

# Exhibit A-2 Revised Plan Detail February 4, 2020

## STANDARD SYMBOLS LEGEND

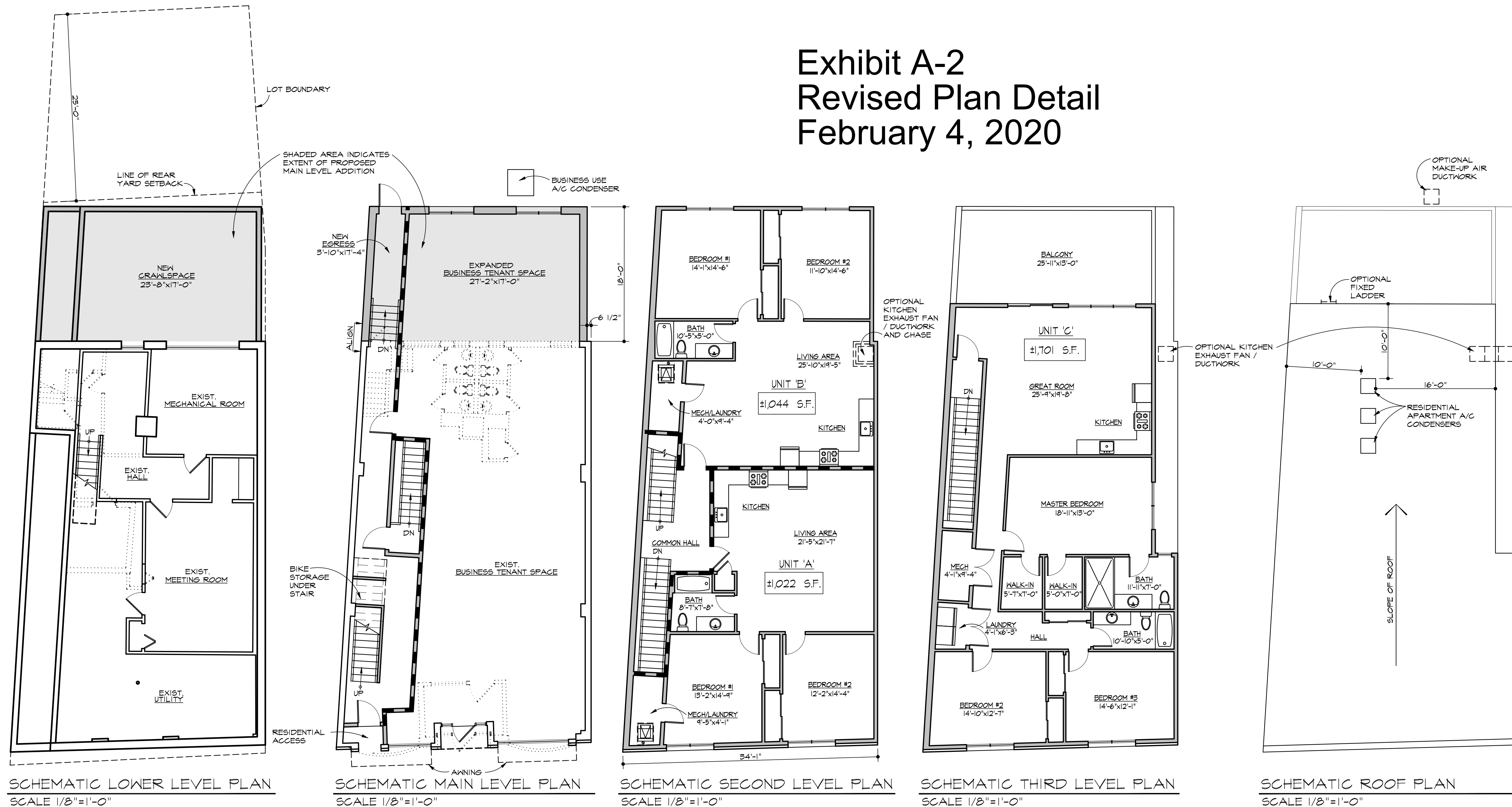
- EXISTING DOOR
- NEW DOOR
- WINDOW
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

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

FINISHED AREA CHART	EXISTING	PROPOSED	TOTAL
LOWER LEVEL	\$689 S.F.	+67 S.F.	\$622 S.F.
MAIN LEVEL	\$1,746 S.F.	+534 S.F.	\$2,280 S.F.
SECOND LEVEL	0 S.F.	+2,215 S.F.	\$2,215 S.F.
THIRD LEVEL	0 S.F.	+1,721 S.F.	\$1,721 S.F.
<b>TOTAL</b>	<b>\$2,435 S.F.</b>	<b>+4,401 S.F.</b>	<b>\$6,836 S.F.</b>
BALCONY	0 S.F.	+351 S.F.	\$351 S.F.
<b>BUILDING FOOTPRINT</b>	<b>\$1,754 S.F.</b>	<b>+534 S.F.</b>	<b>\$2,288 S.F.</b>

USE AREA	BUSINESS	RESIDENTIAL UNIT 'A'	RESIDENTIAL UNIT 'B'	RESIDENTIAL UNIT 'C'	EXIT
LOWER LEVEL	\$538 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
MAIN LEVEL	\$1,746 S.F.	0 S.F.	0 S.F.	0 S.F.	\$507 S.F.
SECOND LEVEL	0 S.F.	\$1,022 S.F.	\$1,044 S.F.	0 S.F.	\$147 S.F.
THIRD LEVEL	0 S.F.	0 S.F.	0 S.F.	\$1,647 S.F.	\$25 S.F.
BALCONY	0 S.F.	0 S.F.	0 S.F.	\$351 S.F.	0 S.F.
<b>TOTAL</b>	<b>\$2,284 S.F.</b>	<b>\$1,022 S.F.</b>	<b>\$1,044 S.F.</b>	<b>\$2,048 S.F.</b>	<b>\$679 S.F.</b>

**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.



**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"

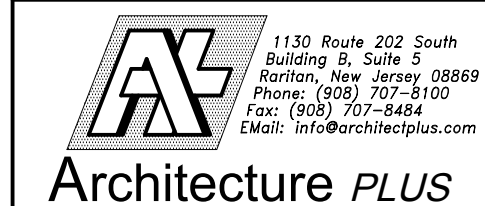
**SCHEMATIC ROOF PLAN**  
SCALE 1/8"=1'-0"

**OWNER INFORMATION:**  
16 WAVERLY PLACE, LLC

GENERAL REVISIONS	DATE	NO.
9-17-19		2
8-5-19		1

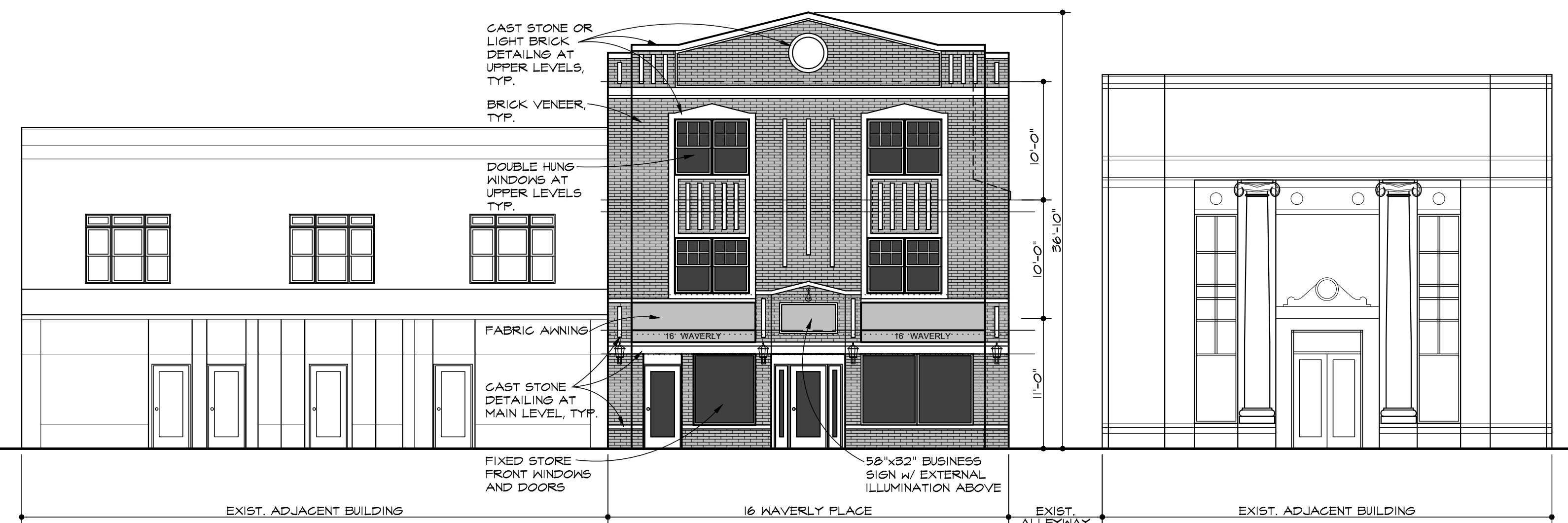
## PLANS AND ELEVATIONS

CHANGE OF USE/ADDITION  
**16 WAVERLY PLACE**  
LOT 28, BLOCK 2102  
16 WAVERLY PLACE  
MADISON, NJ 07140

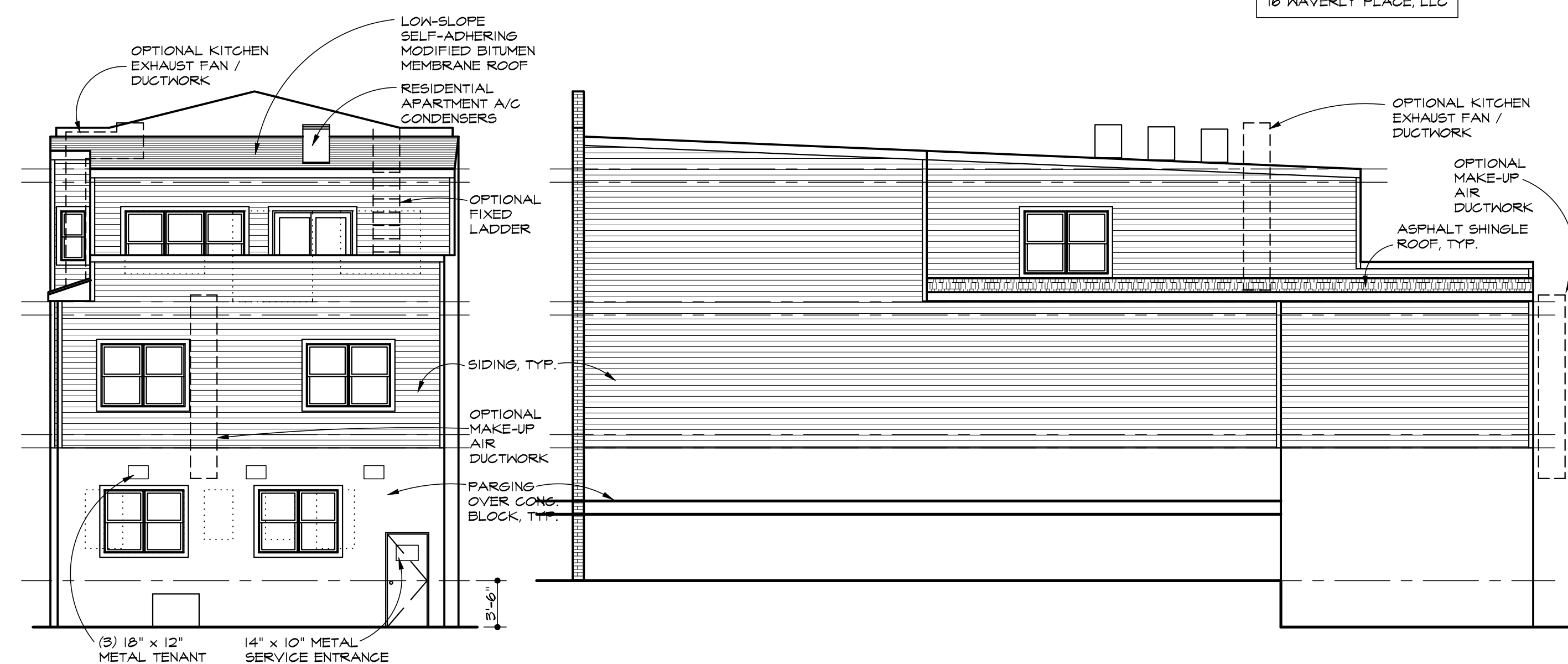


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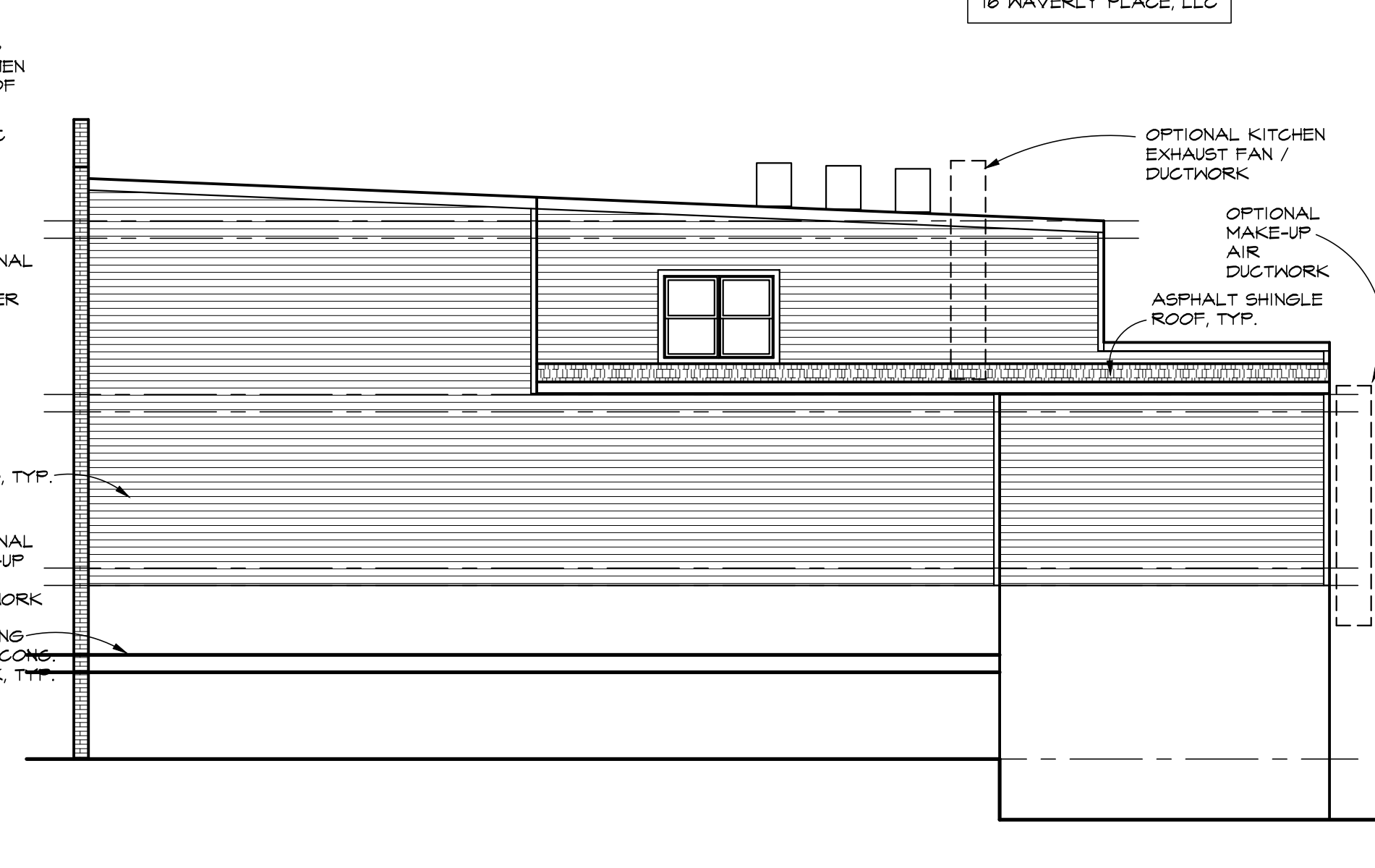
Recco Campanella, RA NJ Reg. No. 09178  
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**SCHEMATIC WAVERLY PLACE ELEVATION**  
SCALE 1/8"=1'-0"



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



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