

PROPOSED MIXED-USE DEVELOPMENT

LOTS 10-14 BLOCK 201 & LOTS 1,2 & 4 BLOCK 205

20-32 SYLVAN AVE.
ENGLEWOOD CLIFFS, NEW JERSEY



1 LOCATION MAP
SCALE: N.T.S.



2 AERIAL VIEW
SCALE: N.T.S.



DATE	ISSUE
11-22-24	FOR SUBMISSION
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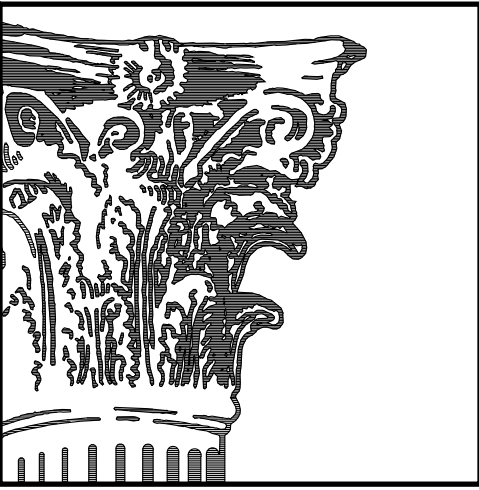
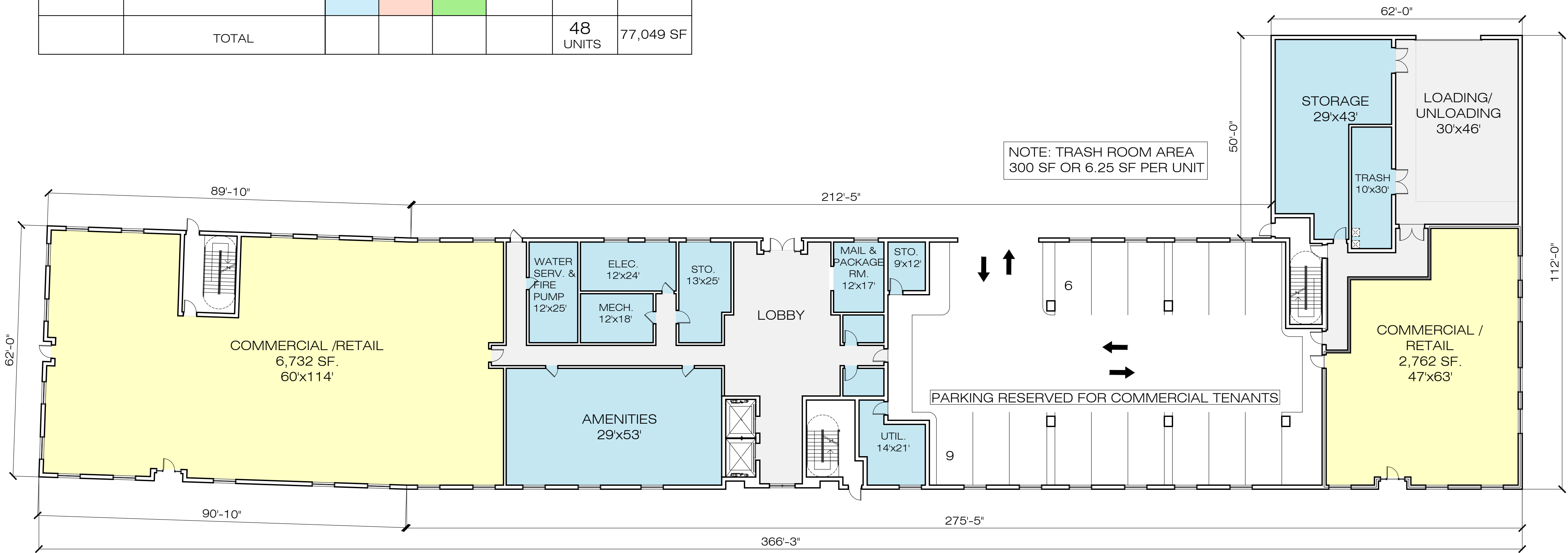
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LOTS 10-14 BLOCK 201 & LOTS 1,2 & 4 BLOCK 205
20-32 SYLVAN AVE.
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CONRAD RONCUTI, JR., P.A.
NJ Architect No. A-112279

DRAWING TITLE	
TITLE PAGE	
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DATE: 11.27.24	SHEET NO. T-100
PROJECT NUMBER: 2020031	

BUILDING SUMMARY						
FLOOR	DESCRIPTION	RESIDENTIAL UNITS				BUILDING GROSS AREA
		1 BEDRM 741 SF. (AVE.)	2 BEDRM 1,085 SF. (AVE.)	3 BEDRM 1,484 SF. (AVE.)	NET AREA	
1ST FLOOR	RESIDENTIAL LOBBY, AMENITIES MAIL AREA, MECH. RM, UTIL. RMS, STO. & STAIRS TENANT STORAGE				10,065 SF.	25,683 SF
	COMMERCIAL / RETAIL				9,494 SF.	
	COVERED PARKING				6,124 SF.	
2ND FLOOR	RESIDENTIAL	14	9	1		25,683 SF
3RD FLOOR	RESIDENTIAL	14	9	1		25,683 SF
	SUB-TOTAL	28	18	2		
	TOTAL				48 UNITS	77,049 SF



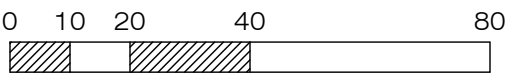
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GROUND FL PLAN BUILDING SUMMARY	
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2 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



TYPICAL 2ND & 3RD FLOOR PLAN

1 BEDRM. UNIT - 741 SF.(AVE.)	---	14
2 BEDRM. UNIT - 1,085 SF.(AVE.)	-	9
3 BEDRM. UNIT - 1,484 SF.(AVE.)	-	1
TOTAL		----- 24 UNITS/FLR

1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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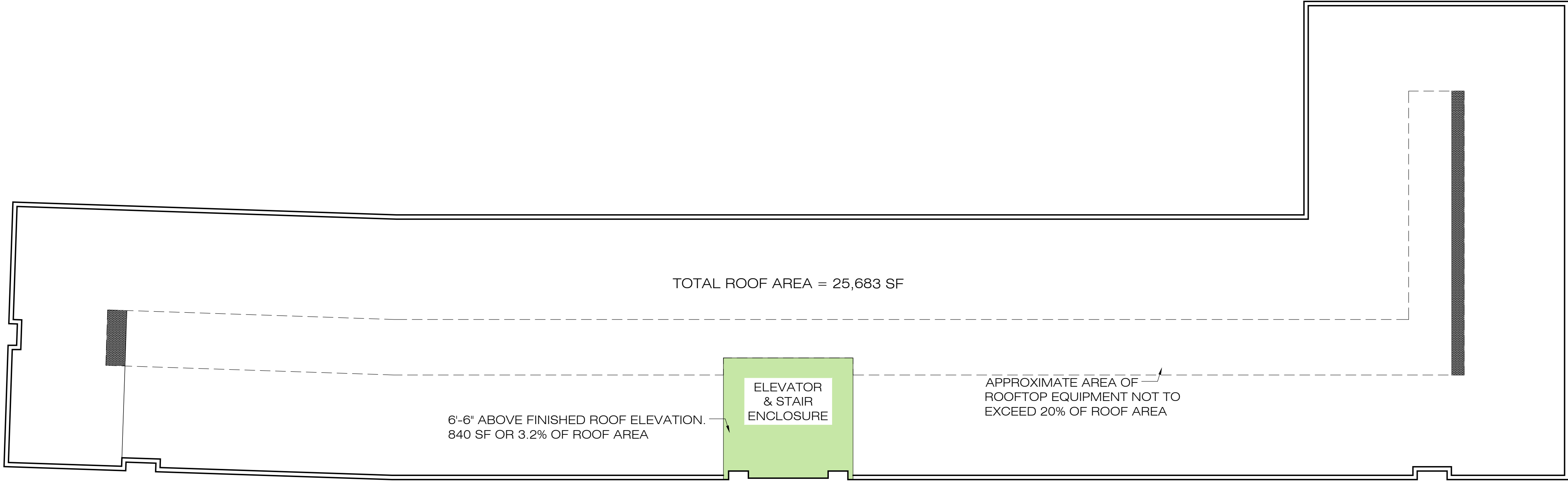
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LOTS 10-14 BLOCK 207 & LOTS 1, 2 & 4 BLOCK 205
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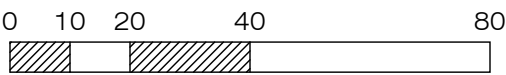
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2ND + 3RD FL PLAN	
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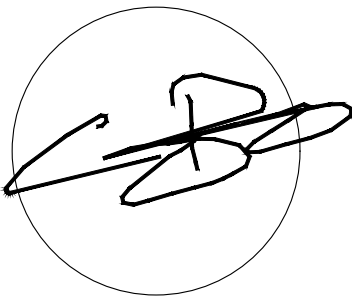
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1 ROOF PLAN
SCALE: 1/16" = 1'-0"



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NY Architect No. A-112279



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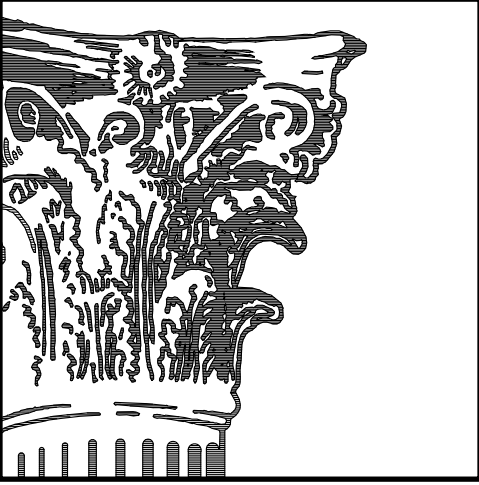
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ROOF PLAN

SCALE
AS SHOWN

DATE
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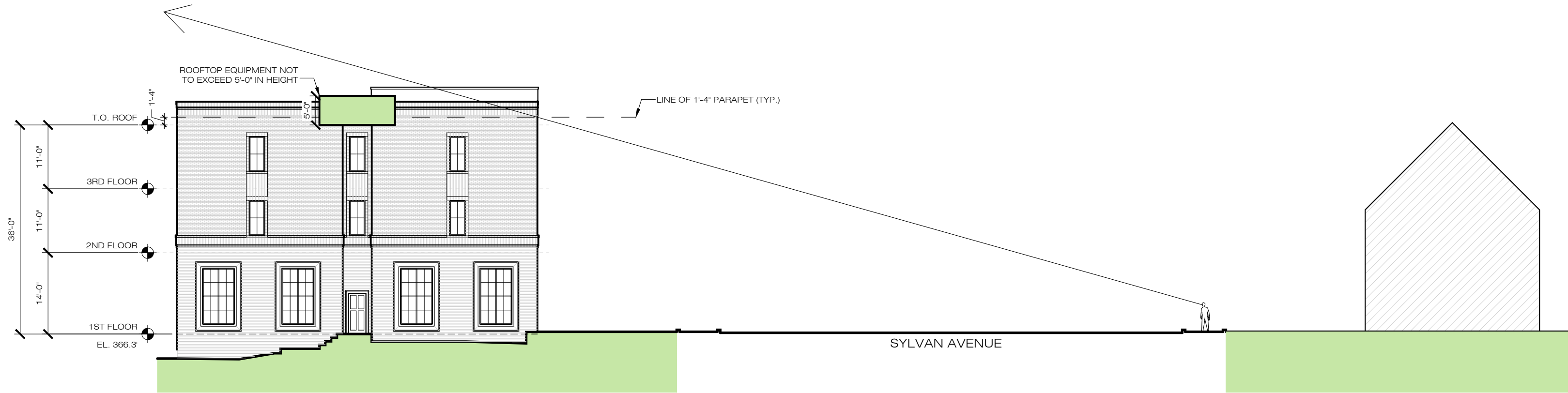
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A-102

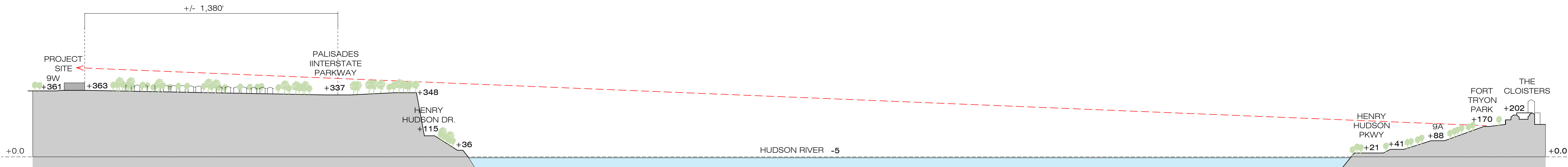
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AS PER CHAPTER 30-18.3(4):
THE PROPOSED AREA FOR ROOFTOP EQUIPMENT IS ALLOWED A MAX. OF 5% OF ROOF AREA TO 10'-0" HT
& A MAX. OF 15% OF ROOF AREA TO 5'-0" HT (5'-0" HEIGHT SHOWN ABOVE FOR ILLUSTRATIVE PURPOSES)
NOTE: THE MAX. HEIGHT OF ROOFTOP EQUIPMENT NOT TO EXCEED 5'-0" IN HEIGHT AS INDICATED.

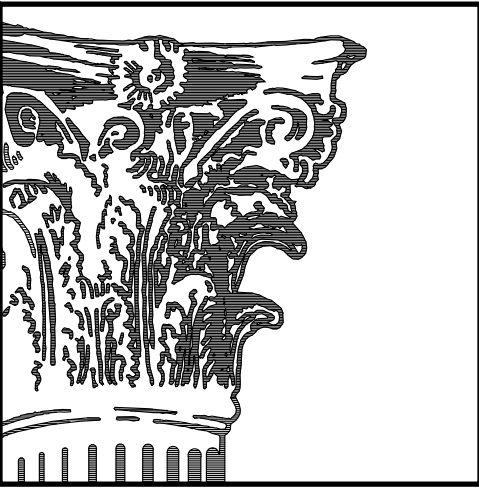
2 SITE SECTION

SCALE: N.T.S.



1 SITE SECTION

SCALE: N.T.S.



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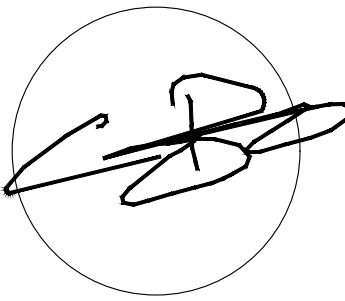
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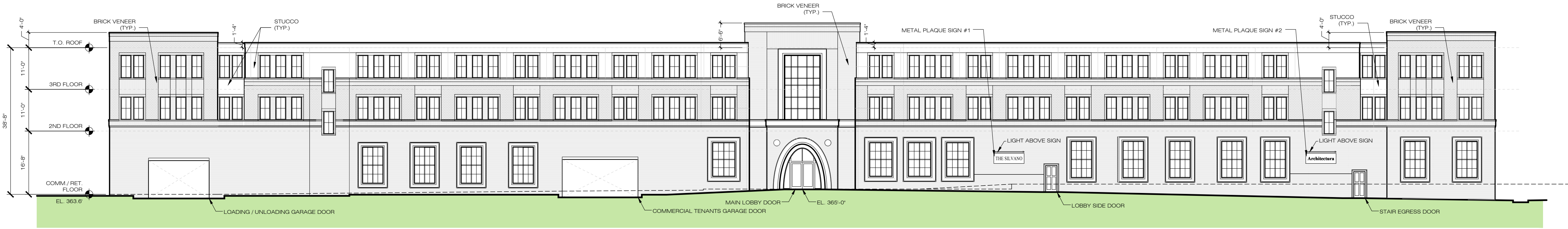


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SITE SECTION

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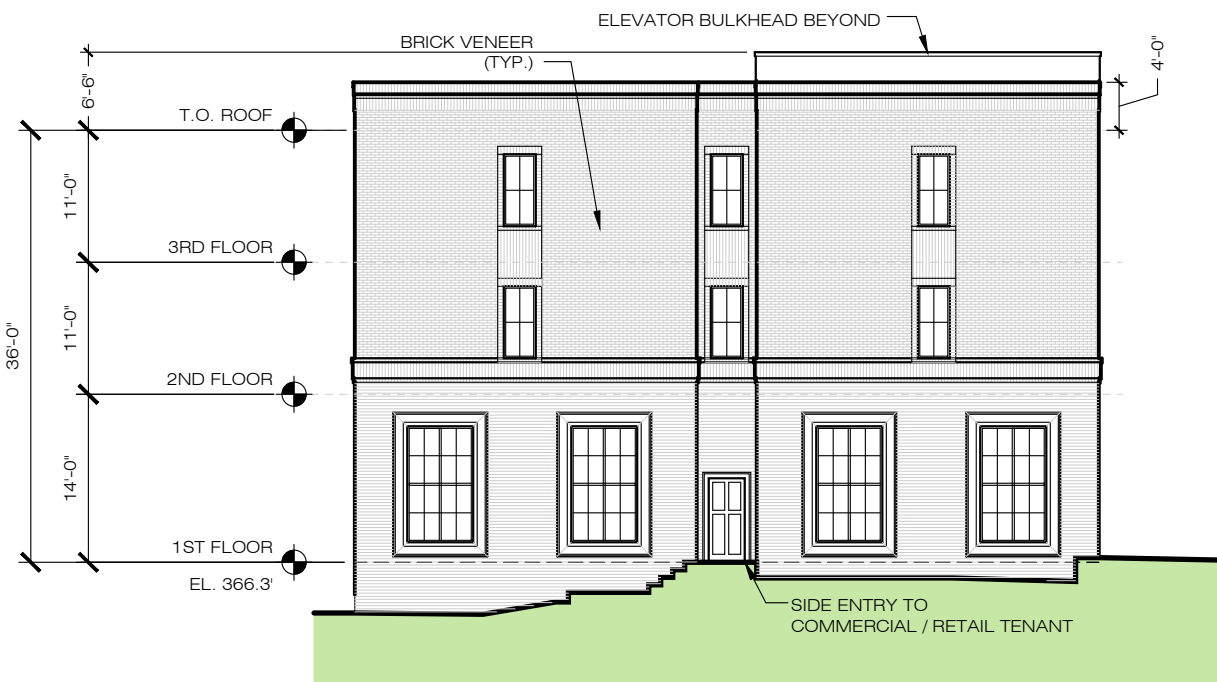
4 REAR ELEVATION

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



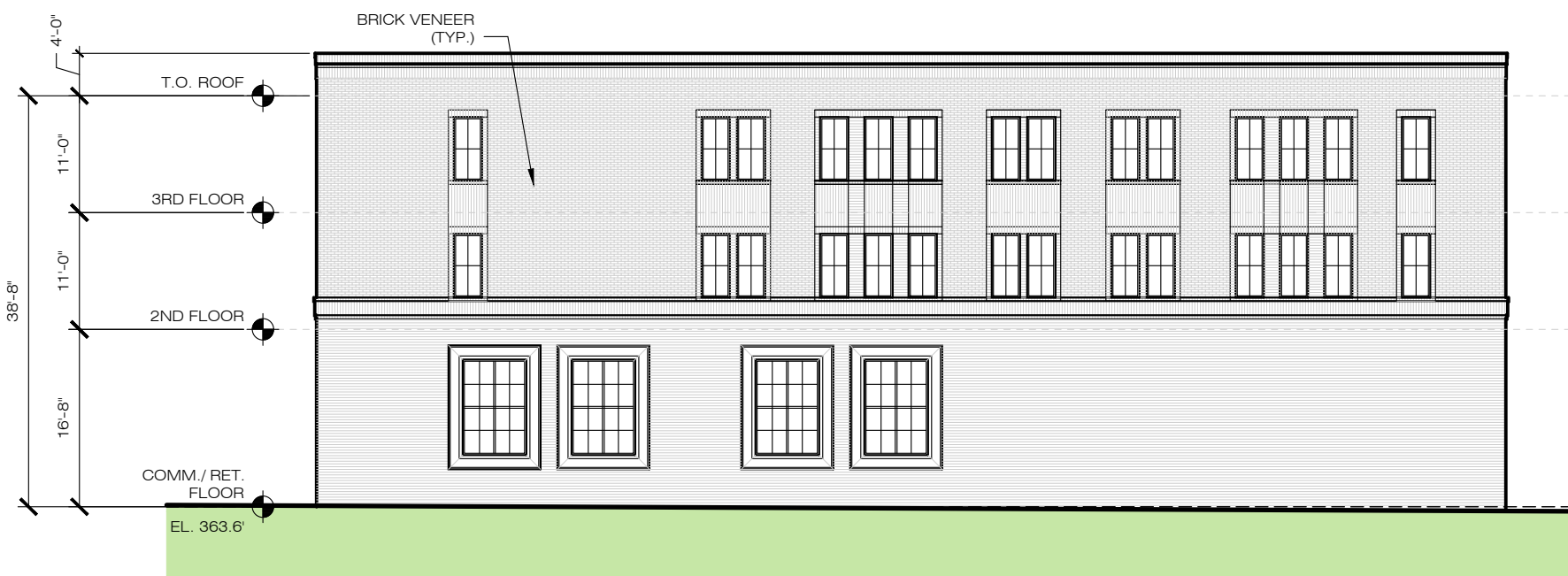
3 LEFT ELEVATION

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



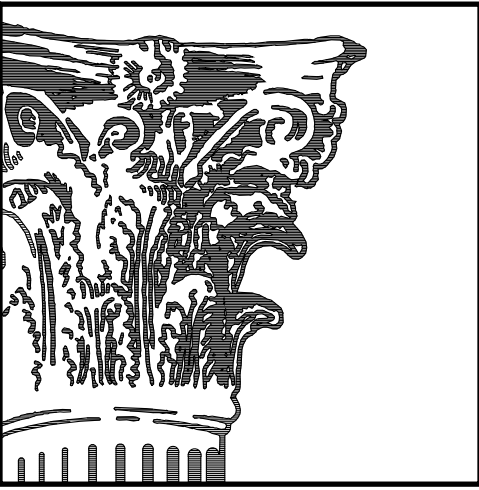
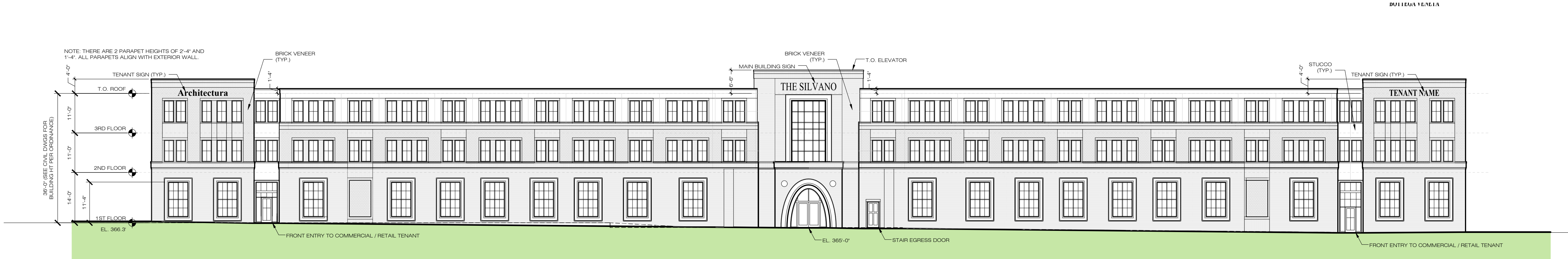
2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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



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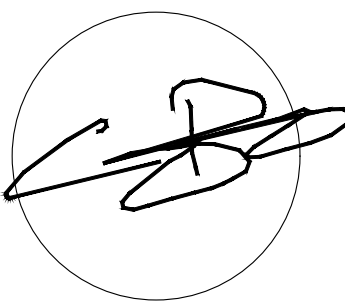
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BUILDING ELEVATIONS

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1 PERSPECTIVE

SCALE: N.T.S.



2 PERSPECTIVE

SCALE: N.T.S.



3 PERSPECTIVE

SCALE: N.T.S.



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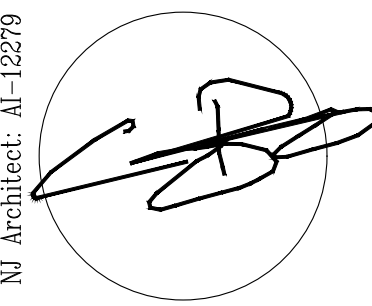
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PERSPECTIVES

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