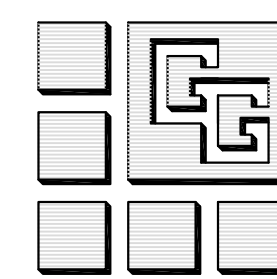


NEW MULTI-FAMILY HOUSING

Riverside Avenue Lyndhurst, NJ

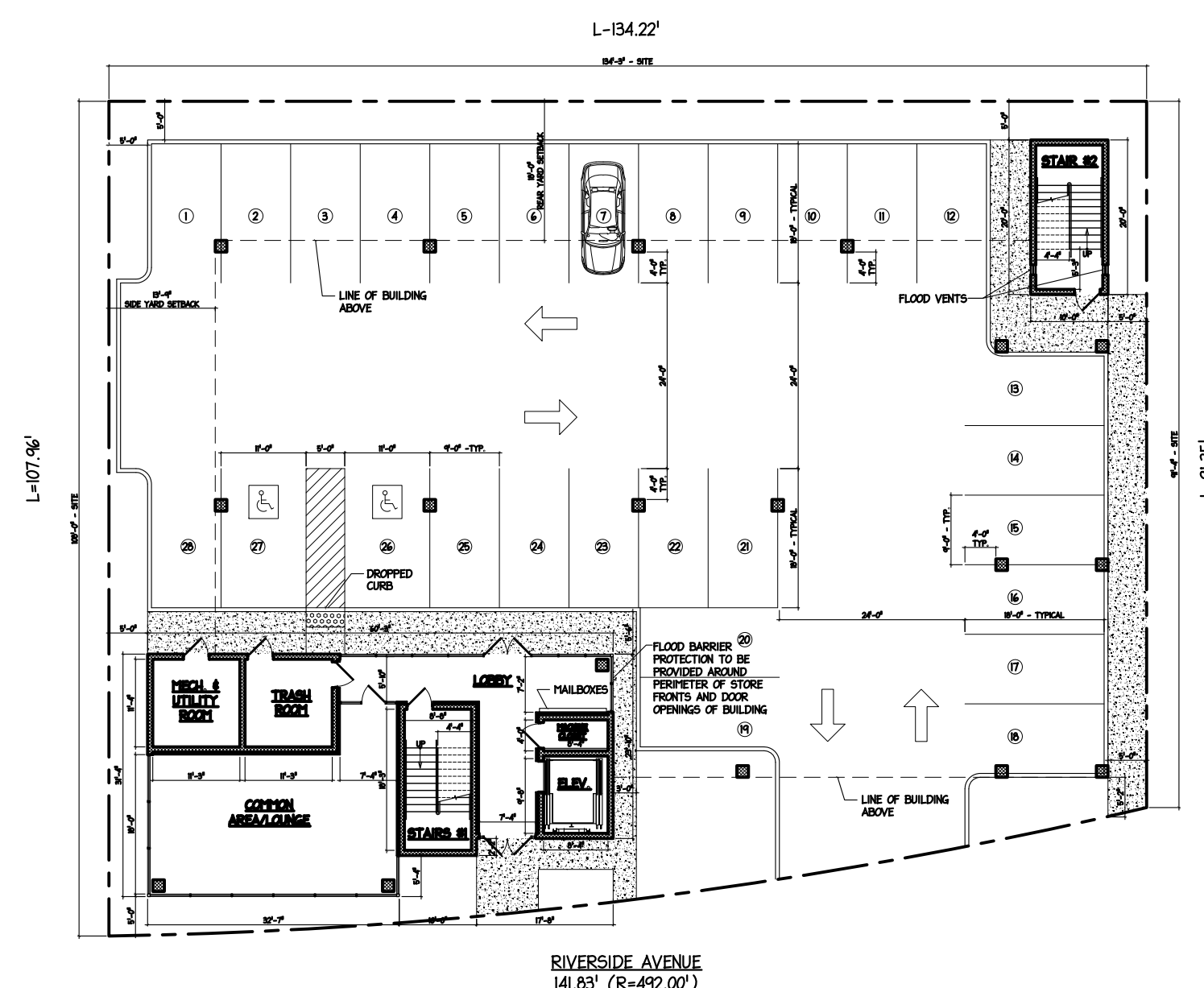


PROJECT ARCHITECT
GUZZO + GUZZO ARCHITECTS, LLC
 608 RIDGE ROAD LYNDHURST, NJ 07071 Phone: (201) 939-1446
 www.gg-architect.com Fax: (201) 939-1448

COMM. NO.: 20031

DATE: FEBRUARY 2022

PROJECT KEY PLAN



BUILDING DATA

BUILDING CODE:
INTERNATIONAL BUILDING CODE 2018, NEW JERSEY EDITION

BUILDING USE:
R-2 RESIDENTIAL

BUILDING SQUARE FOOTAGE CALCULATIONS:
 PROPOSED GROUND FLOOR - 1,903 S.F.
 PROPOSED UPPER FLOORS (TYP.) - 8,631 S.F. (PER FLOOR)
 TOTAL BUILDING SQUARE FOOTAGE - 19,165 S.F.

UNIT COUNT:
 FIRST FLOOR 8 SINGLE BEDROOMS
 SECOND FLOOR 8 SINGLE BEDROOMS
 TOTAL 16 SINGLE BEDROOMS

PARKING REQUIREMENTS:
 1.5 PARKING SPACE REQUIRED FOR EACH UNIT
 16 BEDROOMS x (1.5) = 24 PARKING SPACES REQUIRED
 26 PARKING SPACES PROVIDED
 2 HANDICAP SPACES PROVIDED
 28 TOTAL PARKING SPACES PROVIDED ON SITE

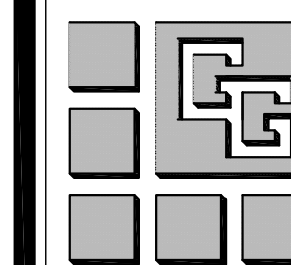
ZONING CHART		LOT 4 BLOCK 48			
R-A ZONING REQUIREMENTS RESIDENTIAL DISTRICT	REQUIRED	EXISTING	PROPOSED	COMPLY	
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	5,000 sf	14,539.19 sf	14,539.19 sf	YES
	WIDTH, Feet	50.0'	143.78'	143.78'	YES
	DEPTH, Feet	100.0'	91.92'	91.92'	NO*
MINIMUM YARD SETBACKS	FRONT, Feet	20.0'	N/A	5.0'	NO
	REAR, Feet	20.0'	N/A	5.0'	NO
	SIDE, Feet	6.0' EA.	N/A	5.0'	NO
MAX. BLDG COVERAGE	30%	30%	13.09%	YES	
MAXIMUM HEIGHT	N/A	N/A	42.0' 3 Stories	N/A	

*EXISTING NON-CONFORMING

DRAWING INDEX

- CS-1 COVER SHEET
- P-101 PROPOSED GROUND FLOOR PLAN SITE PLAN
- P-102 PRELIMINARY FLOOR PLAN
- P-103 PRELIMINARY FLOOR PLAN
- P-104 PRELIMINARY EXTERIOR ELEVATIONS
- P-105 PRELIMINARY EXTERIOR ELEVATIONS

REVISIONS



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

GUZZO + GUZZO ARCHITECTS, L.L.C.

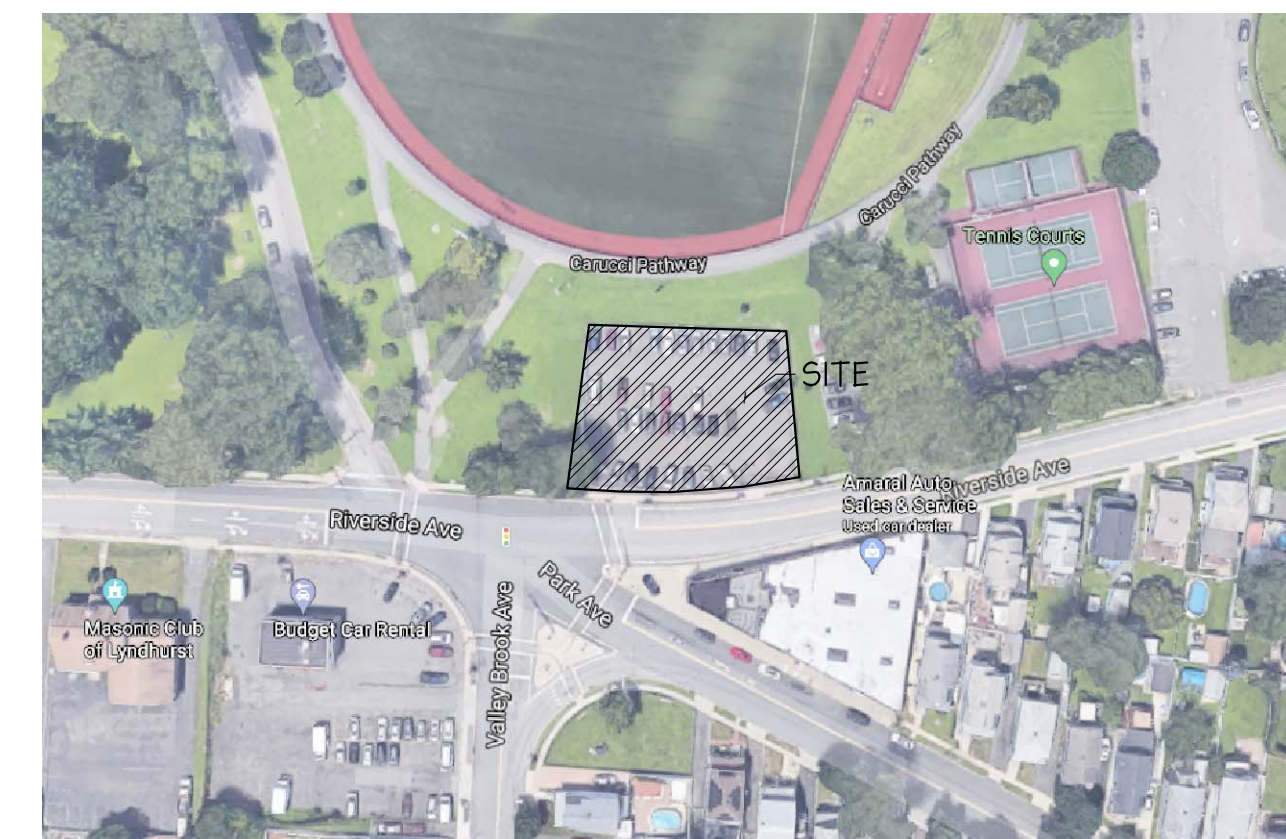
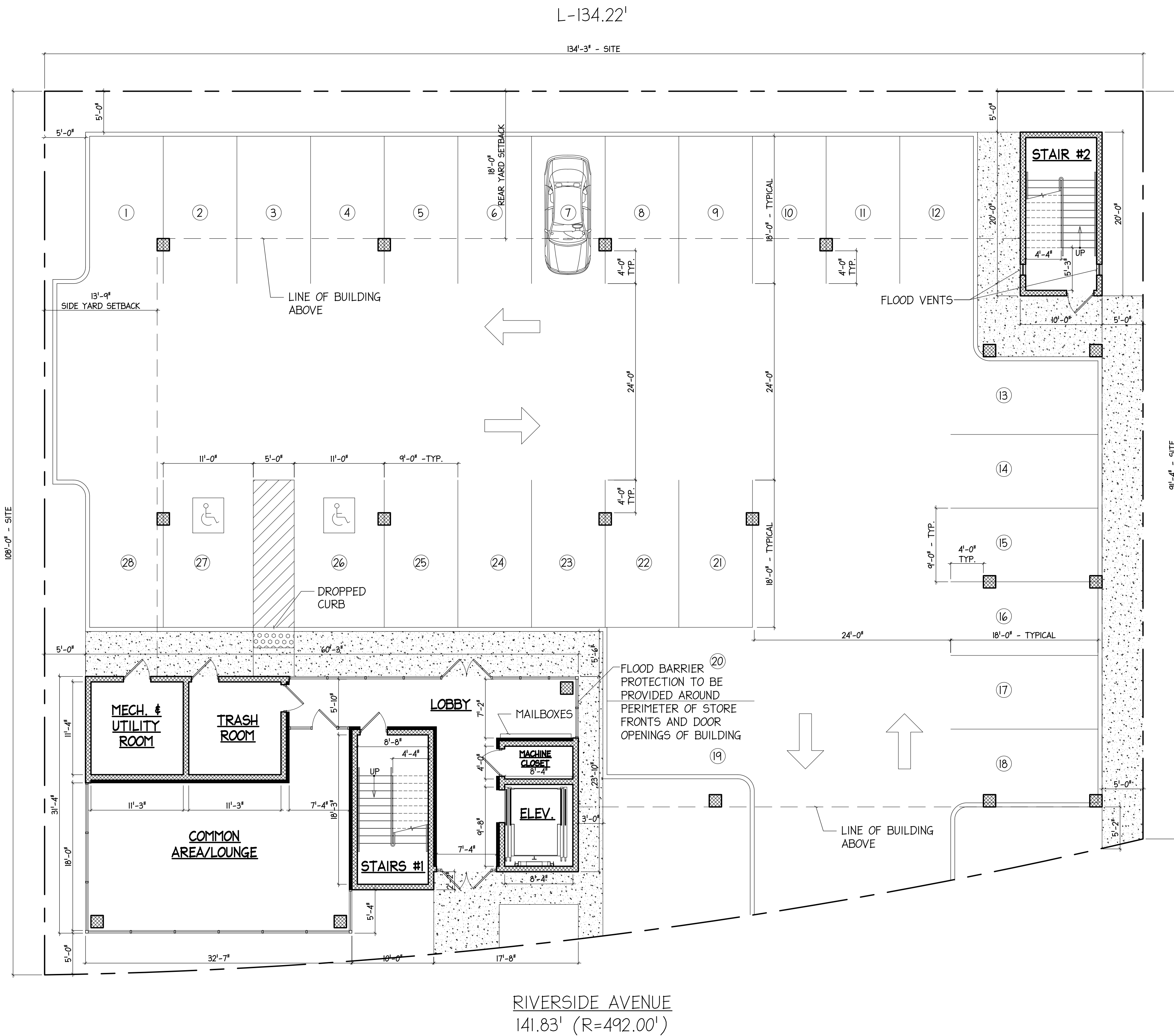
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COVER SHEET

NEW MULTI FAMILY RESIDENCE
 RIVERSIDE AVENUE
 LYNDHURST, N.J.

DATE 02/23/2022	SCALE AS NOTED	COMMISSION 20031	DRAWING P101
ISSUED	DRAWN AG JC		



REVISIONS

NO.	DESCRIPTION

1 PRELIMINARY GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

2 SITE PLAN
SCALE: NT5

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PRELIMINARY FLOOR PLAN & SITE PLAN

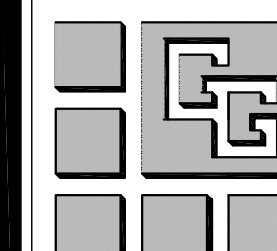
NEW MULTI FAMILY RESIDENCE
 RIVERSIDE AVENUE
 LYNDHURST, N.J.

DATE	SCALE	COMMISSION	DRAWING
02/23/2022	AS NOTED	20031	P101
ISSUED	DRAWN AG JC		



1 PRELIMINARY FIRST FLOOR PLAN
 P102 SCALE: 1/8"=1'-0"

REVISIONS



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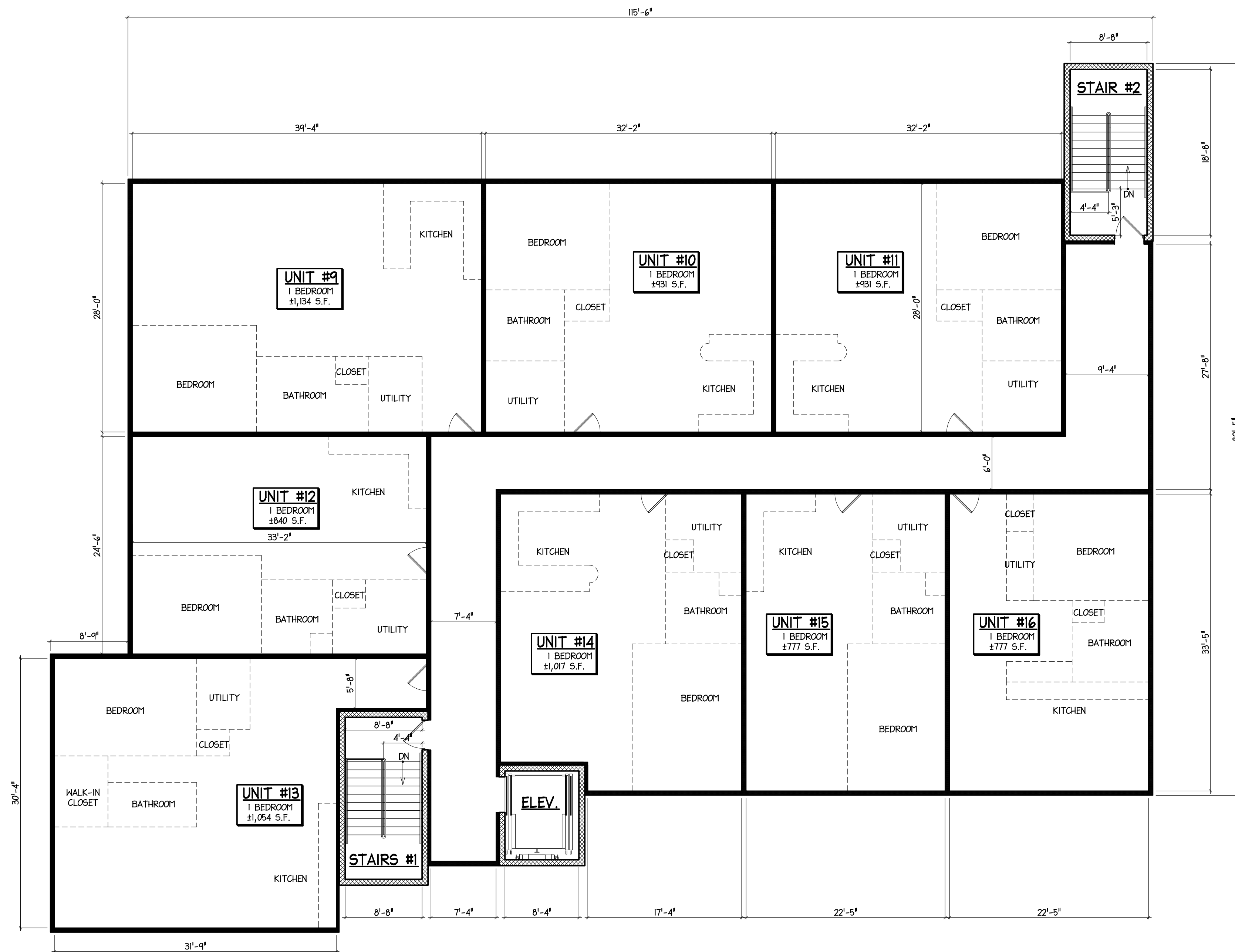
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PRELIMINARY FLOOR PLAN

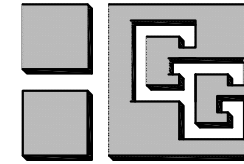

NEW MULTI FAMILY RESIDENCE
 RIVERSIDE AVENUE
 LYNDHURST, N.J.

DATE 02/23/2022	SCALE AS NOTED	COMMISSION 20031	DRAWING P102
ISSUED	DRAWN AG JC		



1 PRELIMINARY SECOND FLOOR PLAN
 P103 SCALE: 1/8"=1'-0"

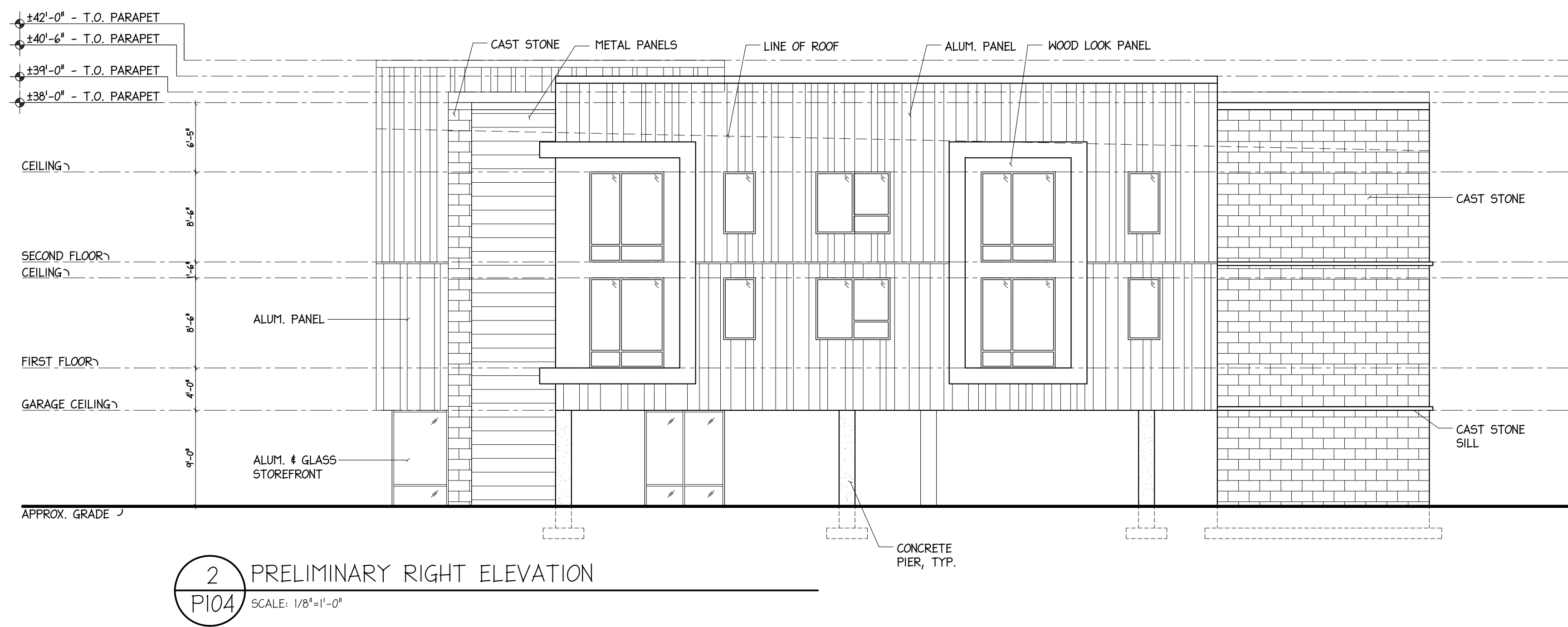
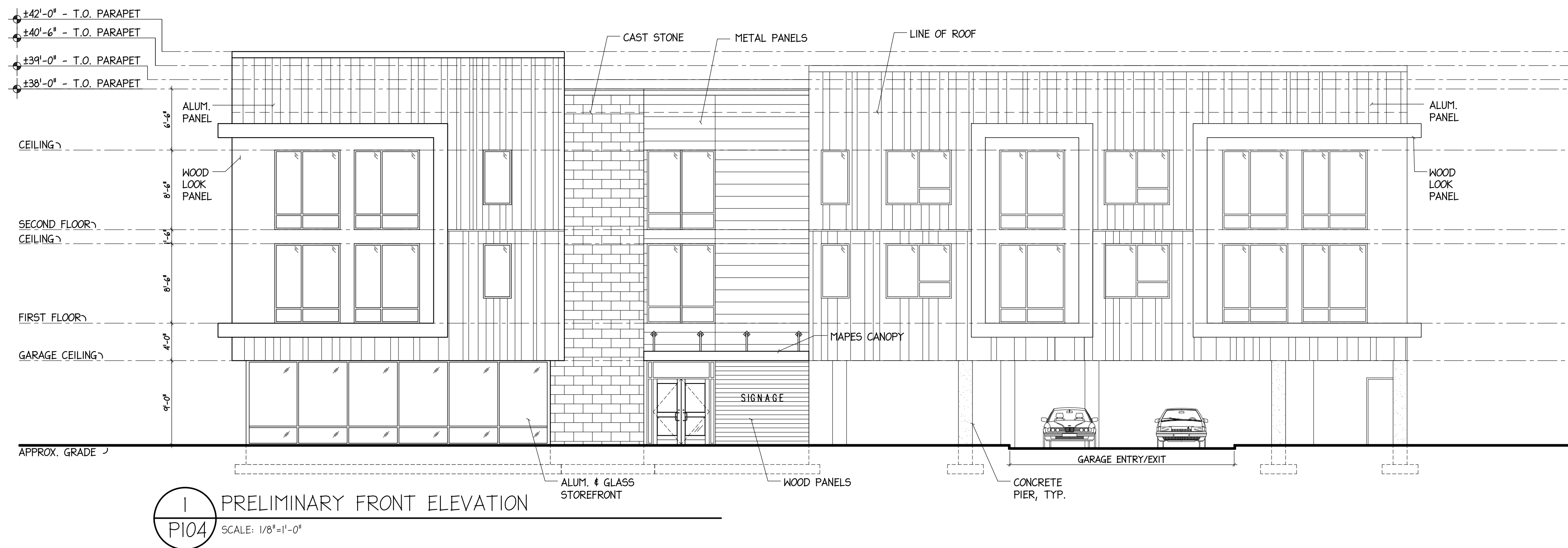
REVISIONS

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 ANTHONY GUZZO, AIA N.J. LIC. NO. 12993

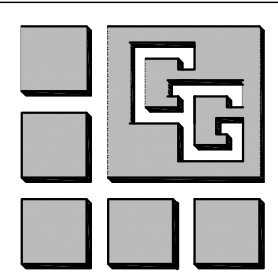
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PRELIMINARY FLOOR PLAN
 NEW MULTI FAMILY RESIDENCE
 RIVERSIDE AVENUE
 LYNDHURST, N.J.

DATE 02/23/2022	SCALE AS NOTED	COMMISSION 20031	DRAWING P103
ISSUED	DRAWN AG JC		



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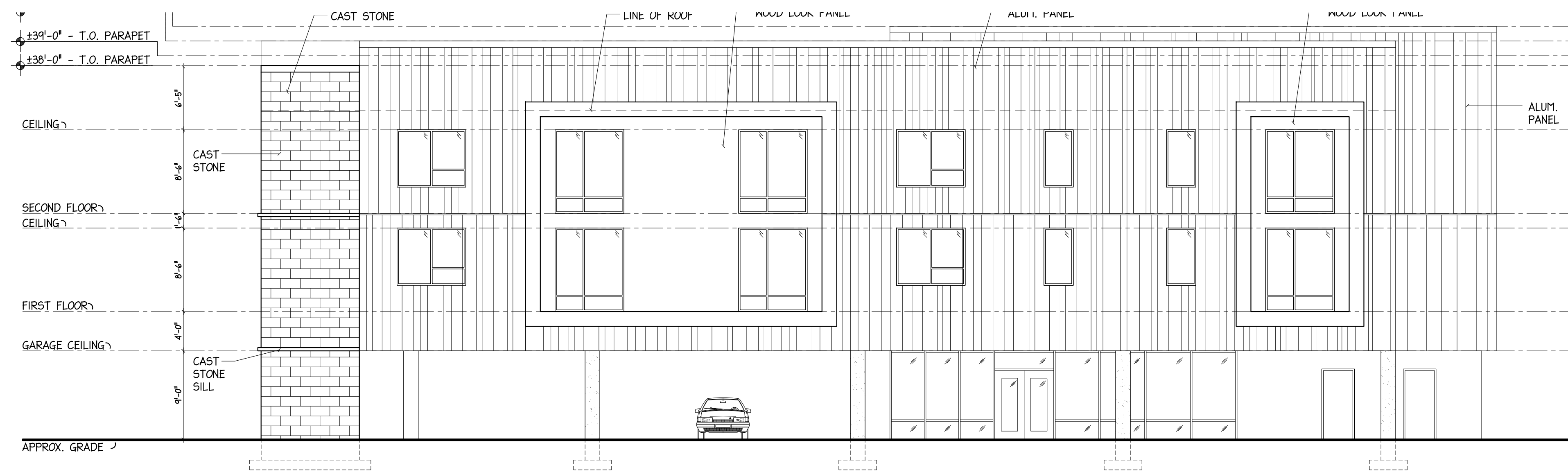
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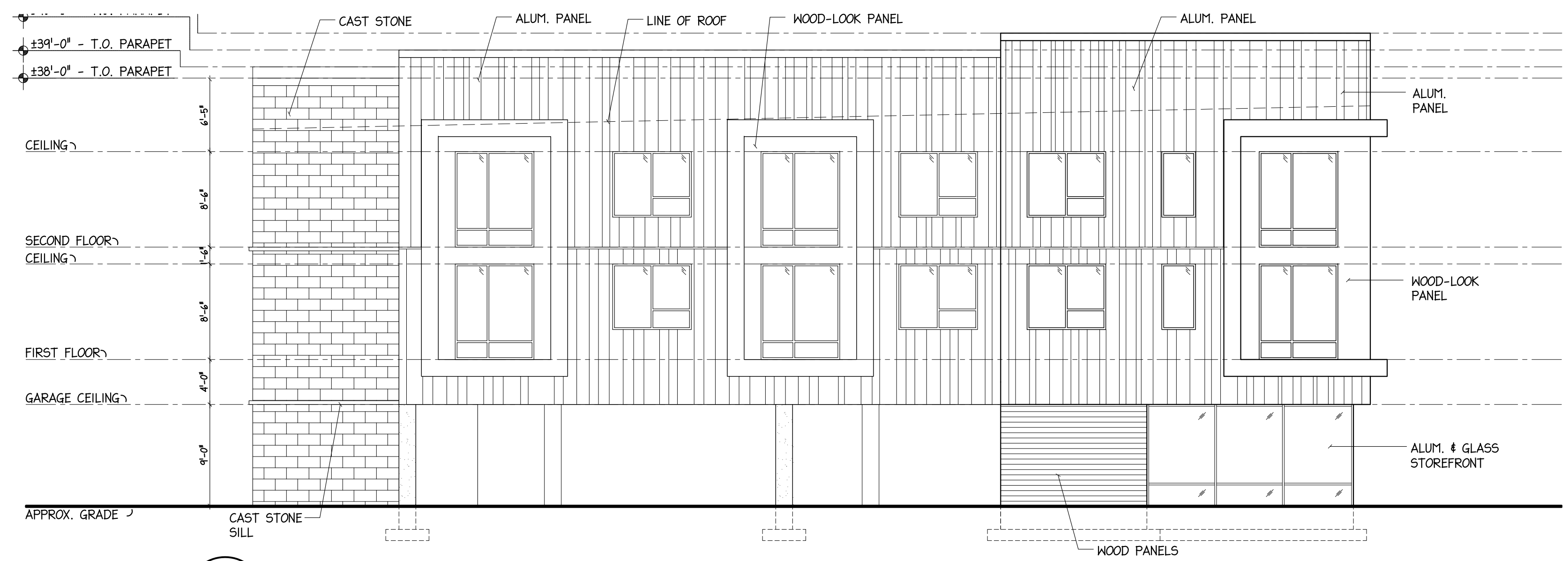
PRELIMINARY EXTERIOR ELEVATIONS

NEW MULTI FAMILY RESIDENCE
 RIVERSIDE AVENUE
 LYNDHURST, N.J.

DATE 02/23/2022	SCALE AS NOTED	COMMISSION 20031	DRAWING P104
ISSUED	DRAWN AG JC		

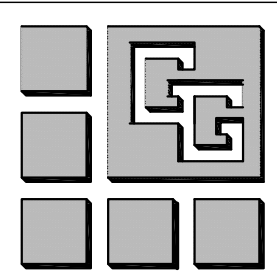


3 PRELIMINARY REAR ELEVATION
 P105 SCALE: 1/8"=1'-0"



4 PRELIMINARY LEFT ELEVATION
 P105 SCALE: 1/8"=1'-0"

REVISIONS			



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PRELIMINARY EXTERIOR ELEVATIONS

NEW MULTI FAMILY RESIDENCE
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 LYNDHURST, N.J.

DATE 02/23/2022	SCALE AS NOTED	COMMISSION	DRAWING
ISSUED	DRAWN AG JC	20031	P105