PRINCIPAL BUILDING STORIES REQUIREMENT
MAXIMUM ALLOWABLE NUMBER OF STORIES = 2.5
EXISTING NUMBER OF STORIES = 2.5
PROPOSED STORIES =2.5 (NO CHANGE, COMPLIES)

MIN. YARD REQUIREMENTS :
FRONT YARD REQUIRED (BOGERT ROAD) = 30'-0" MINIMUM
EXISTING FRONT YARD = 31'-4"
PROPOSED FRONT YARD = 24'-9" (SECTION 416-13 : PERMITTED ENCROACHMENT FOR PORCHES) (VARIANCE REQUIRED)

FRONT YARD REQUIRED (JEFFERSON AVENUE) = 30'-0" MINIMUM
EXISTING FRONT YARD 2 = 16'-11" (PORCH) , 0'-5" (DECK)
PROPOSED FRONT YARD 2 = 9'-7" (PORCH), 0'-5" (DECK) (VARIANCE REQUIRED)

SIDE YARD 1 REQUIRED= 7'-6"
EXISTING SIDE YARD-1 (NORTH) = 5'-8" (EXISTING NON-CONFORMING, NO CHANGE)

REAR YARD REQUIRED = 25'-0" MINIMUM
EXISTING REAR YARD = 35'-5" (COMPLIES)

BUILDING INFORMATION				
	EXISTING	PROPOSED ADDITION	TOTAL PROPOSED	NOTES
FIRST FLOOR AREA	1438 SF	0 SF	1438 SF	EXISTING, NO CHANGE
SECOND FLOOR AREA	712.8 SF	660 SF	1372.8 SF	660 SF INCREASE

LOT COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	NOTES
MAXIMUM LOT AREA	7500 SF	6060 SF	6060 SF	EXISTING, NO CHANGE
NON-YARD AMENITIES				
HOUSE	–	1438 SF	1460 SF	22 SF INCREASE
GARAGE	–	240 SF	240 SF	EXISTING, NO CHANGE
DRIVEWAY	–	~~454.5 SF~~	~~454.5 SF~~	SECTION 416-15 (NOT IN LOT COVERAGE)
ENTRANCE PORCHES	–	8 SF	123 SF	115 SF INCREASE
LOT COVERAGE	30% (1818 SF)	27.8% (1686 SF)	30% (1823 SF)	137 SF (2.2%) INCREASE
YARD AMENITIES				
RAISED DECK	25% OF DECK AREA	63.8 SF	63.8 SF	EXISTING, NO CHANGE
PAVED AREAS, BRICK EDGING		310 SF	238 SF	72 SF DECREASE
YARD AMENITIES	5% (303 SF)	6.1% 373.8 SF	4.9% 301.8 SF	72 SF (2.8%) DECREASE

TOTAL LOT COVERAGE	35% (2121 SF)	33.9 (2059 SF)	35% (2124 SF)	65 SF (1%) INCREASE

BUILDING COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	NOTES
HOUSE		1438 SF	1460 SF	22 SF DECK OVERLAP
GARAGE		240 SF	240 SF	EXISTING, NO CHANGE
RAISED DECK		255 SF	255 SF	EXISTING, NO CHANGE
ENTRANCE PORCHES	–	8 SF	123 SF	115 SF INCREASE
TOTAL BUILDING COVERAGE	25% (1515 SF)	32% (1941 SF)	33.9 % (2056 SF)	115 SF INCREASE (1.9%) VARIANCE REQD.

LEGENDS & SYMBOLS:

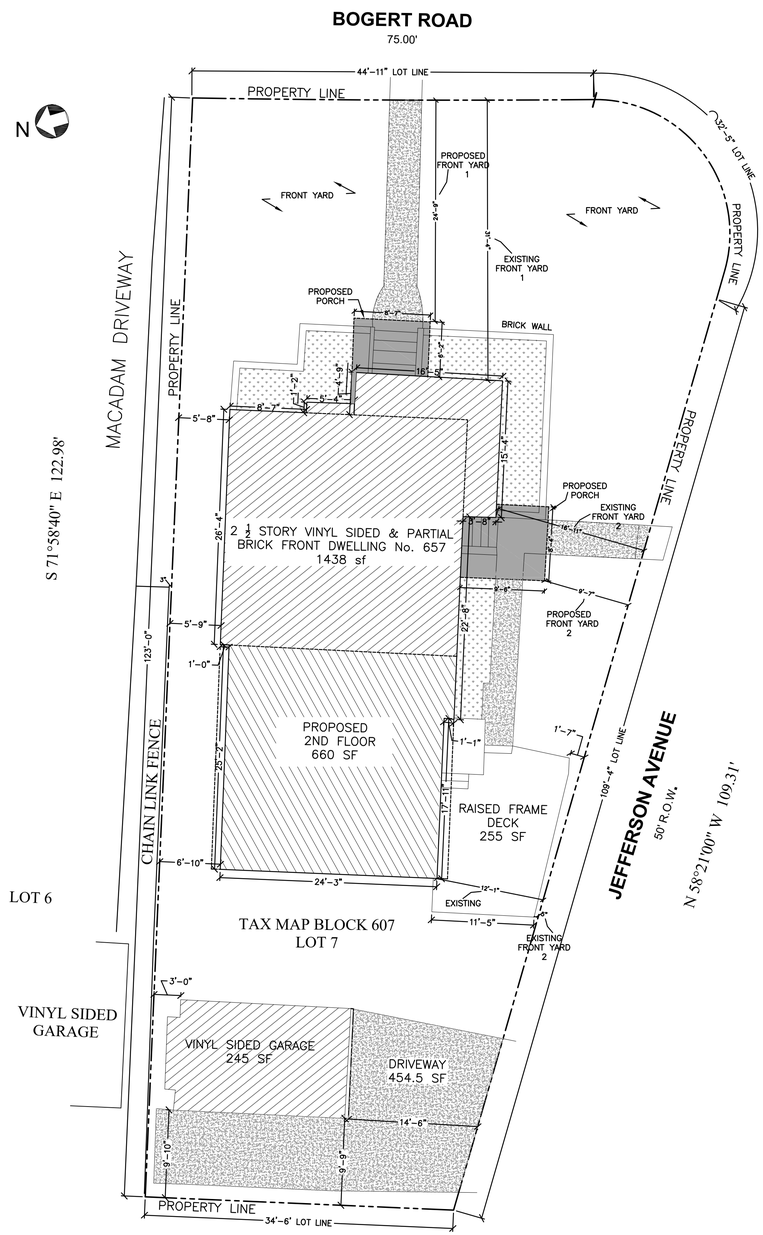
- ELEVATION DESIGNATOR: 1 / A108 — ELEVATION No. / SHEET No.
- SECTION DESIGNATOR: A–A / A101 — SEXTION No. / SHEET No.
- DETAIL DESIGNATOR: 1 / A102 — DETAIL No. / SHEET No.
- PARTITION TYPE
- NEW WINDOW No.
- DOOR NUMBER
- SD — NEW HARDWIRED PLUS BATTERY OPERATED COMBINED SMOKE AND CARBON MONOXIDE DETECTOR, (S.D.). INTERCONNECT ALL DETECTORS AS PER NYC LOCAL LAW # 5 7/2004.
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

NOTE:

GENERAL CONTRACTOR MUST INVESTIGATE FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DRAFTING SERVICE OF RECORD FOR ACTION. ALL WORK SHALL BE BASED ON THE EXISTING CONDITIONS AS MEASURED BY THE CONTRACTOR.

LIST OF DRAWINGS:

No.	DRAWING No.	DRAWING NAME
1	A101.00	COVER SHEET
2	A102.00	EXISTING FLOOR PLANS
3	A103.00	PROPOSED FLOOR PLANS
4	A104.00	ELEVATIONS



LEGEND & SYMBOLS:
- CONCRETE PAVEMENT
- VEGETATION

PLOT PLAN
SCALE: 1/8" = 1'-0"

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Melville, NY 11747
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CONSULTANTS

EXPEDITING

REVISIONS

NO	DATE	REMARK
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OWNER

UWAIS SYED
657 BOGERT ROAD,
RIVER EDGE, NJ 07661

CONTRACTOR

PROJECT

ALTERATION OF DETACHED, SINGLE FAMILY HOUSE

657 BOGERT ROAD,
RIVER EDGE, NJ 07661

SHEET TITLE

COVER SHEET

SEAL

SHEET NUMBER

A 101.00

LAST REVISED: 10-21-2026
JOB NO. 2601 DATE 10.16.26
DRAWN BY SHM
SCALE AS NOTED
CHECKED BY Z.FAISAL, R.A.
SHEET 01 OF 04
DOB STICKER

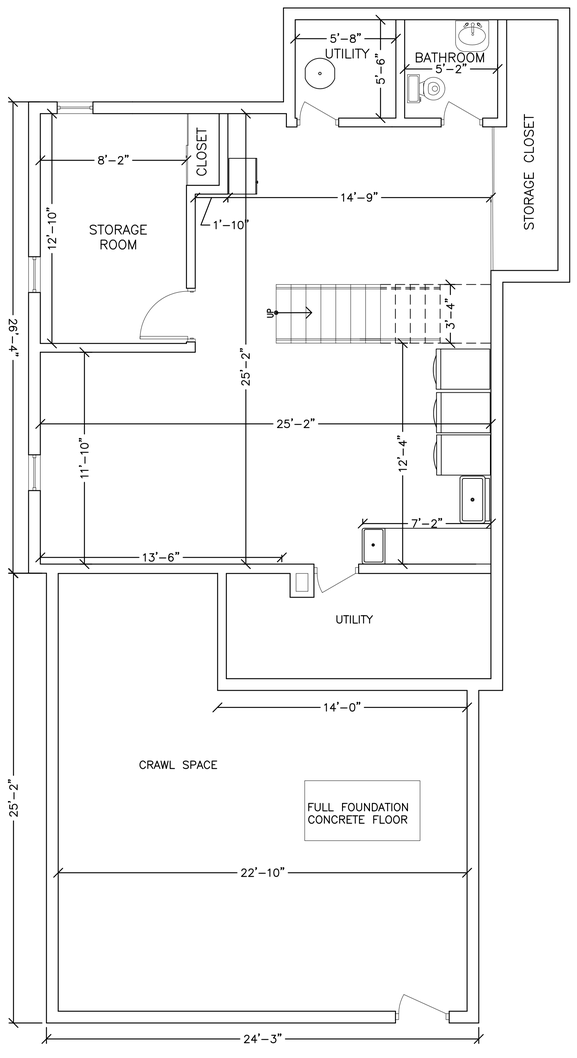
NOTE: VERIFY ALL EXISTING DIMENSIONS IN FIELD

LEGENDS & SYMBOLS:

- EXISTING PARTITION TO REMAIN
- REMOVE EXISTING PARTITION
- NEW INTERIOR PARTITION
- NEW FIRE-RATED WALL
- REMOVE EXISTING PARTITION

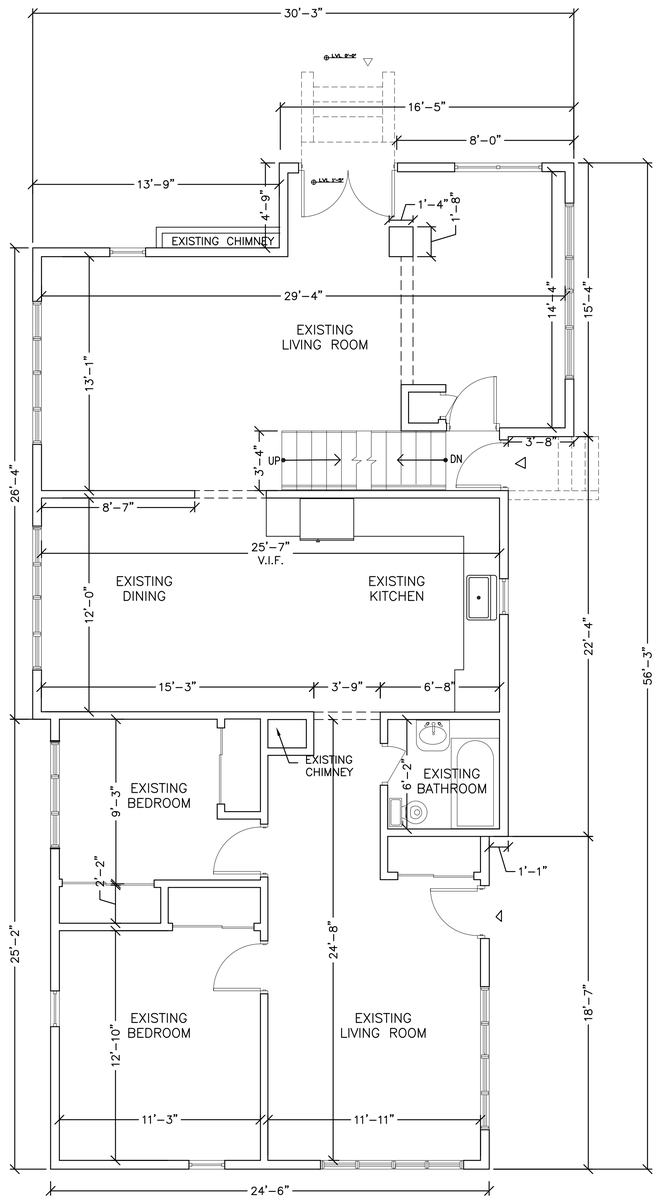
KEY NOTES:

1. REMOVE NON-LOAD BEARING PARTITION WALL, TYPICAL
2. REMOVE STAIRS
3. REMOVE EXISTING WALL
4. REMOVE EXISTING WINDOW



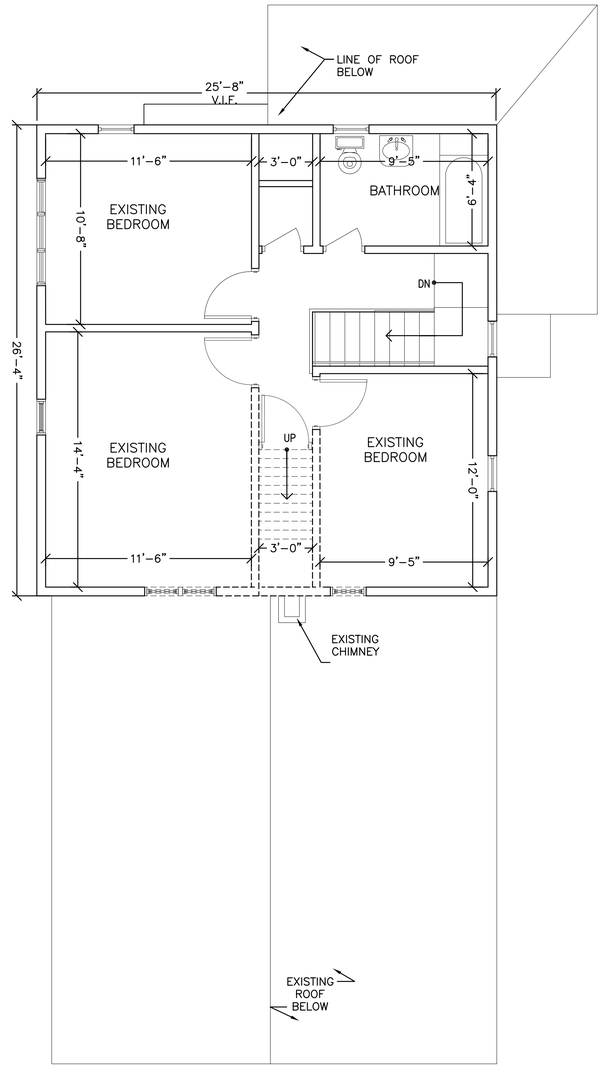
EXISTING CELLAR FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING / DEMO SECOND FLOOR PLAN

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

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OWNER

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CONTRACTOR

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657 BOGERT ROAD,
RIVER EDGE, NJ 07661

SHEET TITLE

EXISTING FLOOR PLANS

SEAL

SHEET NUMBER

A 102.00

LAST REVISED: 10-21-2026

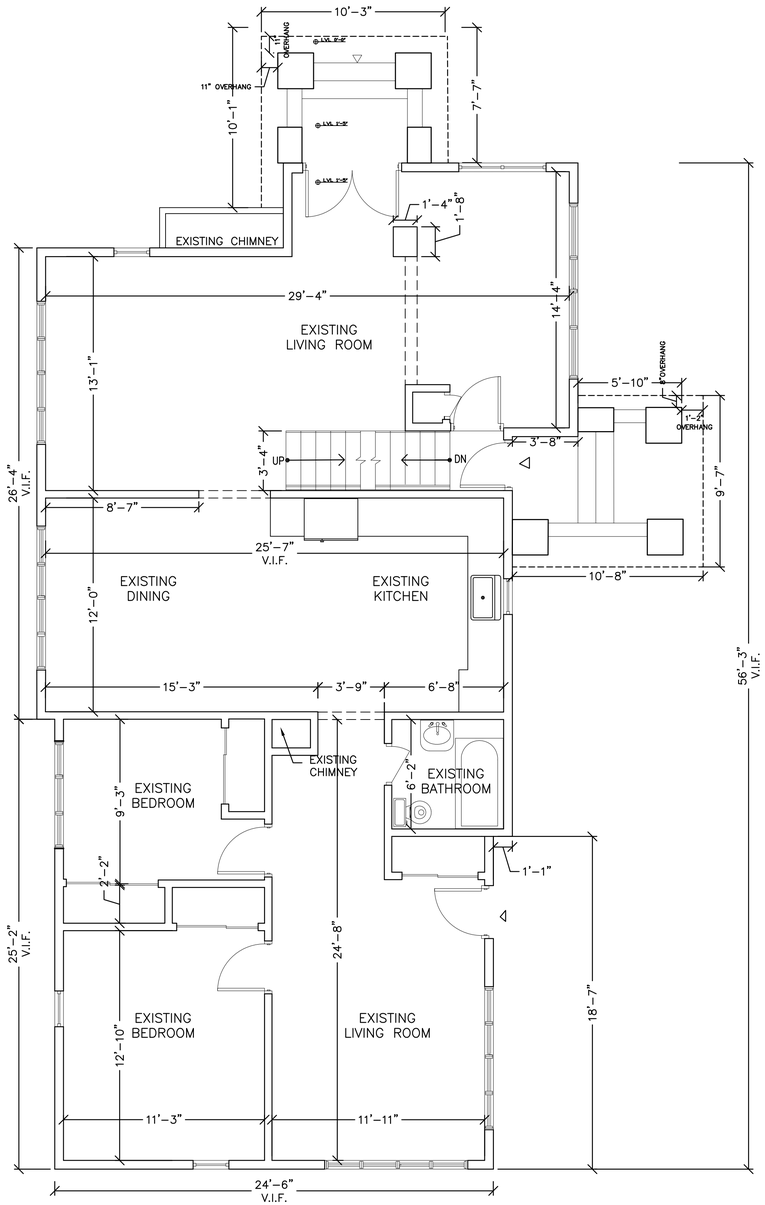
JOB NO. 2601 DATE 10.16.26

DRAWN BY SHM | SCALE AS NOTED

CHECKED BY Z.FAISAL, R.A. | SHEET 02 OF 04

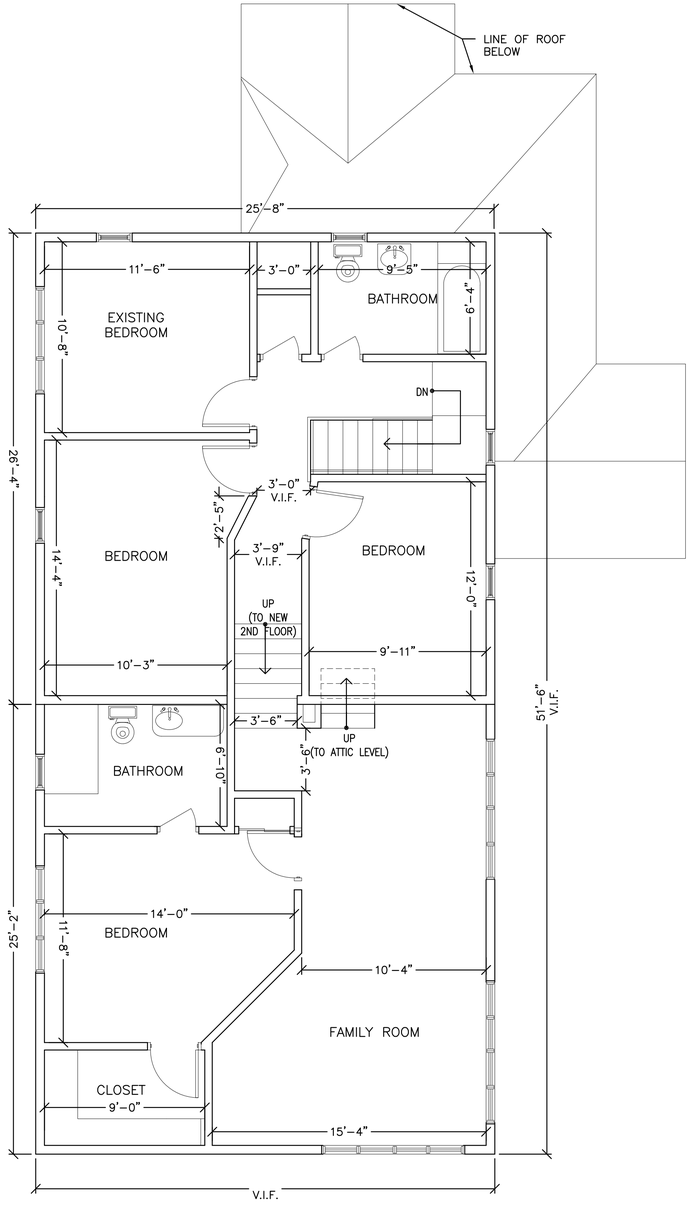
DOB STICKER

NOTE: VERIFY ALL EXISTING DIMENSIONS IN FIELD



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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DETACHED, SINGLE
FAMILY HOUSE

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SHEET TITLE

**PROPOSED
FLOOR PLANS**

SEAL

SHEET NUMBER

A 103.00

LAST REVISED: 10-21-2026

JOB NO. 2601 DATE 10.16.26

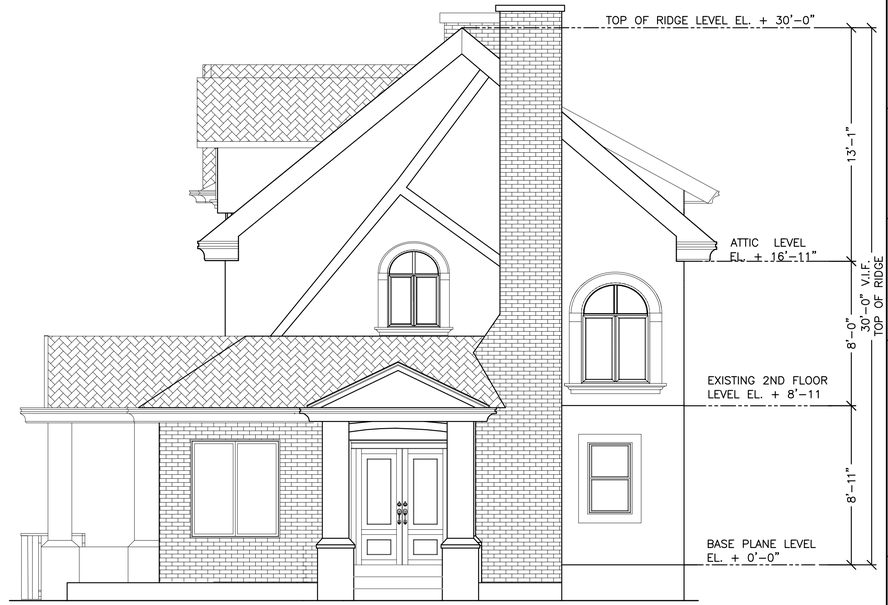
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Z.FAISAL, R.A.	

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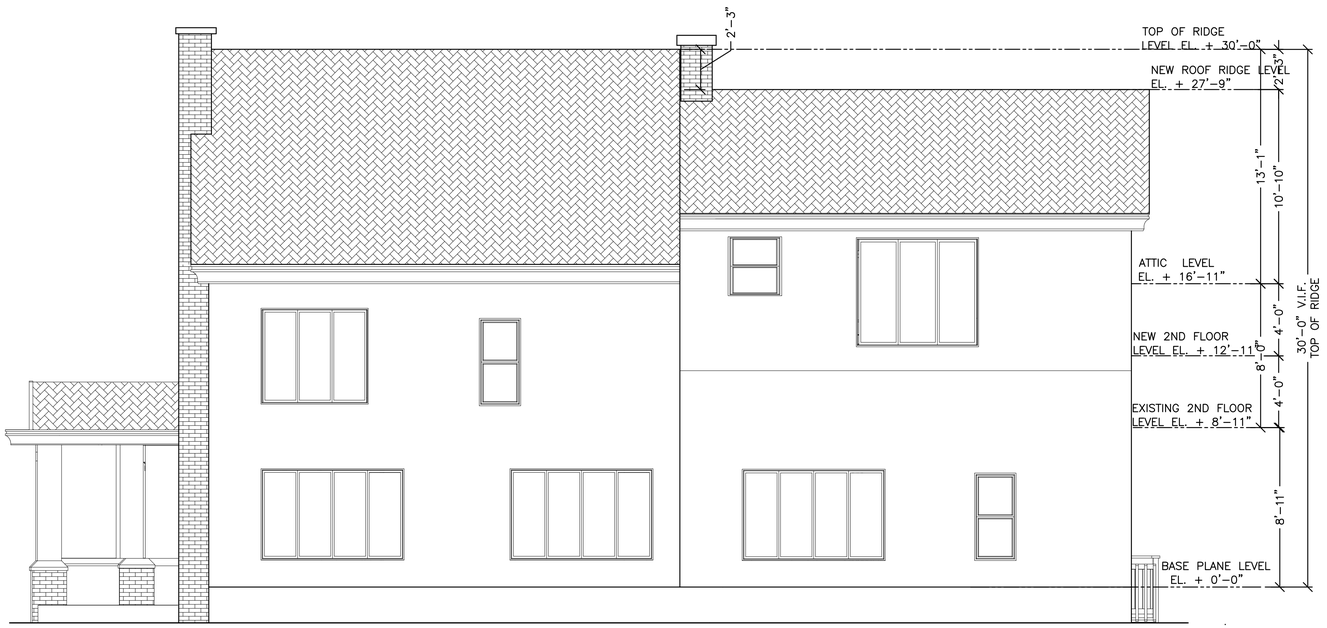
PROPOSED SOUTH ELEVATION (SIDE)

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



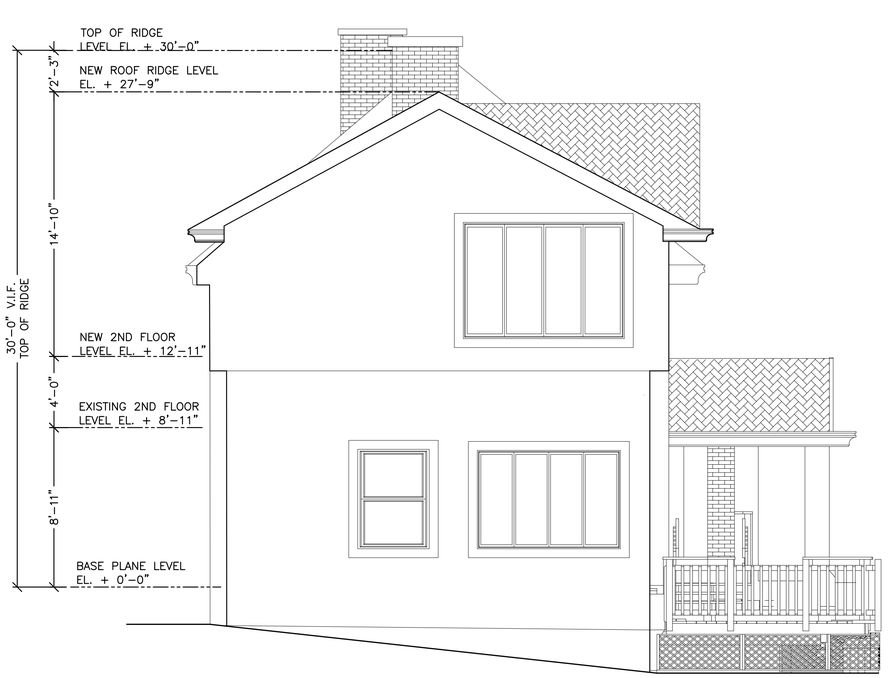
PROPOSED EAST ELEVATION (FRONT)

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



PROPOSED NORTH ELEVATION (SIDE)

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



PROPOSED WEST ELEVATION (REAR)

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

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SHEET TITLE

ELEVATIONS

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SHM	AS NOTED
CHECKED BY	SHEET 04 OF 04
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