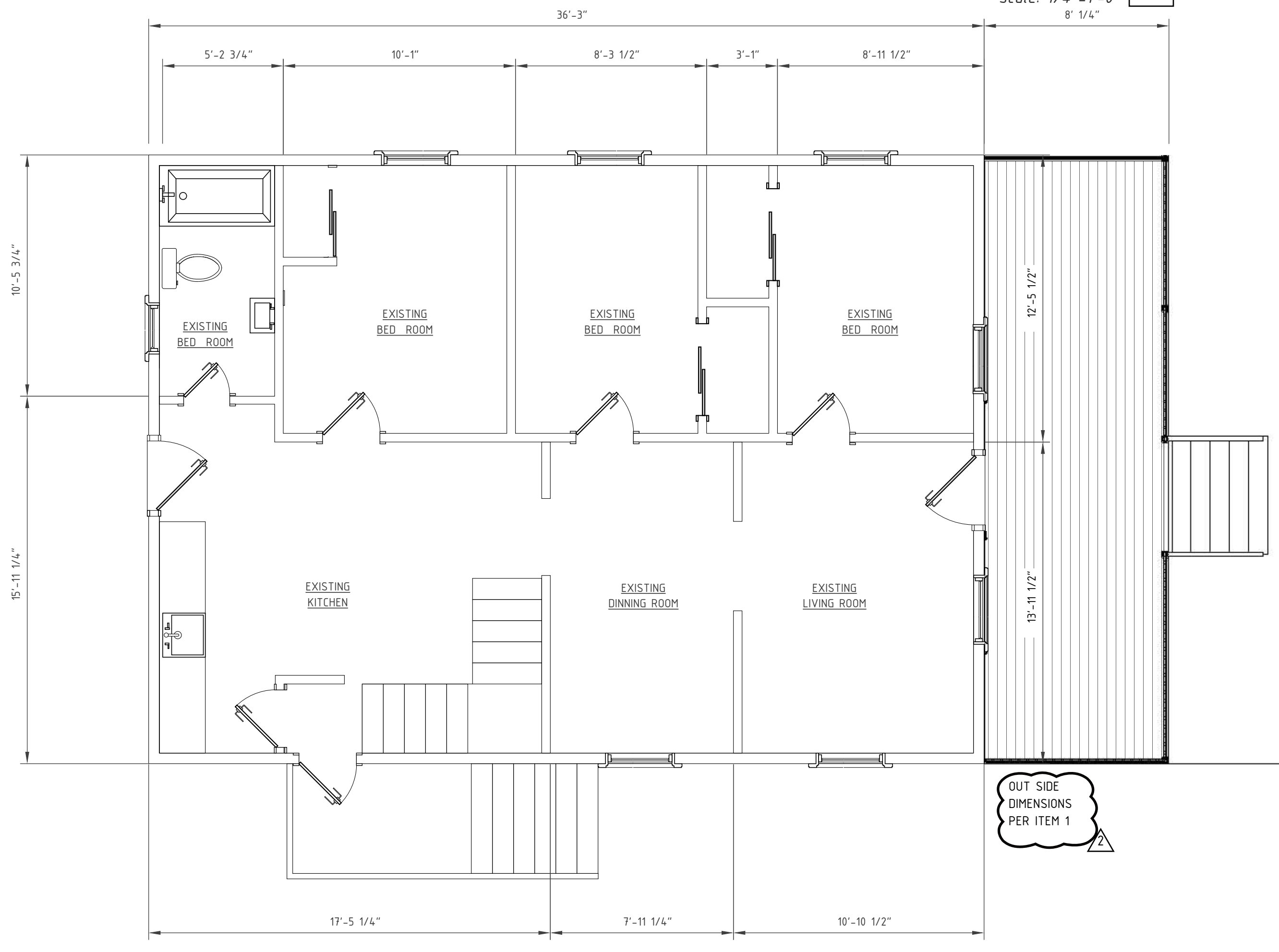
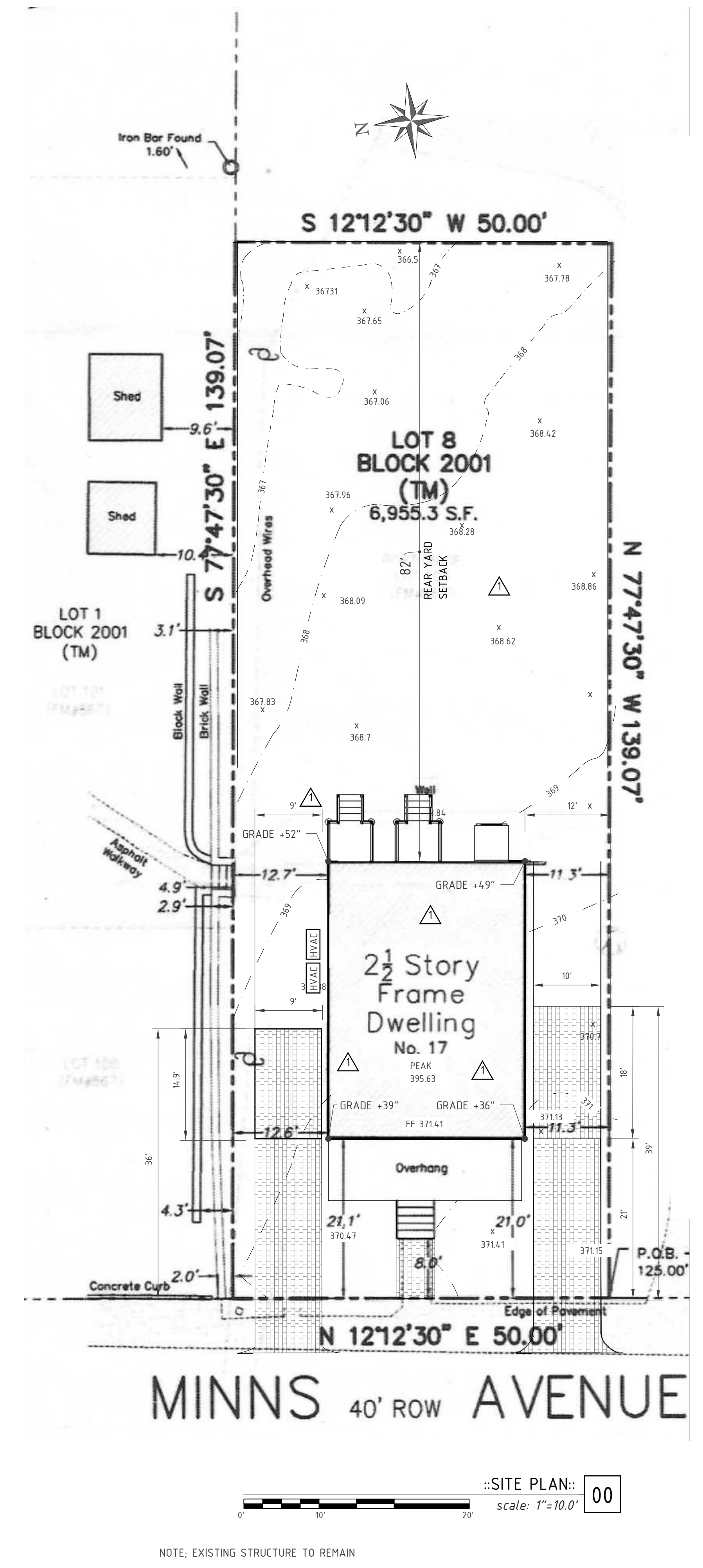


EXISTING SECOND LEVEL FLOOR PLAN:
 scale: 1/4"=1'-0"
 02



EXISTING FIRST FLOOR PLAN:
 scale: 1/4"=1'-0"
 01



SITE PLAN:
 scale: 1"=10.0'
 00

LOT 8 BLOCK 2001 ZONING DISTRICT: R-15

FLOOR AREA RATIO & IMPERVIOUS CALCULATIONS	
PROPERTY SIZE IN SQ.FT.	6,955.3 SQ.FT.
MAX. F.A.R.	.31
PERMITTED FLOOR AREA:	2,156.14 SQ.FT.
EXISTING FLOOR AREA:	1,540 SQ.FT.
PROPOSED FLOOR AREA:	+0 SQ.FT.
TOTAL POST CONSTRUCTION:	1,540 SQ.FT.

M.U.C.C. REQUIREMENTS		
USE GROUP:		R-5
CONSTRUCTION TYPE:	EXISTING	NEW
AREA	936 SQ.FT.	N/A
FIRST FLOOR	684 SQ.FT.	N/A
SECOND FLOOR		
TOTAL:	1,540 SQ.FT.	N/A

LEVEL OF DISTURBANCE	
VOLUME (in square feet)	ADDITION: 0 CU. FT.

NOTE: AVERAGE FINISHED GRADE OF ADJOINING GROUND LESS THAN 48"
 ZONING PLAN REVIEW 12/15/2023
 ZONING PLAN REVIEW 11/15/2023

edmundo lopez, architect, PC

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 tel:(973)746-7717 edlopezjr@msn.com

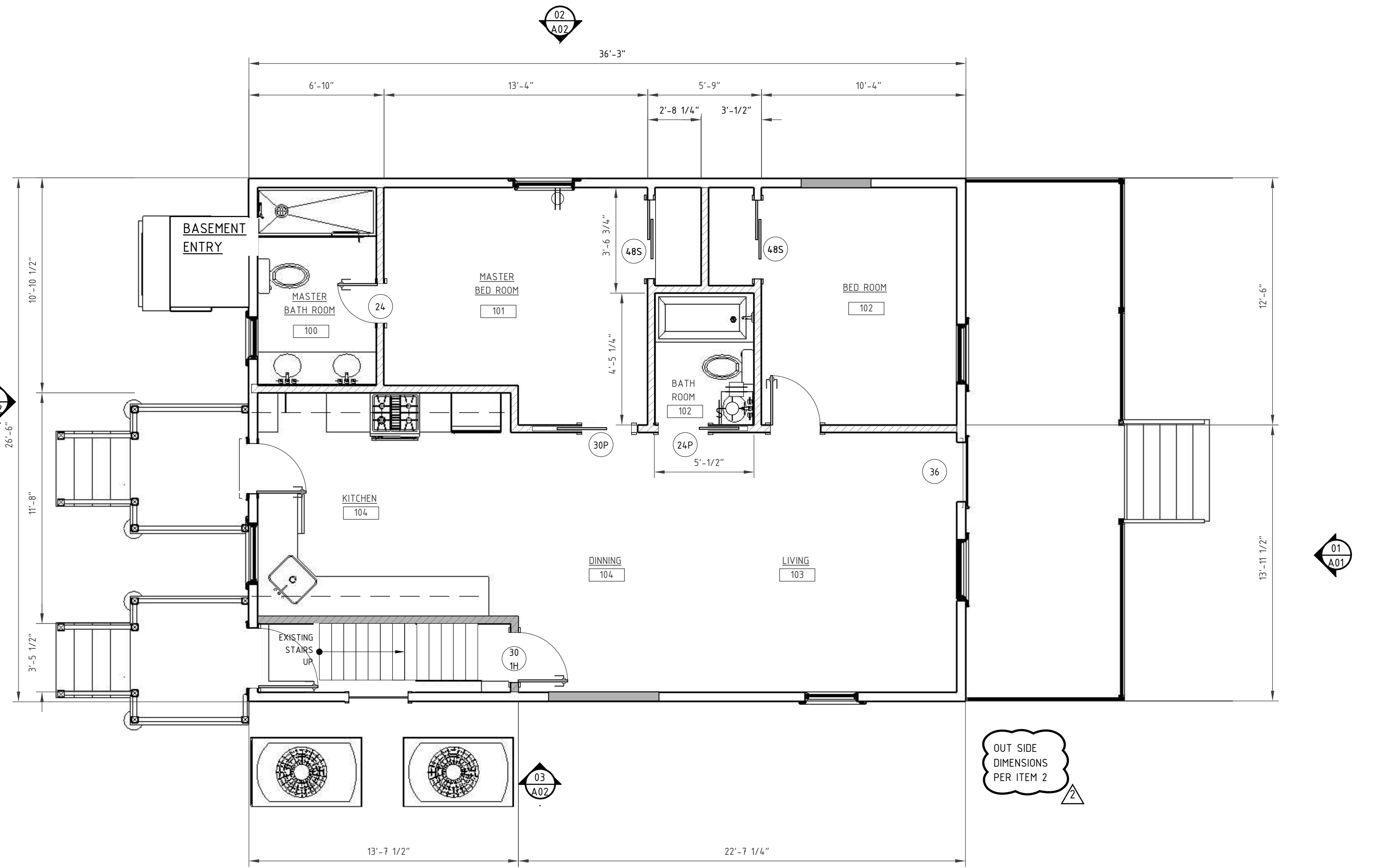
Joseph Cobianchi Residence
 17 Minns Ave., Lot 8, Block 2001
 Wayne Township New Jersey 07470

Interior Alterations

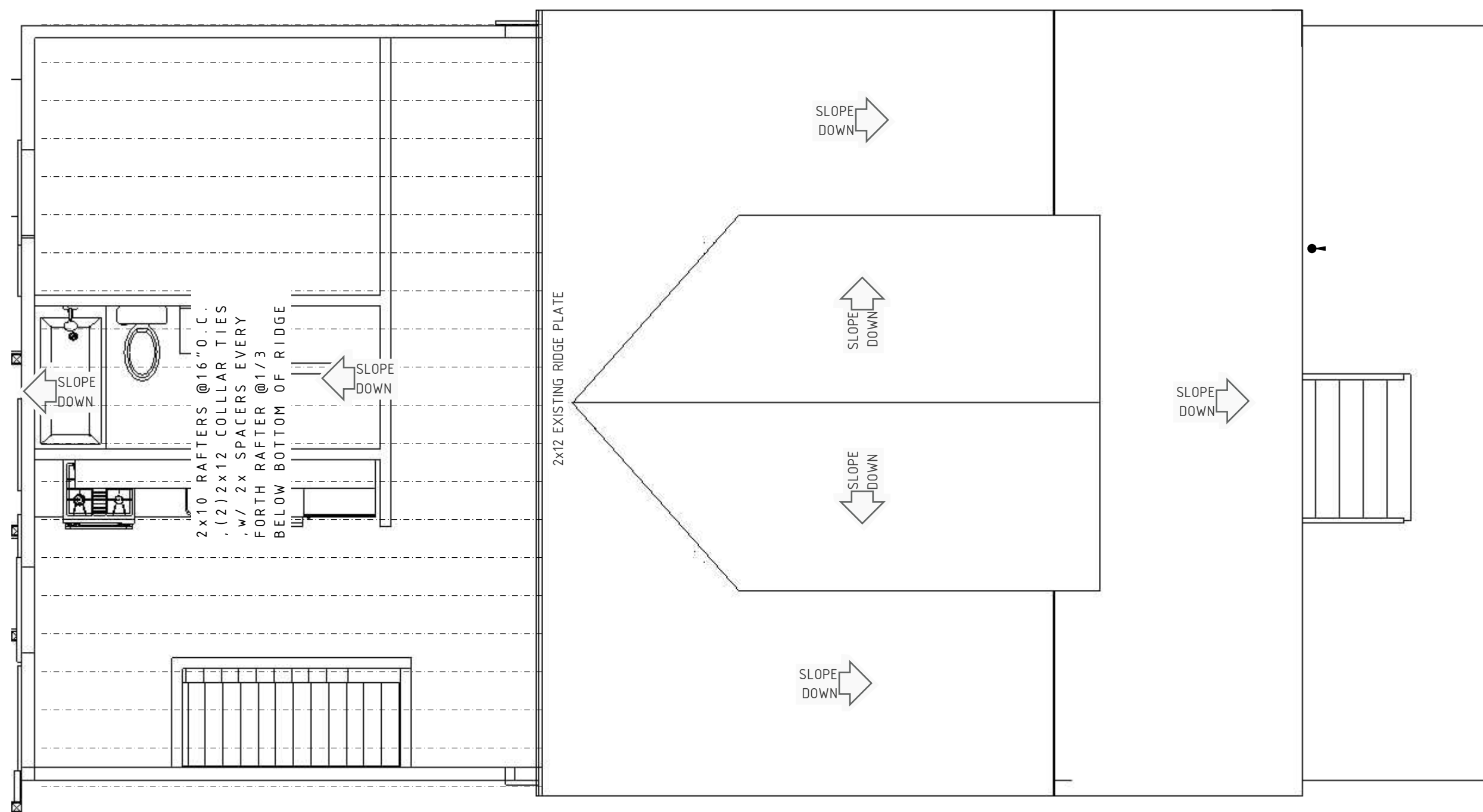
Project:	Sheet:
Date: 9/17/2023	A-00
Scale:	



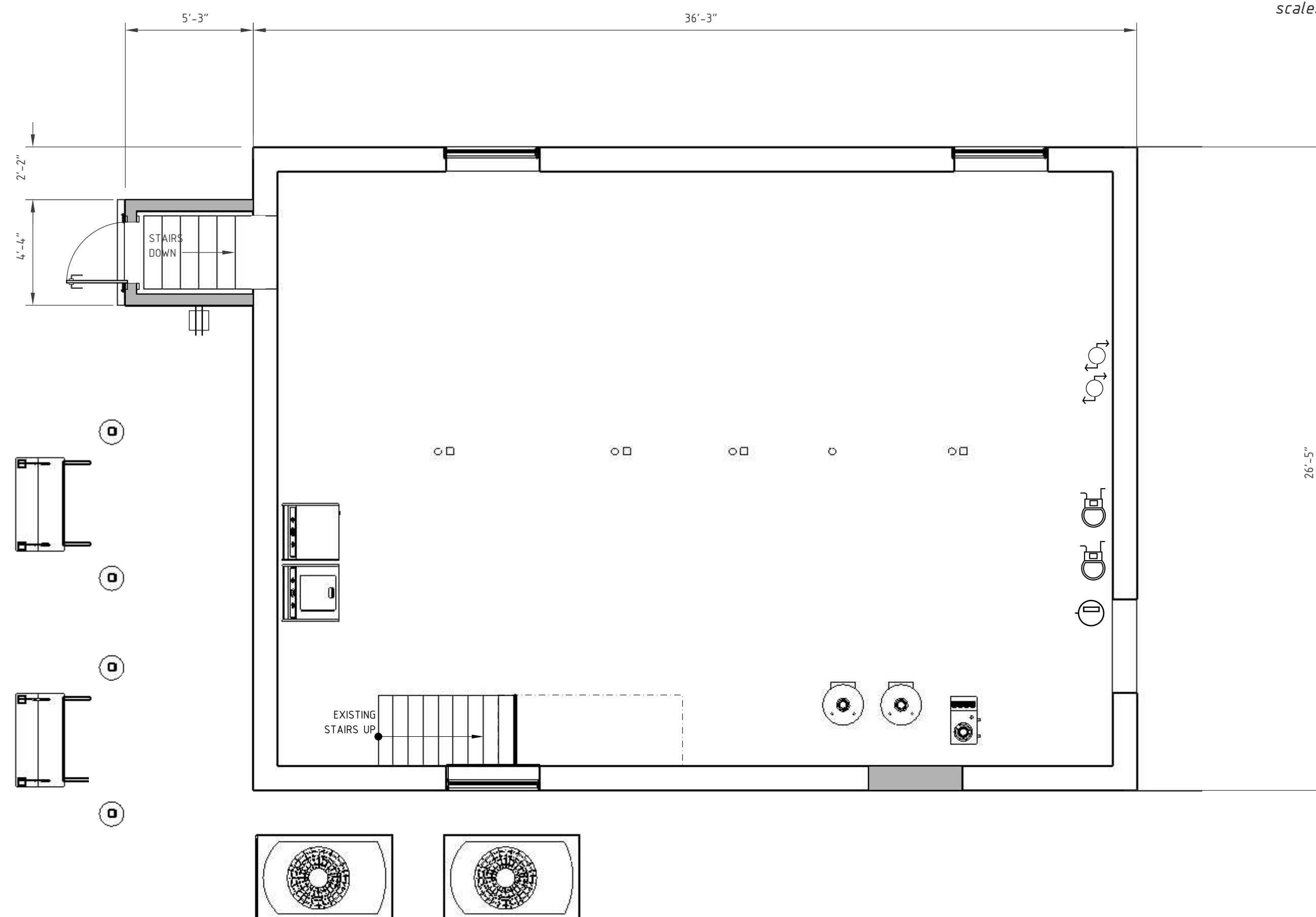
SECOND LEVEL FLOOR PLAN:
scale: 1/4"=1'-0" 02



FIRST FLOOR PLAN:
scale: 1/4"=1'-0" 01



ROOF PLAN:
scale: 1/4"=1'-0" 03



BASEMENT FLOOR PLAN:
scale: 1/4"=1'-0" 04

ZONING PLAN REVIEW 12/15/2023
ZONING PLAN REVIEW 11/15/2023

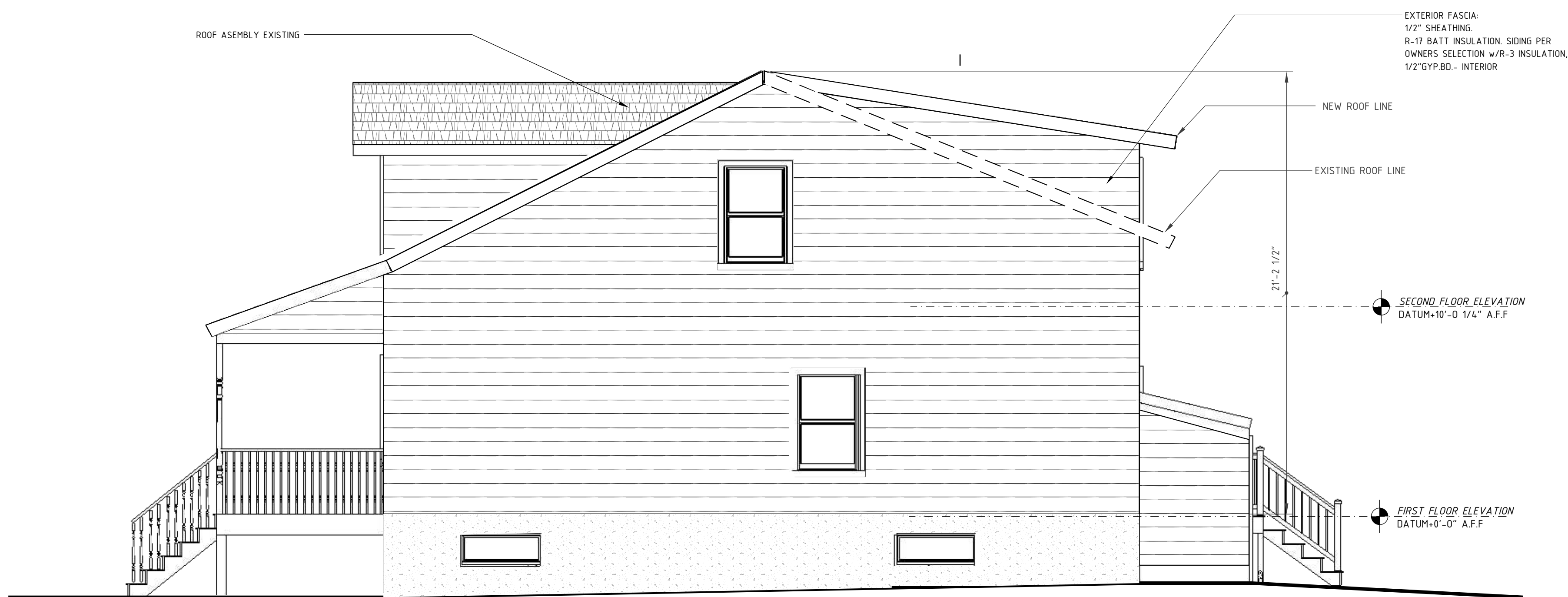
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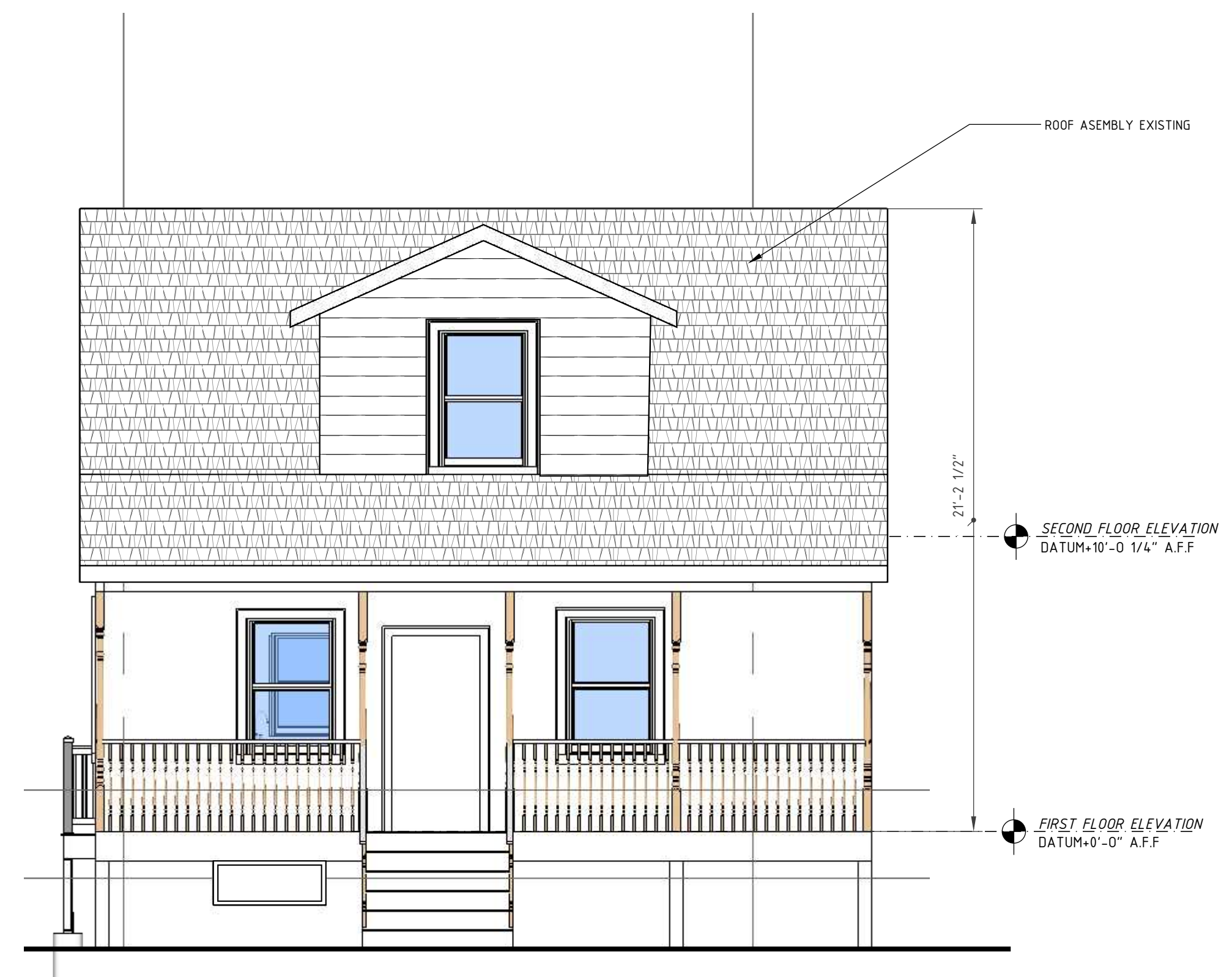
Joseph Cobiانchi Residence
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Interior Alterations

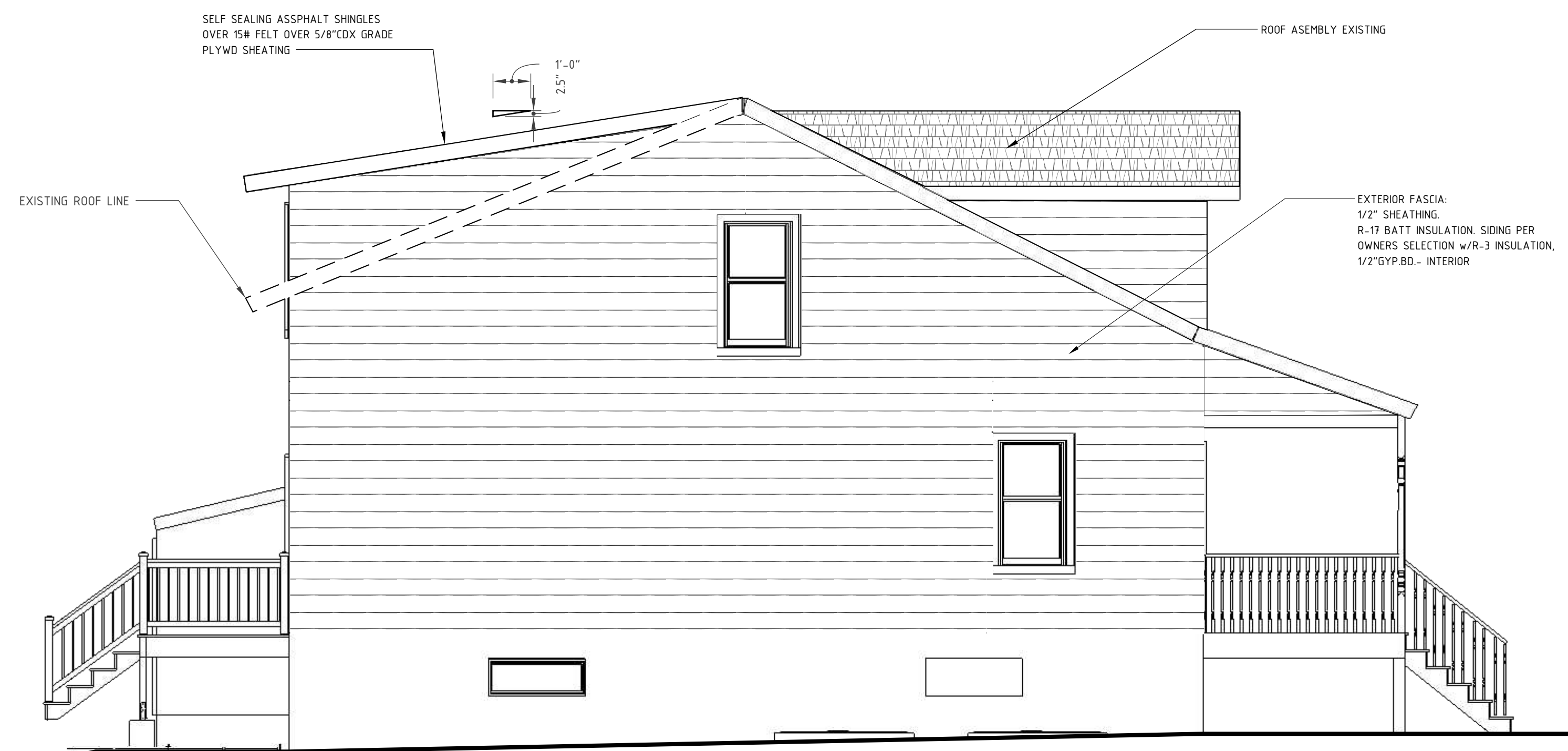
Project:	Sheet:
Date:	A-01
Scale:	



NORTH ELEVATION:: 02
scale: 1/4"=1'-0"



FRONT ELEVATION:: 01
scale: 1/4"=1'-0"



SOUTH ELEVATION:: 03
scale: 1/4"=1'-0"



REAR ELEVATION:: 04
scale: 1/4"=1'-0"

ZONING PLAN REVIEW 12/15/2023
ZONING PLAN REVIEW 11/15/2023

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Interior Alterations

Project:	Sheet:
Date:	A-02
Scale:	