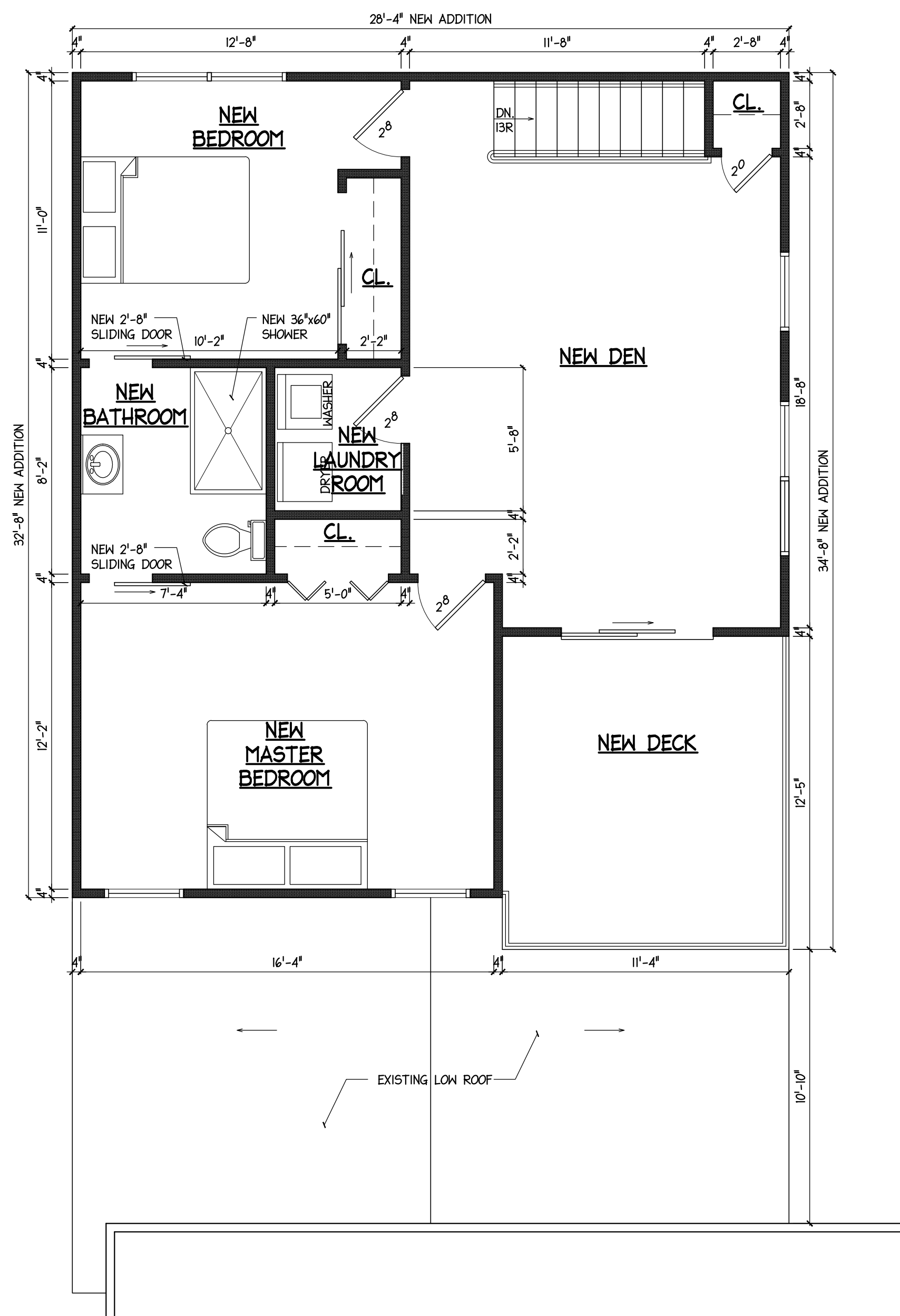
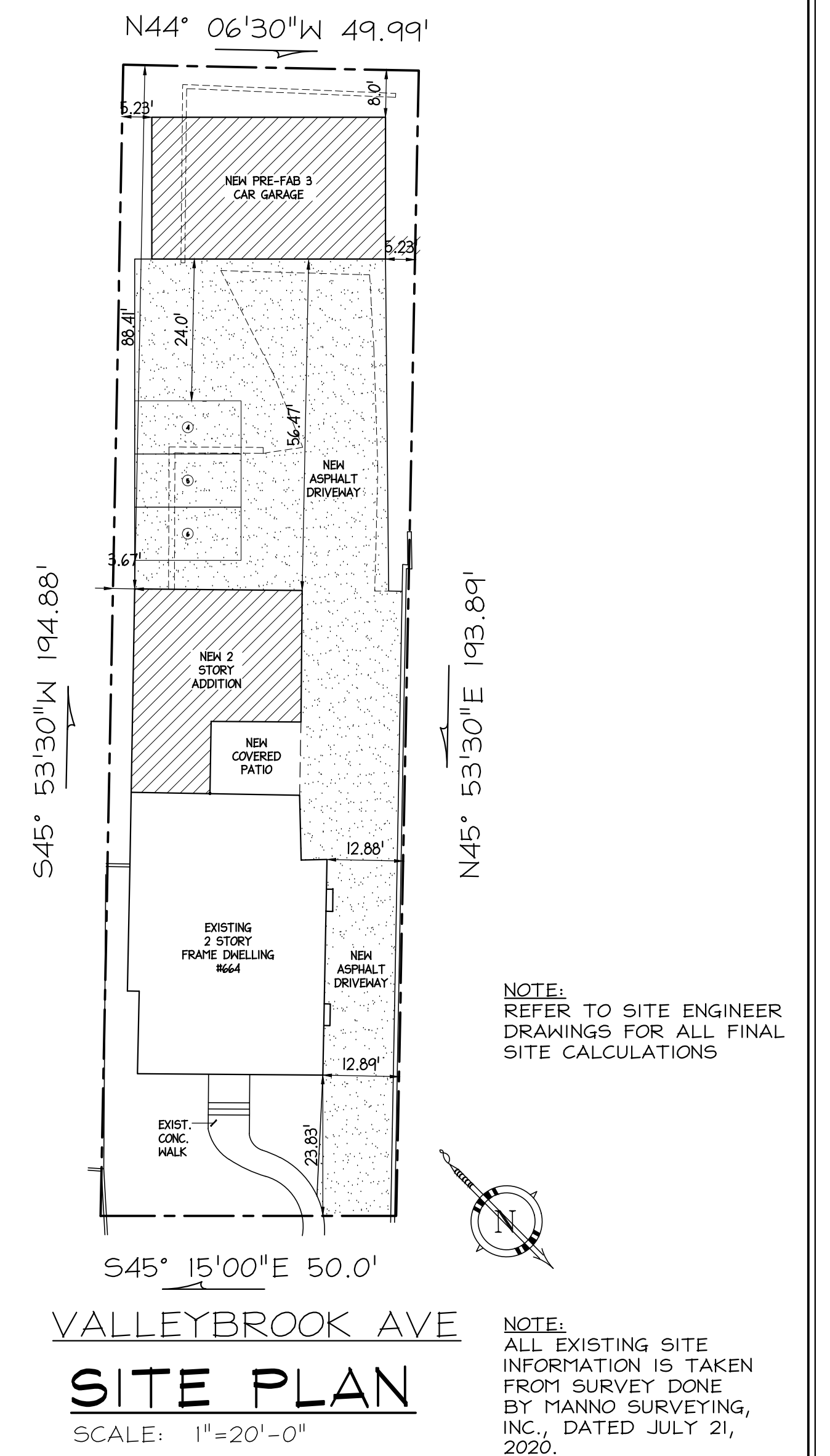


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**REVISIONS**

ZONING CHART LOT 19 BLOCK 102					
R-B ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	5,500 Sq. Ft.	9,718 Sq. Ft.	9,718 Sq. Ft.	YES
	WIDTH, Feet	55.0'	50.0'	50.0'	YES
	DEPTH, Feet	100.0'	193.89'	193.89'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	20.0'	23.83'	23.83'	YES
	REAR, Feet	20.0'	88.51'	88.41'	YES
	SIDE, Feet	6.0' EA., 15.0' BOTH	3'-8"/12'-11" BOTH: 16'-7"	3'-8"/12'-11" BOTH: 16'-7"	NO*
	MAXIMUM BUILDING COVERAGE	30%	19.76%	23.21%	YES
MAXIMUM IMPERVIOUS COVERAGE	70%	55.43%	76.88%	NO**	
MAXIMUM HEIGHT	32'-0" 2 1/2 Stories	21'-10" 2 STORIES	25'-0" 2 STORIES	YES	
BUILDING TYPE	ONE/TWO FAMILY	THREE FAMILY	THREE FAMILY	NO*	
ACCESSORY BUILDING MINIMUM SETBACKS	REAR, Feet	3.0'	-	8.0'	YES
	SIDE, Feet	3.0'	-	5.23'	YES
ACCESSORY BUILDING MAXIMUM HEIGHT	15'-0" & 1.5 STORIES	-	15'-0" & 1 STORY	YES	
MAX. REAR YARD AREA (ACCESSORY)	25%	-	47.44%	NO**	

\* EXISTING NON-CONFORMING CONDITION  
\*\*REQUIRES VARIANCE

**BUILDING DATA**

BUILDING CODE: INTERNATIONAL BUILDING CODE 2016, NEW JERSEY EDITION

USE GROUP: "R-2" RESIDENTIAL  
CONSTRUCTION TYPE: "VB" FRAME  
BUILDING TYPE: MULTI-FAMILY RESIDENTIAL

BUILDING S.F. CALCULATIONS  
EXISTING 1ST FLOOR: 1,963 S.F.  
PROPOSED 1ST FLOOR: -334 S.F.  
PROPOSED 2ND FLOOR: -807 S.F.

PROPOSED NEW BUILDING VOLUME = 9,161 C.F.

TOTAL UNITS: 3 UNITS  
TOTAL PARKING COUNT: 6 SPOTS

LOT SIZE: 9,718 S.F. EXIST.  
BUILDING COVERAGE: 2,256 S.F. (23.21%)  
LOT COVERAGE: 7,471 S.F. (76.88%)

FLOOR LOAD: 40 P.S.F. L.L.  
CEILING LOAD: 20 P.S.F. L.L.  
ROOF LOAD: 30 P.S.F. L.L.

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

**GUZZO + GUZZO ARCHITECTS, L.L.C.**

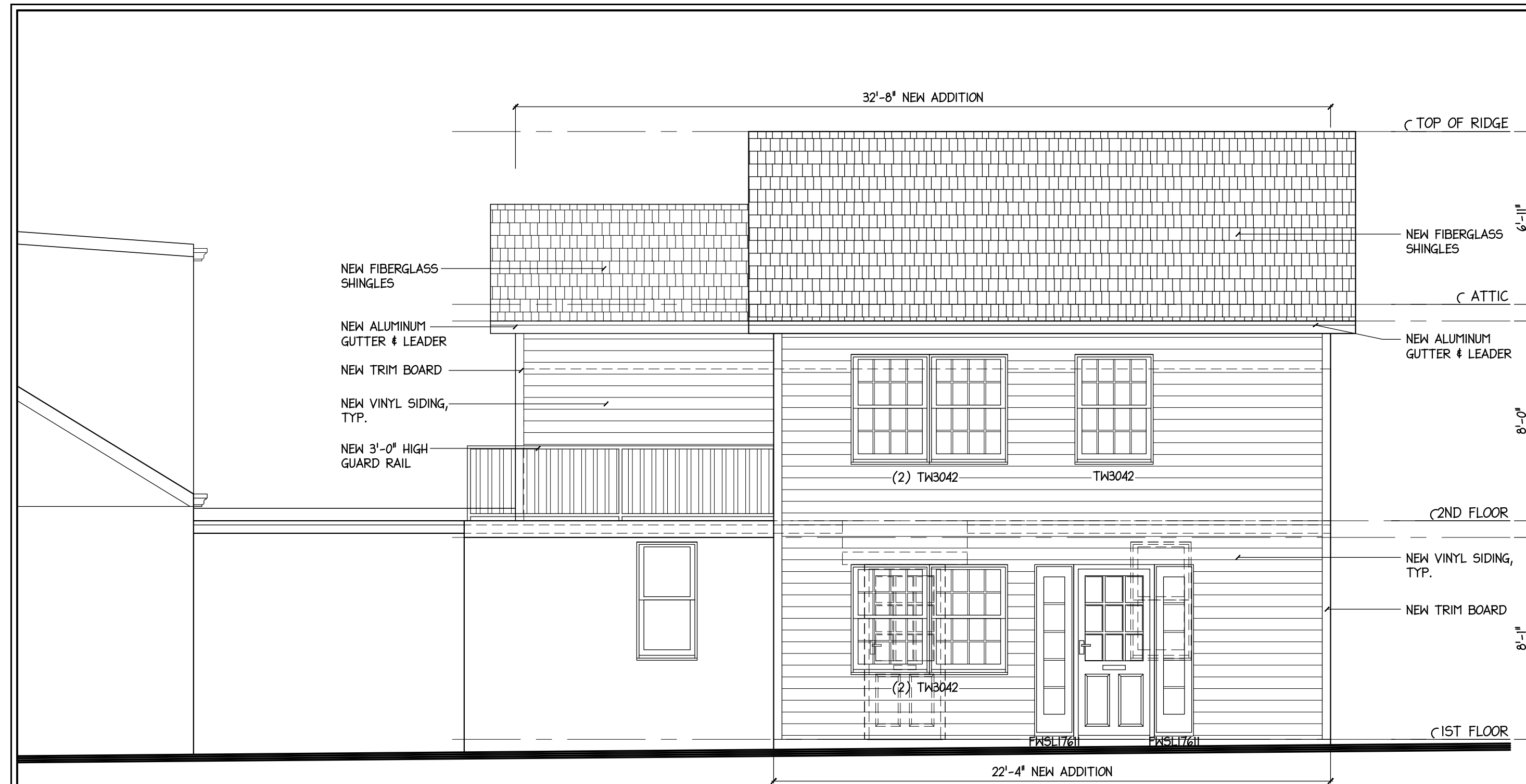
608 RIDGE ROAD 201-939-1446  
LYNDHURST, N.J. 07071 (FAX) 201-939-1448

THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.

**FLOOR PLANS, SITE PLAN, BUILDING DATA & NOTES**

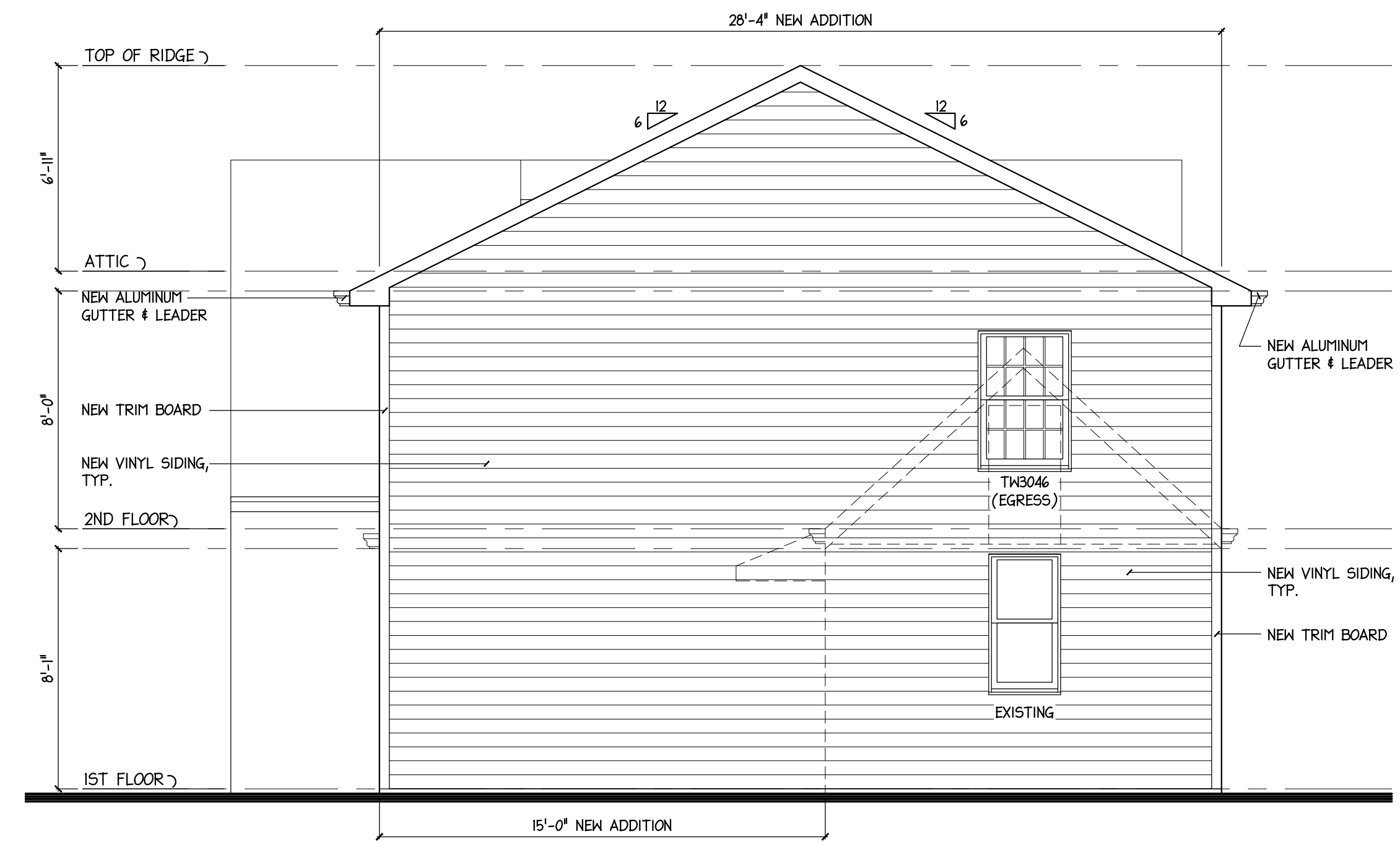
2-STORY REAR ADDITION  
EXISTING MULTI-FAMILY  
664 VALLEYBROOK AVENUE  
LYNDHURST, N.J. 07071

DATE 8/5/2020	SCALE AS NOTED	COMMISSION 20058	DRAWING P-1
------------------	-------------------	---------------------	----------------



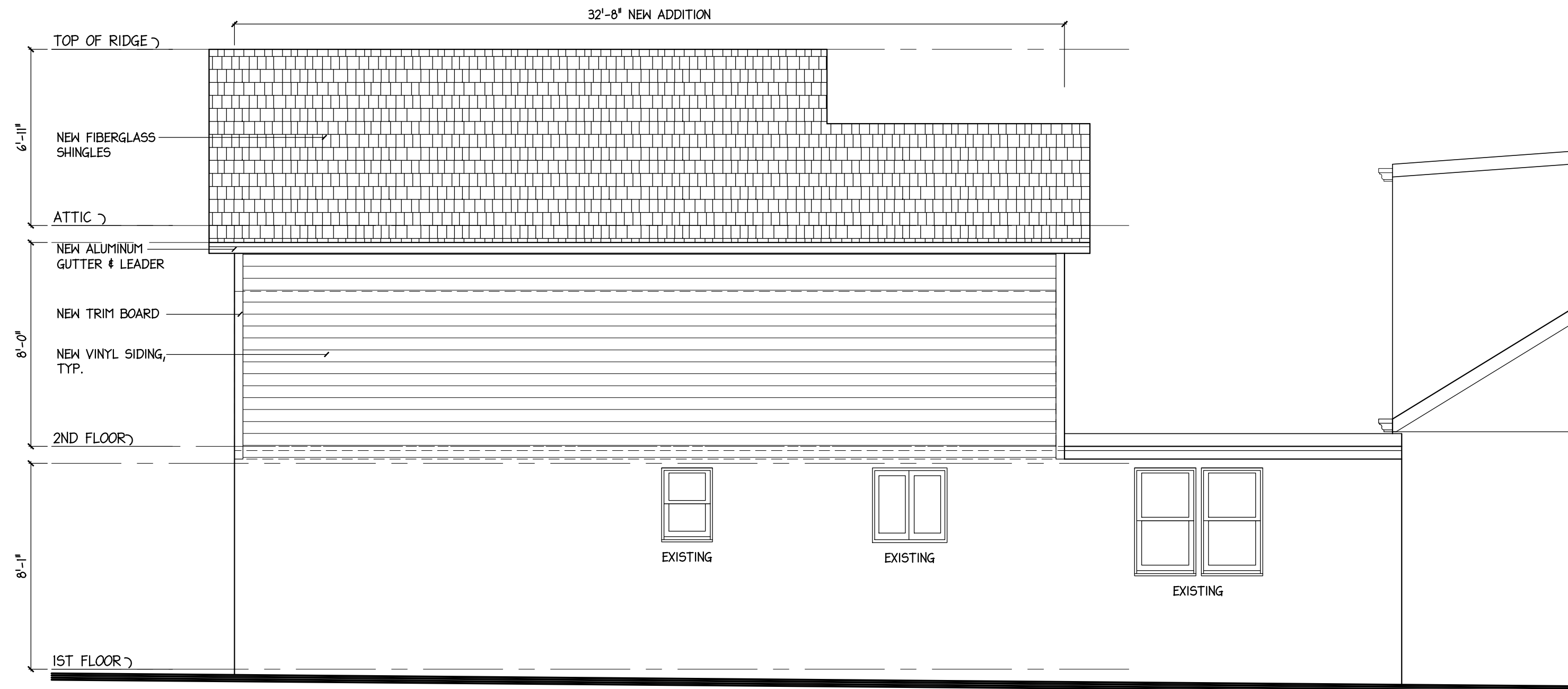
**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

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.**

608 RIDGE ROAD  
LYNDHURST, N.J. 07071

201-939-1446  
(FAX) 201-939-1448

THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.

EXTERIOR ELEVATIONS

2-STORY REAR ADDITION  
EXISTING MULTI-FAMILY  
664 VALLEYBROOK AVENUE  
LYNDHURST, N.J. 07071

DATE 8/5/2020	SCALE AS NOTED	COMMISSION	DRAWING
ISSUED	DRAWN AG DR	20058	P-2