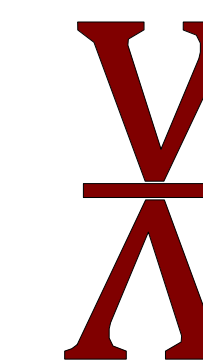


RIDGE RD MULTIFAMILY CONVERSION

465 RIDGE RD.
LYNDHURST NEW JERSEY



VIVID ARC

TELEPHONE NUMBER: 551.206.6196
E-MAIL ADDRESS: arlenis@vivid-arc.com
WEBSITE: vivid-arc.com

PROJECT INFORMATION

PROJECT: MIXED-USE RENOVATION & ADDITION
ZONE: B
BLOCK: 152
LOT: 27
CONSTRUCTION TYPE: TYPE VA
EXISTING: 3-STORY MIXED USE BUILDING

PROJECT DIRECTORY

PROJECT ARCHITECT:
VIVID ARC
299 FOREST AVE
SUITE Q
PARAMUS, NJ 07652

BUILDING GROSS SQUARE FOOTAGE CALCULATIONS

AREA IN SQUARE FEET	EXIST	NEW
BASEMENT	881 SF	881 SF
FIRST FLOOR	672 SF	1,064 SF
SECOND FLOOR	700 SF	1,064 SF
THIRD FLOOR	0 SF	1,064 SF
TOTAL BUILDING COVERAGE	2,253 SF	3,681 SF

BUILDING HEIGHT

THREE STORY BUILDING- APPROX 35'

BUILDING CODE INFORMATION

EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 523-6
2021 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2021 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
NJAC 5:23-7 AND ICC / ANSI 117.1 2009 ACCESSIBILITY CODE

DESCRIPTION OF BUILDING USE:

BUILDING USE:	B	BUSINESS	(1ST FLOOR RETAIL STORE)
	R-2	MULTI FAMILY RESIDENTIAL	(2ND-3RD FLOOR)

DRAWING LIST

- T-1 TITLE SHEET, PROJECT INFORMATION
- A-1 PROPOSED FLOOR PLANS AND LEGEND
- A-2 BUILDING ELEVATIONS

UNIT MIX/ AVERAGE SF.

FLOOR	UNIT TYPE	AVG. SQFT
1ST FLOOR - RETAIL	835 AVG. SQFT	
2ND FLOOR	UNIT 1 - 1 BEDROOM	456 SQFT
	UNIT 2 - 1 BEDROOM	435 SQFT
3RD FLOOR	UNIT 3 - 1 BEDROOM	456 SQFT
	UNIT 4 - 1 BEDROOM	435 SQFT
TOTAL UNIT COUNT: 4		

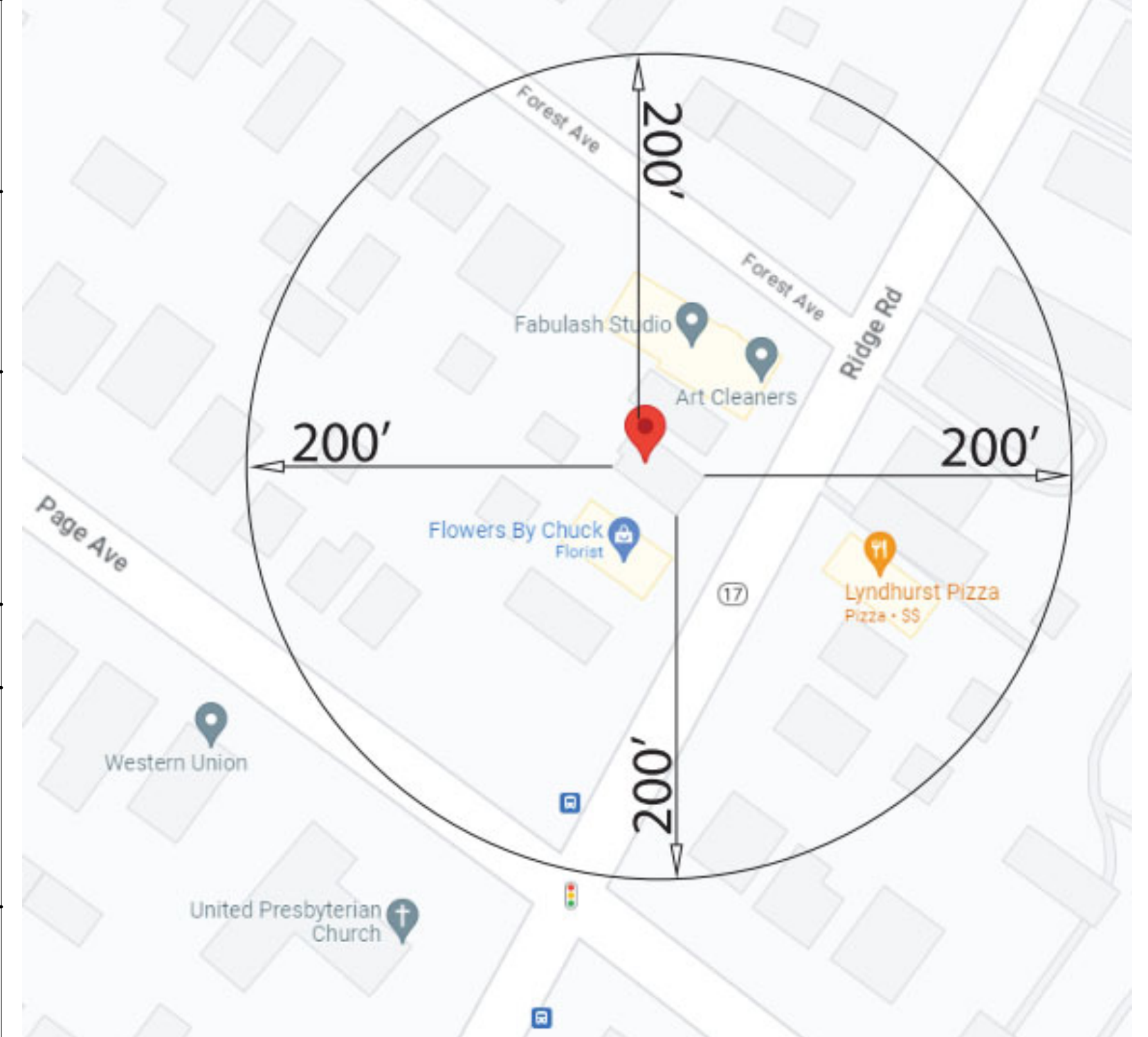
UNIT BREAKDOWN

UNIT #	BEDROOMS	BATHROOMS	NET SF
UNIT 1	1 BEDROOM	1 BATHROOM	456 SF
UNIT 2	1 BEDROOM	1 BATHROOM	435 SF
UNIT 3	1 BEDROOM	1 BATHROOM	456 SF
UNIT 4	1 BEDROOM	1 BATHROOM	435 SF
TOTAL	4 BEDROOMS	4 BATHROOMS	1,782 SF

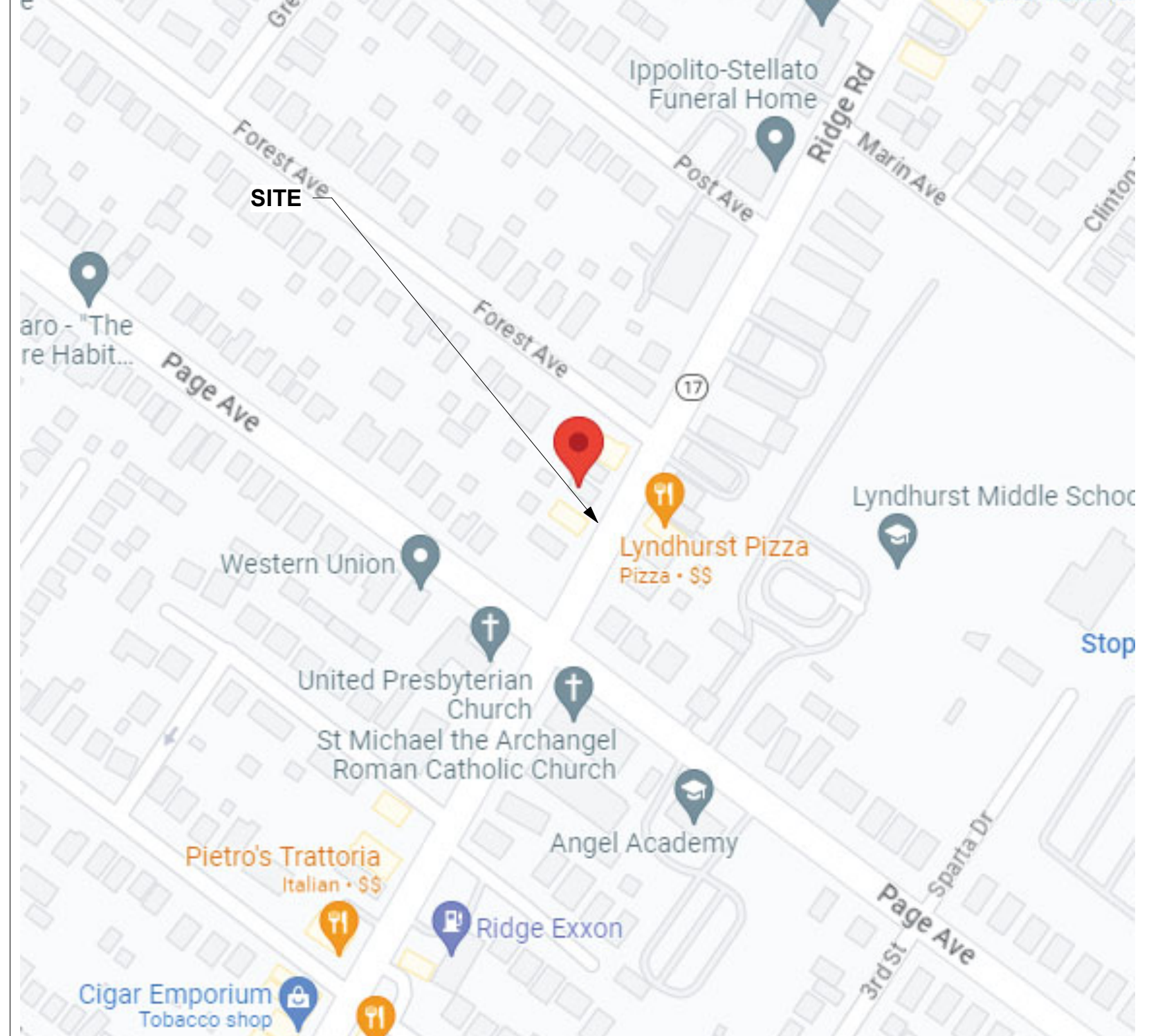
BUILDING FLOOR AREA

FLOOR	PRIVATE RESIDENTIAL	COMMON	RETAIL	TOTAL
GROUND	-	189 SF	875 SF	1064 SF
SECOND FLOOR	891 SF	173 SF	-	1064 SF
THIRD FLOOR	891 SF	173 SF	-	1064 SF

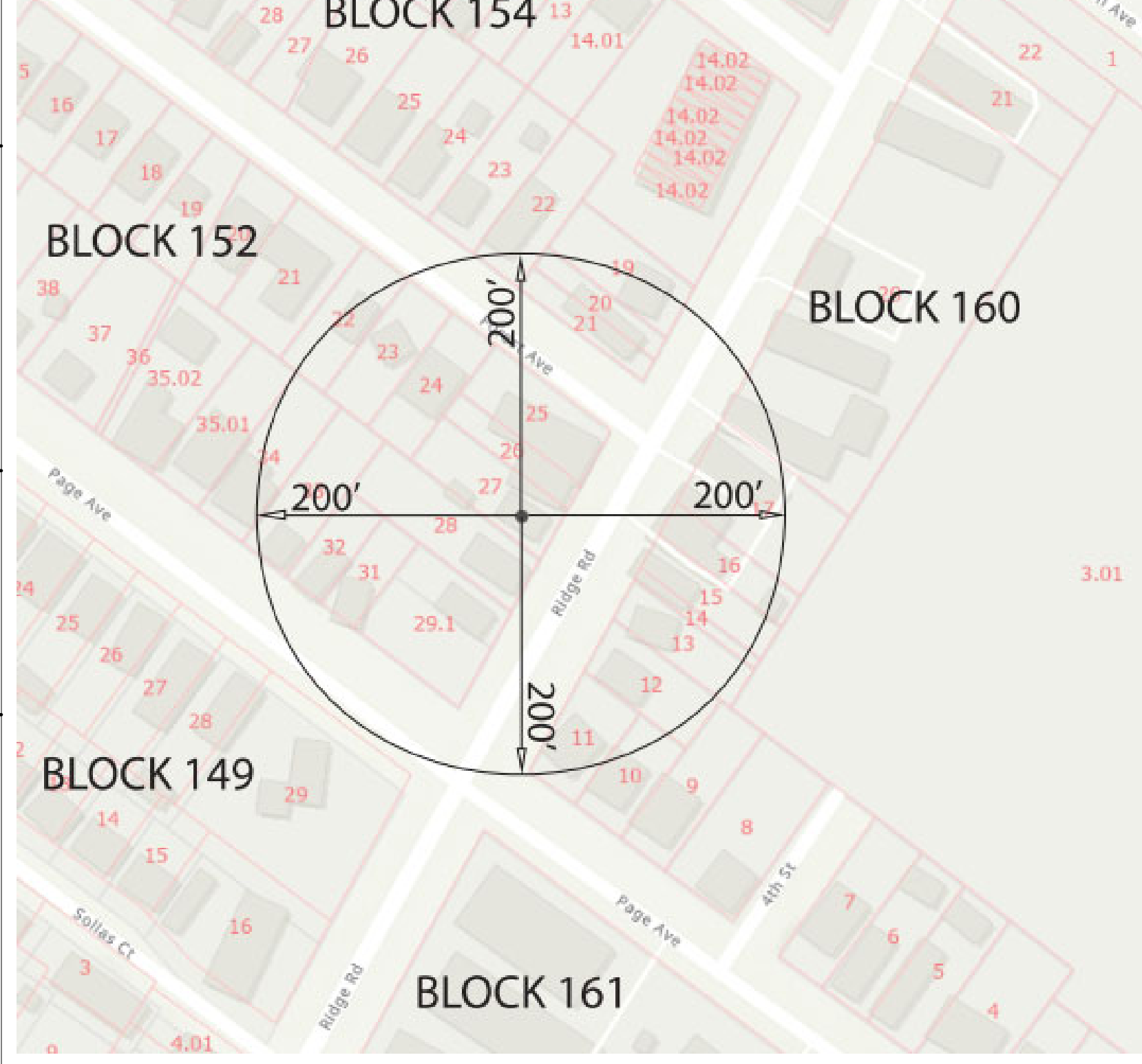
ARIAL MAP



KEYMAP



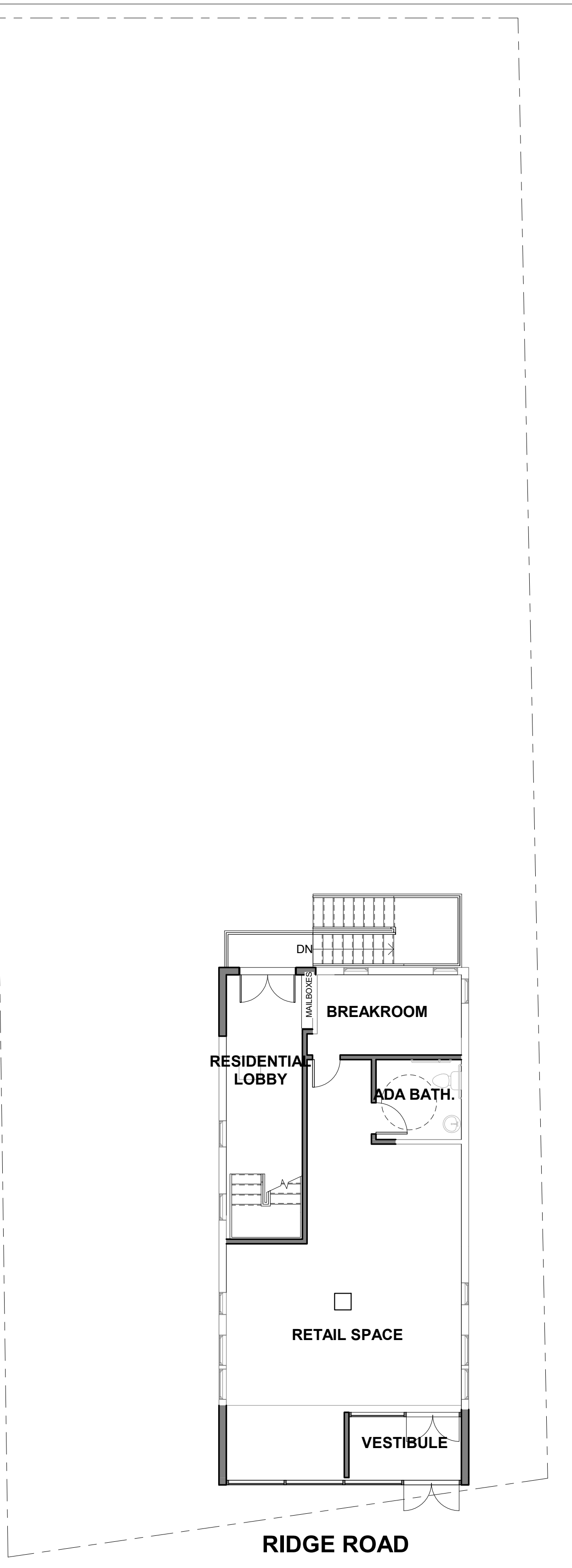
200' RADIUS



200' RADIUS LIST

OWNER & ADDRESS REPORT
07/19/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L LOTS
152	21	2		MARY BRIGGS ETAL 152 FOREST AVE LYNDHURST, NJ	528 FOREST AVE	
152	22	2		MORGAN, STEPHEN & CLAUDIA 544 FOREST AVE LYNDHURST, NJ	544 FOREST AVE	
152	23	2		SINCLAIR, ROY W 546 FOREST AVE LYNDHURST, NJ	546 FOREST AVE	
152	24	2		HENRIQUEZ, SYRELMA ETAL 532 FOREST AVE LYNDHURST, NJ	532 FOREST AVE	
152	25	4A		TURANO, ANNA & GINA 459 RIDGE RD LYNDHURST, NJ	459 RIDGE RD	
152	26	2		GUTIER, ROMAN J. & ROSE MARIE 448 PAGE AVENUE LYNDHURST, NJ	448 RIDGE RD	
152	28	4A		ZATKOS, ANTHONY 469 RIDGE RD LYNDHURST, NJ	469 RIDGE RD	
152	29.1	2		IMPERIALE, CATALANO, ANTONINA 475 RIDGE RD LYNDHURST, NJ	475 RIDGE RD	OLD LOT:30
152	31	2		JAVIER, RHODOLFA JAVIER, MARIE ANGELO 559 PAGE AVE LYNDHURST, NJ	559 PAGE AVE	
152	32	2		MAJLBERG, VINCENTA GONZALEZ, JASMINE 557 PAGE AVE LYNDHURST, NJ	557 PAGE AVE	
152	33	2		GOFFMAN, THOMAS B 551 PAGE AVE LYNDHURST, NJ	551 PAGE AVE	
152	34	2		SAS PAGE AVE LLC 545 PAGE AVE LYNDHURST, NJ	545 PAGE AVE	
152	35.01	2		PEREIRA, JAMES 543 PAGE AVE LYNDHURST, NJ	543 PAGE AVE	
152	35.02	2		CONNER, ANTHONY 541 PAGE AVENUE LYNDHURST, NJ	541 PAGE AVENUE	
154	19	2		CANIKID, ISRAEL & CARLOS 449 RIDGE RD LYNDHURST, NJ	449 RIDGE RD	
154	20	4A		CONCAST CABLEVISION CORP ONE CONCAST CENTER, TAX D PHILADELPHIA, PA	451 RIDGE RD	
154	21	4A		CONCAST CABLEVISION CORP ONE CONCAST CENTER, TAX D PHILADELPHIA, PA	453 RIDGE RD	
154	22	2		PEREIRA, EUGENE & HELEN 551 FOREST AVE LYNDHURST, NJ	551 FOREST AVE	
154	23	2		CAFFO, ANTHONY GERARD 547 FOREST AVE LYNDHURST, NJ	547 FOREST AVE	
154	24	2		SMITH, CAROL B. 543 FOREST AVE LYNDHURST, NJ	543 FOREST AVE	
160	10	2		PERNE, PATRICK & STELLA J.O. BOX 401 SPRING VALLEY, PA	405 PAGE AVE	
160	11	2		IMPERIALE, MARIA & CATALANO, A. 401 PAGE AVE LYNDHURST, NJ	401 PAGE AVE	
160	12	2		VICKER, GINETTA 401 PAGE AVE LYNDHURST, NJ	401 PAGE AVE	
160	13	4A		SAPROSKI, RICHARD J. 452 RIDGE RD LYNDHURST, NJ	452 RIDGE RD	
160	14	4A		IMPERIALE, ANDREA (ETAL) 448 RIDGE RD LYNDHURST, NJ	448 RIDGE RD	
160	15	4A		CATALANO IMPERIALE, ANTONINA 446 RIDGE RD LYNDHURST, NJ	446 RIDGE RD	
160	16	4A		CATALANO IMPERIALE, ANTONINA 444 RIDGE RD LYNDHURST, NJ	444 RIDGE RD	
160	17	4C		CATALANO IMPERIALE, ANTONINA 442 RIDGE RD LYNDHURST, NJ	442 RIDGE RD	
160	20	4C		RIDGE COURT GARDENS, LLC 430 RIDGE RD LYNDHURST, NJ	430 RIDGE RD	



1 PROJECT KEY PLAN
1/8" = 1'-0"

RIDGE ROAD MULTIFAMILY

465 RIDGE RD, LYNDHURST NJ

CLIENT NAME

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT
ARCHITECT OF RECORD:
ARLENIS DOMINGUEZ
NJ LIC. NUMBER: 21A102182000

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04-19-23	YG	AD	PB SET

REV	DATE	DRN	CHK	DESCRIPTION

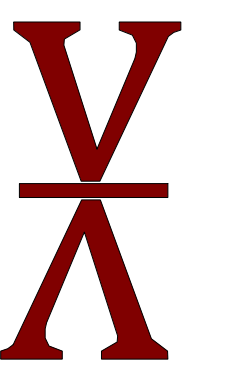
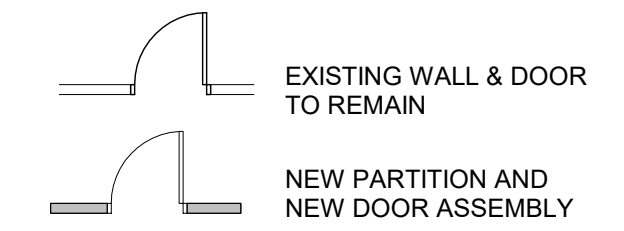
PROJ. NO.: 1154
SCALE: 1/8" = 1'-0"

DWG. NAME: TITLE SHEET, PROJECT INFORMATION

DWG. NO.: T-1

SHEET NO. OF PLOT DATE

WALL LEGEND



VIVID ARC

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RIDGE ROAD MULTIFAMILY

465 RIDGE RD. LYNDHURST NJ

CLIENT NAME

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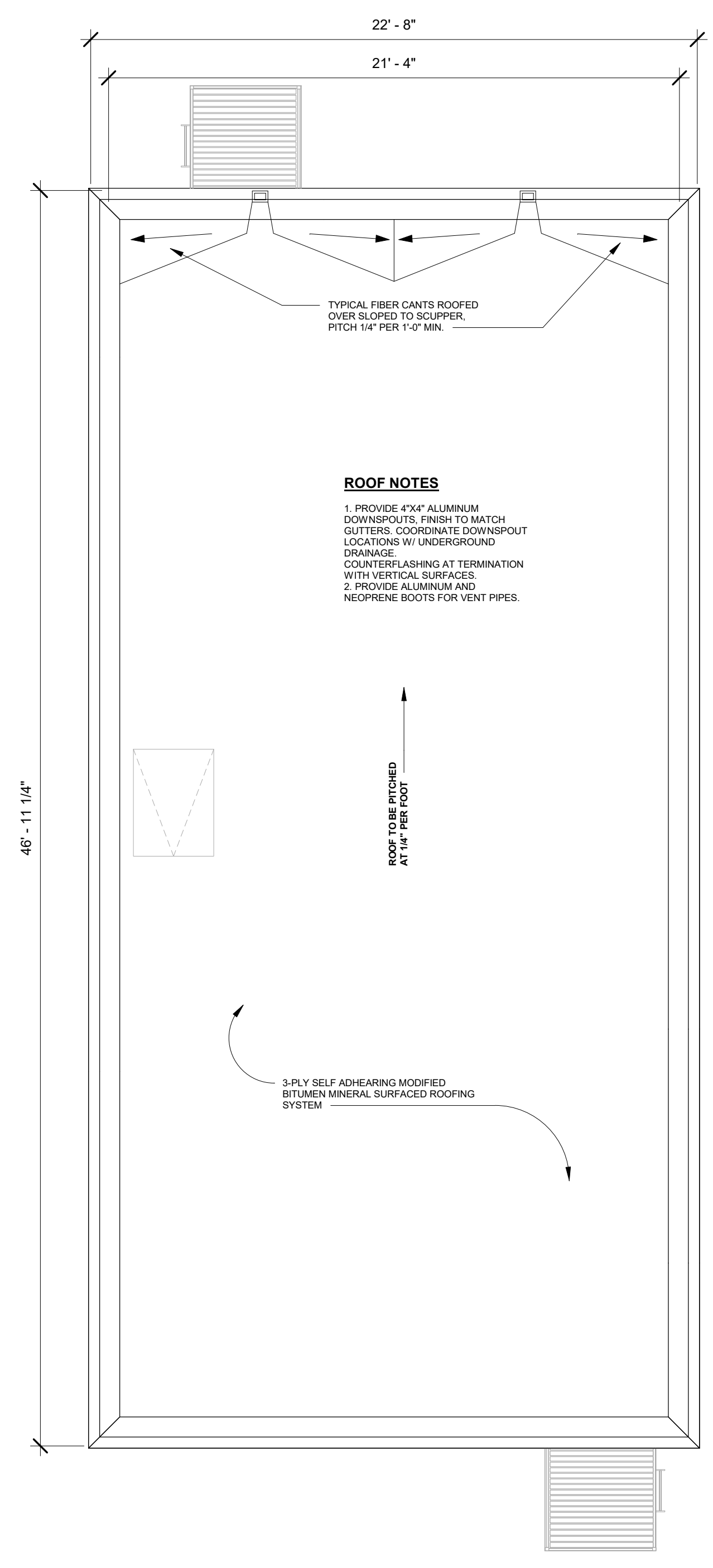
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PROJ. NO.:	SCALE
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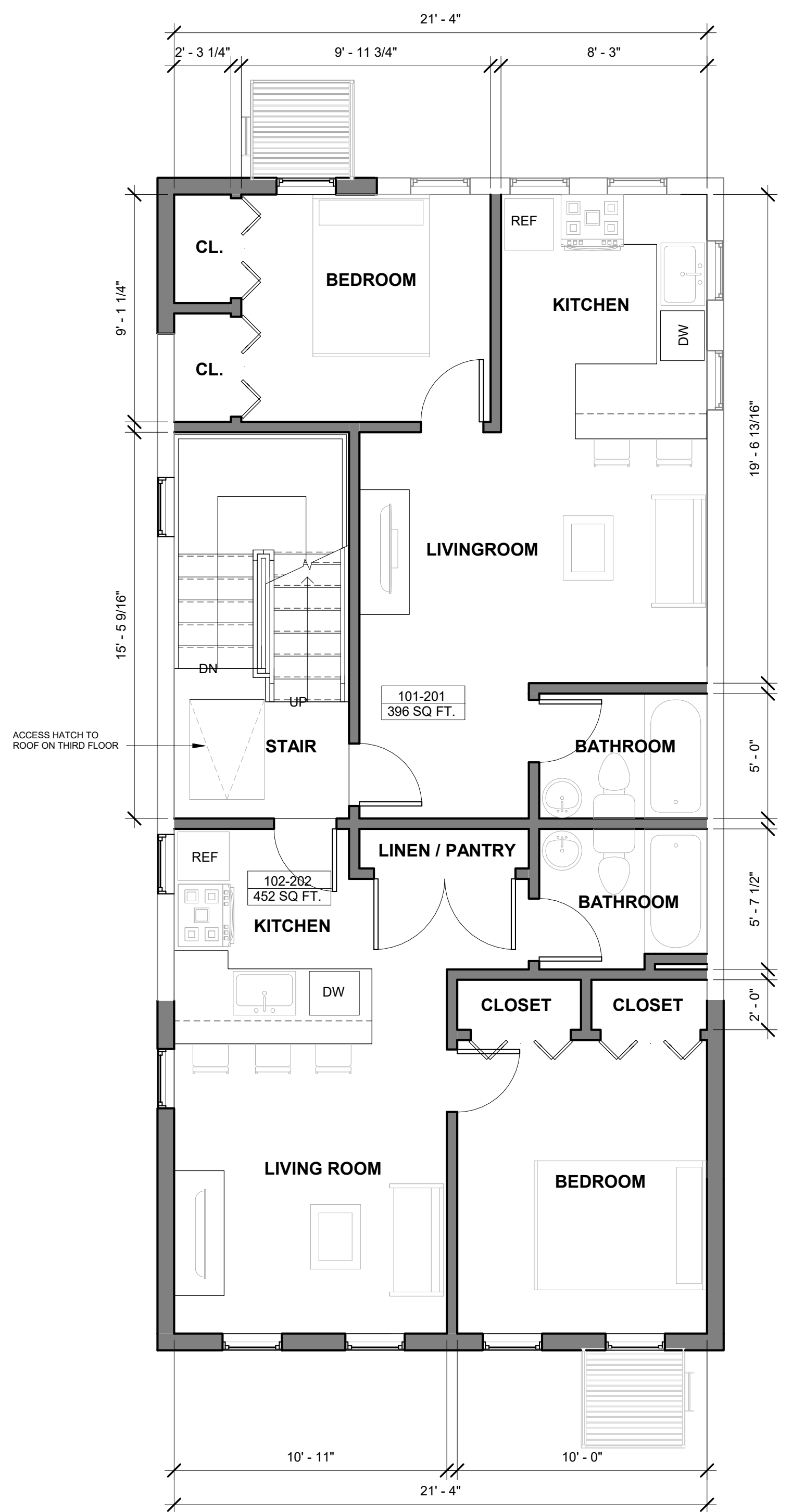
PROPOSED FLOOR PLANS AND LEGEND

DWG. NO. **A-1**

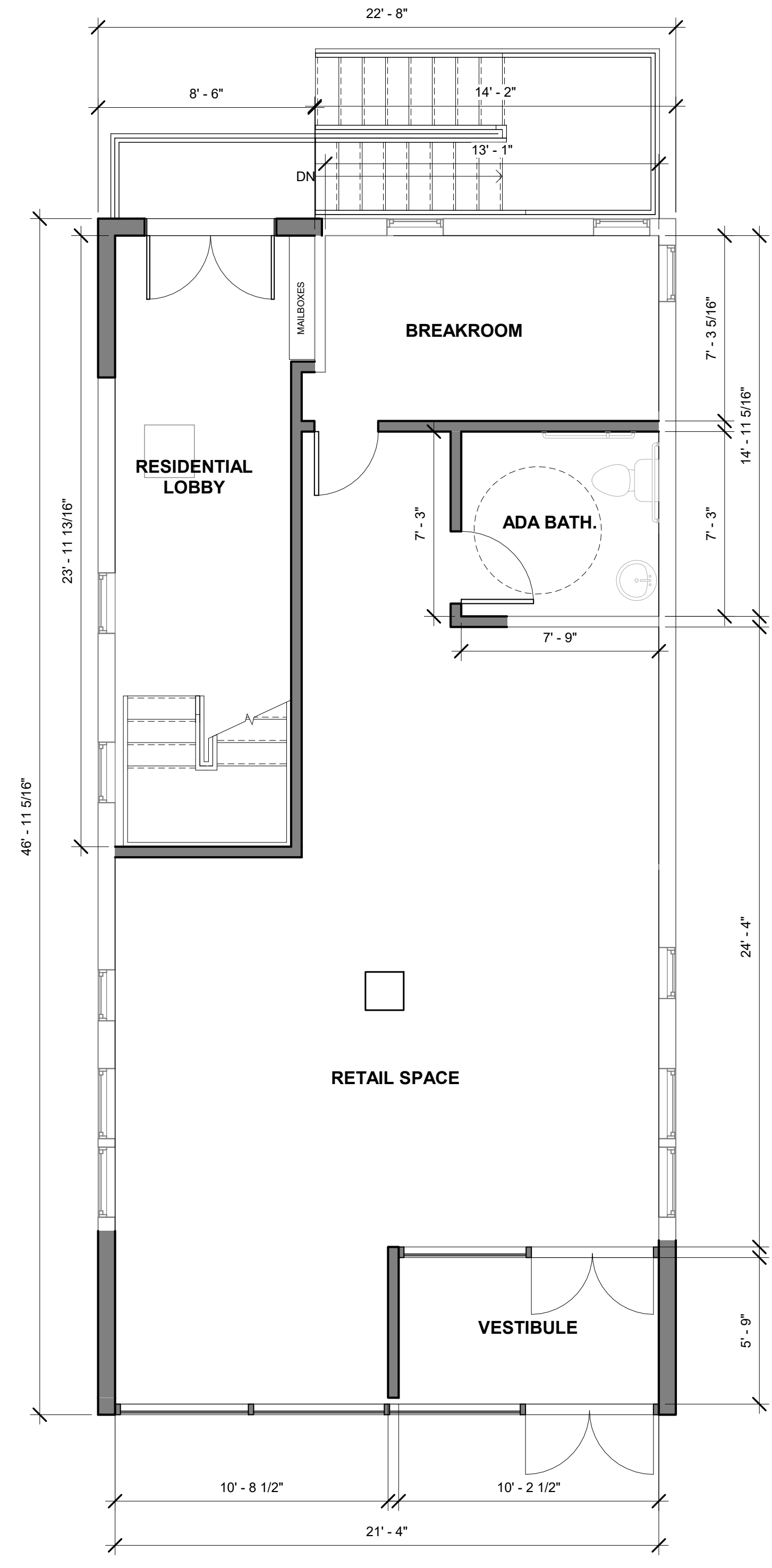
SHEET NO. OF PLOT DATE



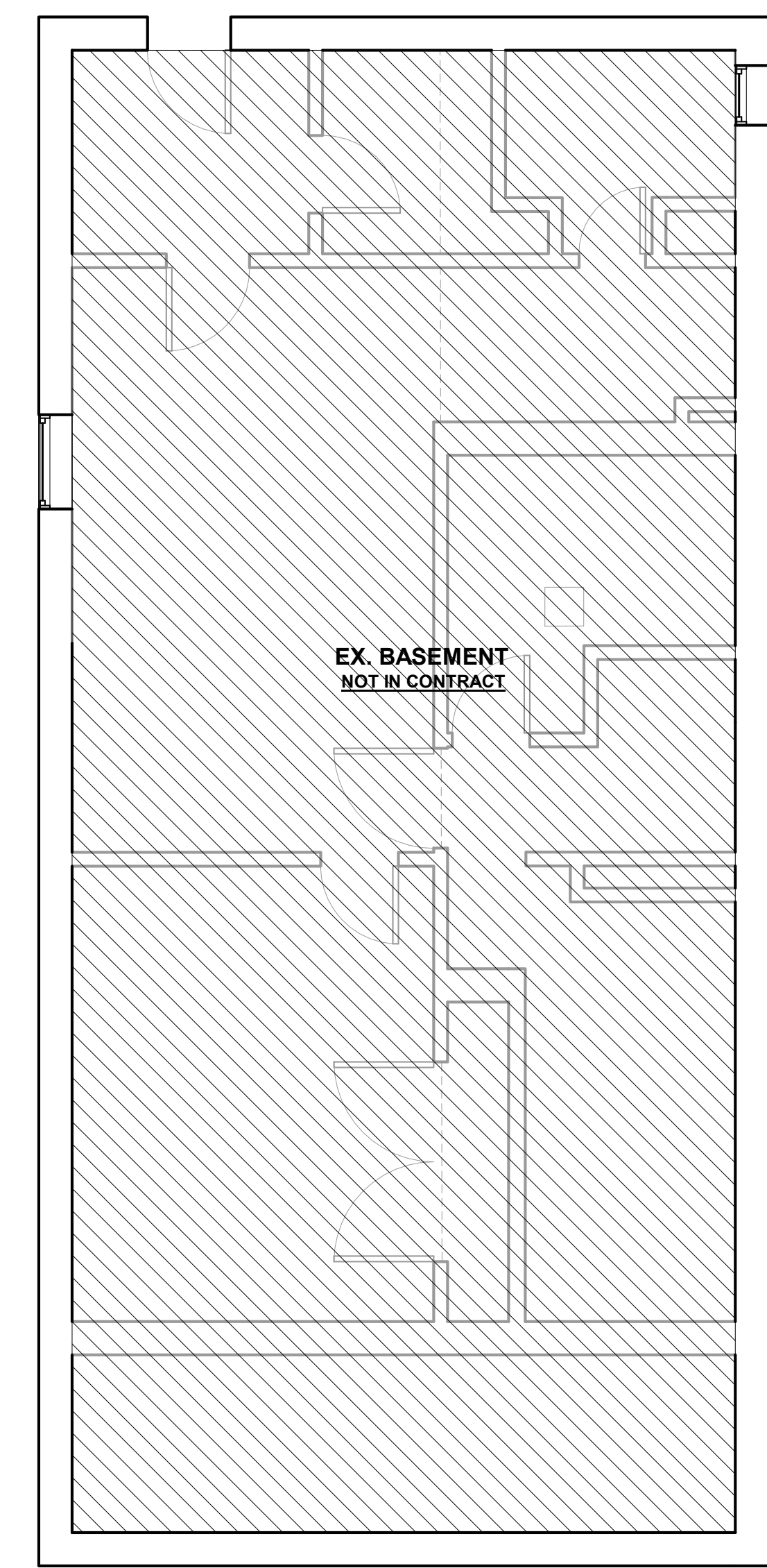
④ New Roof Plan
1/4" = 1'-0"



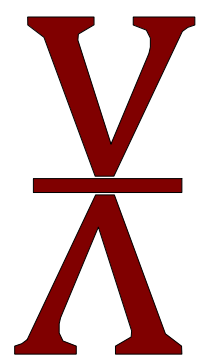
③ PROPOSED SECOND & THIRD FLOOR PLAN
1/4" = 1'-0"



② PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



① EXISTING BASEMENT PLAN
1/4" = 1'-0"



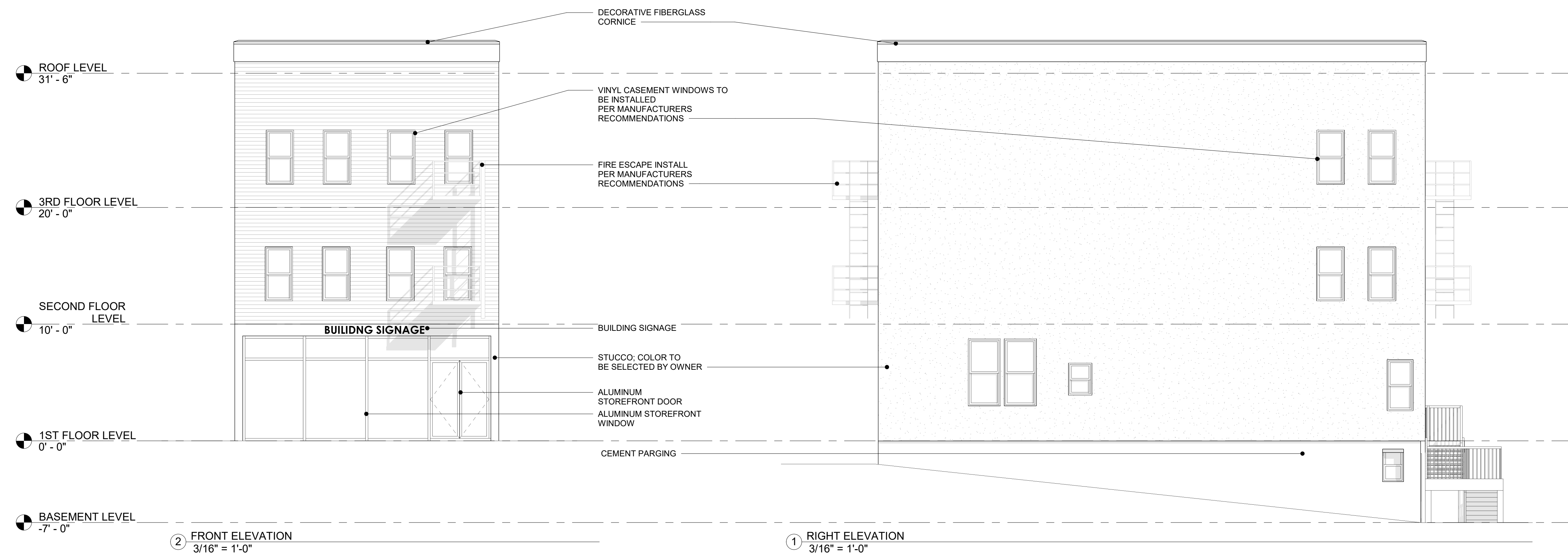
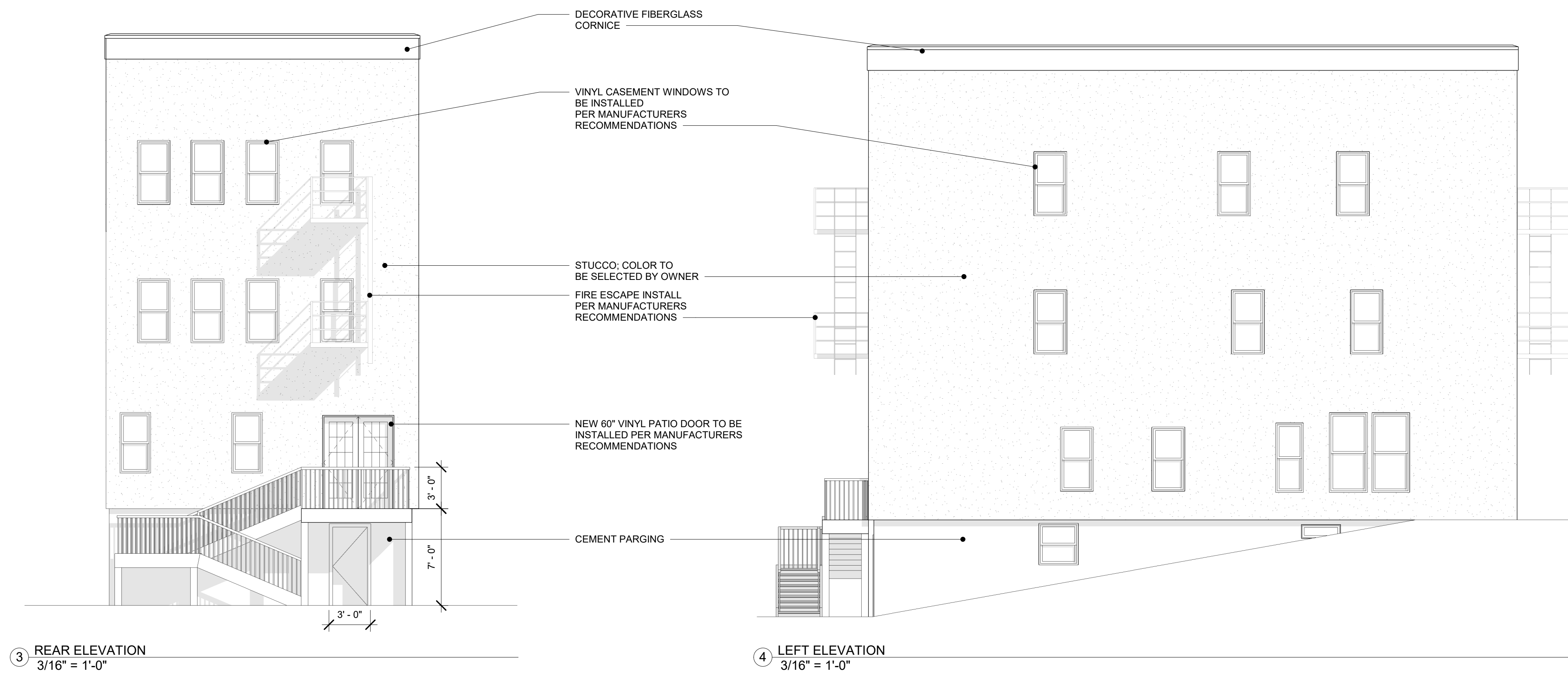
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RIDGE ROAD MULTIFAMILY

465 RIDGE RD. LYNHURST NJ

CLIENT NAME



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REV	DATE	DRN	CHK	DESCRIPTION

PROJ. NO.: 1154
SCALE: 3/16" = 1'-0"

DWG. NAME: BUILDING ELEVATIONS

DWG. NO.: A-2

SHEET NO. OF PLOT DATE