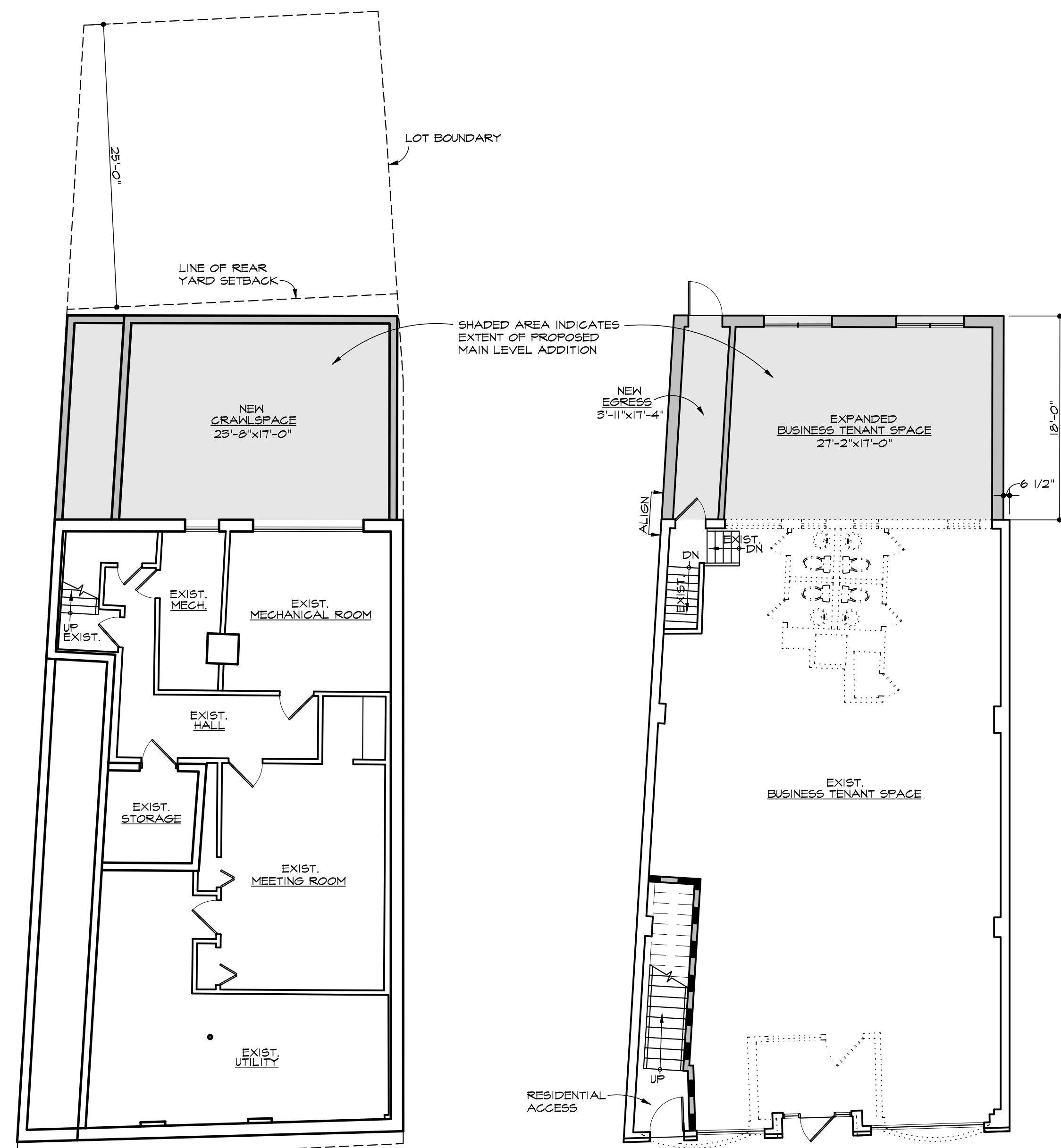
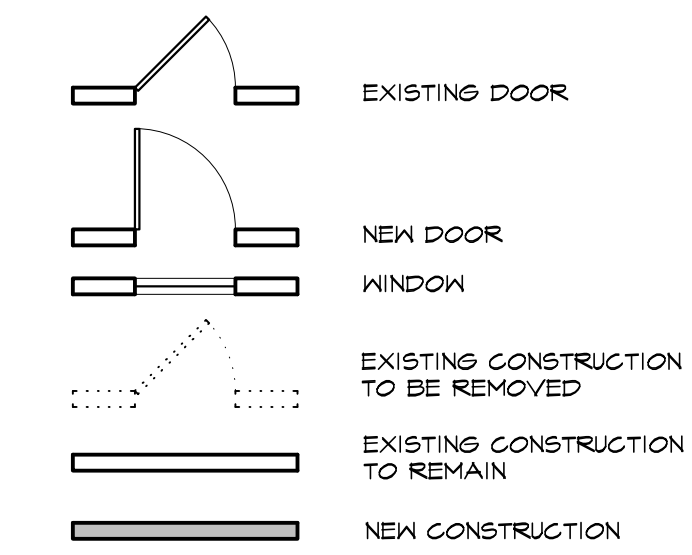
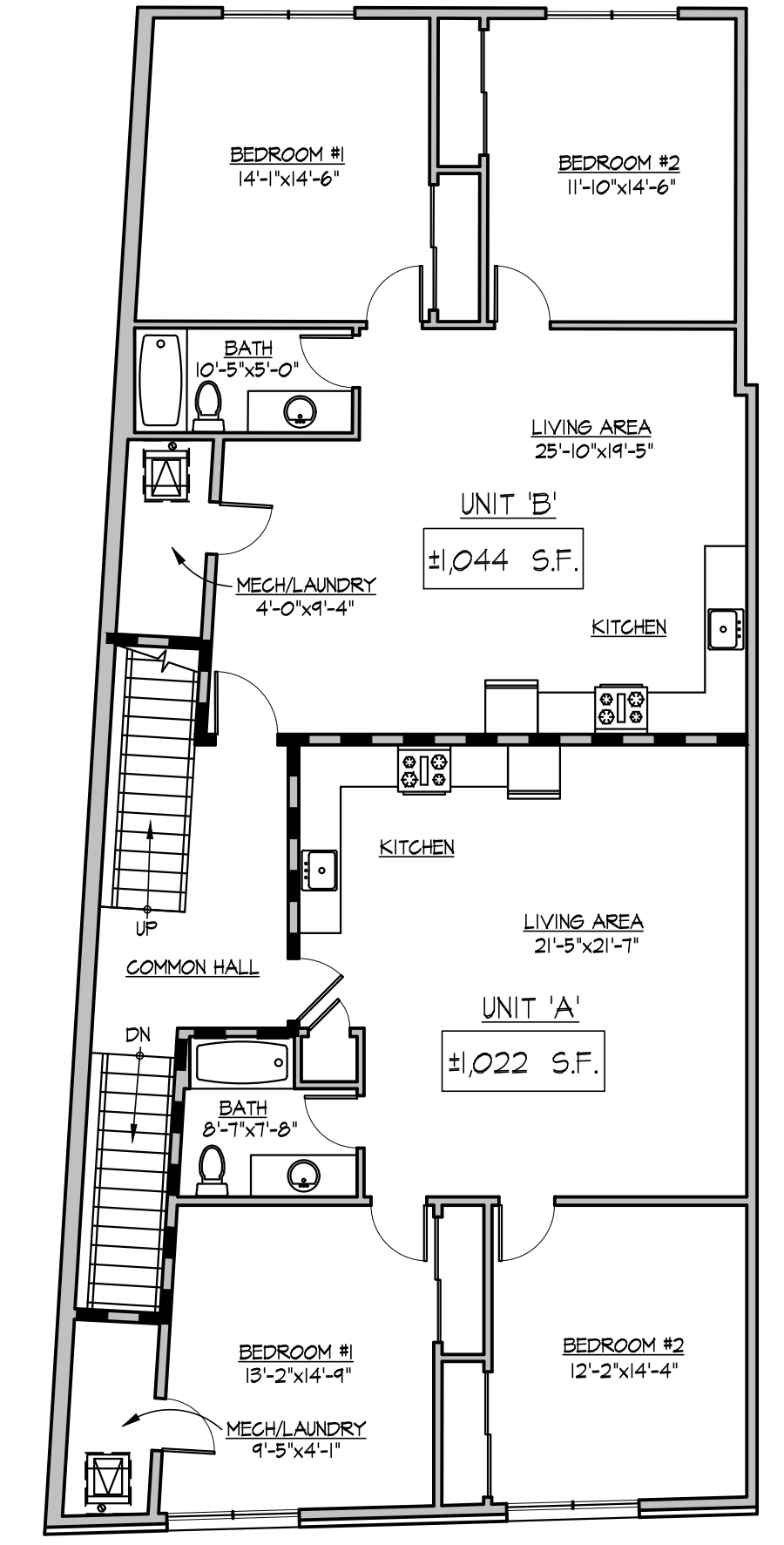


STANDARD SYMBOLS LEGEND

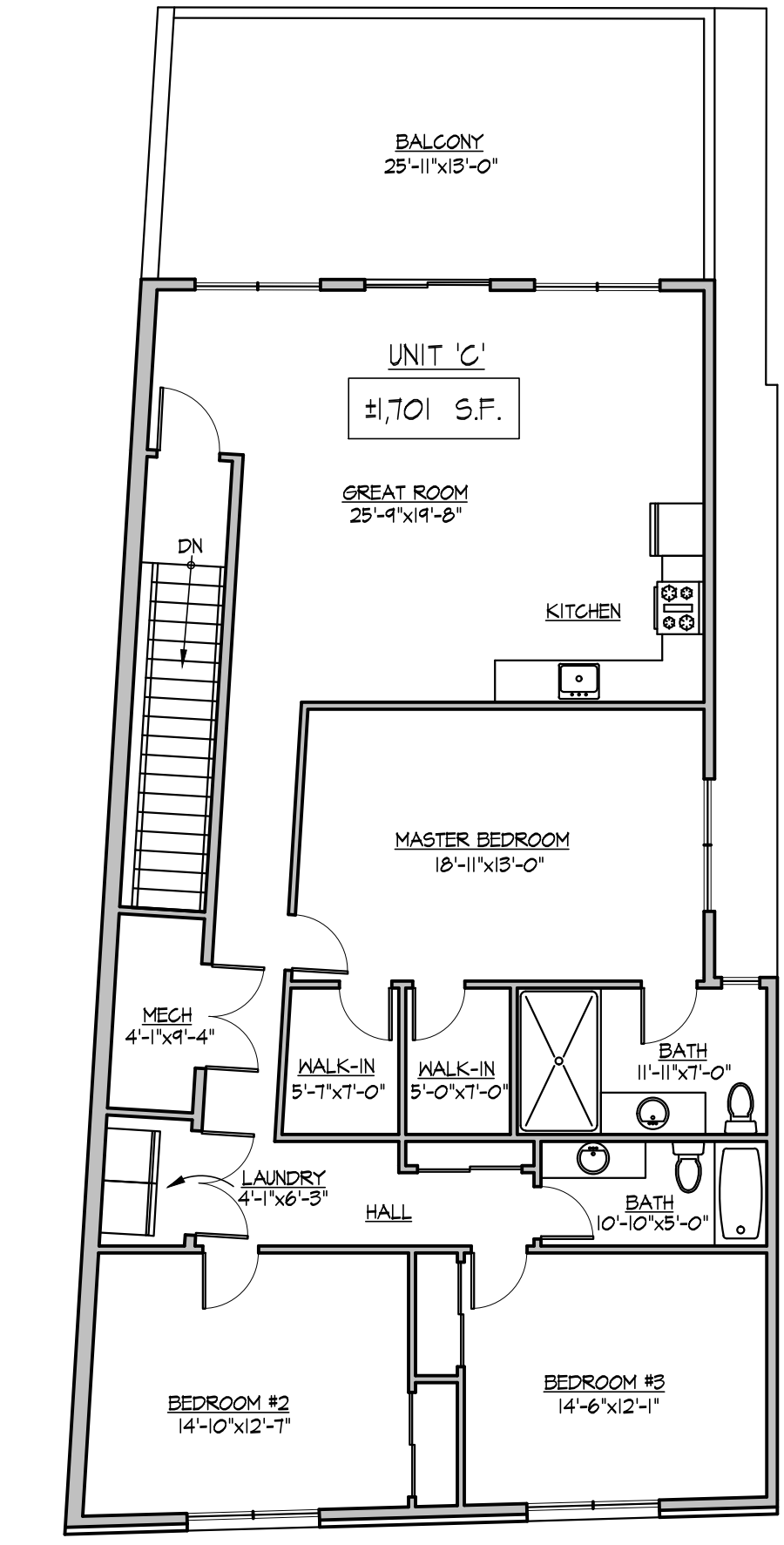


SCHEMATIC LOWER LEVEL PLAN
SCALE 1/8"=1'-0"

SCHEMATIC MAIN LEVEL PLAN
SCALE 1/8"=1'-0"



SCHEMATIC SECOND LEVEL PLAN
SCALE 1/8"=1'-0"



SCHEMATIC THIRD LEVEL PLAN
SCALE 1/8"=1'-0"

BUILDING INFORMATION
MIXED-USE:
BASEMENT AND MAIN LEVEL: B (BUSINESS)
SECOND AND THIRD LEVEL: R-2 (RESIDENTIAL APARTMENTS)

AREA CHART	EXISTING	PROPOSED	TOTAL
LOWER LEVEL	±1,300 S.F.	+0 S.F.	±1,300 S.F.
MAIN LEVEL	±1,745 S.F.	+534 S.F.	±2,279 S.F.
SECOND LEVEL	0 S.F.	+2,227 S.F.	±2,227 S.F.
THIRD LEVEL	0 S.F.	+1,726 S.F.	±1,726 S.F.
TOTAL	±3,125 S.F.	+4,487 S.F.	±7,612 S.F.
BALCONY	0 S.F.	+351 S.F.	±351 S.F.
BUILDING FOOTPRINT	±1,754 S.F.	+534 S.F.	±2,288 S.F.

USE AREA	BUSINESS	RESIDENTIAL UNIT 'A'	RESIDENTIAL UNIT 'B'	RESIDENTIAL UNIT 'C'	RESIDENTIAL COMMON SPACE
LOWER LEVEL	±1,300 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
MAIN LEVEL	±2,165 S.F.	0 S.F.	0 S.F.	0 S.F.	±14 S.F.
SECOND LEVEL	0 S.F.	±1,022 S.F.	±1,044 S.F.	0 S.F.	±161 S.F.
THIRD LEVEL	0 S.F.	0 S.F.	0 S.F.	±1,701 S.F.	±25 S.F.
BALCONY	0 S.F.	0 S.F.	0 S.F.	±351 S.F.	0 S.F.
TOTAL	±3,545 S.F.	±1,022 S.F.	±1,044 S.F.	±2,052 S.F.	±300 S.F.

PROJECT DESCRIPTION:
PROPOSED ADDITION AND CHANGE OF USE OF EXISTING 1-STORY BUSINESS TO 3-STORY MIXED USE BUSINESS AND RESIDENTIAL APARTMENTS.
MAIN LEVEL ADDITION AND ALTERATION TO INCLUDE EXPANDED BUSINESS TENANT SPACE (BATHROOM LAYOUT TO BE DETERMINED AT TENANTING), NEW BUSINESS EGRESS HALLWAY, AND NEW RESIDENTIAL COMMON SPACE INCLUDING NEW MEANS OF EGRESS.
SECOND LEVEL ADDITION TO INCLUDE (2) NEW APARTMENTS WITH (2) BEDROOMS AND (1) BATH, AS WELL AS RESIDENTIAL COMMON SPACE INCLUDING NEW MEANS OF EGRESS.
THIRD LEVEL ADDITION TO INCLUDE (1) NEW APARTMENT WITH (3) BEDROOMS AND (2) BATHS AND PRIVATE BALCONY, AS WELL AS RESIDENTIAL COMMON SPACE INCLUDING NEW MEANS OF EGRESS.

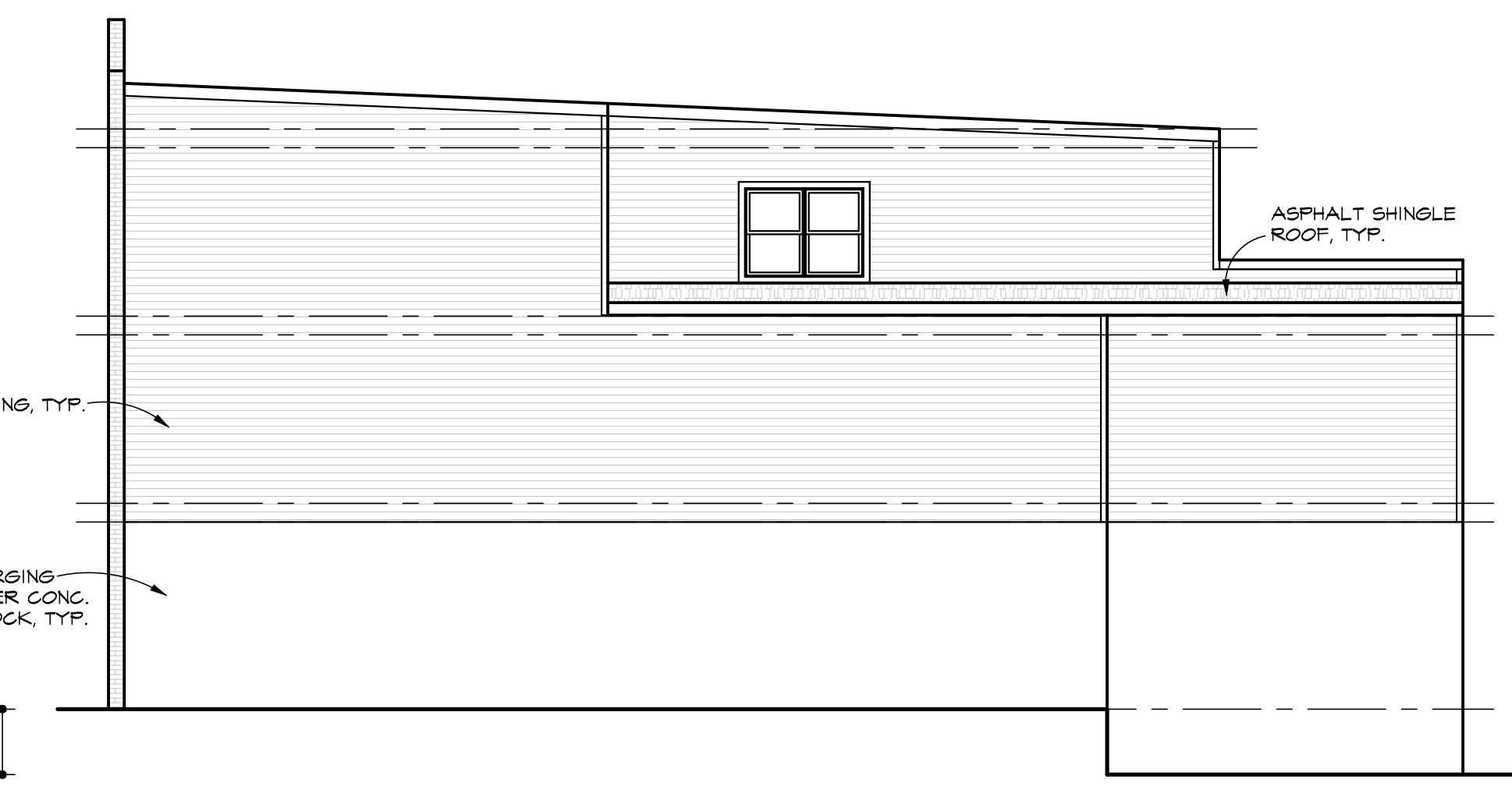
OWNER INFORMATION:
16 WAVERLY PLACE, LLC



SCHEMATIC WAVERLY PLACE ELEVATION
SCALE 1/8"=1'-0"



SCHEMATIC REAR ELEVATION
SCALE 1/8"=1'-0"



SCHEMATIC RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

REVISION	DATE	NO.
DATUM ELEVATION 0'-0"		
PLANS AND ELEVATIONS		
CHANGE OF USE/ADDITION		
16 WAVERLY PLACE		
LOT 20, BLOCK 2102		
16 WAVERLY PLACE		
MADISON, NJ 07140		
Recco Campanella, RA NJ Reg. No. 09178 NY Reg. No. 019838 PA Reg. No. B-11734 Marc T. Marlon, RA NJ Reg. No. 10919 © 2019 Architecture PLUS, pc		
SCALE : AS NOTED		
DRWN BY : ER CHK BY : KK		
DATE : 4-15-19		
PROJ. NO. : 18-174		
DWG. NO. : PBI of 1		