

**SCOPE OF WORK**

THIS APPLICATION IS FOR THE PROPOSED EXPANSION OF AN EXISTING AUTOMOBILE SERVICE GARAGE

WORK SHALL INCLUDE EXCAVATION FOR NEW CONCRETE FOOTINGS, FOUNDATION WALLS & SLAB, INSTALLATION OF NEW CMU MASONRY, STRUCTURAL STEEL, INSULATED METAL WALL PANELS & METAL ROOF WITH SKYLITES, NEW ELECTRICAL & PLUMBING WORK.

THERE IS NO INCREASE TO BUILDING POPULATION. THERE IS NO INCREASE IN THE NUMBER OF REQUIRED PARKING SPACES.

**ZONING INFORMATION**

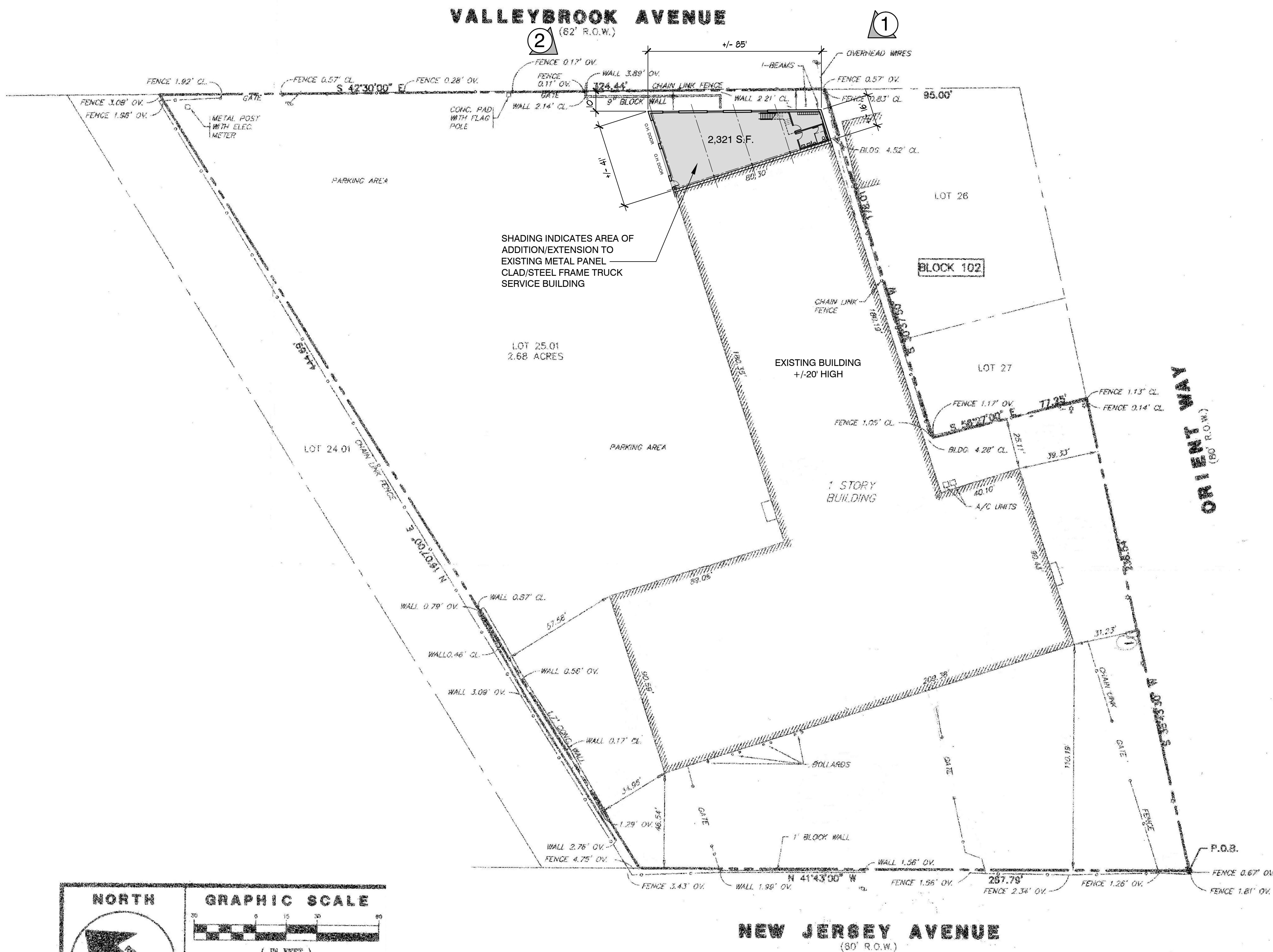
OWNER: PEZZOLA MANAGEMENT CO. - FRANK PEZZOLA JR.

ADDRESS: 325 ORIENT WAY, LYNDHURST NJ

BLOCK: 102 LOT: 25.01

ZONE: LIGHT INDUSTRIAL (M1)

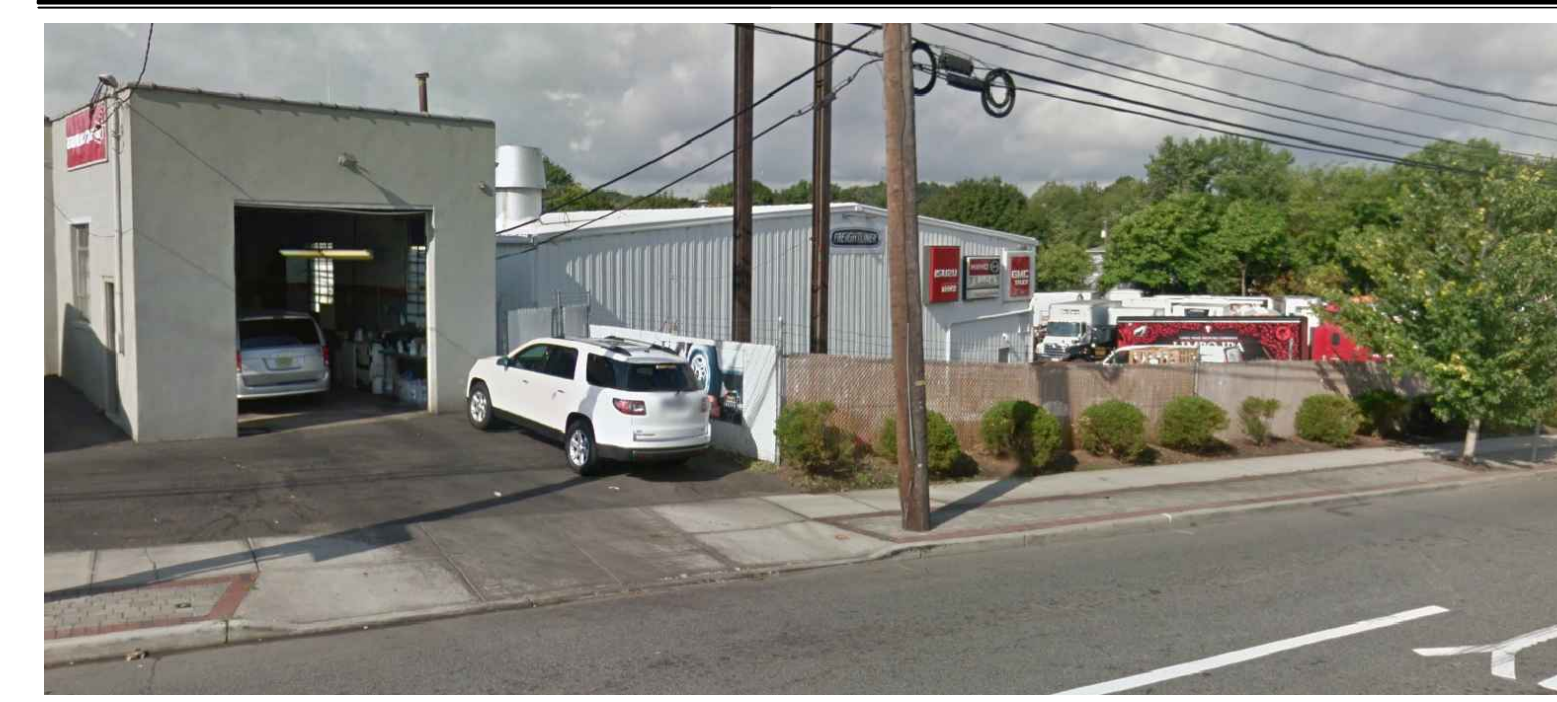
	ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM	LOT AREA	10,000 S.F.	116,713 S.F.	NO CHANGE
	LOT WIDTH	100 FT.	236.54 FT.	NO CHANGE
	LOT DEPTH	100 FT.	267.79 FT.	NO CHANGE
	FRONT YARD	25 FT.	24.80 FT. (E)	10 FT. (V)
	SIDE YARD	10 FT. EACH (INTERIOR) 25 FT. EACH (CORNER)	46.54' (NJ AVE.) 24.91' (VALLEYBROOK)	NO CHANGE
MAXIMUM	REAR YARD	25 FT.	34.60 FT.	NO CHANGE
	BUILDING COVERAGE	60%	30%	(+2,321 S.F.) 32%
	HEIGHT	40 FT. / 4 STORIES	+/-19 FT. / 1 STORY	NO CHANGE



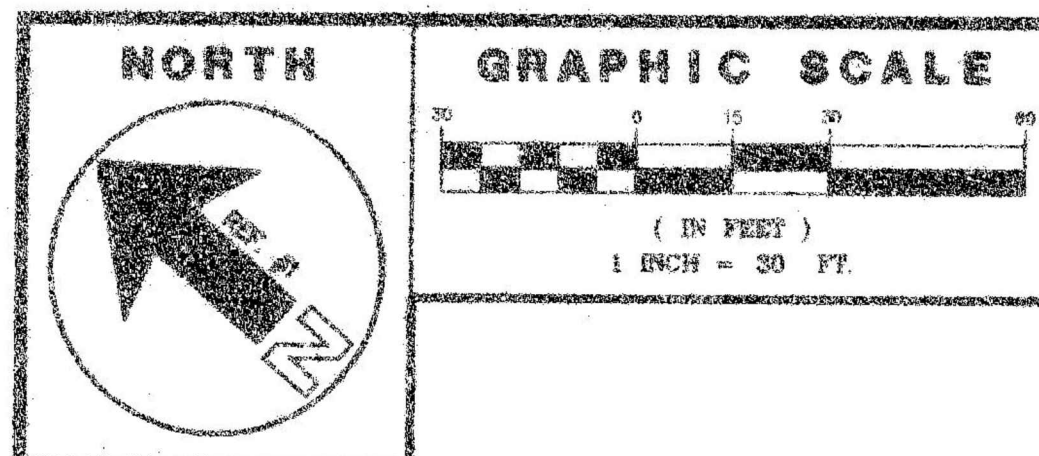
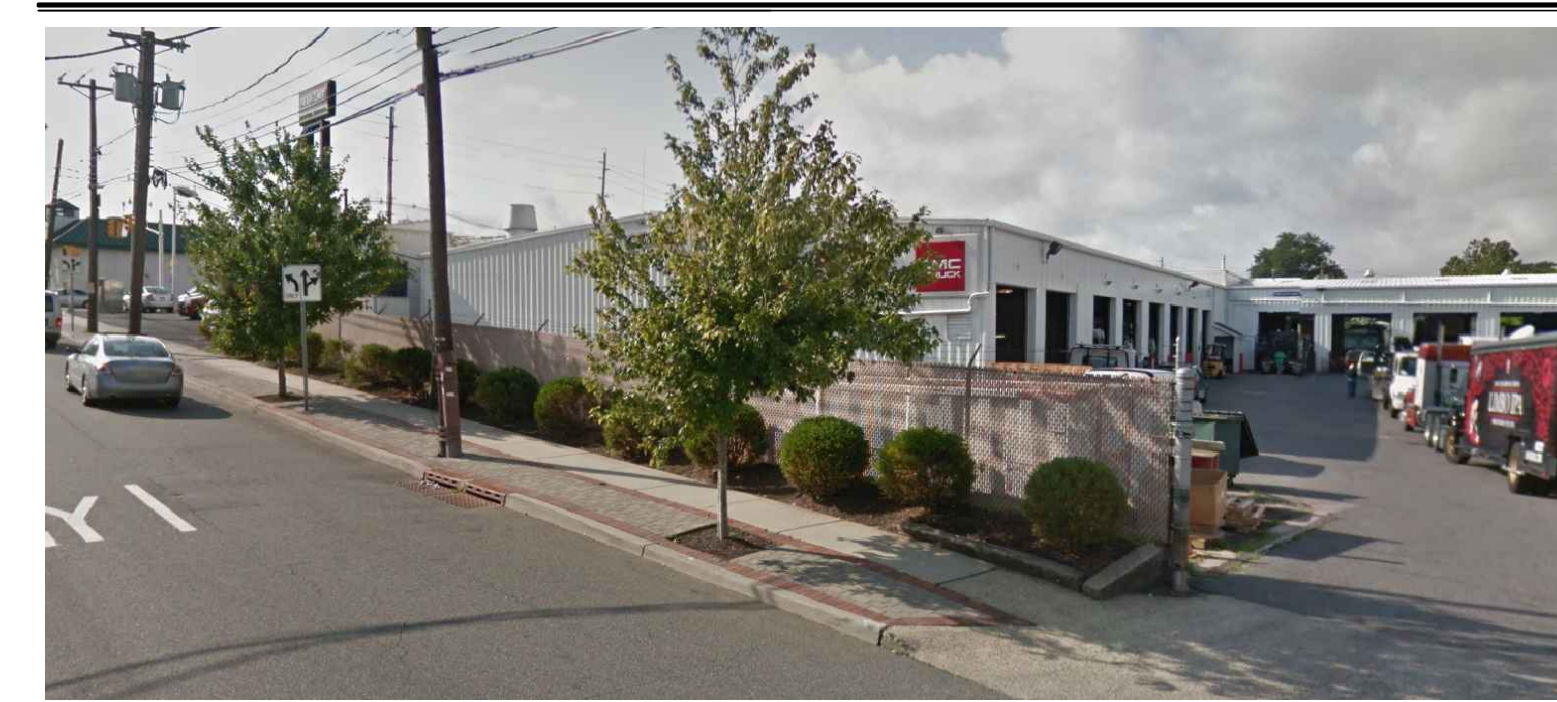
**PARTIAL AREA MAP**



**STREET VIEW POSITION 1**



**STREET VIEW POSITION 2**



**DONALD E. WALBY, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
34 PARK AVENUE  
TEL: 201-939-8805

**NEGLIA ENGINEERING ASSOCIATES**  
LYNDHURST NEW JERSEY  
34 PARK AVENUE  
TEL: 201-939-8805

**JOSEPH E. NEGLIA**  
PROFESSIONAL ENGINEER  
PROFESSIONAL LAND SURVEYOR  
PROFESSIONAL PLANNER

**LOCATION SURVEY OF BLOCK 102, LOT 25.01 TOWNSHIP OF LYNDHURST BERGEN COUNTY NEW JERSEY**

99508 1 OF 1

THE ABOVE LOCATION SURVEY WAS PERFORMED BY NEGLIA ENGINEERING & DATED NOVEMBER 27, 1996. ALL PROPOSED WORK SHOWN WAS ADDED BY CSR ASSOCIATES AS PART OF THIS APPLICATION

Consultants

Seal

Francisco J. Salas, AIA NJ AI 07951  
Leon Cohen, AIA NJ AI 08526  
Harry Zawada, AIA NJ AI 18286

**CSR GROUP**  
CSR Associates, PA  
139 Chestnut Street  
Nutley, NJ 07110  
973/667-1600  
212/242-0713  
Architecture  
Interior Design  
Planning

Project  
**PROPOSED SERVICE BAY ADDITION TO FRANK'S GMC**

325 ORIENT WAY  
LYNDHURST, NEW JERSEY  
Drawing Status

Date 6-21-21 Scale AS SHOWN  
Drawn by Hz Checked by FJS  
Drawing  
PROPOSED SERVICE BAY ADDITION  
CONCEPTUAL SITE PLAN

A-1  
Sheet 1 of 2  
Project Number

15313

Consultants \_\_\_\_\_

Seal \_\_\_\_\_

Francisco J. Salas, AIA NJ AI 07951  
 Leon Cohen, AIA NY 024161-1  
 Harry Zawada, AIA NJ AI 08526  
 NY 015302-1  
 NJ AI 18286

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 139 Chestnut Street  
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 212/242-0713

Architecture  
 Interior Design  
 Planning

Project  
**PROPOSED SERVICE BAY ADDITION TO FRANK'S GMC**

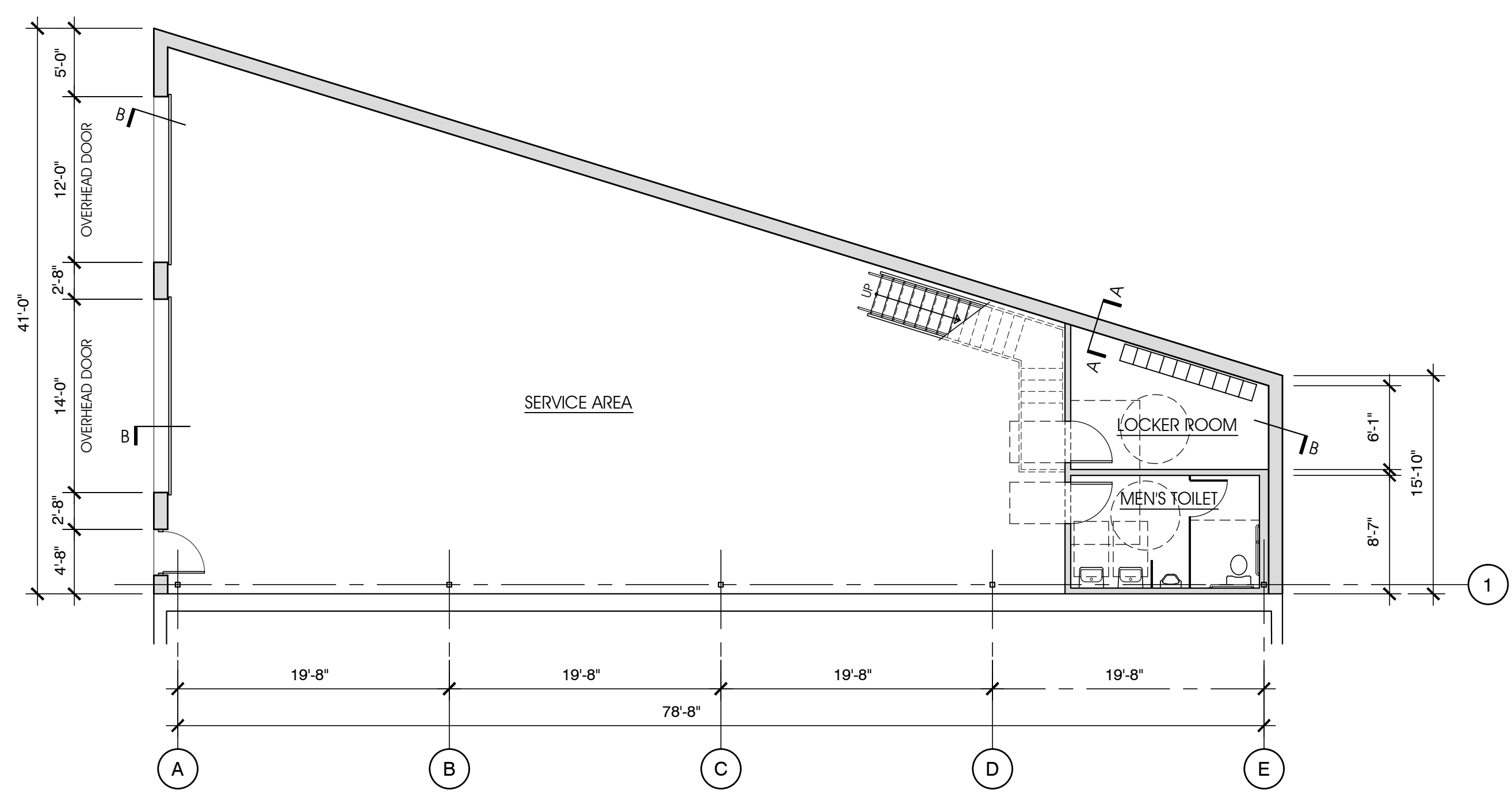
325 ORIENT WAY  
 LYNDHURST, NEW JERSEY  
 Drawing Status \_\_\_\_\_

Date 6-21-21 Scale AS SHOWN  
 Drawn by Hz Checked by FJS

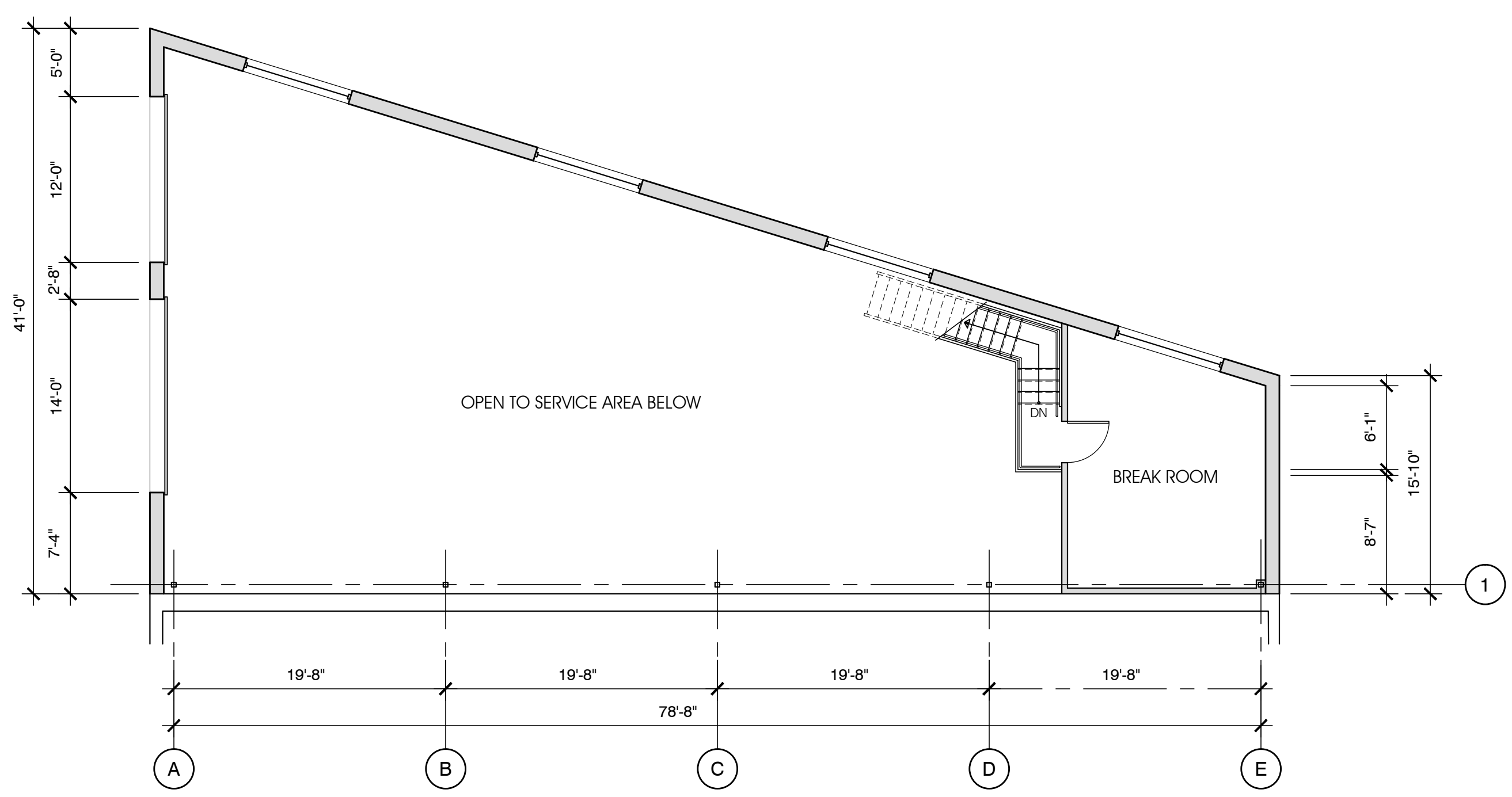
Drawing  
**PROPOSED SERVICE BAY ADDITION FLOOR PLAN & ELEVATIONS**

Sheet **A-2** of 2  
 Project Number \_\_\_\_\_

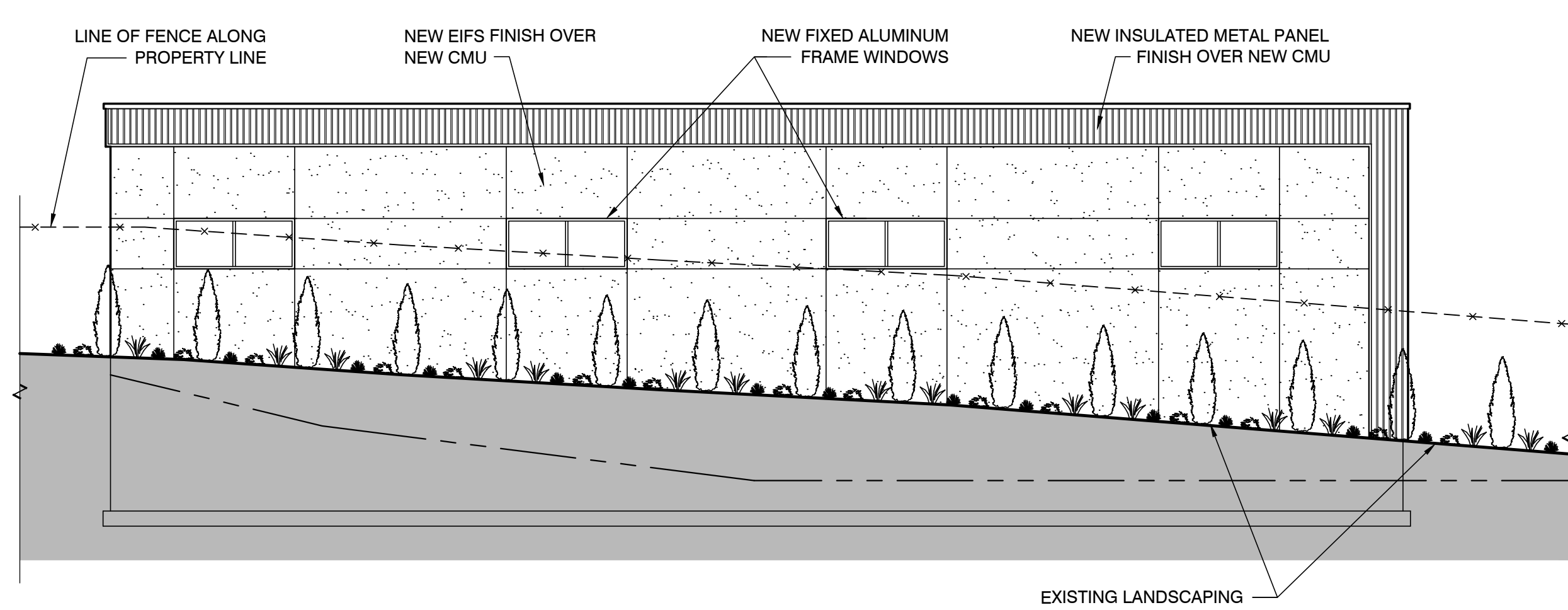
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**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0" 2,321 S.F. GROSS

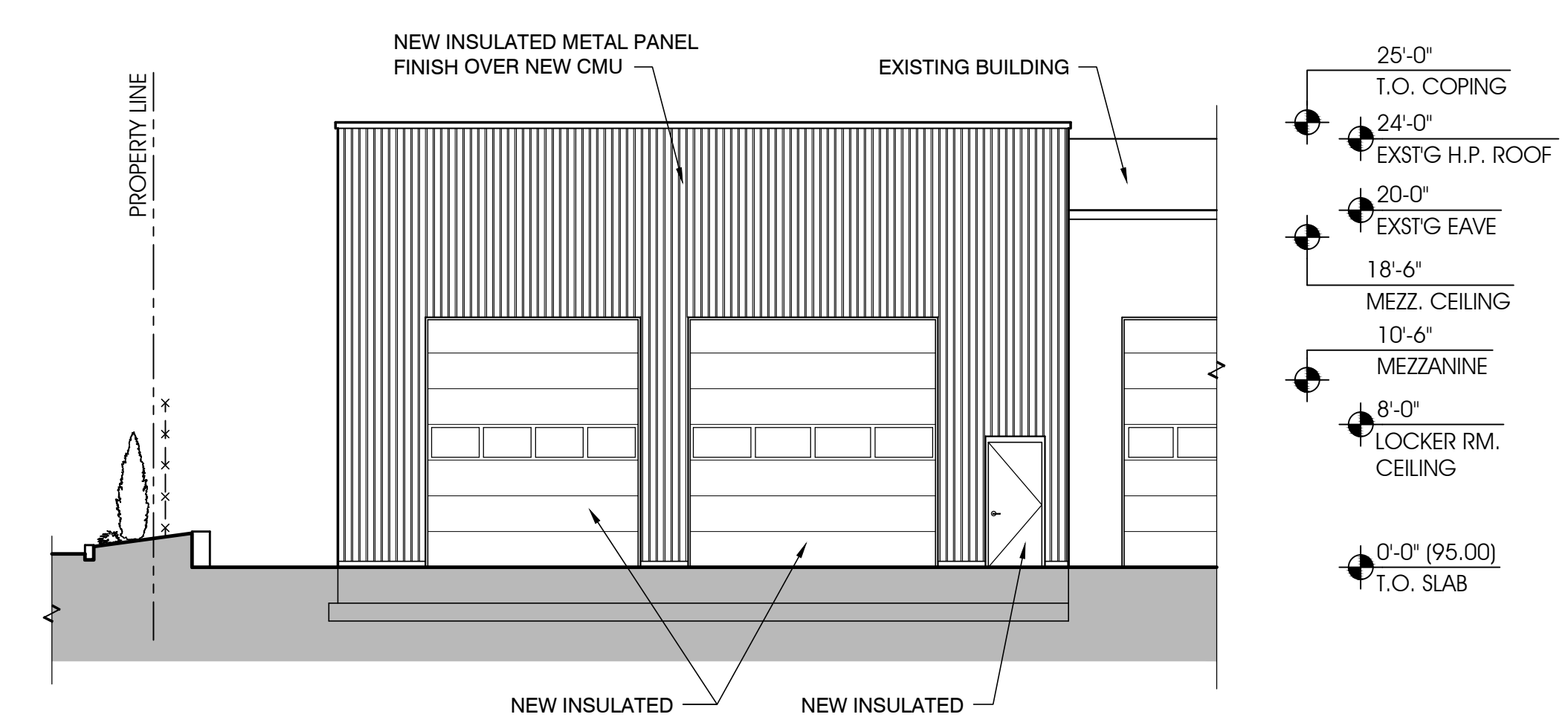


**PROPOSED MEZANINE PLAN**  
 SCALE 1/8" = 1'-0" 256 S.F. GROSS



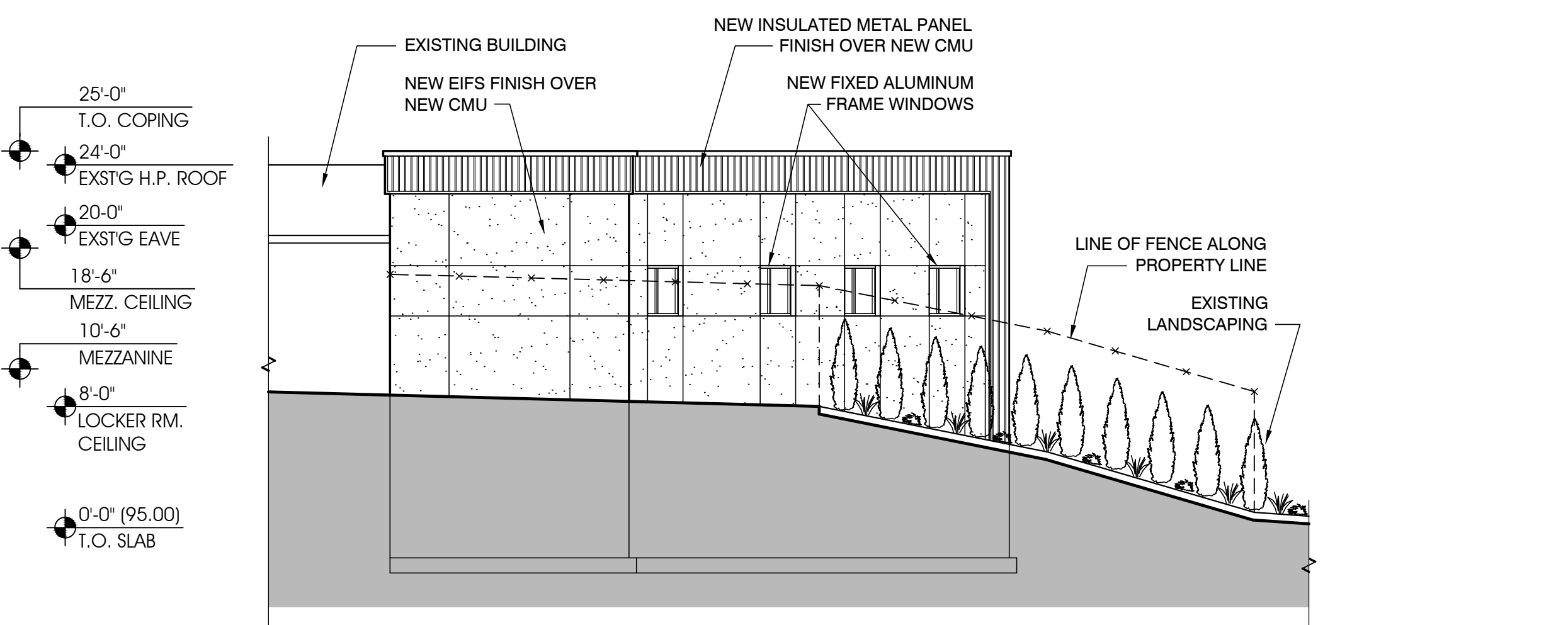
**PROPOSED NORTH ELEVATION**  
 SCALE 1/8" = 1'-0"

- 25'-0" T.O. COPING
- 24'-0" EXSTG H.P. ROOF
- 20'-0" EXSTG EAVE
- 18'-6" MEZZ. CEILING
- 10'-6" MEZZANINE
- 8'-0" LOCKER RM. CEILING
- 0'-0" (95.00) T.O. SLAB



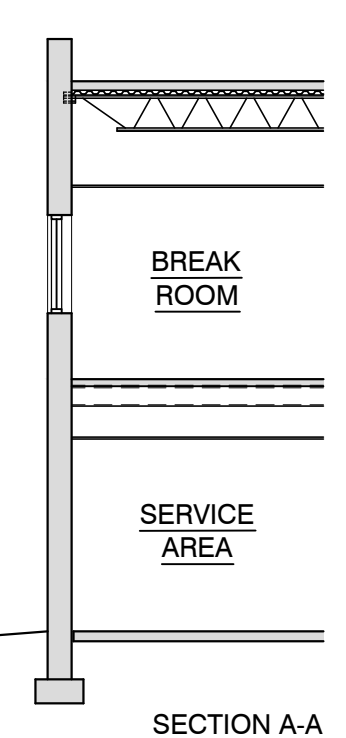
**PROPOSED WEST ELEVATION**  
 SCALE 1/8" = 1'-0"

- 25'-0" T.O. COPING
- 24'-0" EXSTG H.P. ROOF
- 20'-0" EXSTG EAVE
- 18'-6" MEZZ. CEILING
- 10'-6" MEZZANINE
- 8'-0" LOCKER RM. CEILING
- 0'-0" (95.00) T.O. SLAB

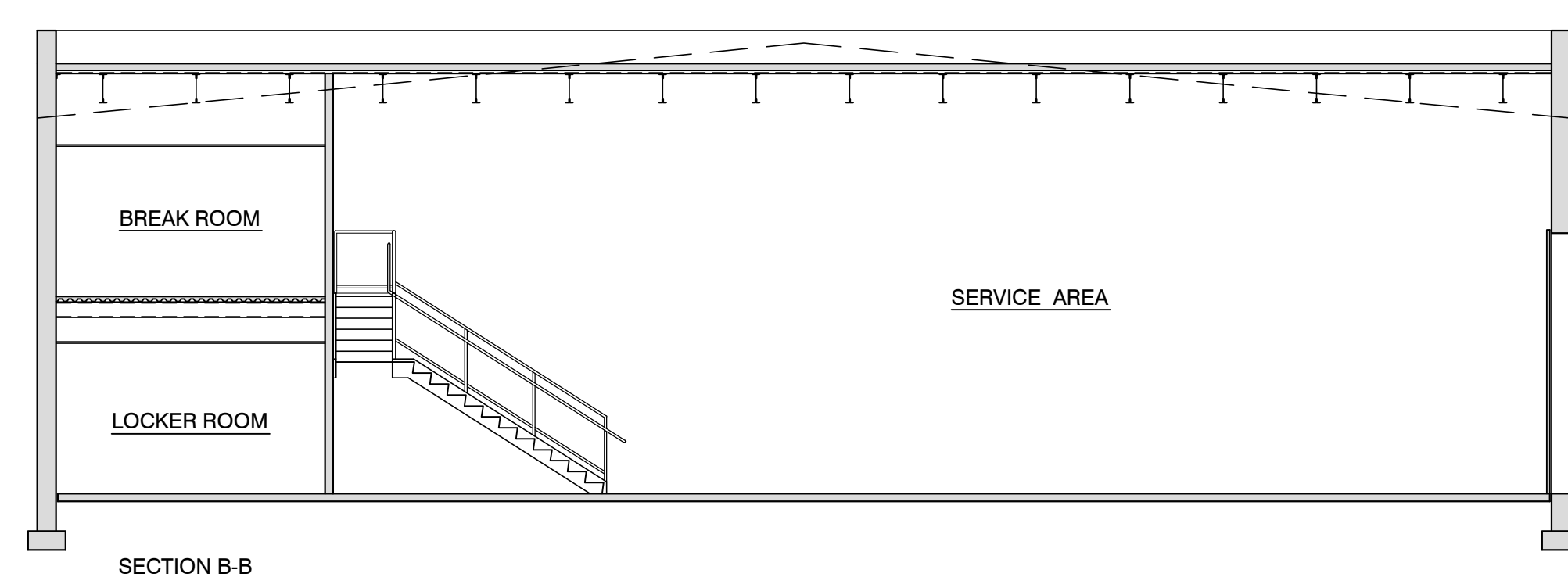


**PROPOSED EAST ELEVATION**  
 SCALE 1/8" = 1'-0"

- 25'-0" T.O. COPING
- 24'-0" EXSTG H.P. ROOF
- 20'-0" EXSTG EAVE
- 18'-6" MEZZ. CEILING
- 10'-6" MEZZANINE
- 8'-0" LOCKER RM. CEILING
- 0'-0" (95.00) T.O. SLAB



**PROPOSED SECTION A-A & BB**  
 SCALE 1/8" = 1'-0"



SECTION B-B