

CHARLES L. BALDANZA, R.A., P.E.  
 21A101980400 (ARCHITECT)  
 24GE05632800 (PROFESSIONAL ENGINEER)  
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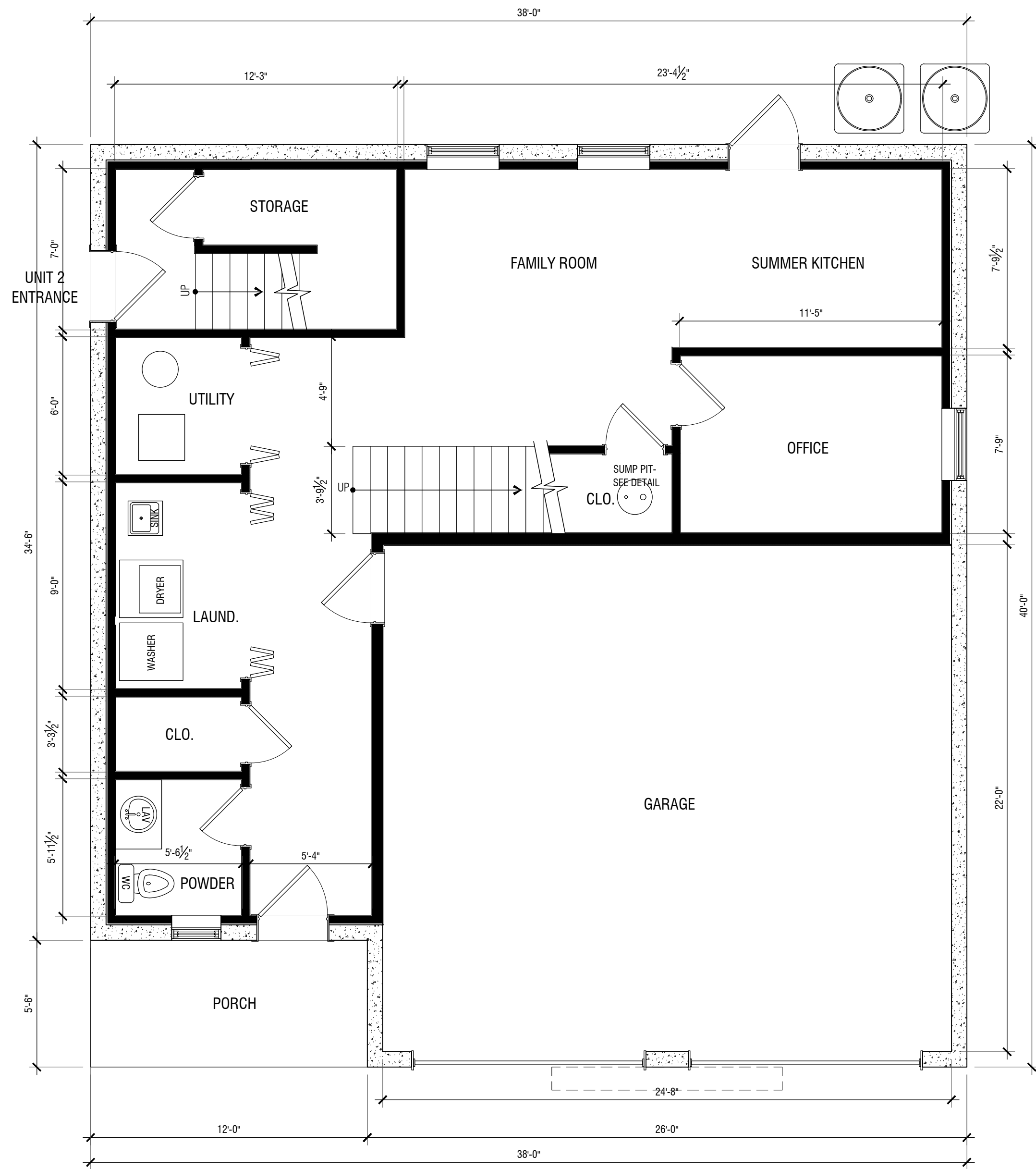
**PROPOSED  
 REDEVELOPMENT**

BLOCK 23,  
 LOTS 31, 32 & 33  
 NEW YORK AVENUE  
 LYNDHURST, NJ

CLIENT:  
 BRUNO BOY LLC.  
 ANTHONY FRISINA  
 235 GRAND AVENUE  
 RUTHERFORD, NJ 07070

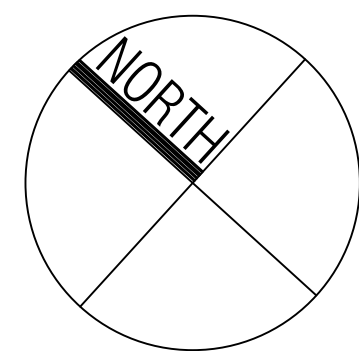
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 DATE: 9/11/2024  
 JOB #: 23-53

PROPOSED BASEMENT AND  
 1ST FLOOR PLANS



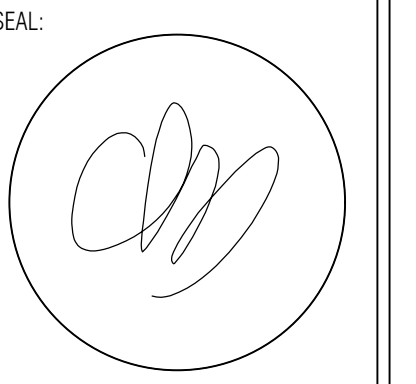
**UNIT 1 AREA** BASEMENT = 766 SF  
**UNIT 2 AREAS** PORCH = 66 SF  
 ENTRANCE/STORAGE = 110 SF  
 GARAGE = 578 SF  
 BASEMENT LEVEL GROSS AREA = 1,520 SF

**PROPOSED BASEMENT PLAN**  
 SCALE 1/4" = 1'



**UNIT 1 TOTAL AREA**  
 BASEMENT = 766 SF  
 1ST FLOOR AREA = 1357 SF  
 TOTAL = 2,123 SF

**PROPOSED 1ST FLOOR PLAN**  
 SCALE 1/4" = 1'



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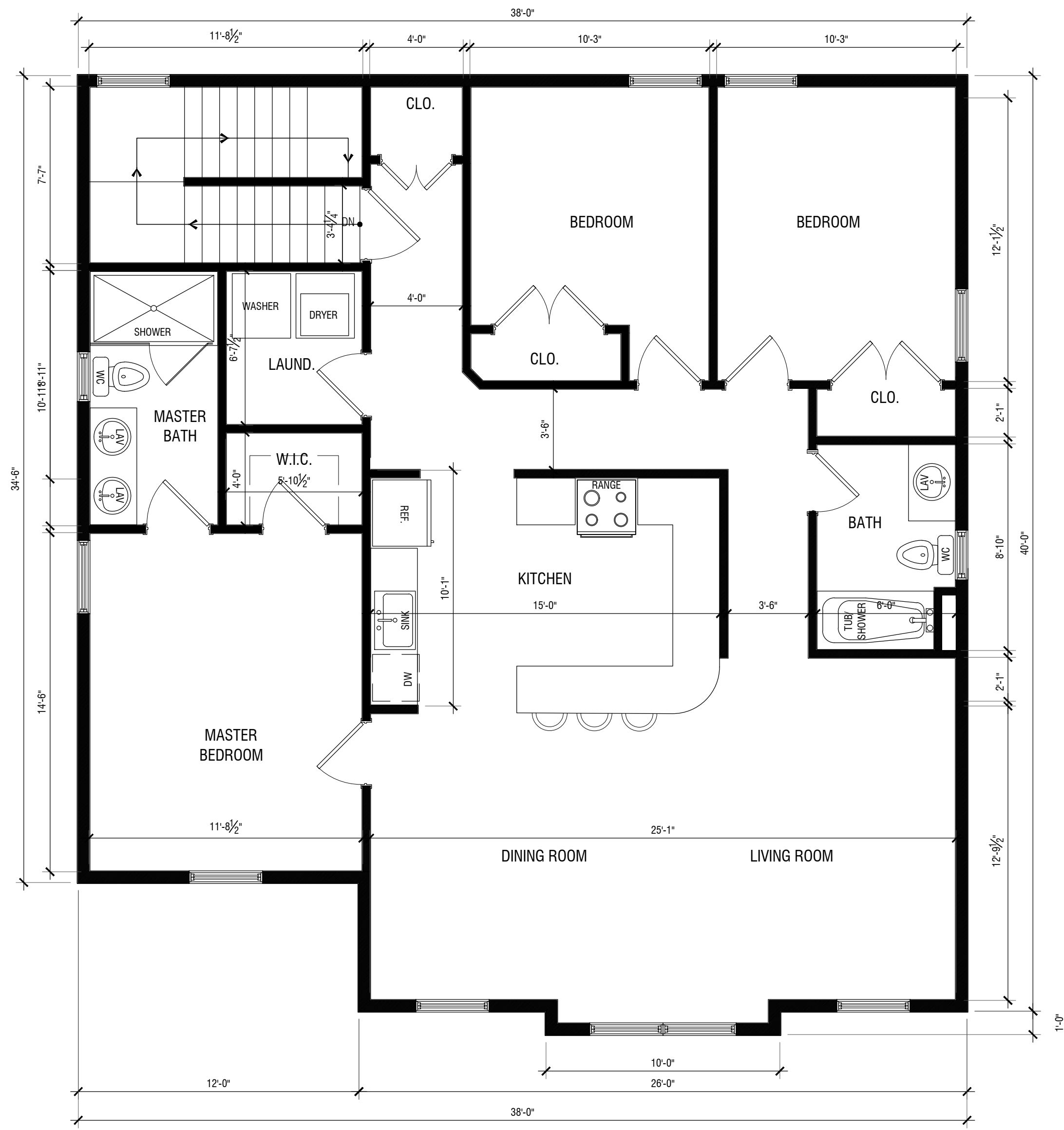
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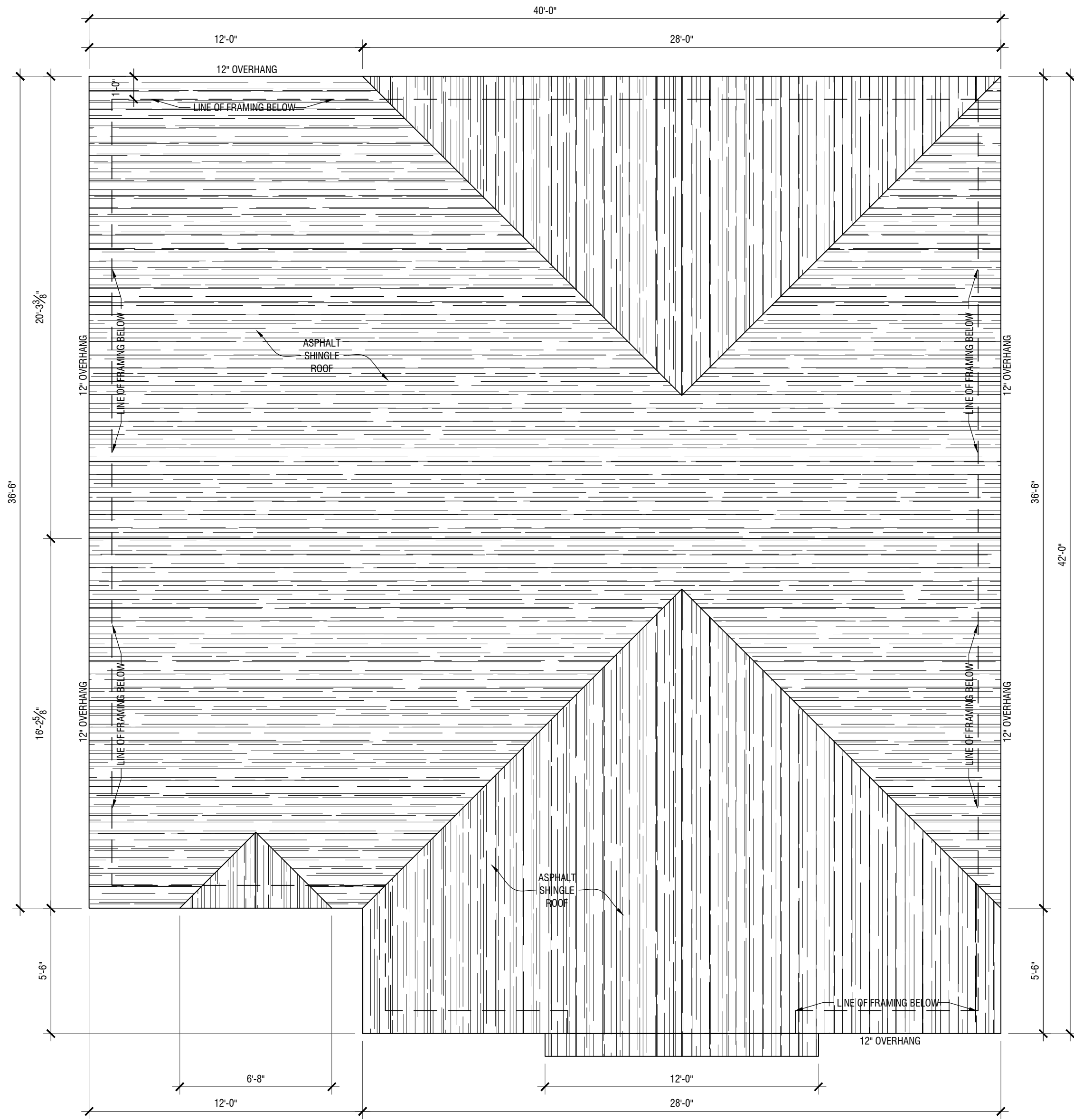
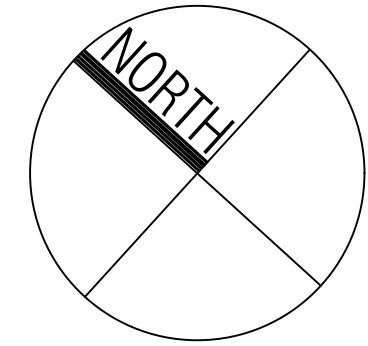
PROPOSED 2ND FLOOR PLAN  
 & ROOF PLAN



**UNIT 2 TOTAL AREA**  
 BASEMENT ENTRANCE = 110 SF  
 2ND FLOOR AREA = 1,462 SF  
 TOTAL = 1,572 SF

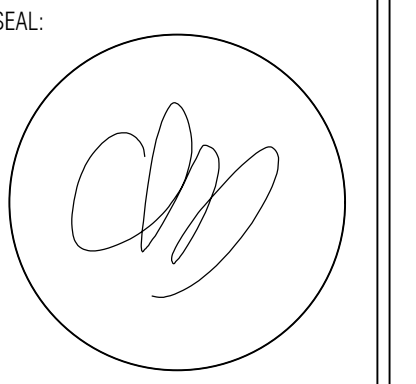
**PROPOSED 2ND FLOOR PLAN**

SCALE 1/4" = 1'



**PROPOSED ROOF PLAN**

SCALE 1/4" = 1'



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PROPOSED ELEVATIONS



**PROPOSED FRONT ELEVATION**  
 SCALE 1/4" = 1'



**PROPOSED SIDE ELEVATION**  
 SCALE 1/4" = 1'



**PROPOSED REAR ELEVATION**  
 SCALE 1/4" = 1'



**PROPOSED SIDE ELEVATION**  
 SCALE 1/4" = 1'