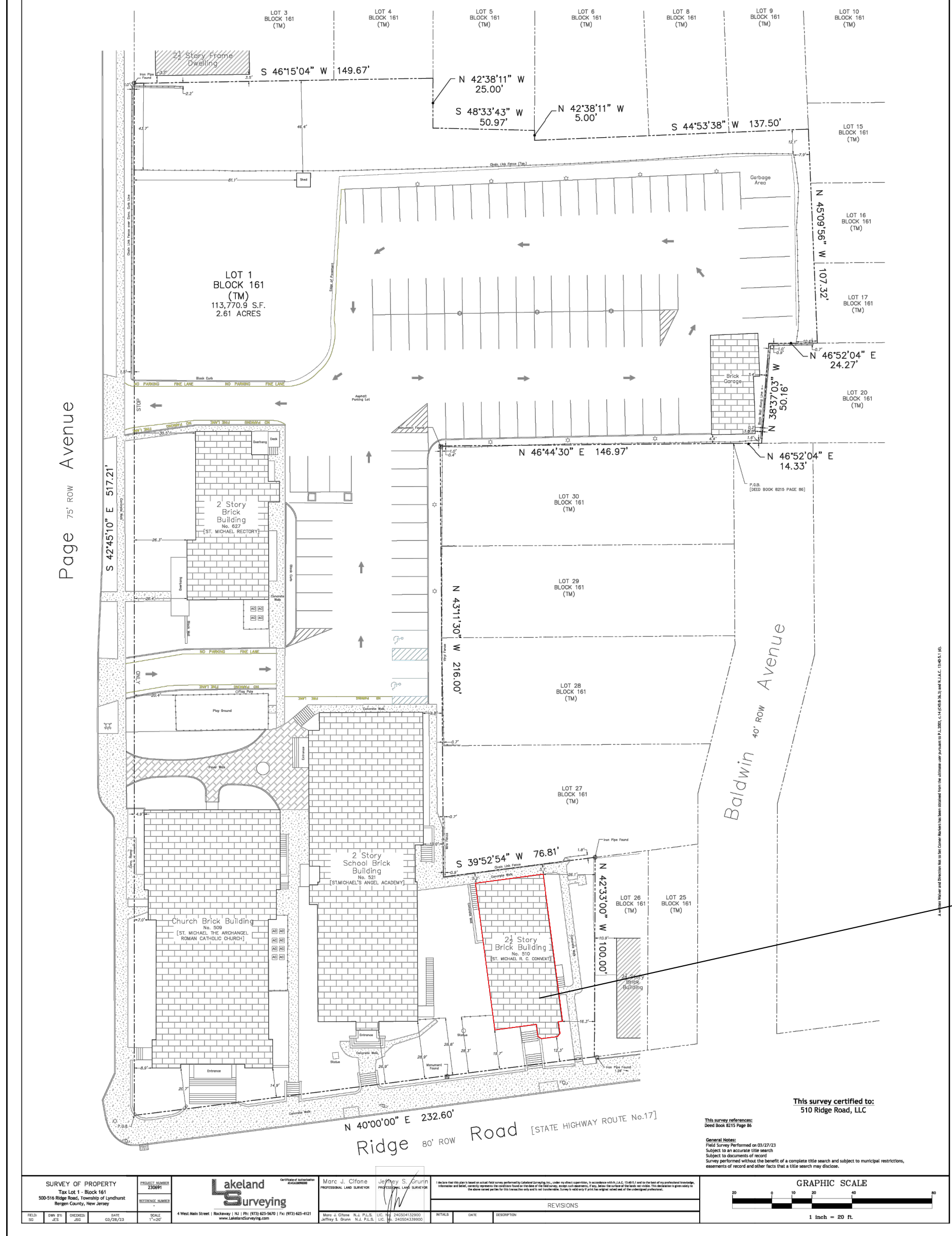
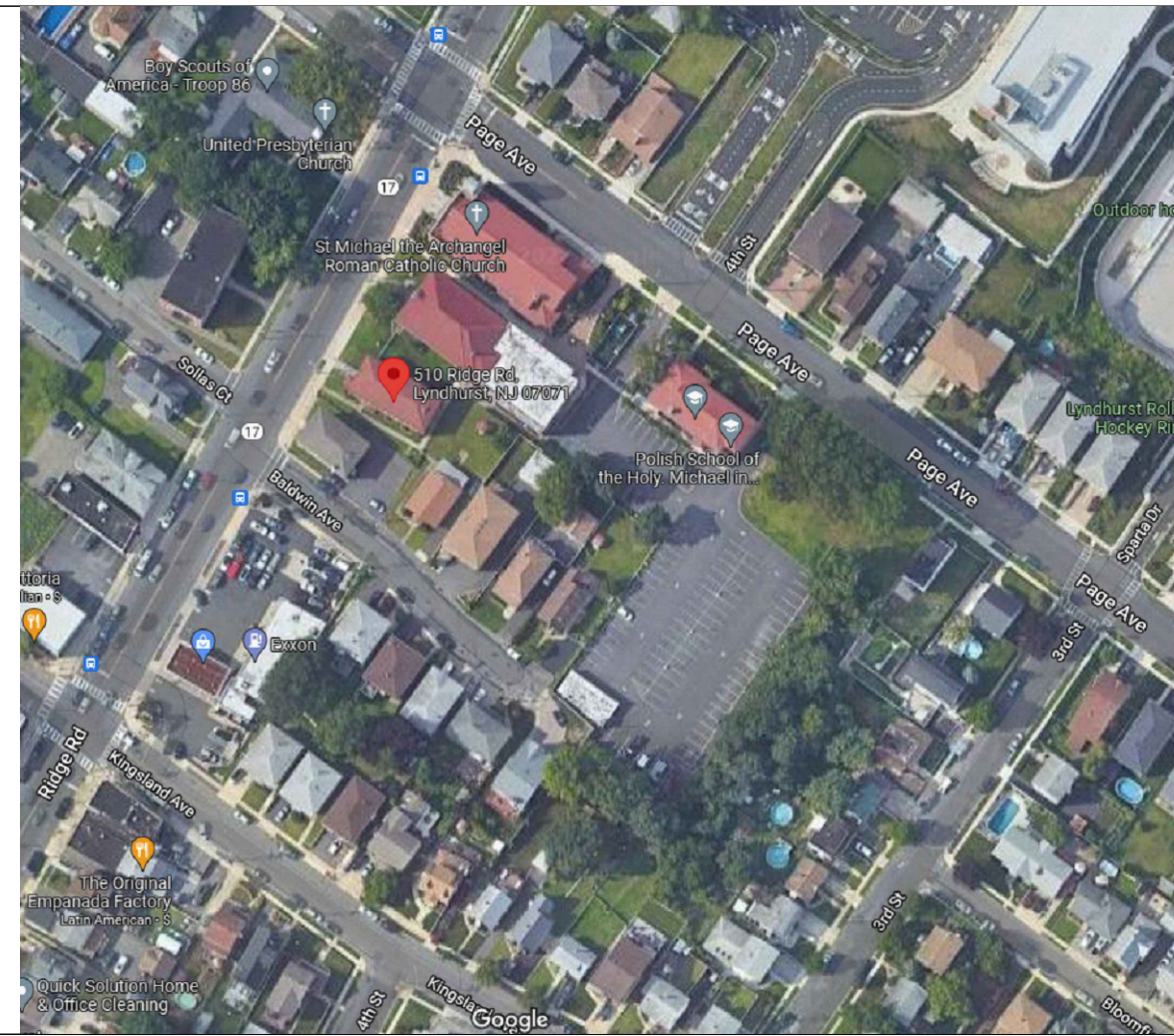




BUILDING
OF
WORK



2 AERIAL VIEW
SCALE: NTS



4 EXISTING FRONT IMAGE
SCALE: NTS

- 01 T-000.00 Title Sheet / General Notes / Drawing List / Legend / Building Code Data
- 02 T-001.00 Existing Site Plan & Proposed Site Plan
- 03 A-100.00 Existing and Proposed Plan - Basement Floor
- 04 A-101.00 Existing and Proposed Plan - First Floor
- 05 A-102.00 Existing and Proposed Plan - Second Floor
- 06 A-103.00 Existing and Proposed Sections
- 07 A-104.00 Existing and Proposed Elevations - Right, Left, Front and Rear

3 DRAWING LIST
SCALE: NTS

MEADOWLANDS DISTRICT ZONES	
Environmental Conservation (EC)	Light Industrial B (LIB)
Commercial Park (CP)	Low Density Residential (LDR)
Neighborhood Commercial (NC)	Redevelopment Area (RA)
Heavy Industrial (HI)	Roads, Rails, ROWs (RRR)
Light Industrial A (LIA)	
LYNDHURST ZONES	
Business (B)	Medium Density Residential (RC)
Heavy Industrial (M2)	One Family Residence (RA)
Light Industrial (M1)	One and Two Family Residence (RB)



AREA OF WORK

1 SITE SURVEY
SCALE: NTS

CODE DATA	
ADDRESS:	510 RIDGE ROAD – LYNDHURST, NJ 07071
LOT:	1
BLOCK:	161
APPLICANT:	510 RIDGE ROAD, LLC 510 RIDGE ROAD LYNDHURST, NJ 07071
ARCHITECT OF RECORD:	KIRK MITCHELL, AIA NJ 21AIO2232800
BUILDING INFORMATION	
NUMBER OF STORIES:	2 1/2 STORY BUILDING
HEIGHT OF STRUCTURE:	APPROXIMATELY 32'-0"
AREA OF LARGEST FLOOR:	2,772 SQ FT
AREA OF TENANT SPACE:	3,130 SQ FT
NEW BUILDING AREA:	0
NEW VOLUME:	0
USE GROUP	
BUILDING USE GROUP:	PRESENT PART OF CHURCH (RB)
ACCESSORY USE	PROPOSED RC – SECOND FLOOR IS NOT CURRENTLY ADA COMPLIANT
CONSTRUCTION CLASSIFICATION:	IIIB EXISTING TO REMAIN

6 CODE DATA
SCALE: NTS

7 ZONING ANALYSIS
SCALE: NTS

TOWNSHIP OF LYNDHURST - ZONING TABLE OF BULK REQUIREMENTS					
ZONE RC - MULTI-FAMILY RESIDENTIAL					
BLOCK 161, PROPOSED LOT 1.02					
Zoning Regulation	REGO/PERMITTED	EXISTING	PROPOSED	STATUS	CODE REFERENCE
Principal Uses	Multi-family dwellings subject to the special provisions listed in 21-1.4.e.	Convent	Multi-family Residential	Complies	21-4.4.a
Conditional Uses	Off-site parking, not in residential district, within 500 feet	N/A	In Zone RB, within 500 feet	Variance	21-8.1.7
Lot Area	Min. 15,000 square feet	113,771.00	7,552.30	Variance	
Lot Width	Min. 100 feet	156.9	75.9	Variance	
Lot Depth	Min. 125 feet	N/A	99.8	Variance	
Front Yard Setback	Min. 20 feet	12.3 (to convent)	12.3	Complies	21 Attachment 1: Schedule of Regulations
Rear Yard Setback	Min. 20 feet	5.1 (to convent)	5.1	Complies	
Side Yard Setback	Min. 10 feet and / 20 feet both	16.17(N/A)	16.17/32.4	Variance	
Building Coverage	Max. 30%	N/A	34.66	Variance	
Lot Coverage	N/A	N/A	42.58	Variance	
Building Height	Max. 3 stories/35 feet	2.0 stories/32 ft +/-	2 stories/ No changes	Complies	
Landscaped Open Area	Min. 2,000 square feet	N/A	3,822.80	Complies	21-4.4.c
Distance between structures	20 feet	N/A	25.5	Variance	21-4.4.e
Main Entrance	Not face parking	N/A	facing street	Complies	21-4.4.c
Building Dimension	Max. 150 feet and, no more than 100 feet parallel to street	N/A	81 feet 10 inches, 34 feet 3 inches parallel to street	Complies	21-4.4.c
Parking Area	Paved and landscaped per 21-8.10	N/A	Parking provided off-site	N/A	21-4.4.c
Carriage Facilities	Must be provided	N/A	Provided	Complies	21-4.4.c
Recreation Space	Min. 100 square feet per dwelling unit, min. dimension 20 feet	N/A	0	Variance	21-4.4.c
Driveways	Min. 5 feet from side lot line	N/A	Parking provided off-site	N/A	21-4.4.c
Parking	Min. 2 spaces per unit	N/A	12 spaces	Complies	
Visitor Parking	Min. 1 space per 5 units	N/A	1 spaces	Complies	
KS5 Parking Requirements	For Mid-Rise Apartments: "Garden Apartment" values shall apply 1 bedroom=1.8 spaces per dwelling unit 2 bedroom= 2.0 spaces per dwelling unit	N/A	For 4 One-Bedrooms: (1.8)*4=7.2 spaces per dwelling For 2 Two-Bedrooms: (2.0)*2=4 spaces per dwelling TOTAL: 11 spaces	Complies	N.J.A.C. 5:21-4.14(f)

Notes: Definitions (S.T.S.d)
Basement: portion of a building that is partly or completely below grade. A basement shall be considered as a full story above grade where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building height.
Building Height: vertical distance measured from the top of the average curb height in front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the top of the ridge line for gable, hip and gambrel roofs.
Dwelling, Multiple-Family or Multiple-Family Dwelling: a building, or portion thereof, containing three or more dwelling units.
Recreation Space: outdoor space specifically designated for recreation use. This space shall not have any other uses, such as parking or refuse storage. The spaces shall be open with a lawn surface.

Abbreviations:
ENC - Existing Non-Conforming
N/A - Not Applicable

XXX EL +0.00	ELEVATION MARKER SYMBOL LOCATION DESCRIPTION ELEVATION ABOVE SEA LEVEL OR SPOT ELEVATION BUILDING ELEVATION SYMBOL
XXX A-XXX	ELEVATION NO. NOTE: ARROW INDICATES THE VIEWING DIRECTION OF ELEVATION
XXX A-XXX	DRAWING NO. BUILDING SECTION CUT SYMBOL SECTION NO. NOTE: ARROW INDICATES THE VIEWING DIRECTION OF SECTION
XXX A-XXX	DRAWING NO. DETAIL BUBBLE SYMBOL DRAWING NO.
XXX A-XXX	EXISTING INTERIOR PARTITION TO REMAIN EXISTING EXTERIOR WALL / PARTY WALL SCHEDULED TO REMAIN WALL / PARTITION / ELEMENT TO BE REMOVED

8 LEGEND
SCALE: NTS



PROJECT INFORMATION:

510 RIDGE ROAD

PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

510 RIDGE ROAD
LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:

510 RIDGE ROAD, LLC
510 RIDGE ROAD
LYNDHURST, NJ 07071

REVISIONS/SUBMISSION
SITE PLAN APPLICATION

NO. 1
DATE 08.22.2023

CHECKED:
DRAWN:
SCALE: AS NOTED

092022

ARCHITECT SEAL: THIS DRAWING IS NOT VALID
UNLESS SIGNED AND SEALED

KIRK P MITCHELL
NEW JERSEY LICENSE #
21AIO2232800

SHEET NAME:

TITLE SHEET

DATE: 08/22/23 DRAWN BY: JO/KM
SCALE: NOTED CHECKED BY: KM
JOB No: 092022 PAGE: 01 OF 07
SHEET NO:

T000.00

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LYNDHURST, NJ 07071
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LYNDHURST, NJ 07071

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DATE:	08.22.2023	
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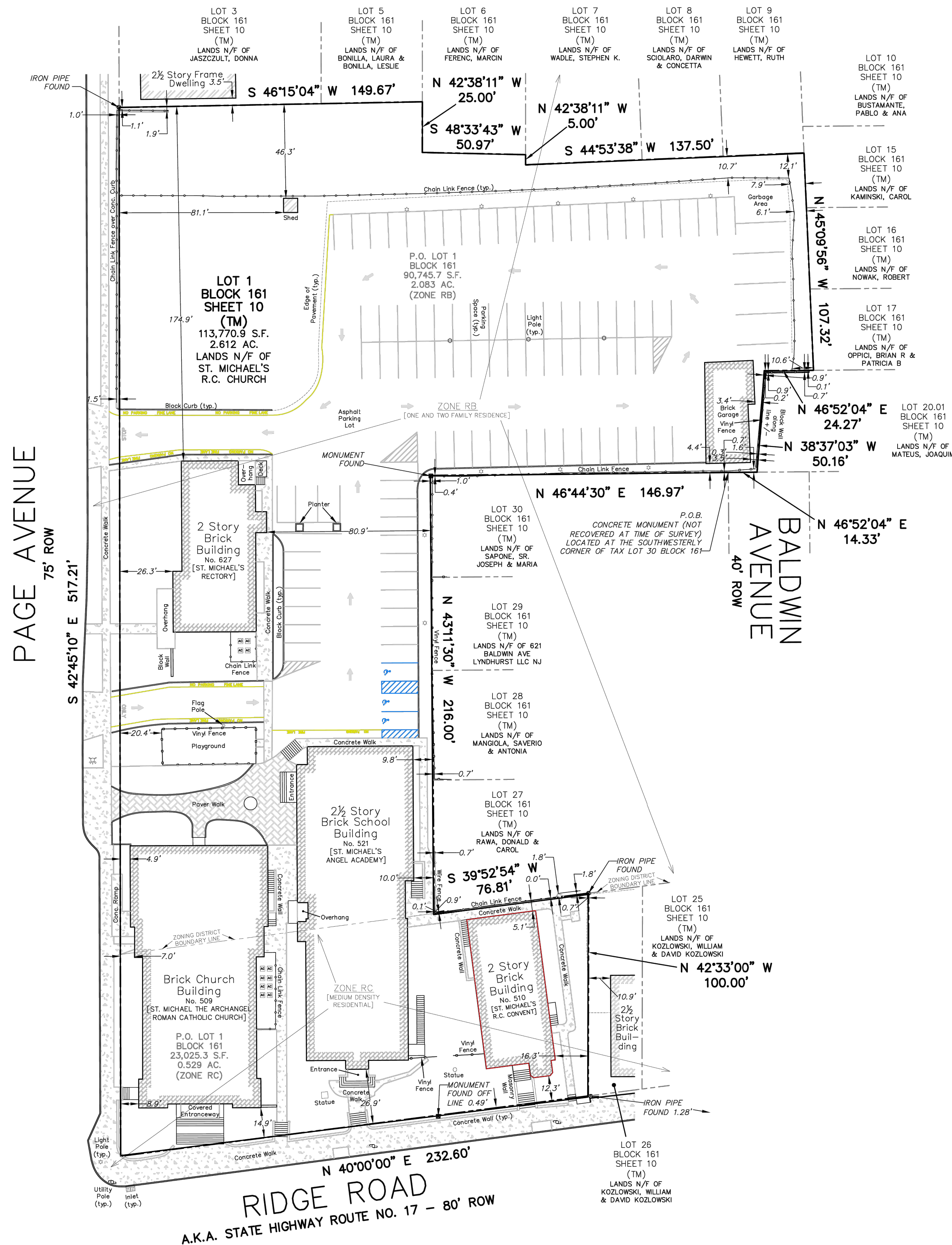
KIRK P MITCHELL
NEW JERSEY LICENSE #
21AIO2232800

SHEET NAME:
EXISTING AND PROPOSED SITE
PLAN

DATE: 08/22/23 DRAWN BY: JO/KM
SCALE: NOTED CHECKED BY: KM
JOB NO: 092022 PAGE: 02 OF 07
SHEET NO:

T001.00

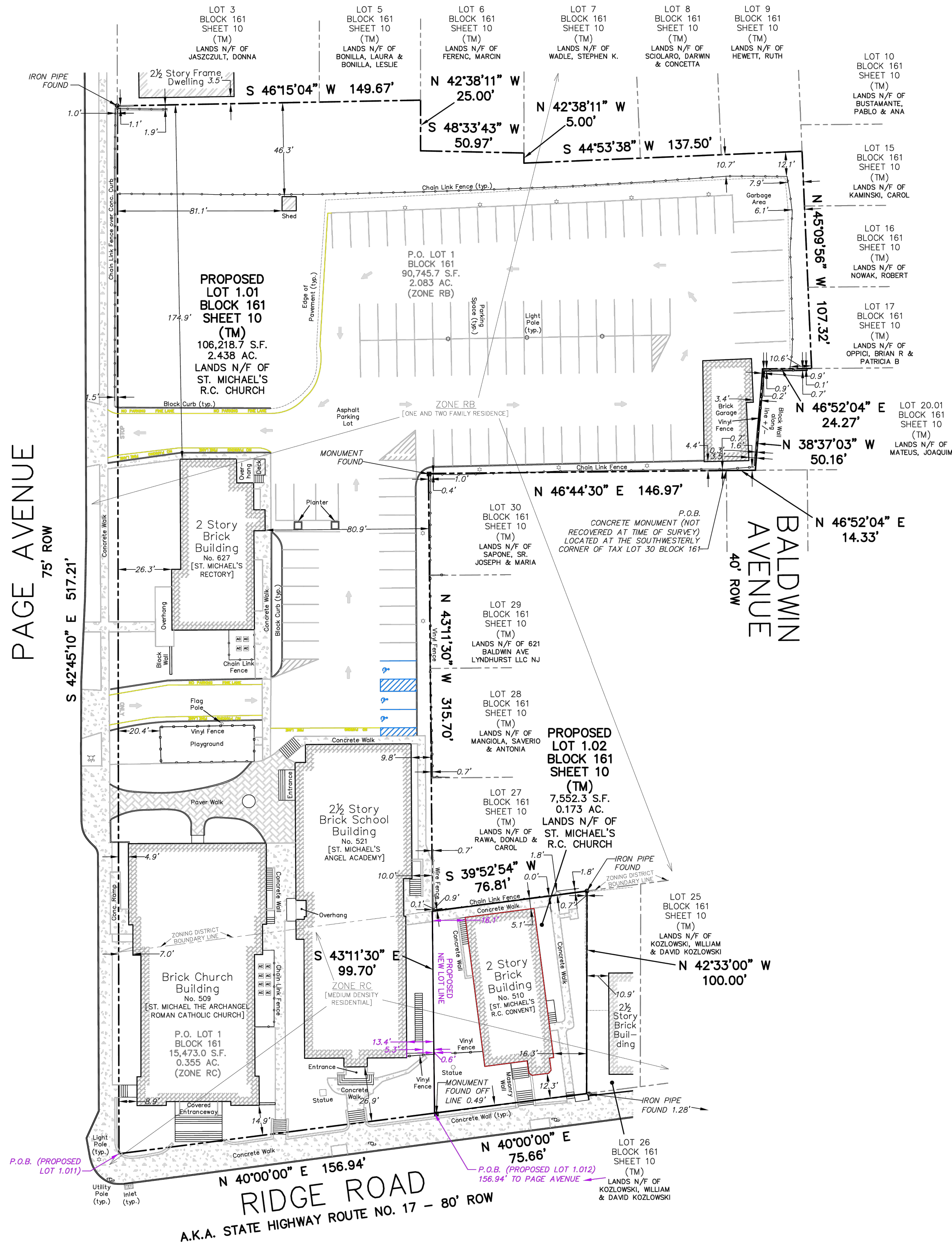
EXISTING



A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C4S:8-36.3) and N.J.A.C. 13:40-5.1 (d).

1 EXISTING SITE PLAN
SCALE: NTS

PROPOSED



2 PROPOSED SITE PLAN WITH NEW PROPOSED LOT SUBDIVISION
SCALE: NTS

GENERAL NOTES

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FIRST FLOOR	SECOND FLOOR
UNIT 1 : 851 SF (2BED)	UNIT 4 : 851 SF (2 BED)
UNIT 2 : 554 SF (1BED)	UNIT 5 : 473 SF (1BED)
UNIT 3 : 462 SF (1BED)	UNIT 6 : 462 SF (1BED)
TOTAL A FLOOR: 3 UNITS AVG UNIT SIZE: 622 SF TOTAL 1 BEDS: 2 UNITS TOTAL 2 BEDS: 1 UNITS	TOTAL A FLOOR: 3 UNITS AVG UNIT SIZE: 595 SF TOTAL 1 BEDS: 2 UNITS TOTAL 2 BEDS: 1 UNITS

FLOOR AREA CALCULATIONS

TOTAL 1ST – 2ND FLOORS
TOTAL UNITS: 6 UNITS
AVG UNIT SIZ: 608 SF
TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS

PROJECT CALCULATIONS

TOTAL BLDG UNITS: 6 UNITS
AVG UNIT SIZE: 608 SF
TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS

GROSS BSMT FLOOR: 2,772 SF
GROSS 1ST FLOOR: 2,608 SF
GROSS 2ND FLOOR: 2,528 SF
TOTAL GROSS SQ FT: 7,908 SF

BUILDING SUMMARY

PROPOSED AREA OF LARGEST FLOOR : 2,772 SF
PROPOSED GROSS FLOOR AREA : 7,908 SF
PROPOSED BLDG. HEIGHT : 2 1/2 STORIES 23'-7"
TOTAL LOT AREA: 7,552.30 SF
BUILDING AREA: 2,608 SF (34.53%)

BUILDING AREAS: (Gross)

GROSS BSMT FLOOR: 2,772 SF
GROSS 1ST FLOOR: 2,608 SF
GROSS 2ND FLOOR: 2,528 SF
TOTAL GROSS SQ FT: 7,908 SF

GENERAL BUILDING DATA

TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS
TOTAL BLDG UNITS: 6 UNITS

AVG 1 BED: 487 SF
AVG 2 BED: 851 SF
AVG UNIT SIZE: 608 SF

TOTAL AMENITY SQ FTG: 0 SF

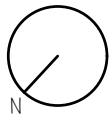
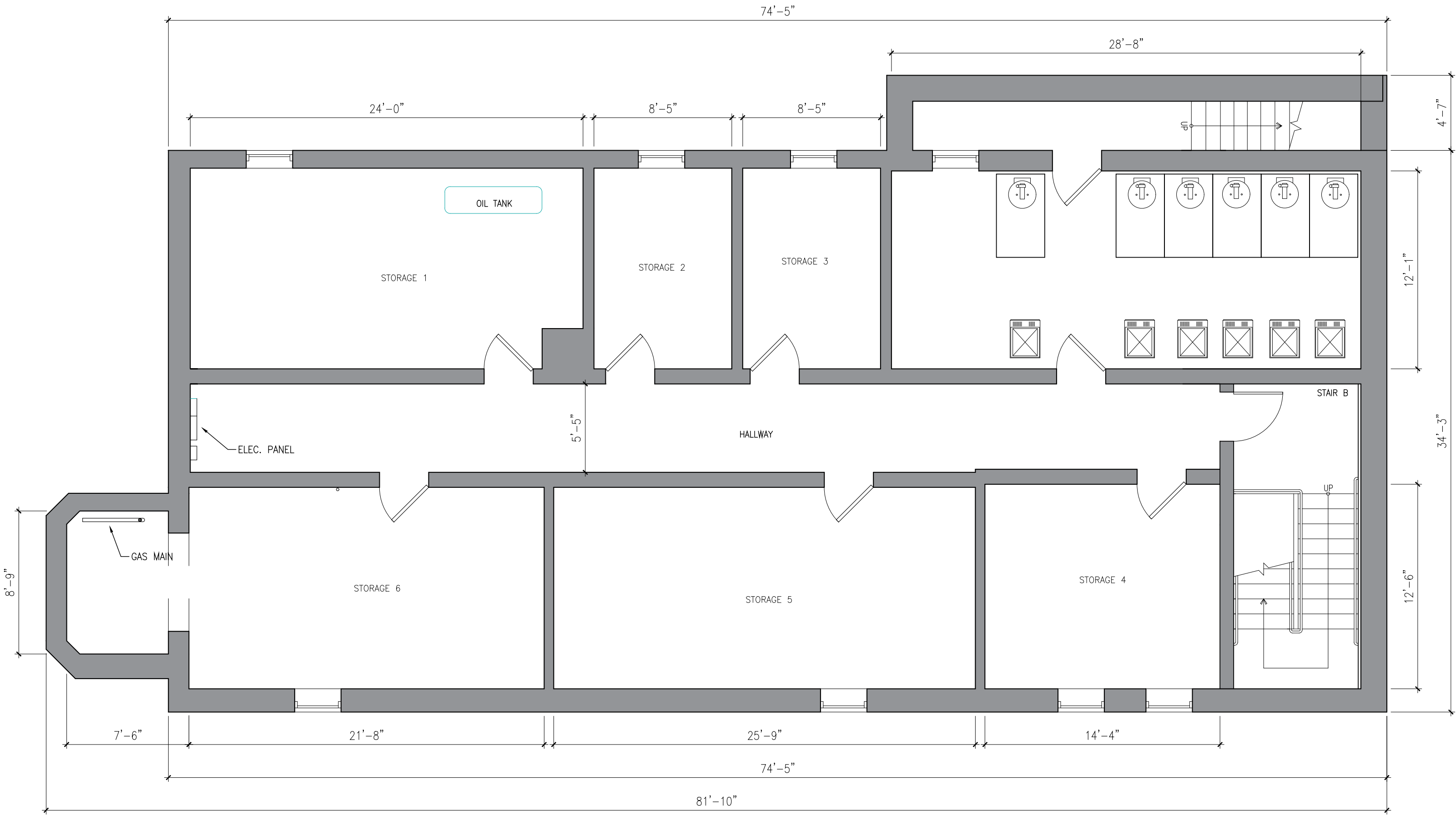
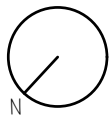
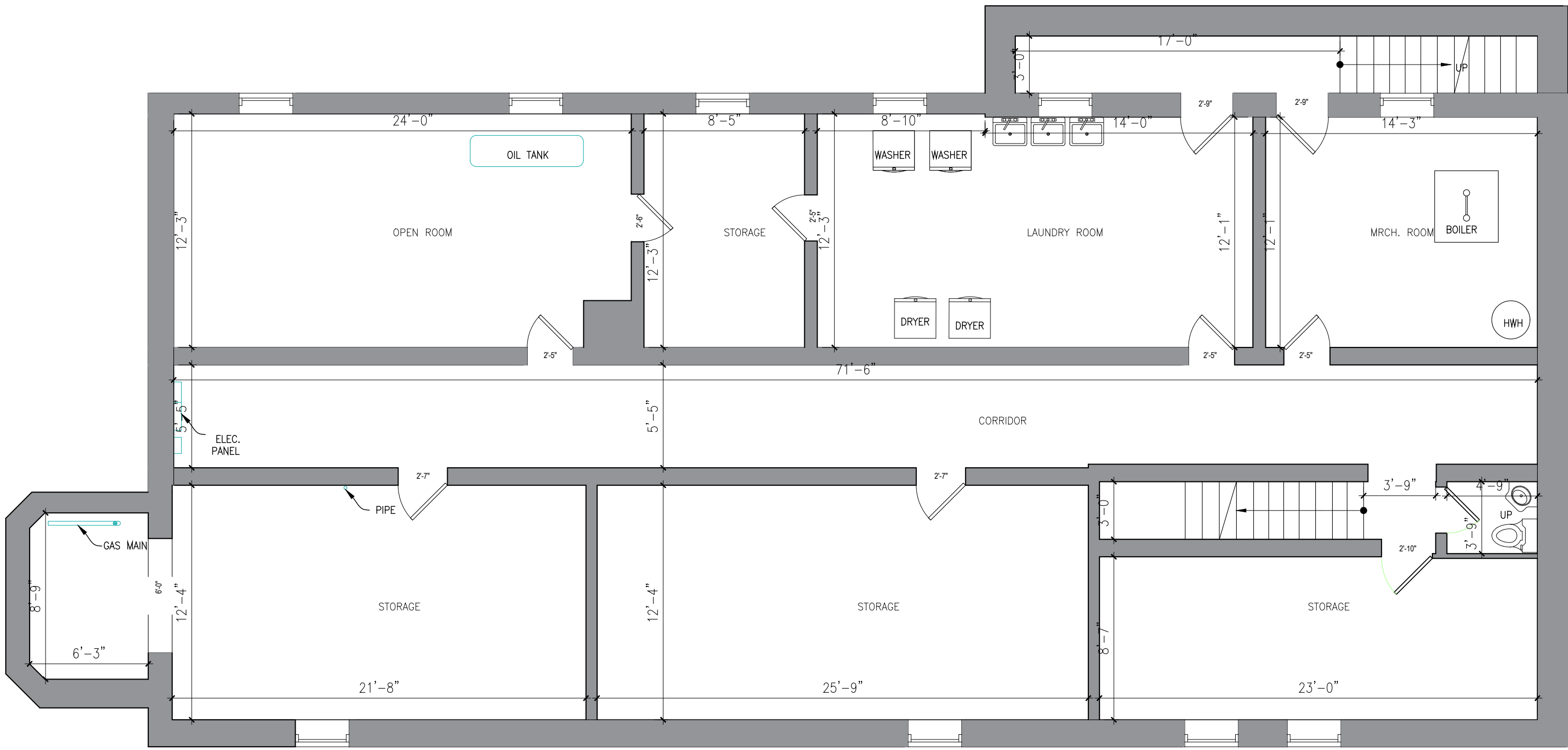
1 SITE DETAILS
SCALE: NTS

2 EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"

3 PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"

RIDGE ROAD

RIDGE ROAD



PROJECT INFORMATION:

510 RIDGE ROAD

PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

510 RIDGE ROAD
LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:

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LYNDHURST, NJ 07071

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1	08.22.2023	SITE PLAN APPLICATION
DATE:	08.22.2023	092022
CHECKED:		
DRAWN:		
SCALE:	AS NOTED	

ARCHITECT SEAL: THIS DRAWING IS NOT VALID
UNLESS SIGNED AND SEALED

KIRK P MITCHELL
NEW JERSEY LICENSE #
21AI02232800

SHEET NAME:

EXISTING & PROPOSED PLANS –
BASEMENT FLOOR

DATE:	08/22/23	DRAWN BY:	JO/KM
SCALE:	NOTED	CHECKED BY:	KM
JOB No:	092022	PAGE:	03 OF 07
SHEET NO:			

A100.00

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FIRST FLOOR	SECOND FLOOR
UNIT 1 : 851 SF (2BED)	UNIT 4 : 851 SF (2 BED)
UNIT 2 : 554 SF (1BED)	UNIT 5 : 473 SF (1BED)
UNIT 3 : 462 SF (1BED)	UNIT 6 : 462 SF (1BED)
TOTAL A FLOOR: 3 UNITS AVG UNIT SIZE: 622 SF TOTAL 1 BEDS: 2 UNITS TOTAL 2 BEDS: 1 UNITS	TOTAL A FLOOR: 3 UNITS AVG UNIT SIZE: 595 SF TOTAL 1 BEDS: 2 UNITS TOTAL 2 BEDS: 1 UNITS

FLOOR AREA CALCULATIONS

TOTAL 1ST – 2ND FLOORS
TOTAL UNITS: 6 UNITS
AVG UNIT SIZ: 608 SF
TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS

PROJECT CALCULATIONS

TOTAL BLDG UNITS: 6 UNITS
AVG UNIT SIZE: 608 SF
TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS

GROSS BSMT FLOOR: 2,772 SF
GROSS 1ST FLOOR: 2,608 SF
GROSS 2ND FLOOR: 2,528 SF
TOTAL GROSS SQ FT: 7,908 SF

BUILDING SUMMARY

PROPOSED AREA OF LARGEST FLOOR : 2,772 SF
PROPOSED GROSS FLOOR AREA : 7,908 SF
PROPOSED BLDG. HEIGHT : 2 1/2 STORIES 23'-7"
TOTAL LOT AREA: 7,552.30 SF
BUILDING AREA: 2,608 SF (34.53%)

BUILDING AREAS: (Gross)

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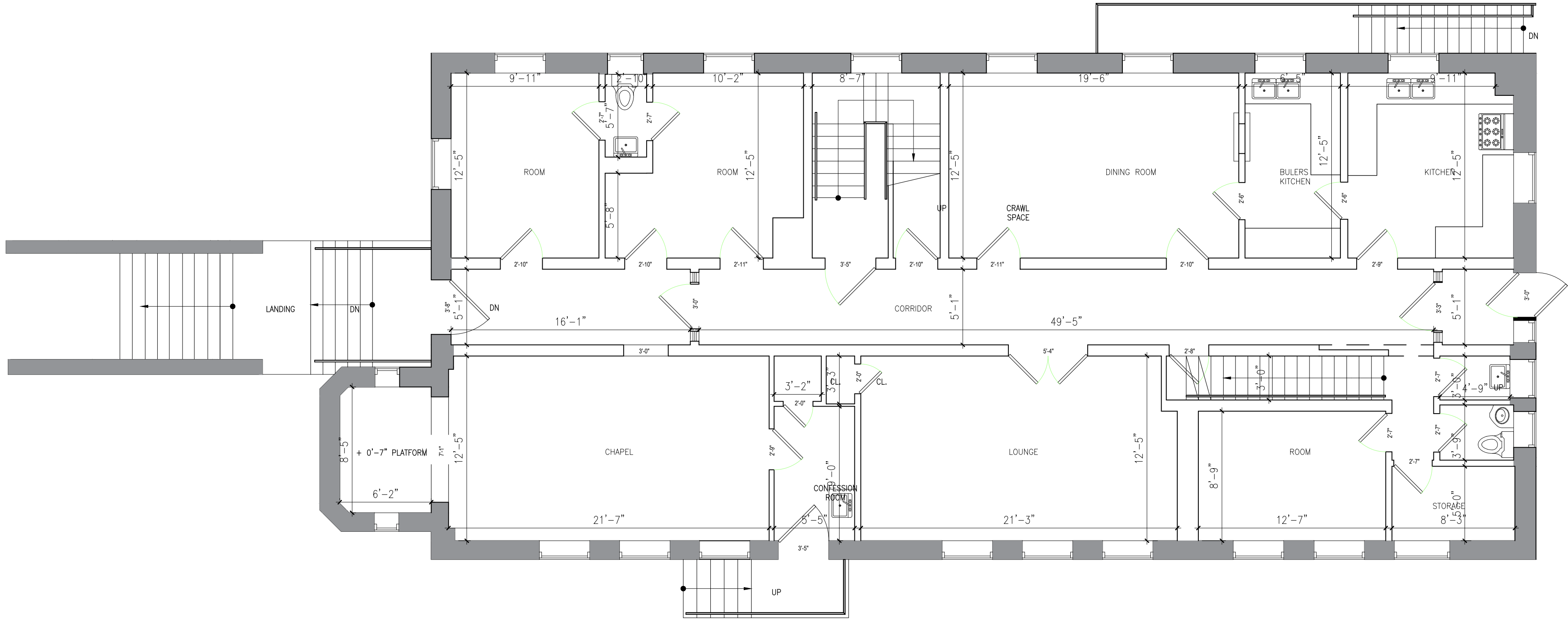
GENERAL BUILDING DATA

TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS
TOTAL BLDG UNITS: 6 UNITS

AVG 1 BED: 487 SF
AVG 2 BED: 851 SF
AVG UNIT SIZE: 608 SF

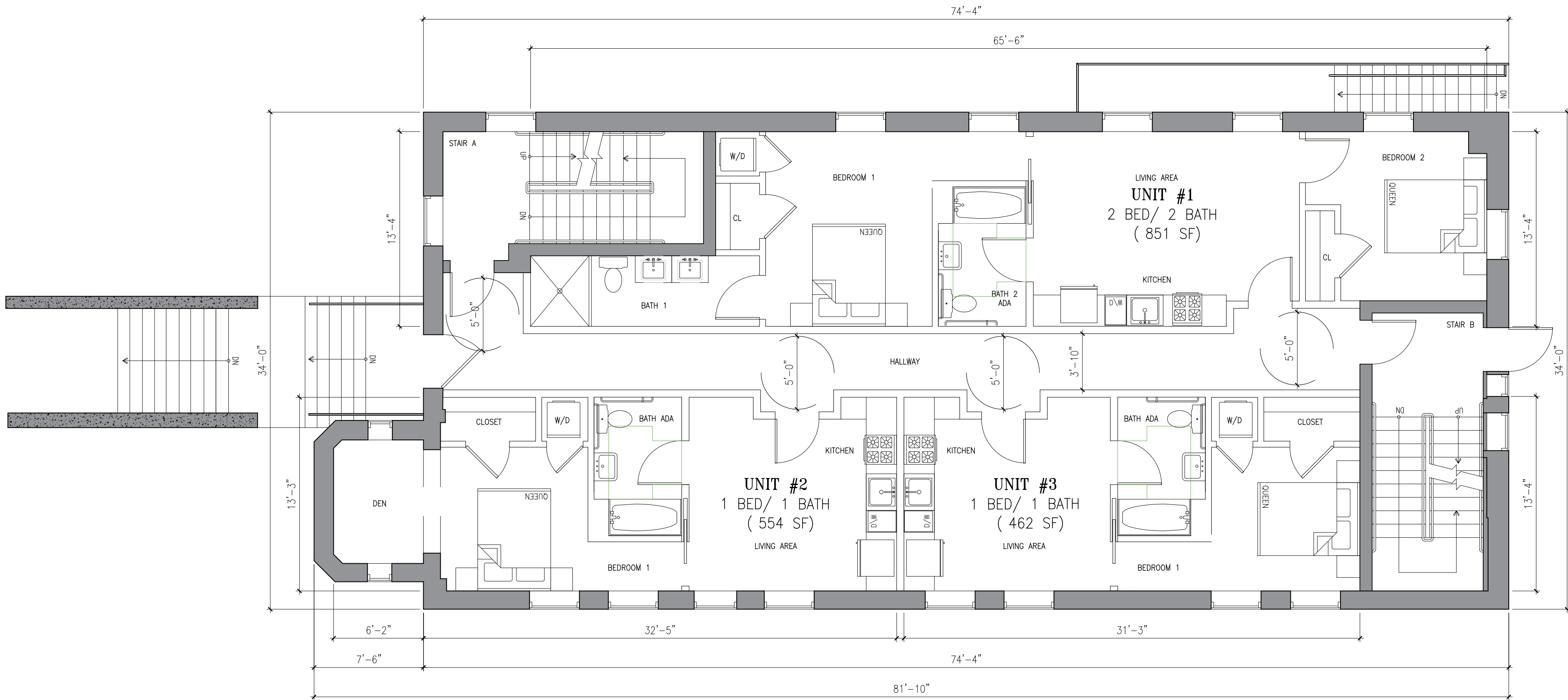
TOTAL AMENITY SQ FTG: 0 SF

RIDGE ROAD



2 EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

RIDGE ROAD



3 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

1 SITE DETAILS
SCALE: NTS

PROJECT INFORMATION:
510 RIDGE ROAD

PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

510 RIDGE ROAD
LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:
510 RIDGE ROAD, LLC
510 RIDGE ROAD
LYNDHURST, NJ 07071

NO.	DATE	REVISION/SUBMISSION
1	08.22.2023	SITE PLAN APPLICATION
DATE:	08.22.2023	092022
CHECKED:		
DRAWN:		
SCALE:	AS NOTED	

ARCHITECT SEAL: THIS DRAWING IS NOT VALID UNLESS SIGNED AND SEALED

KIRK P MITCHELL
NEW JERSEY LICENSE #
21A102232800

SHEET NAME:
EXISTING & PROPOSED PLANS –
FIRST FLOOR

DATE: 08/22/23 DRAWN BY: JO/KM
SCALE: NOTED CHECKED BY: KM
JOB No: 092022 PAGE: 04 OF 07
SHEET NO:

A101.00

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<u>FIRST FLOOR</u>		<u>SECOND FLOOR</u>	
UNIT 1 : 851 SF (2BED)		UNIT 4 : 851 SF (2 BED)	
UNIT 2 : 554 SF (1BED)		UNIT 5 : 473 SF (1BED)	
UNIT 3 : 462 SF (1BED)		UNIT 6 : 462 SF (1BED)	
TOTAL A FLOOR:	3 UNITS	TOTAL A FLOOR:	3 UNITS
AVG UNIT SIZE:	622 SF	AVG UNIT SIZE:	595 SF
TOTAL 1 BEDS:	2 UNITS	TOTAL 1 BEDS:	2 UNITS
TOTAL 2 BEDS:	1 UNITS	TOTAL 2 BEDS:	1 UNITS

TOTAL 1ST - 2ND FLOORS
TOTAL UNITS: 6 UNITS
AVG UNIT SZ: 608 SF
TOTAL 1 BEDS: 4 UNITS
TOTAL 2 BEDS: 2 UNITS

TOTAL BLDG UNITS: 6 UNITS
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GROSS BSMT FLOOR:	2,772	SF
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PROPOSED AREA OF LARGEST FLOOR : 2,772 SF
PROPOSED GROSS FLOOR AREA : 7,908 SF
PROPOSED BLDG. HEIGHT : 2 1/2 STORIES 23'-7"
TOTAL LOT AREA: 7,552.30 SF
BUILDING AREA: 2,608 SF (34.53%)

BUILDING AREAS: (Gross)	
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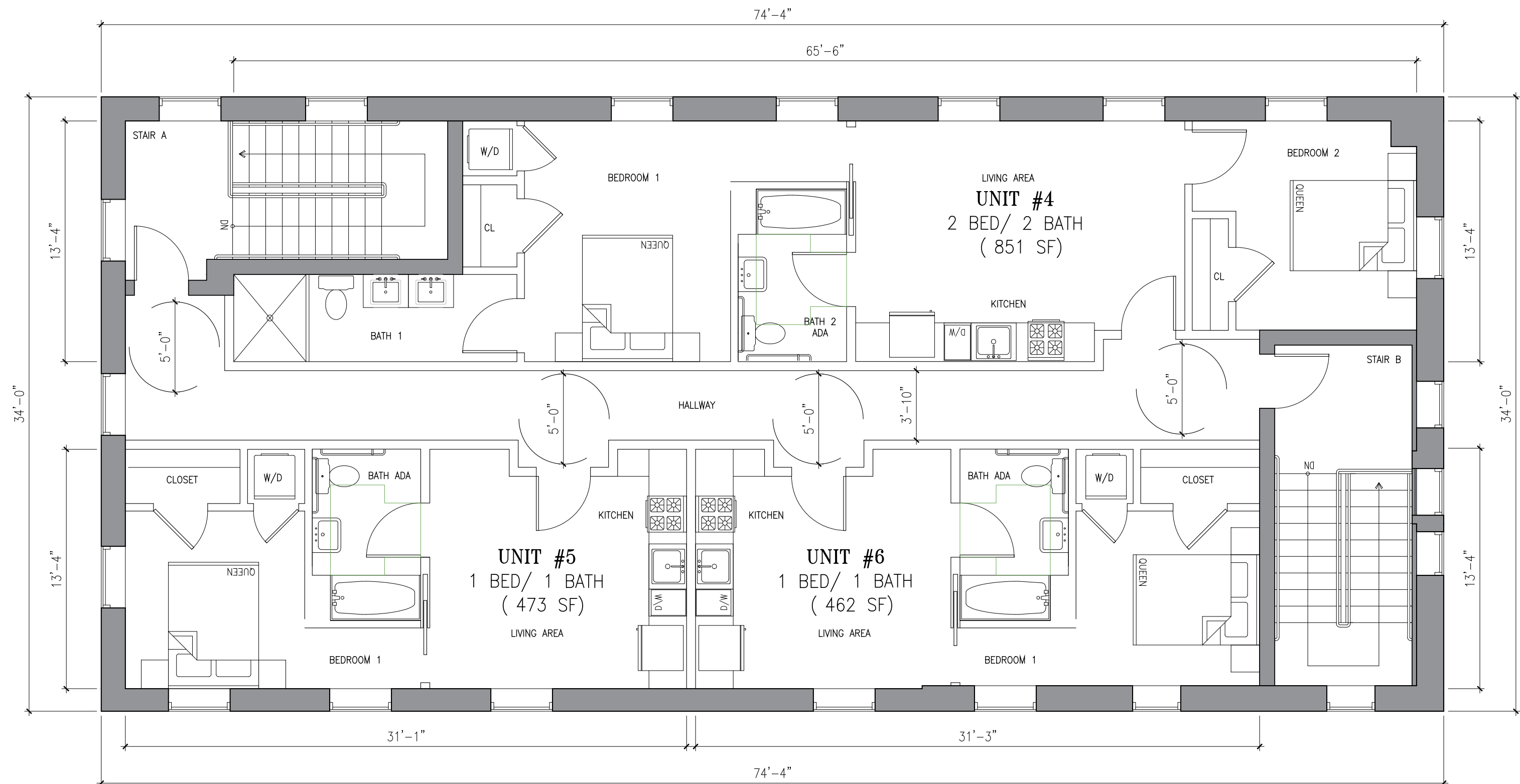
TOTAL 1 BEDS:	4 UNITS
TOTAL 2 BEDS:	2 UNITS
TOTAL BLDG UNITS:	6 UNITS

AVG 1 BED:	487	SF
AVG 2 BED:	851	SF
AVG UNIT SIZE:	608	SF

TOTAL AMENITY SQ FTG: 0 SF

SCALE: NTS

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



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



PROJECT INFORMATION:

PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

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LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:

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510 RIDGE ROAD
LYNDHURST, NJ 07071

[illegible]

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KIRK P MITCHELL
NEW JERSEY LICENSE #
21AI02232800

SHEET NAME:

EXISTING & PROPOSED PLANS —
SECOND FLOOR

DATE:	08/22/23	DRAWN BY:	JO/KM
SCALE:	NOTED	CHECKED BY:	KM
JOB No.	092022	PAGE:	05 OF 07
SHEET NO:			

A102.00

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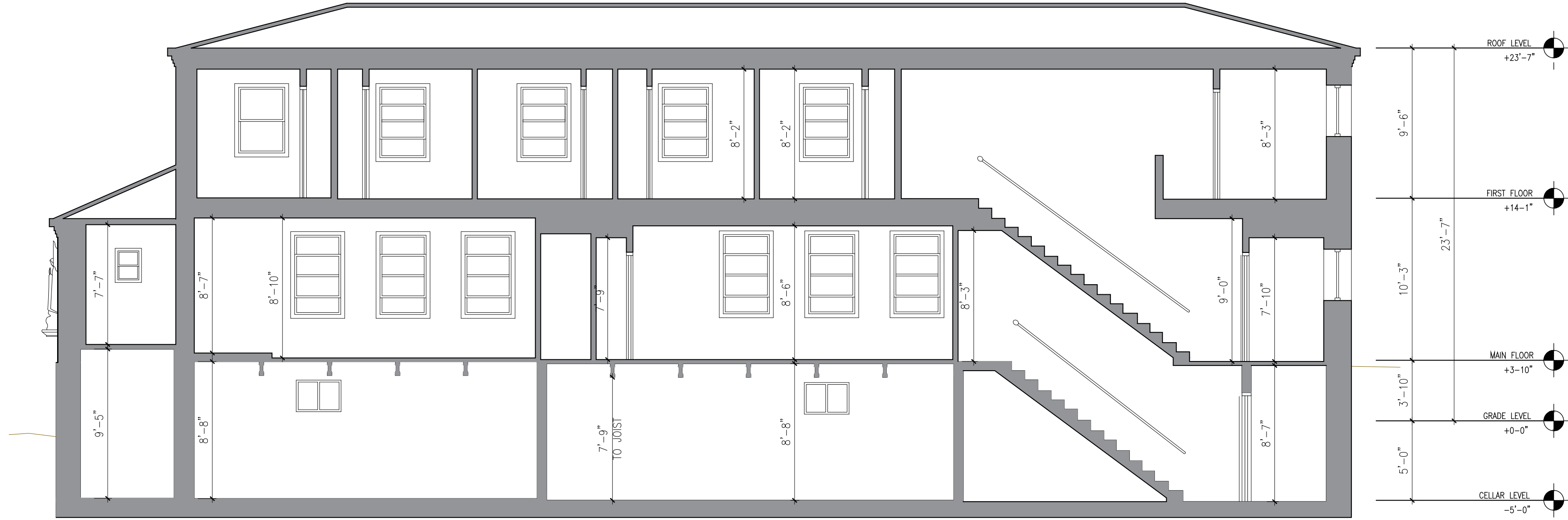
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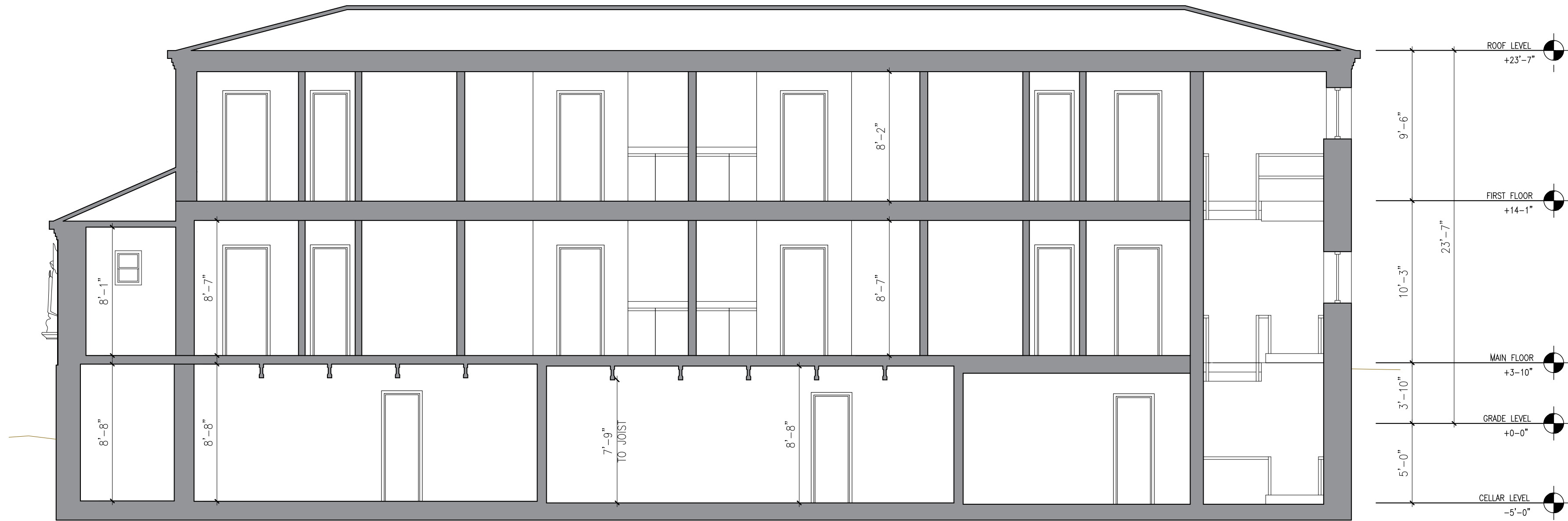
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AVG 1 BED:	487	SF
AVG 2 BED:	851	SF
AVG UNIT SIZE:	608	SF

TOTAL AMENITY SQ FTG: 0 SF



2 EXISTING SECTION
SCALE: 3/16"=1'-0"



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



PROJECT INFORMATION:

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

510 RIDGE ROAD
LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:

510 RIDGE ROAD, LLC
510 RIDGE ROAD
LYNDHURST, NJ 07071

[illegible]

ARCHITECT SEAL: THIS DRAWING IS NOT VALID
UNLESS SIGNED AND SEALED

KIRK P MITCHELL
NEW JERSEY LICENSE #
21AI02232800

SHEET NAME

EXISTING & PROPOSED SECTIONS

DATE:	08/22/23	DRAWN BY:	JO/KM
SCALE:	NOTED	CHECKED BY:	KM
JOB No.	092022	PAGE:	06 OF 07
SHEET NO:			

A103.00

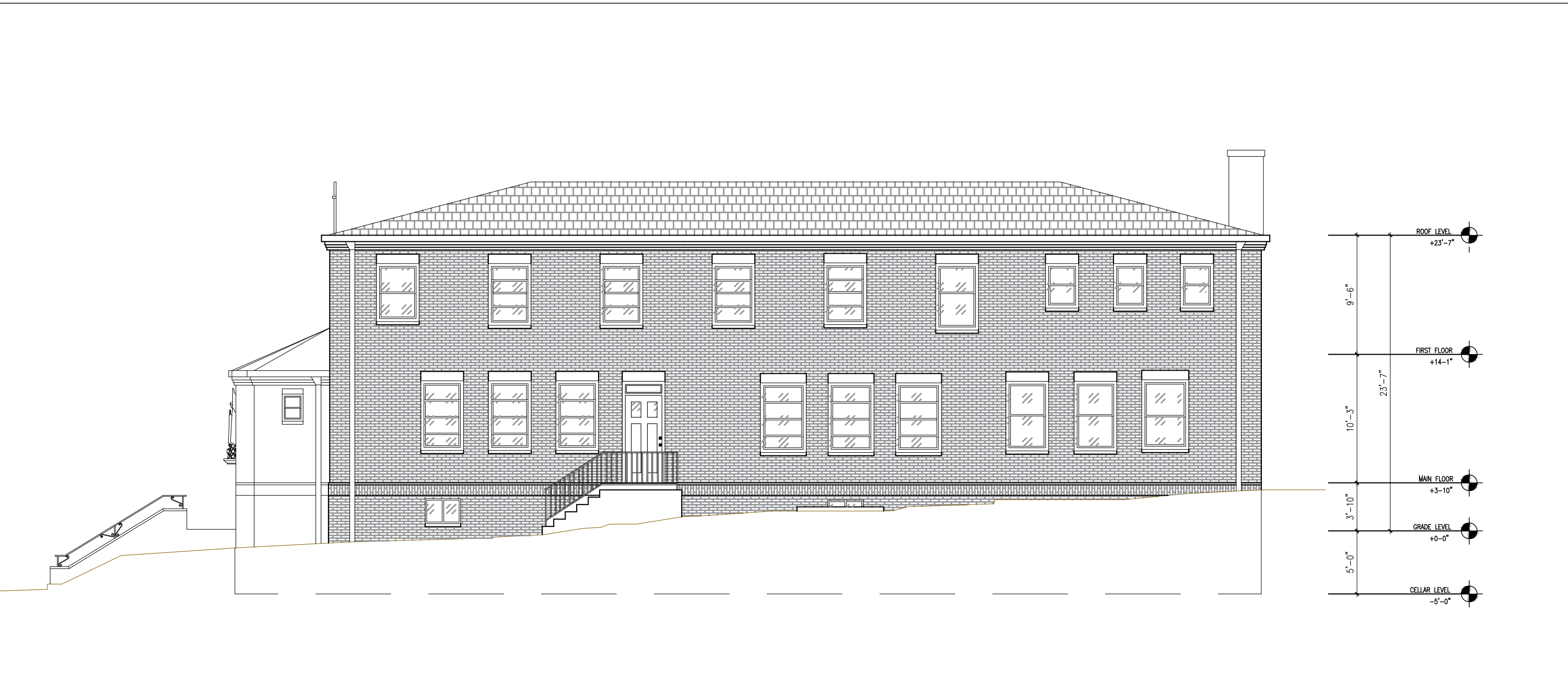
1 SITE DETAILS
SCALE: NTS

PROJECT INFORMATION:
510 RIDGE ROAD

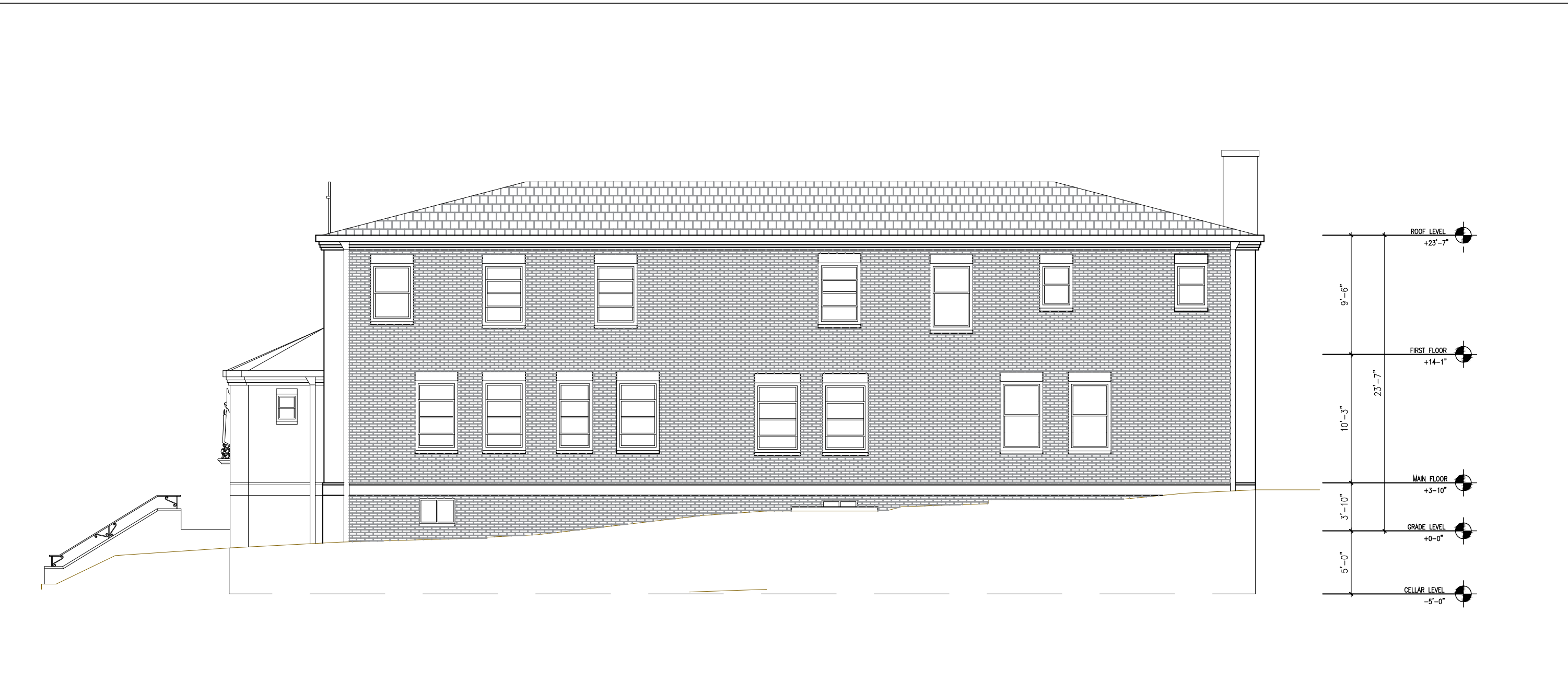
PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

510 RIDGE ROAD
LYNDHURST, NJ 07071
BLOCK 161 LOT 1

CLIENT INFORMATION:
510 RIDGE ROAD, LLC
510 RIDGE ROAD
LYNDHURST, NJ 07071



1 EXISTING RIGHT ELEVATION
SCALE: 1/8"=1'-0"



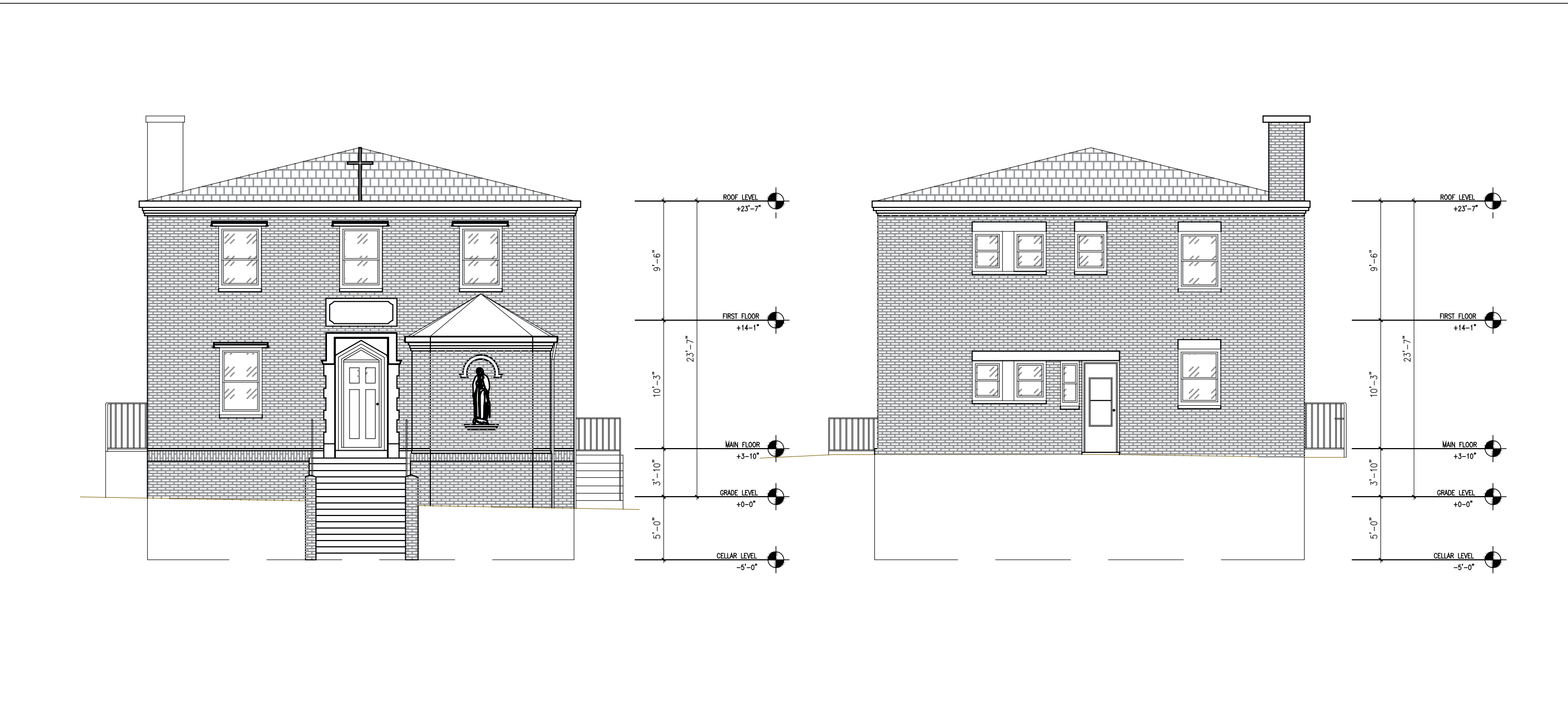
2 PROPOSED RIGHT ELEVATION
SCALE: 1/8"=1'-0"



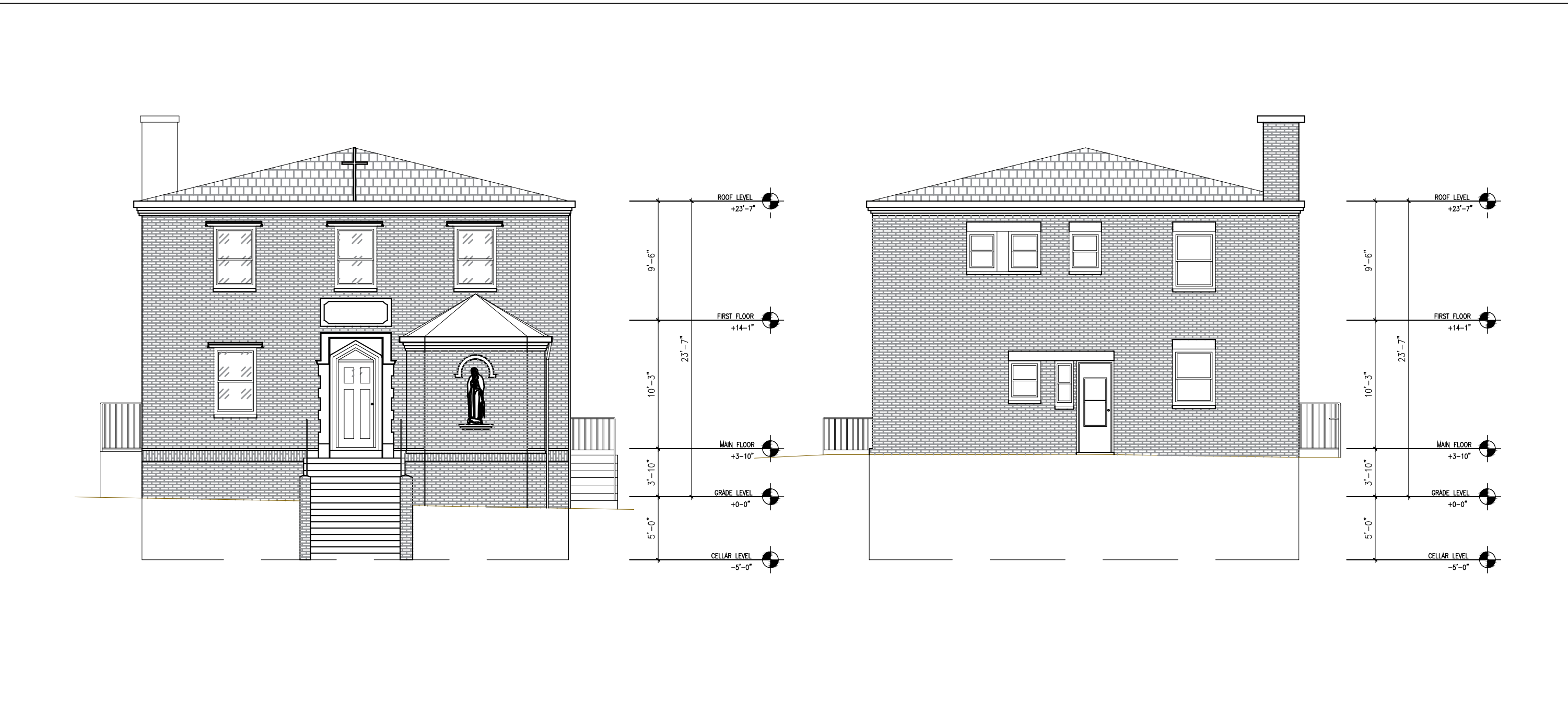
3 EXISTING LEFT ELEVATION
SCALE: 1/8"=1'-0"



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



5 EXISTING FRONT AND REAR ELEVATIONS
SCALE: 1/8"=1'-0"



6 PROPOSED FRONT AND REAR ELEVATIONS
SCALE: 1/8"=1'-0"

REVISIONS		SUBMISSION		SITE PLAN APPLICATION	
NO.	DATE	NO.	DATE	NO.	DATE
1	08.22.2023				
DATE: 08.22.2023		CHECKED:		092022	
DRAWN:		SCALE: AS NOTED			

ARCHITECT SEAL: THIS DRAWING IS NOT VALID
UNLESS SIGNED AND SEALED

KIRK P MITCHELL
NEW JERSEY LICENSE #
21A102232800

SHEET NAME:
EXISTING & PROPOSED
ELEVATIONS

DATE: 08/22/23 DRAWN BY: JO/KM
SCALE: NOTED CHECKED BY: KM
JOB No: 092022 PAGE: 07 OF 07
SHEET NO:

A103.00