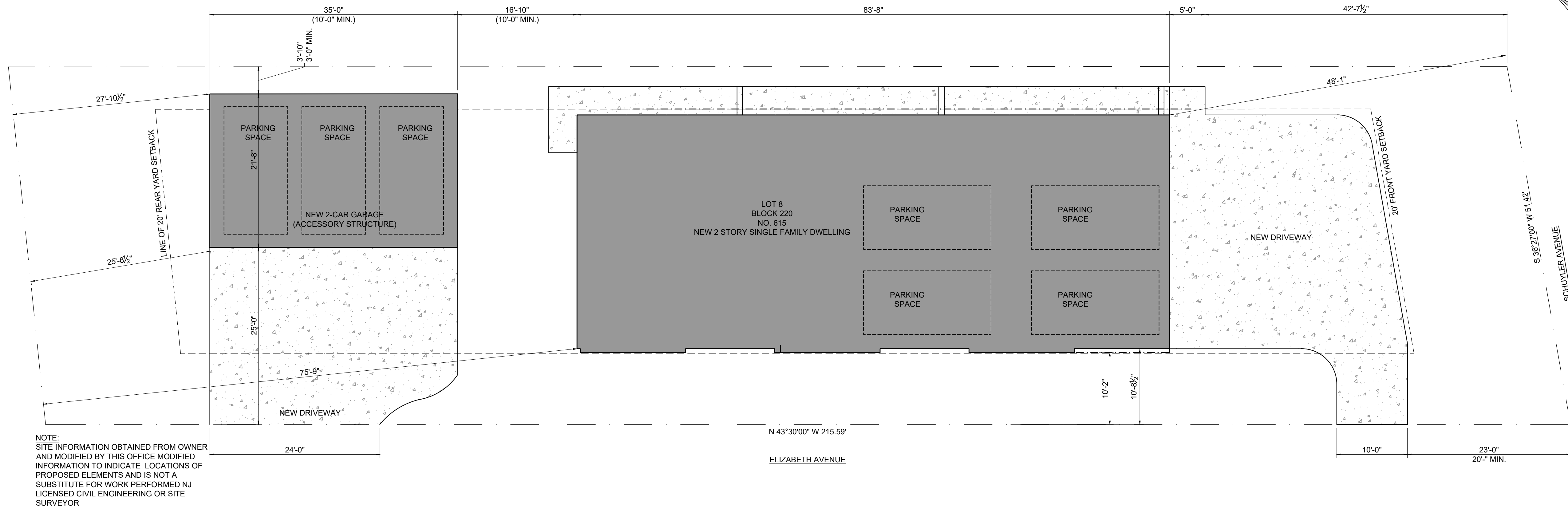


MULTI FAMILY RESIDENCE AT 615 SCHUYLER AVENUE

615 SCHUYLER AVENUE LYNDHURST, NJ 07071, BLOCK 220, LOT 8



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03.06.23	FOR ZONING SUBMISSION
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4 PROPOSED SITE SCHEME
SCALE: 1:100

ZONING CHART LOT 8 BLOCK 220					
R-A ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA	5,000 Sq. Ft.	10,710 Sq. Ft.	10,710 Sq. Ft.	YES
	WIDTH	50.0'	51'	51'	YES
	DEPTH	100.0'	210'	210'	YES
MINIMUM YARD SETBACKS	FRONT	20.0'	100'-0"	48'-1"	YES
	REAR	20.0'	58'-0"	75'-9"	YES
	SIDE	6.0' EA., 15.0' BOTH	±1'-0" & ±4'-0" ±5'-0" BOTH	6'-10" & 10'-2" 17' BOTH	YES
	CORNER	10.0' STREET SIDE	±4'-0"	10'-2"	YES
MAXIMUM BUILDING COVERAGE		30%	19.0%	33%	NO
MAXIMUM IMPERVIOUS COVERAGE		60% *	19.0%	55.0%	YES
MAXIMUM HEIGHT		32'-0" 2 1/2 Stories	±25'-0" 2 Story	31'-0" 2 Stories	YES
BUILDING TYPE		ONE FAMILY	ONE FAMILY	THREE FAMILY	NO
ACCESSORY BLDG.	FRONT YARD SETBACK (STREET)	10.0'	NA	25.0'	YES
	SIDE YARD SETBACK	3.0'	NA	3'-10"	YES
	HEIGHT	15.0' MAX.	NA	<15.0'	YES
	REAR YARD COVERAGE	25%	NA	0%	YES
PARKING**	NO. SPACES	6	NA	7	YES

* THE TOTAL LOT COVERAGE IN R-A AND R-B ZONES SHALL NOT EXCEED 60%. THE MAXIMUM TOTAL LOT COVERAGE SHALL INCREASE 5% FOR EVERY 500 SQUARE FEET IN AREA OVER 5,500 SQUARE FEET, BUT IN NO EVENT SHALL EXCEED 70%

G20.0 TITLE, ZONING INFORMATION, LIST OF DRAWINGS, ABBREVIATIONS, PROPOSED SITE SCHEME
A1.1 FOOTING/FOUNDATION PLAN, FIRST FLOOR PLAN
A1.2 ELIZABETH AVENUE ELEVATION AND ROOF PLAN

NOTE: THE BELOW LIST DOES NOT INTEND TO INDICATE THAT EVERY ABBREVIATION IS PART OF THIS SET OF DRAWINGS

AFF ABOVE FINISHED FLOOR	HCA HANDICAP ACCESSIBLE
ALUM ALUMINUM	HP HIGH POINT
BOT BOTTOM	HT(S) HEIGHT(S)
BTHRM BATHROOM	HWI HOT WATER HEATER
CAB CABINET	IN INCH/INCHES
CF CUBIC FOOT/FEET	INT INTERIOR
CH COUNTER HEIGHT	LAM LAMINATE
CL CLOSET	LP LOW POINT
CLG CEILING	MAX MAXIMUM
CO CLEANOUT	MIN MINIMUM
COL COLUMN	MISC MISCELLANEOUS
CONC CONCRETE	MNTG MOUNTING
DIAM DIAMETER	OC ON CENTER
DET DETAIL	P LAM PLASTIC LAMINATE
DR DOOR	PSF POUNDS PER SQUARE FOOT
DWG DRAWING	PSI POUNDS PER SQUARE INCH
ELEC ELECTRIC/ELECTRICAL	R RISER
ELEV ELEVATION	RAD RADIUS
EQ EQUAL	RD ROOF DRAIN
EXIST EXISTING	REF REFRIGERATOR
EXT EXTERIOR	RM ROOM
FIN FINISH	SF SQUARE FOOT/FEET
FL FLOOR	SIM SIMILAR
FT FOOT/FEET	TYP TYPICAL
FURN FURNITURE	VIF VERIFY IN FIELD
GFI GROUND FAULT INTERRUPTER	W WITH
GWB GYPSUM WALL BOARD	W/O WITHOUT
	WD WOOD
	WIN WINDOW

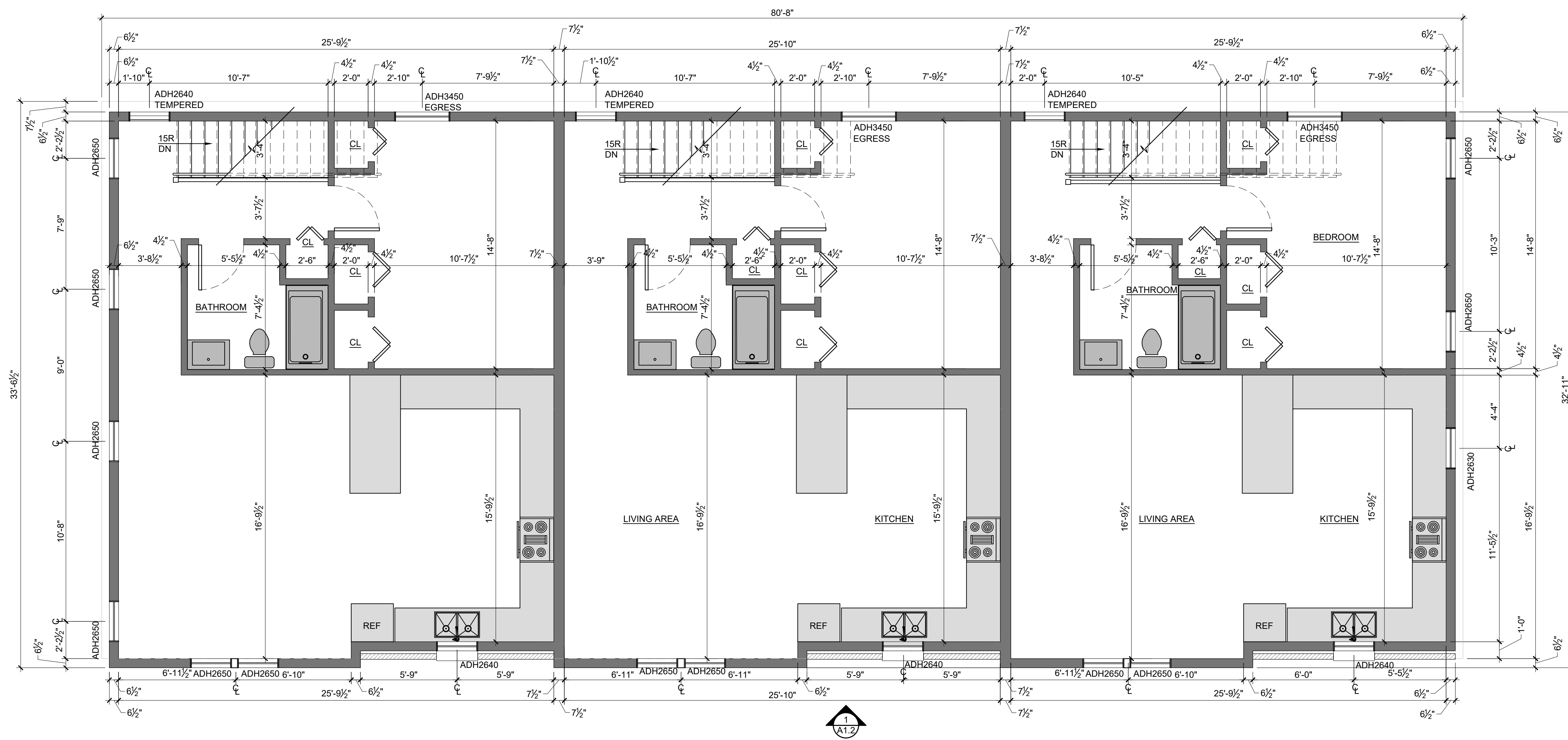
1 ZONING INFORMATION
SCALE: NO SCALE

2 LIST OF DRAWINGS
SCALE: NO SCALE

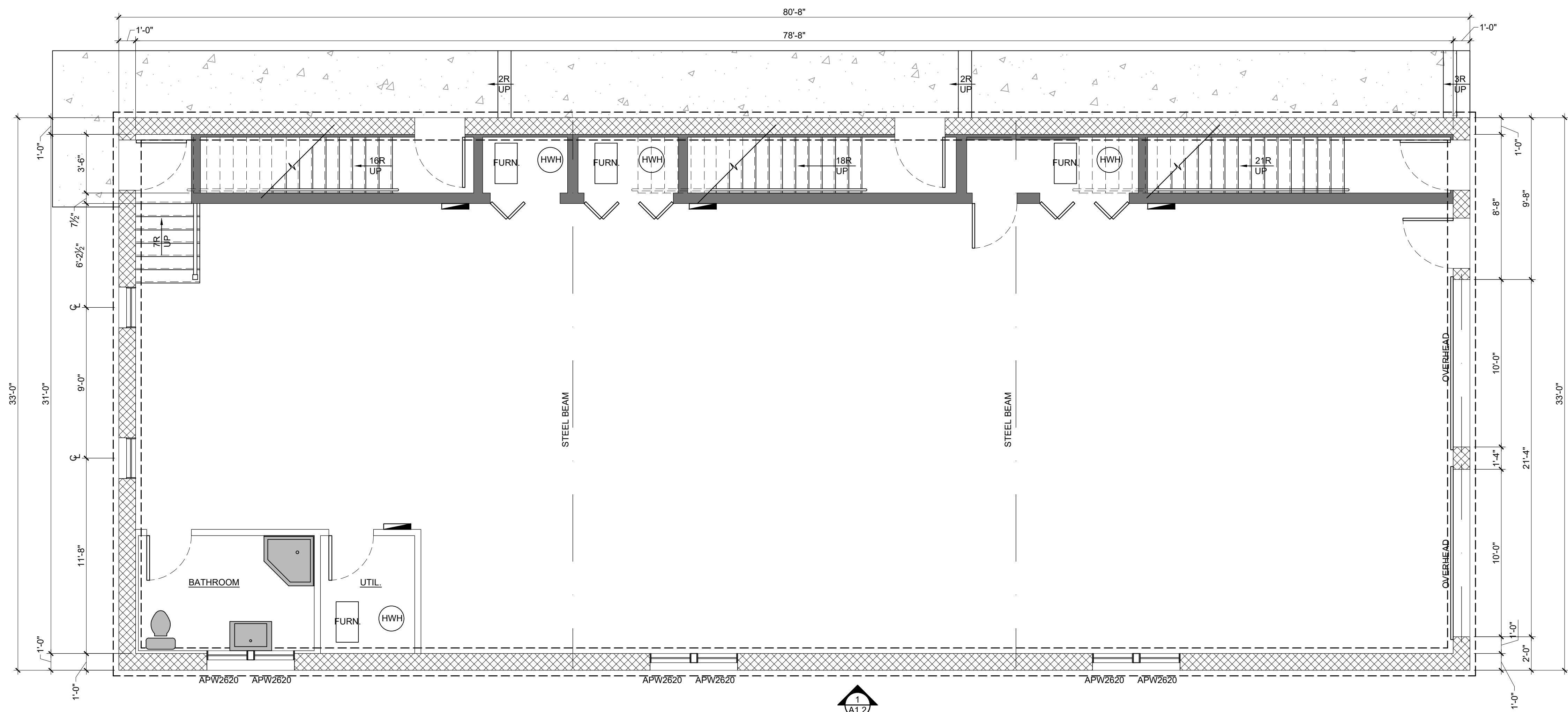
3 ABBREVIATIONS
SCALE: NO SCALE

MULTI FAMILY RESIDENCE AT
615 SCHUYLER AVENUE
615 SCHUYLER AVENUE LYNDHURST, NEW JERSEY 07071, BLOCK 220, LOT 8
ZONING INFORMATION, LIST OF DRAWINGS, ABBREVIATIONS, PROPOSED SITE SCHEME

SHEET:
GZ0.0
SCALE: NOTED
PROJ. NO: 2303001
DRAWN BY: FZK
CHECKED BY: MB



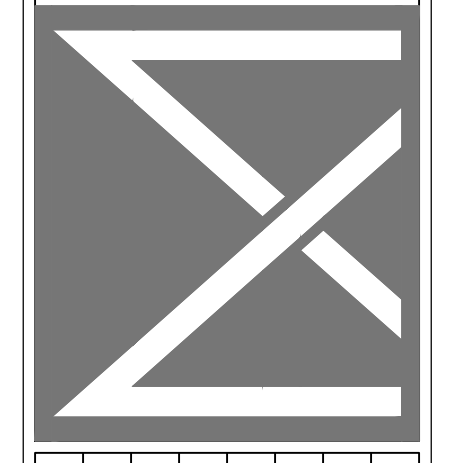
2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FOOTING/FOUNDATION PLAN
SCALE: 1/4"=1'-0"

MICHAEL A. BET ARCHITECT, PC
PROJECT NUMBER: 24007000
NY LIC. NUMBER: 041865-1
Michael Bet
DATE: 03.06.23

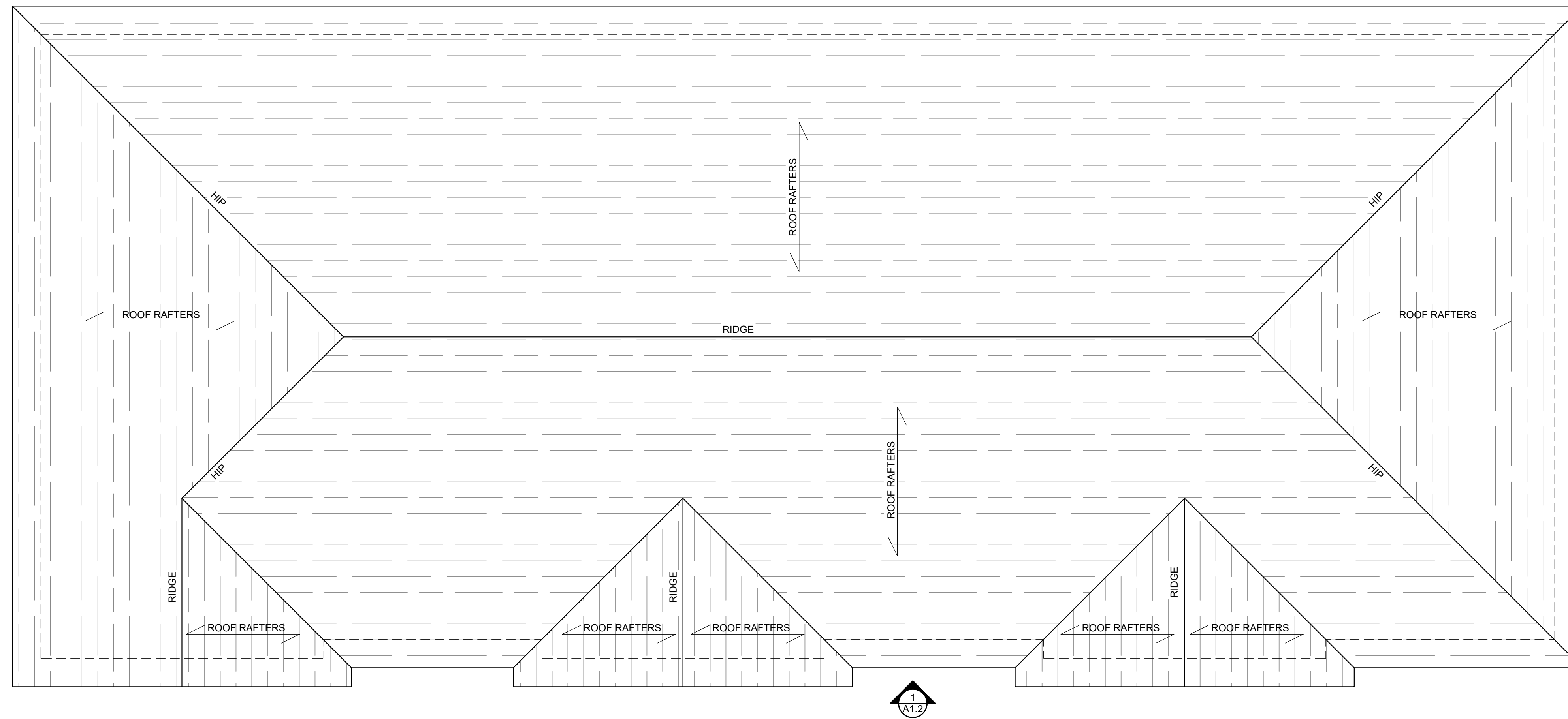
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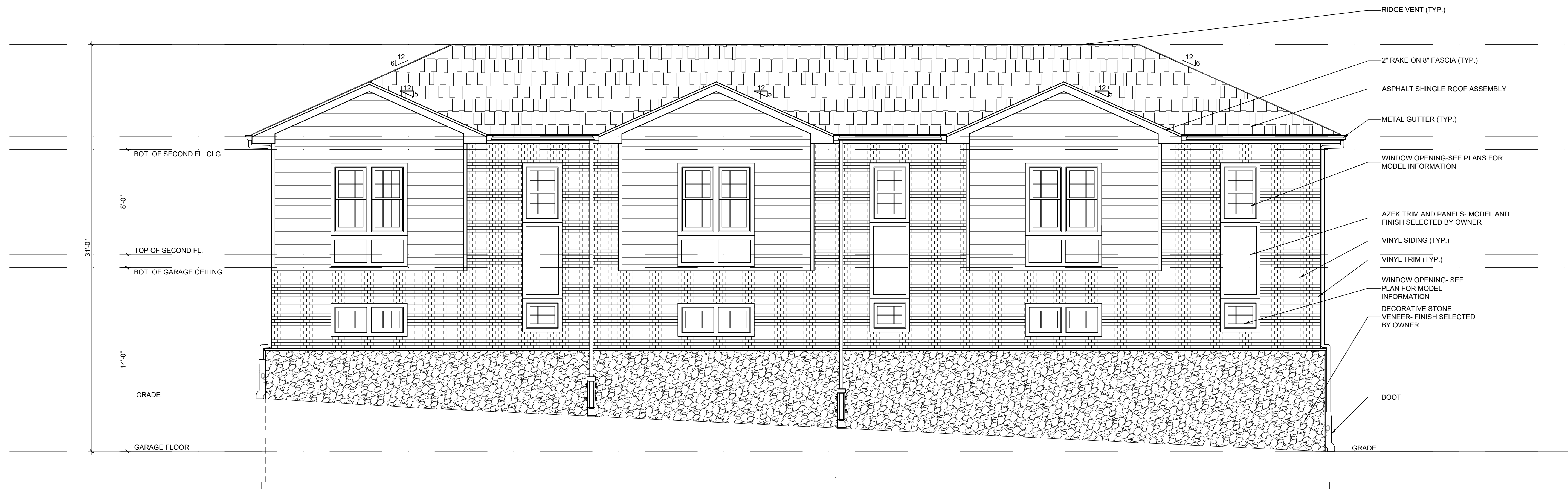
FOR ZONING SUBMISSION
03.06.23

MULTI FAMILY RESIDENCE AT
615 SCHUYLER AVENUE
615 SCHUYLER AVENUE LYNHURST, NEW JERSEY 07071 BLOCK Z20, LOT 8
FOOTING/FOUNDATION PLAN,
FIRST FLOOR PLAN

SHEET:
AZ1.1
SCALE: NOTED
PROJ. NO. 2303001
DRAWN BY: FZK
CHECKED BY: MB

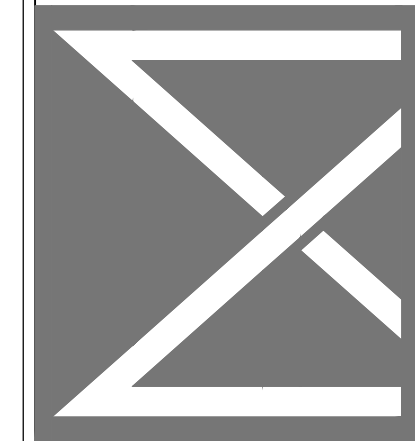


2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 ELIZABETH AVENUE ELEVATION
SCALE: 1/4"=1'-0"

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FOR ZONING SUBMISSION
03.06.23

MULTI FAMILY RESIDENCE AT
 615 SCHUYLER AVENUE
 615 SCHUYLER AVENUE LYNHURST, NEW JERSEY 07071 BLOCK 220, LOT 8
 ELIZABETH AVENUE ELEVATION
 AND
 ROOF PLAN

SHEET:
AZ1.2
 SCALE: NOTED
 PROJ. NO. 2303001
 DRAWN BY: FZK
 CHECKED BY: MB

MICHAEL A. BET
 LICENSE NUMBER: 21A00770000
 NY LIC. NUMBER: 041985-1

 DATE: 03.06.23

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