

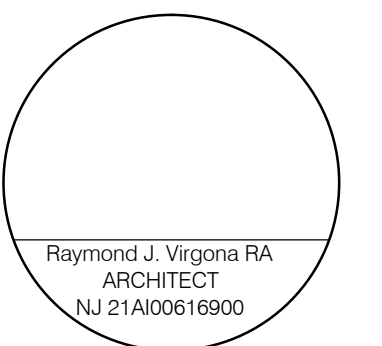
Proposed 25  
Unit Multi-Family  
Apartment  
Building

Lyndhurst, NJ

Owner / Applicant

**VIRGONA**  
+  
**VIRGONA**  
ARCHITECTS / PLANNERS

125 FIVER ROAD SUITE 201  
EDGEWATER, NEW JERSEY 07020



Consultants



Rear Elevation

$\frac{1}{8}'' = 1'-0''$



Livingston Avenue (Left Side) Elevation

$\frac{1}{8}'' = 1'-0''$



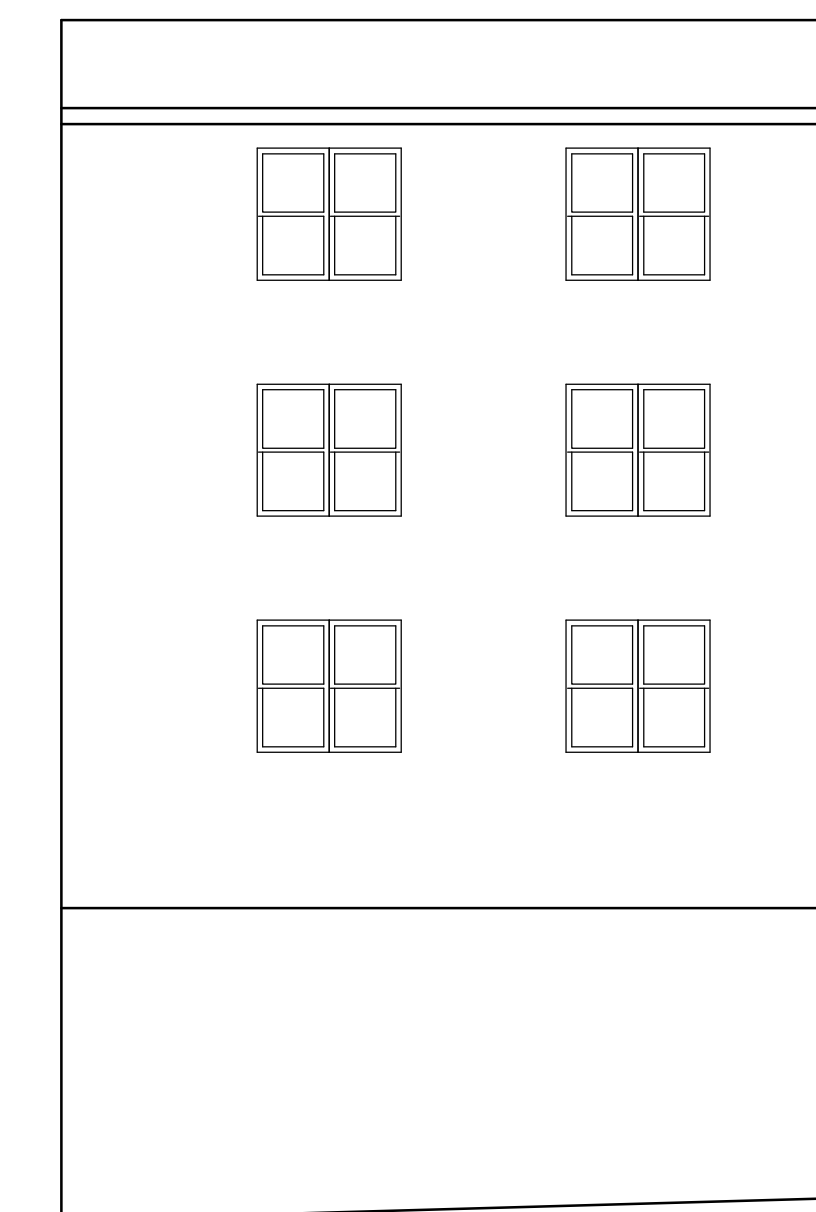
Right Side Elevation

$\frac{1}{8}'' = 1'-0''$



Valley Brook Avenue (Front) Elevation

$\frac{1}{8}'' = 1'-0''$



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Revisions

- 1 2/14/22  
3 BR AFF UNIT ADDED  
LOWERED BLDG. ENTRY  
ELIMINATED GARAGES  
ADDED THIRD FL. PLAN

Contents  
**PLAN**

Dwn: RJV

Chkd: OFF

Date: 1/08/20

Scale: AS NOTED

Job No.

Dwg No.

**SK-1**

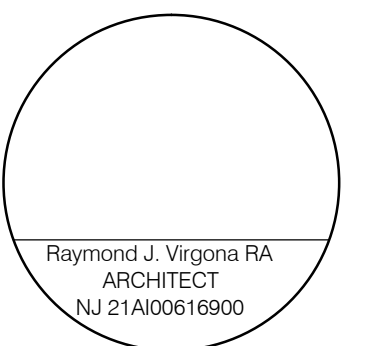
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Dwn. RJV

Chkd. OFF

Date 1/08/20

Scale AS NOTED

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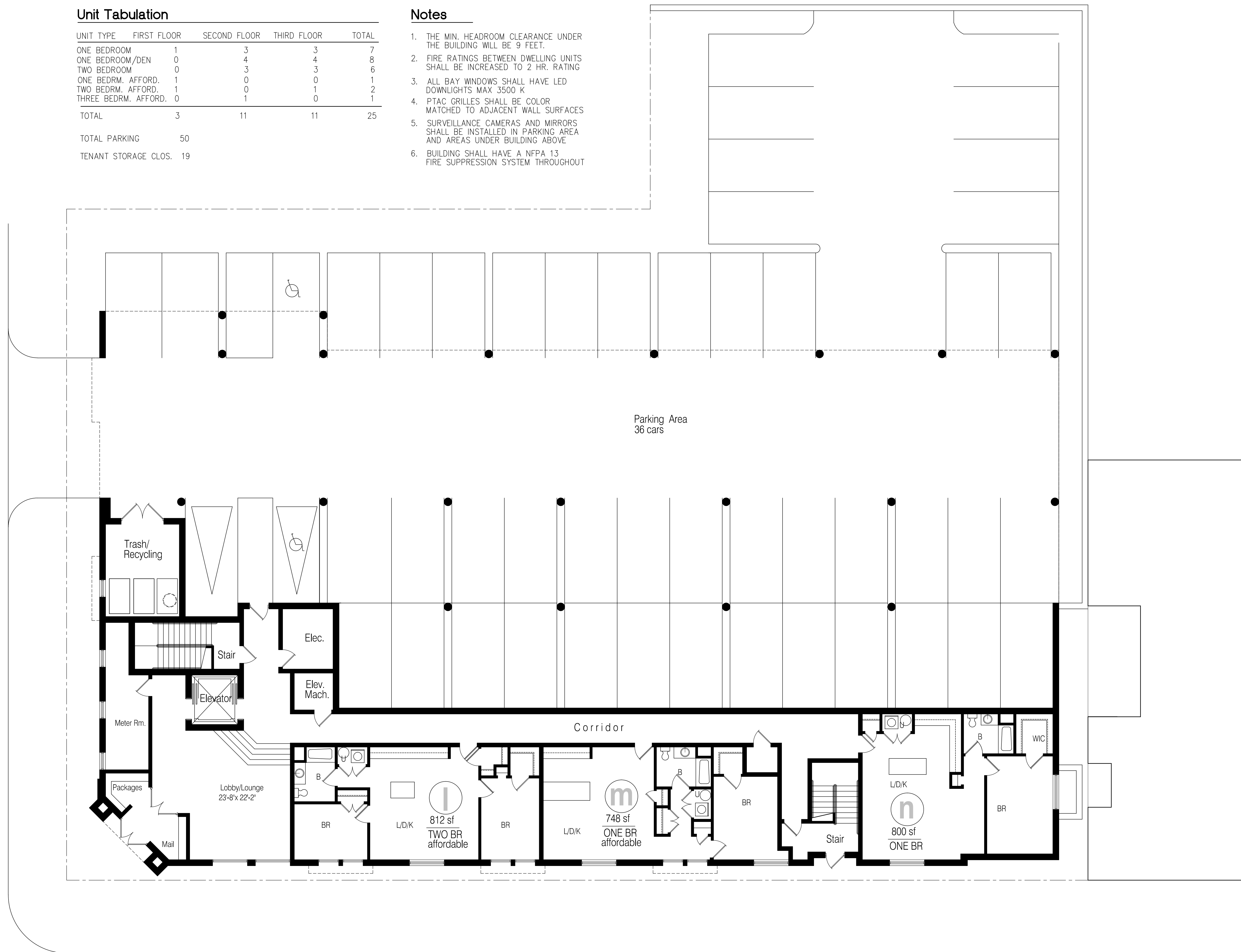
Dwg. No. **SK-2**

**Unit Tabulation**

UNIT TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
ONE BEDROOM	1	3	3	7
ONE BEDROOM/DEN	0	4	4	8
TWO BEDROOM	0	3	3	6
ONE BEDRM. AFFORD.	1	0	0	1
TWO BEDRM. AFFORD.	1	0	1	2
THREE BEDRM. AFFORD.	0	1	0	1
<b>TOTAL</b>	<b>3</b>	<b>11</b>	<b>11</b>	<b>25</b>
TOTAL PARKING	50			
TENANT STORAGE CLOS.	19			

**Notes**

1. THE MIN. HEADROOM CLEARANCE UNDER THE BUILDING WILL BE 9 FEET.
2. FIRE RATINGS BETWEEN DWELLING UNITS SHALL BE INCREASED TO 2 HR. RATING
3. ALL BAY WINDOWS SHALL HAVE LED DOWNLIGHTS MAX 3500 K
4. PTAC GRILLES SHALL BE COLOR MATCHED TO ADJACENT WALL SURFACES
5. SURVEILLANCE CAMERAS AND MIRRORS SHALL BE INSTALLED IN PARKING AREA AND AREAS UNDER BUILDING ABOVE
6. BUILDING SHALL HAVE A NFPA 13 FIRE SUPPRESSION SYSTEM THROUGHOUT



**First Floor Concept Floor Plan**

1/8" = 1'-0"

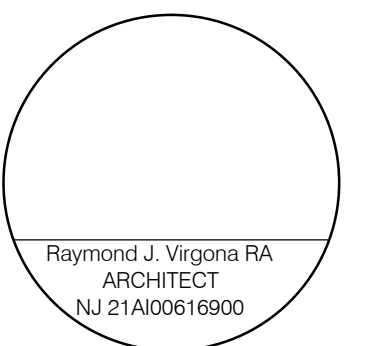
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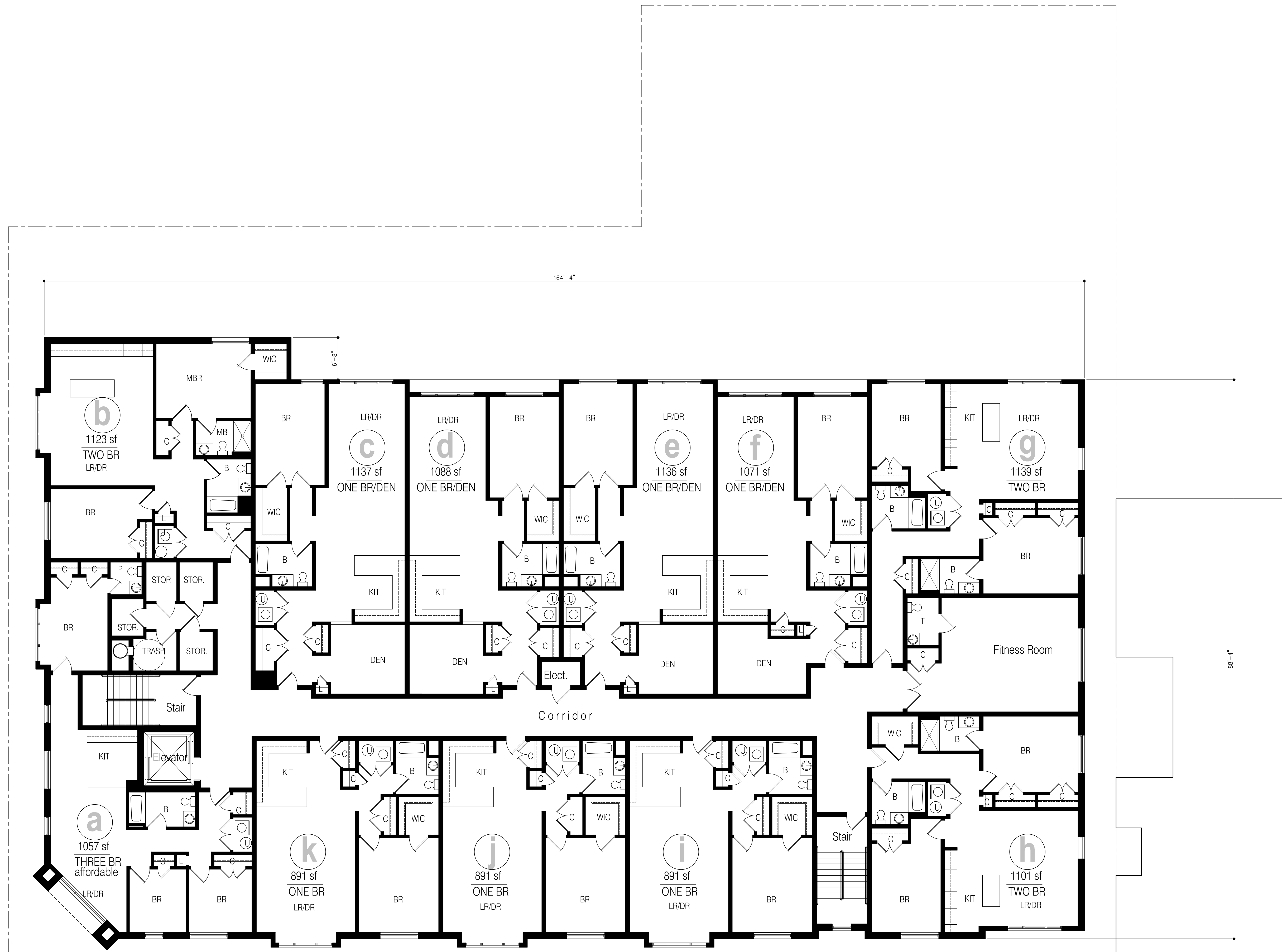
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Contents  
P L A N

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Chkd.	OFF
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Dwg. No. **SK-3**



Second Floor Plan

$\frac{3}{8}'' = 1'-0''$   
14,752 sq. ft.

Proposed 25  
Unit Multi-Family  
Apartment  
Building

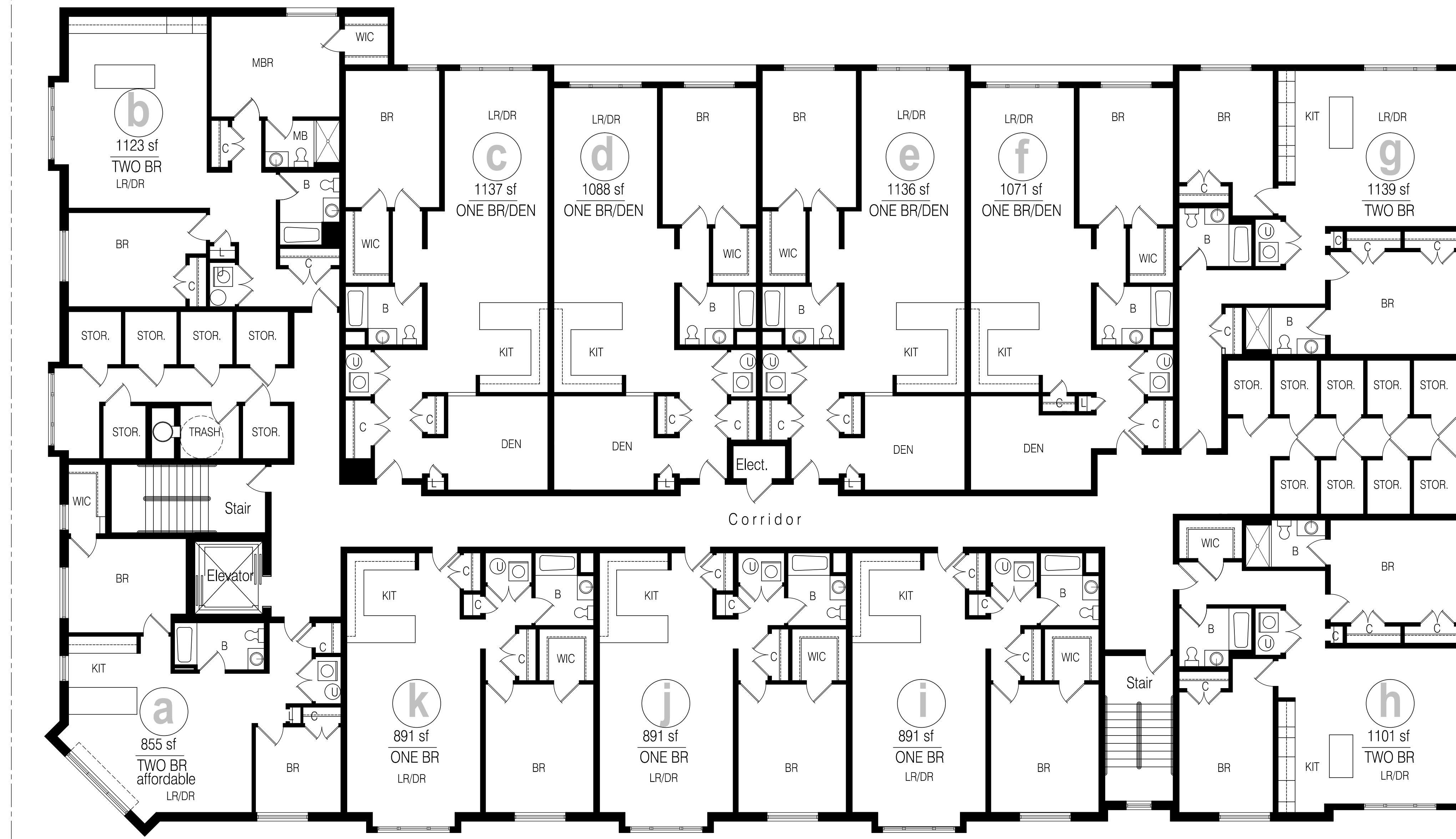
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Partial Third Floor Plan

$\frac{1}{8}'' = 1'-0''$

In Place of Fitness Area

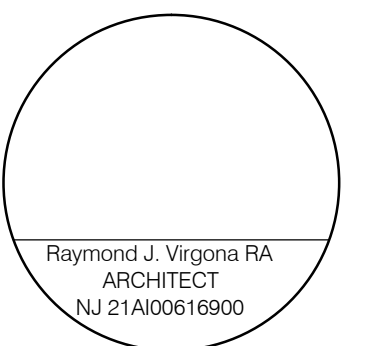


Third Floor Plan

$\frac{1}{8}'' = 1'-0''$   
14,752 sq. ft.

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VIRGONA  
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125 FIFTH ROAD SUITE 201  
EDGEWATER, NEW JERSEY 07020



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P L A N

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Chkd.	OFF
Date	1/08/20
Scale	AS NOTED
Job No.	

Dwg. No. **SK-4**