

**ZONING CHART LOT 24 BLOCK 211**

B - BUSINESS ZONING REQUIREMENTS	REQUIRED	PROPOSED	COMPLY	
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	4,000 Sq. Ft.	9,720 Sq. Ft.	YES
	WIDTH, Feet	40.0'	108.0'	YES
	DEPTH, Feet	100.0'	90.0'	NO
MINIMUM YARD SETBACKS	FRONT, Feet	0'	0.0'	YES
	REAR, Feet	10.0'	12.0'	YES
	SIDE, Feet	0'/0' Both	5.0'/51.6'	YES
MAXIMUM BUILDING COVERAGE	60%	43%	YES	
MAXIMUM HEIGHT	35' 3 STORIES	28'-6" 2 STORIES	YES	
BUILDING TYPE	MIXED USE	MIXED USE	YES	

**PARKING CALCULATIONS:**  
RETAIL SPACE  
2,125 S.F. (SALES AREA EXCLUDING FIXED SHELVING)  
2,125 - 1,000 = 1,125 S.F./200 = 5.6 = 6 = 6 PARKING SPACES

**APARTMENTS**  
3 UNITS - 2 SPACES PER UNIT = 6 PARKING SPACES  
12 PARKING SPACES REQUIRED  
10 PARKING SPACES PROVIDED

**REVISIONS**

NO.	DATE	DESCRIPTION

**LEGEND**

- INDICATES NEW BRICK VENEER
- INDICATES NEW FIBER CEMENT CEMENT SIDING (NICHIIA)
- INDICATES NEW STUD PARTITIONS - 2"x6" EXTERIOR @ 16" O.C.
- INDICATES NEW STUD PARTITIONS - 2"x4" INTERIOR @ 16" O.C.
- INDICATES NEW FIRE RATED PARTITION

**BUILDING DATA:**

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015, NEW JERSEY EDITION  
ACCESSIBILITY CODE: ICC/ANSI A117.1-2009  
U.C.C. REHABILITATION SUBCODE: N.J.A.C. TITLE 5, CHAPTER 23.

USE GROUP: MIXED USE  
"M" MERCANTILE  
"R" RESIDENTIAL  
CONST. TYPE: TYPE "IIB"

PROPOSED LIQUOR STORE: - 3,732 S.F.  
PROPOSED APARTMENTS: - 3,638 S.F.

**OCCUPANCY CALCULATION**  
M MERCANTILE = 3,732 S.F./60 GROSS = 63 OCCUPANTS

**EGRESS CALCULATIONS:**  
63 OCCUPANTS X 0.2/PERSON = 12.6' WIDTH REQ.  
WIDTH PROVIDED = 96' COMPLIES

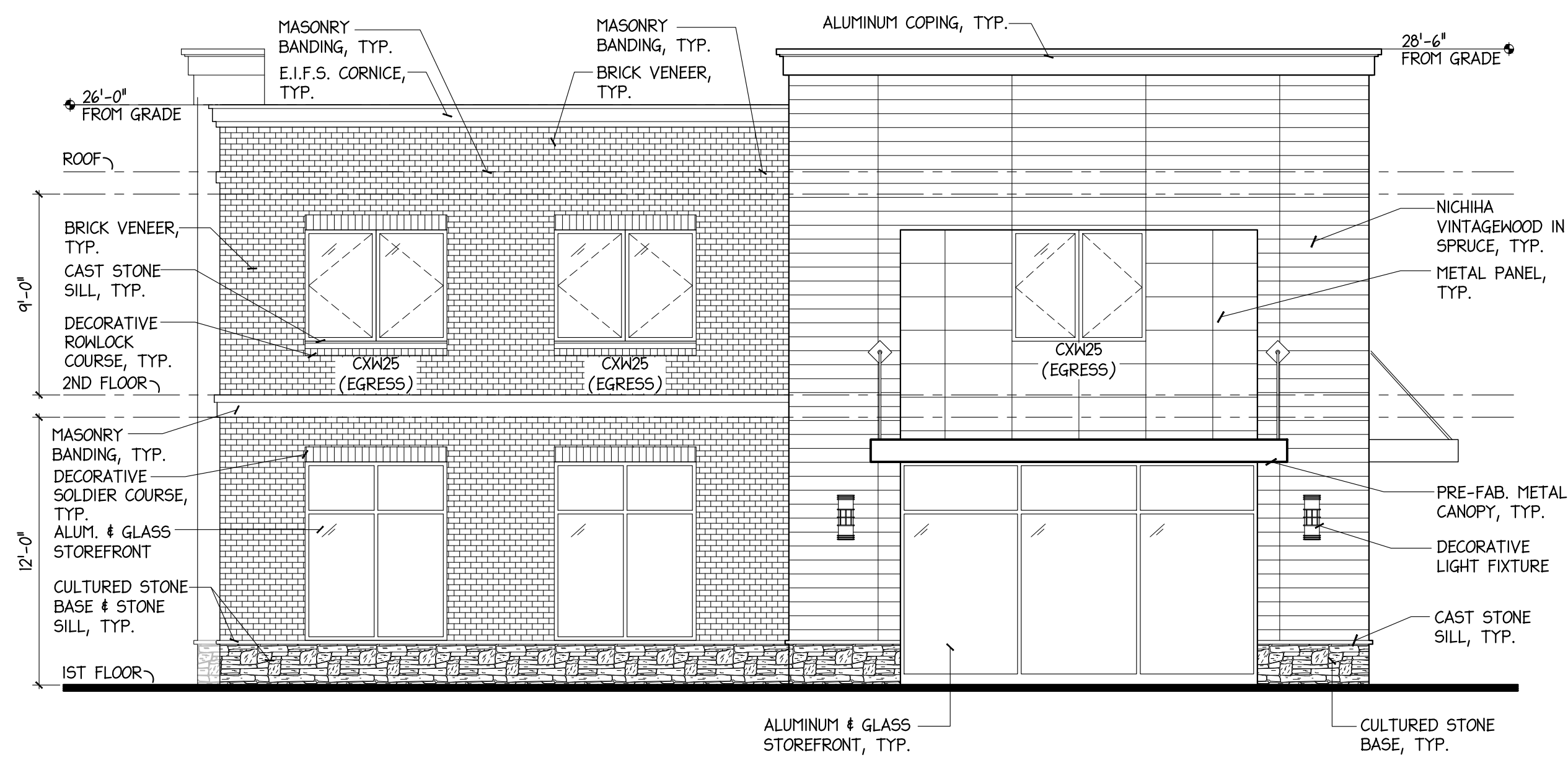
**GUZZO + GUZZO ARCHITECTS, L.L.C.**  
608 RIDGE ROAD LYNDHURST, N.J. 07071  
201-939-1446 (FAX) 201-939-1448

ANTHONY GUZZO, AIA N.J. LIC. NO. 12993  
SALVATORE M. GUZZO, AIA N.J. LIC. NO. C-3651

**FLOOR PLANS, SITE PLAN, BUILDING & ZONING DATA**

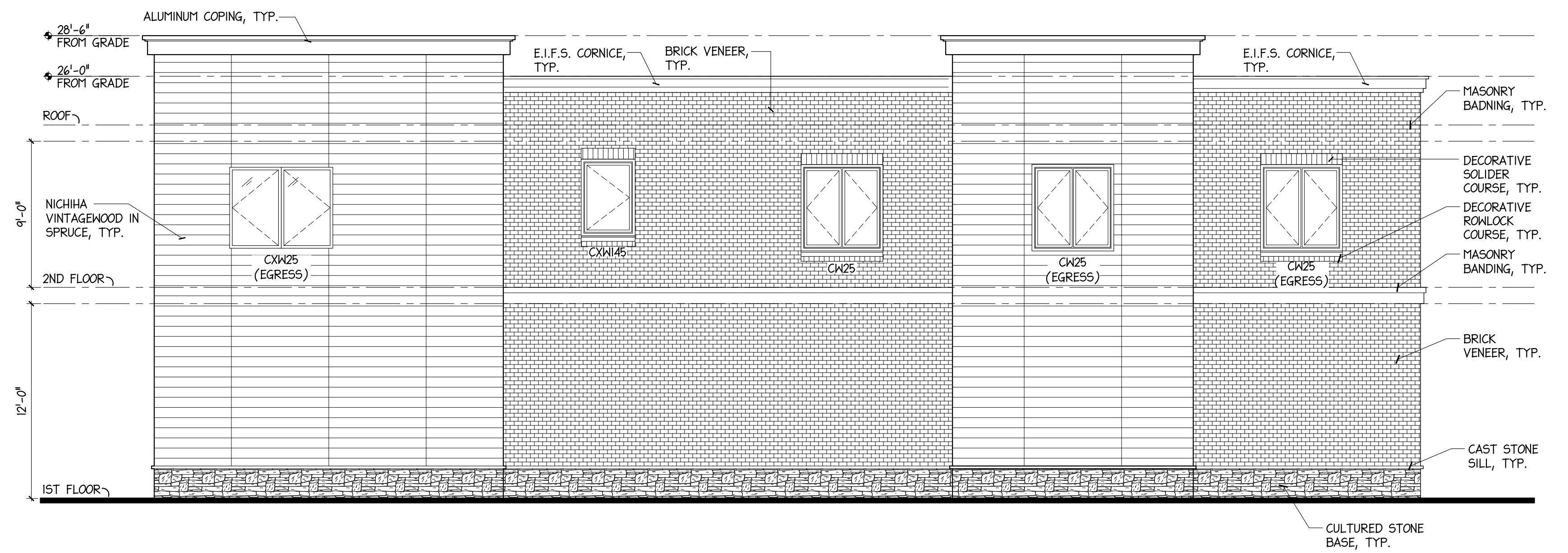
**NEW MIXED-USE**  
640-646 RIDGE ROAD  
LYNDHURST, N.J.

DATE: 6/15/2016	SCALE: AS NOTED	COMMISSION: 21080	DRAWING: P-1
ISSUED: 7/29/2021	DRAWN: AG SM KN		



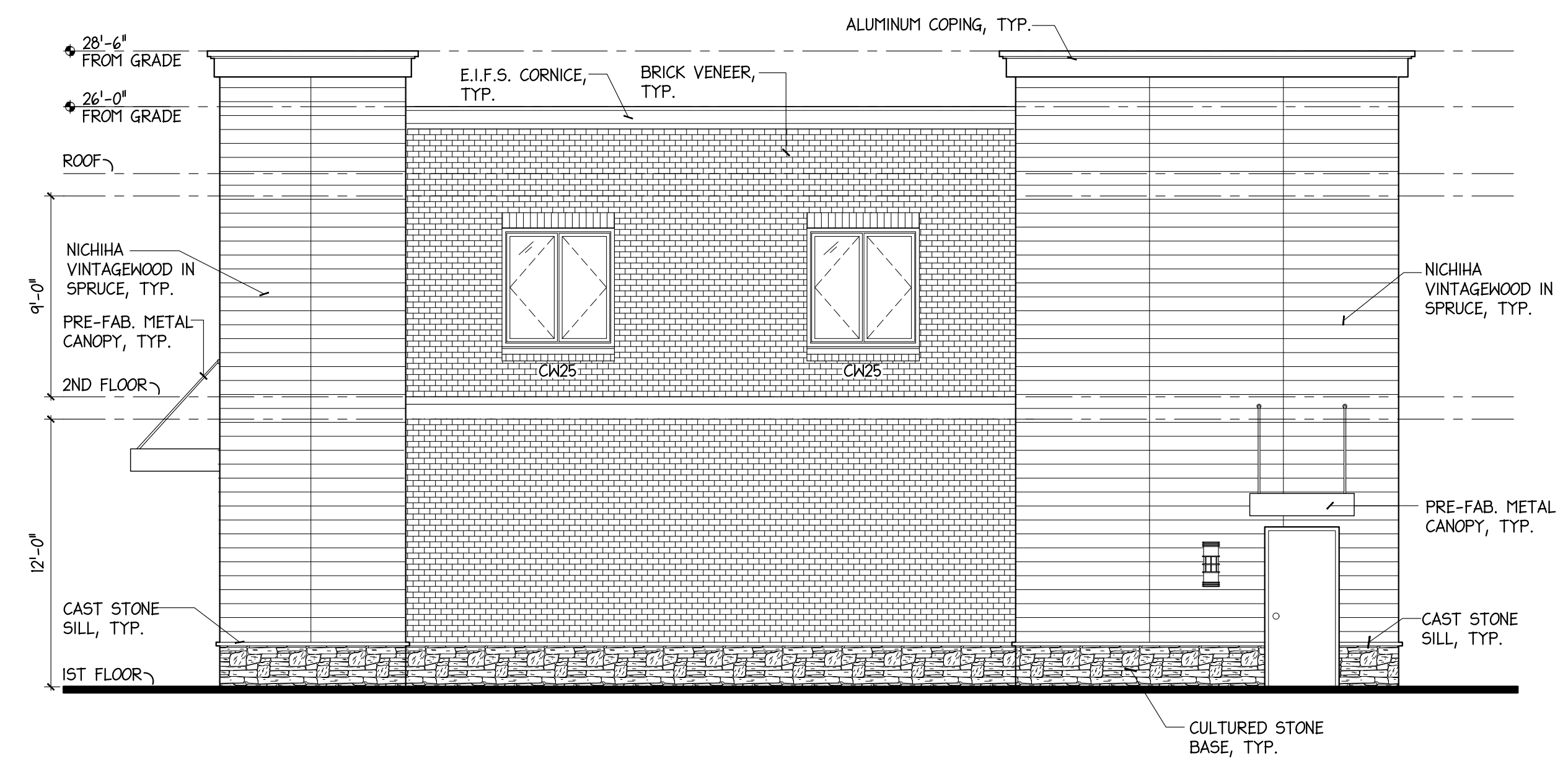
**FRONT ELEVATION - WEST**

SCALE: 3/16" = 1'-0"



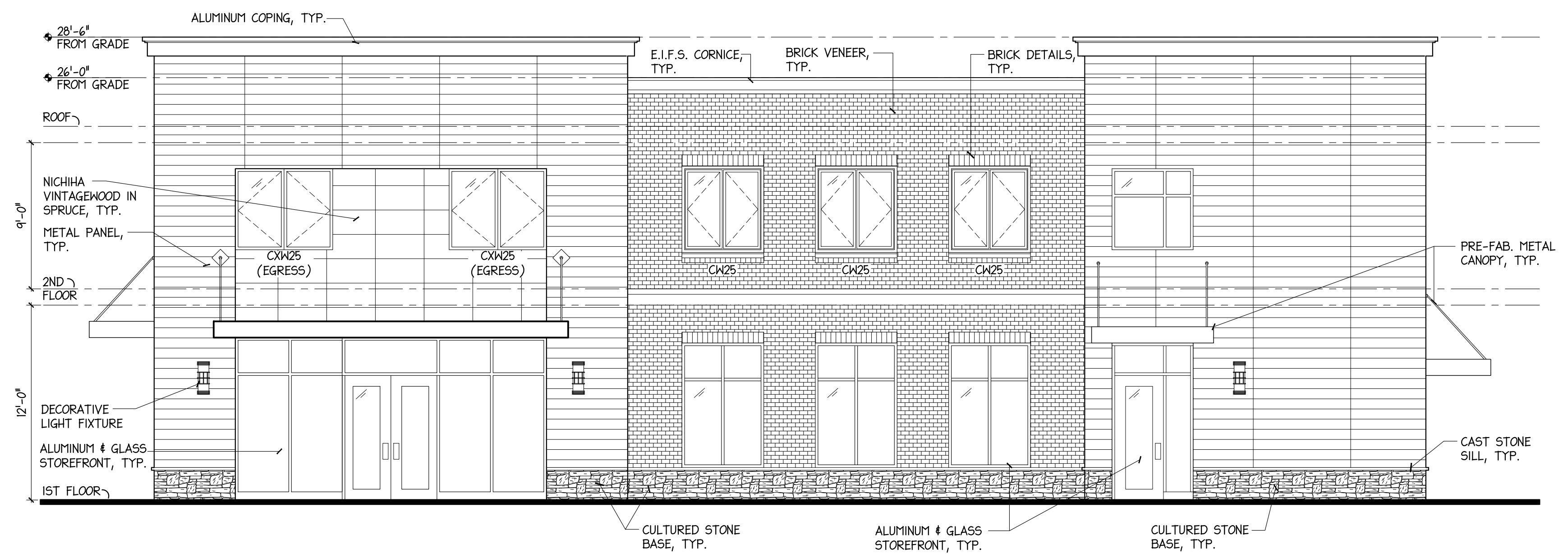
**LEFT SIDE ELEVATION - NORTH**

SCALE: 3/16" = 1'-0"



**REAR ELEVATION - EAST**

SCALE: 3/16" = 1'-0"



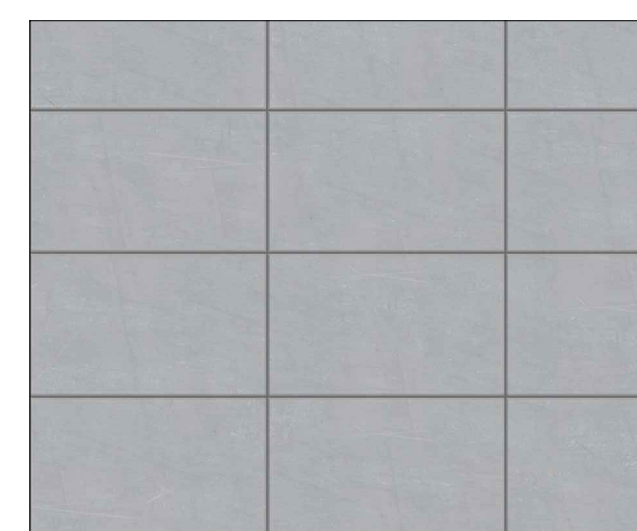
**PARKING LOT ELEVATION - SOUTH**

SCALE: 3/16" = 1'-0"

**MATERIALS:**



FIBER CEMENT SIDING - NICHIIHA VINTAGEWOOD IN SPRUCE



METAL PANEL



BRICK VENEER

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<b>EXTERIOR ELEVATIONS</b>		
<b>NEW MIXED-USE</b> 640-646 RIDGE ROAD LYNDHURST, N.J.		
DATE 6/15/2016	SCALE AS NOTED	COMMISSION 21080
ISSUED 7/29/2021	DRAWN AG SM KN	DRAWING P-2