



IT IS A VIOLATION OF NEW JERSEY STATE LAW TO ALTER PLANS, SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF AN ARCHITECT HAS BEEN APPLIED.

PROJECT TITLE
50 BROAD AVENUE
 NEW MIXED- USE BUILDING
 50 BROAD AVENUE,
 PALISADES PARK, NEW JERSEY

CONSULTANT
 ARCHITECT
MG
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STAMP

PETER C. PARK
 RA, AIA, NCARB, LEED AP ND
 NJ ARCHITECT: AI-20070

NO.	DATE	REVISION
02	10.05.2020	ZONING REVIEW
01	07.09.2020	ZONING REVIEW

DOB APPROVAL STAMP

DOB NO.

ISSUED DATE 10/05/2020
 PROJECT NUMBER 20016
 SCALE AS NOTED

SHEET NAME

3D PERSPECTIVE RENDERING

SHEET NUMBER

Z-100

NEW MIXED USE BUILDING

BLOCK 614, LOT 23
50 BROAD AVENUE, PALISADES PARK, NJ

ZONING TABLE - PALISADES PARK, NJ

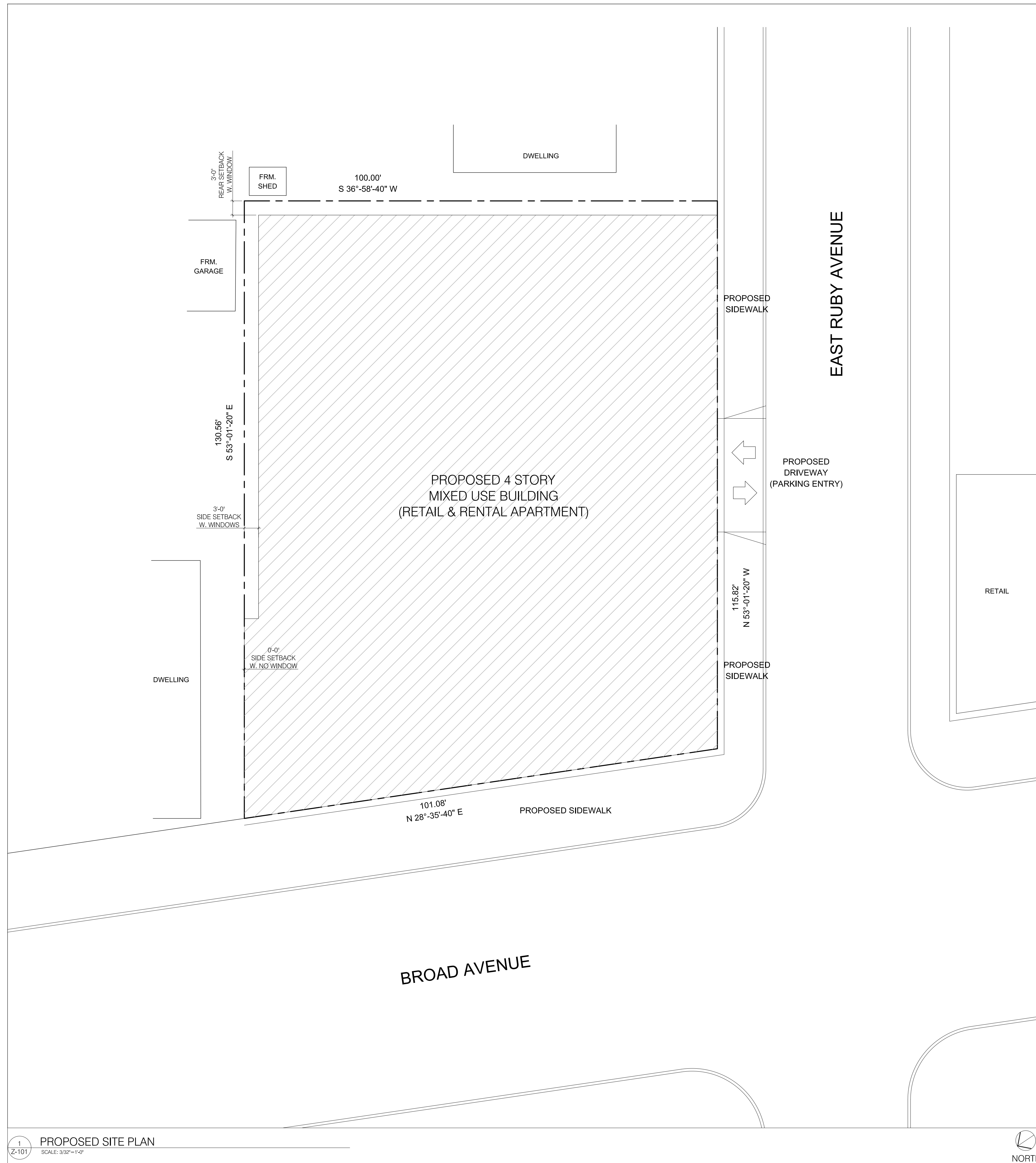
PROJECT	NEW MIXED USE BUILDING
ZONE	B2 (GENERAL BUSINESS DISTRICT)
LOCATION	BLOCK 614, LOT 23
USE - PROPOSED	FLOOR 1: RETAIL, FLOOR 2-4: RENTAL APARTMENT DWELLING
ADDRESS	50 BROAD AVENUE, PALISADES PARK, NJ 07650

ZONING COMPLIANCE	REQUIRED	PROPOSED	VARIANCE REQ'D
MIN. LOT AREA (EXIST.)	NOT REQUIRED	12,320 SF (0.28 ACRE)	NO
MIN. LOT FRONTAGE (EXIST.)	NOT REQUIRED	101.08 FT	NO
MIN. LOT DEPTH (EXIST.)	NOT REQUIRED	115.82 FT / 130.56'	NO
MIN. FRONT YARD	0.00 FT	0.00 FT	NO
MIN. SIDE YARDS (LEFT)	NOT REQUIRED	0.00 FT / 3.00 FT	NO
MIN. SIDE YARDS (RIGHT)	NOT REQUIRED	0.00 FT	NO
MIN. REAR YARD	15 FT	3.00 FT	YES
MAX. BUILDING HEIGHT	3 ST / 35 FT	4 ST / 38.5 FT	YES
MAX. COVERAGE	50% (6,160 SF)	95.45% (11,760 SF)	YES
DENSITY (FAR)	NOT REQUIRED	3.00 (37,030 SF)	NO
USE	GENERAL BUSINESS	RETAIL / RENTAL APT.	YES
PARKING *	31 SPACES	19 SPACES	YES

- TOTAL DWELLING UNITS = 39
(13 UNITS PER FLOOR OVER 3 FLOORS;
18 ONE-BEDROOM UNITS, 21 STUDIO UNITS)

* PARKING REQUIREMENT BREAKDOWN
- RETAIL
PROPOSED GROSS RETAIL AREA: 3,350 SF
PARKING REQUIREMENT: 1 SPACE / 200 SF
REQUIRED FOR RETAIL: 17 SPACES

- RENTAL APARTMENT
PROPOSED APARTMENT UNIT: 18 UNITS (1 BED), 21 UNITS (STUDIO)
PARKING REQUIREMENT: 1 BED (0.8 SPACE / UNIT); STUDIO (NOT REQUIRED)
REQUIRED FOR RENTAL APARTMENT: 14.4, THEREFORE 14 SPACES



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SITE PLAN & NOTES

SHEET NUMBER

Z-101

AVG. GRADE CALC: 87.77 FT.
 FOUR CORNERS (per survey)
 82.68 83.48 96.93 90.42
 MID POINTS (per survey)
 83.33 86.00 93.29 86.00
 702.13 / 8 = 87.77 FT.
 MAX. BLDG. HT: 126.27 FT.
 MAX. BLDG. HT. CALC:
 126.27 - 87.77 = 38.50 FT.

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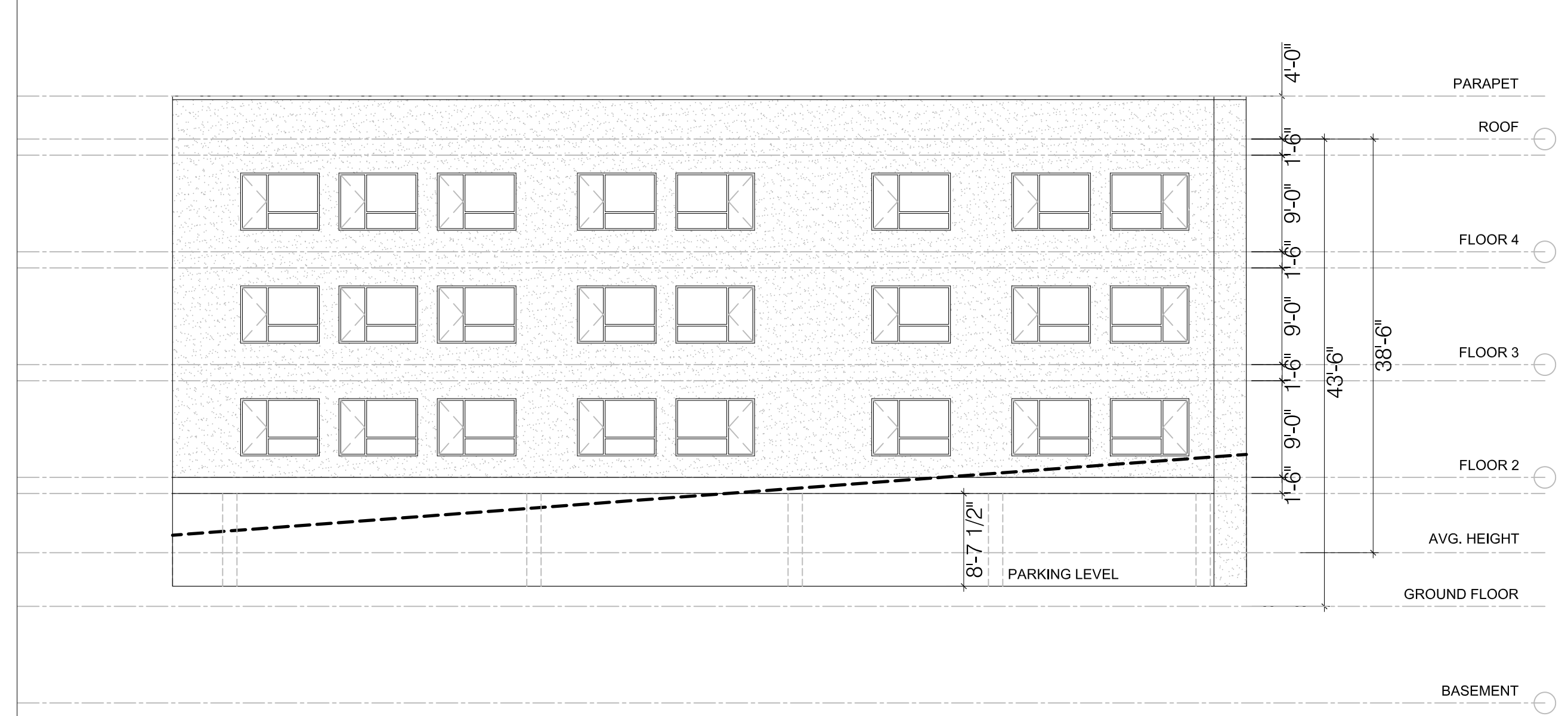
SCALE AS NOTED

SHEET NAME

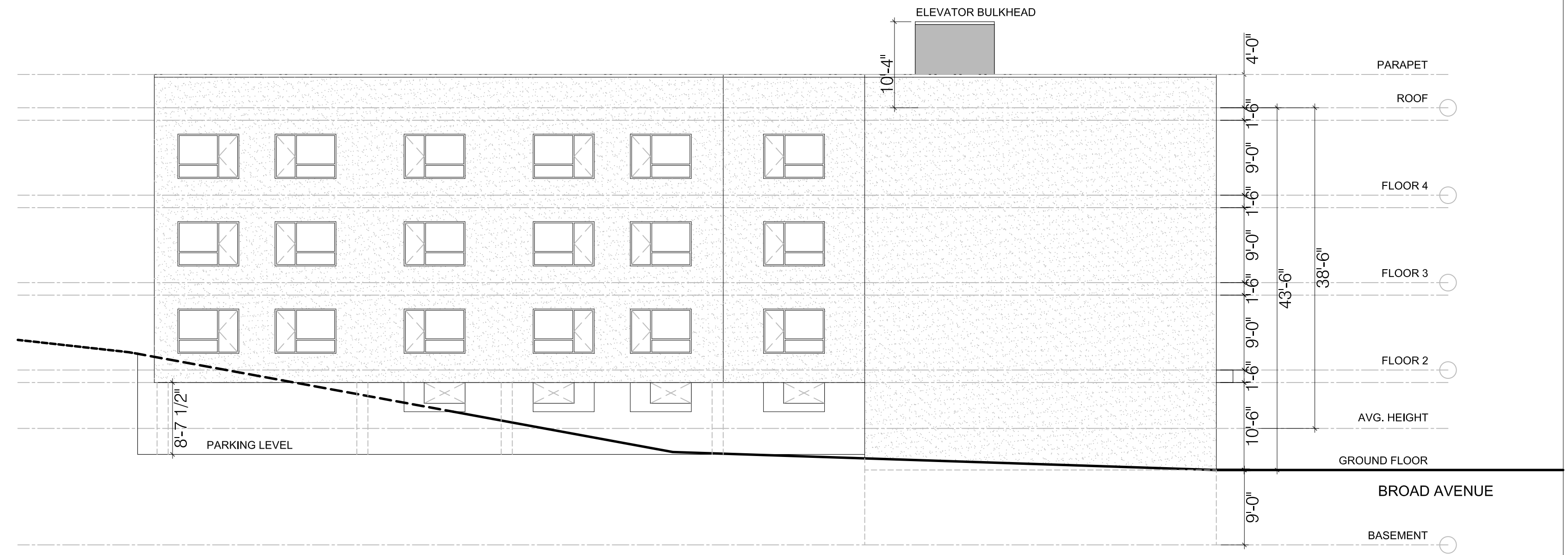
ELEVATIONS

SHEET NUMBER

Z-102



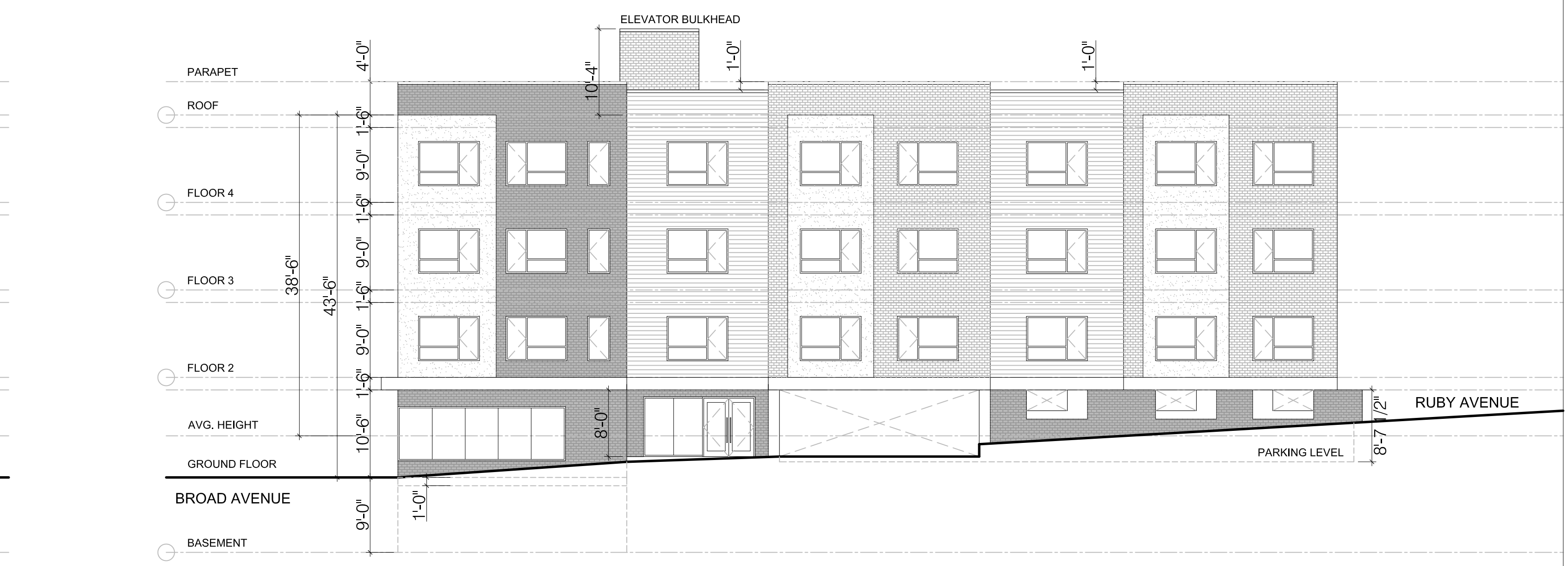
3 PROPOSED REAR ELEVATION
 SCALE: 3/32"=1'-0"



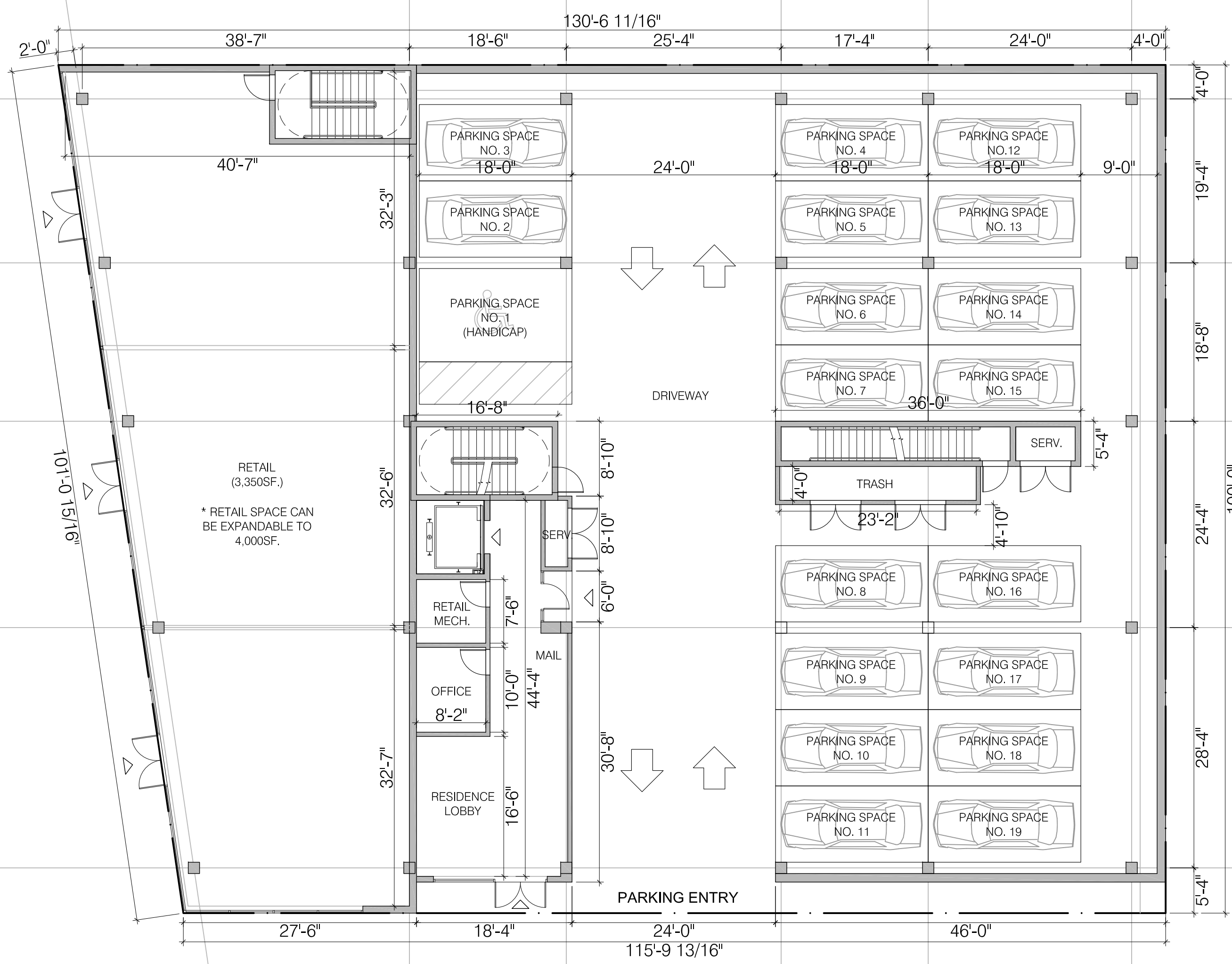
4 PROPOSED LEFT ELEVATION
 SCALE: 3/32"=1'-0"



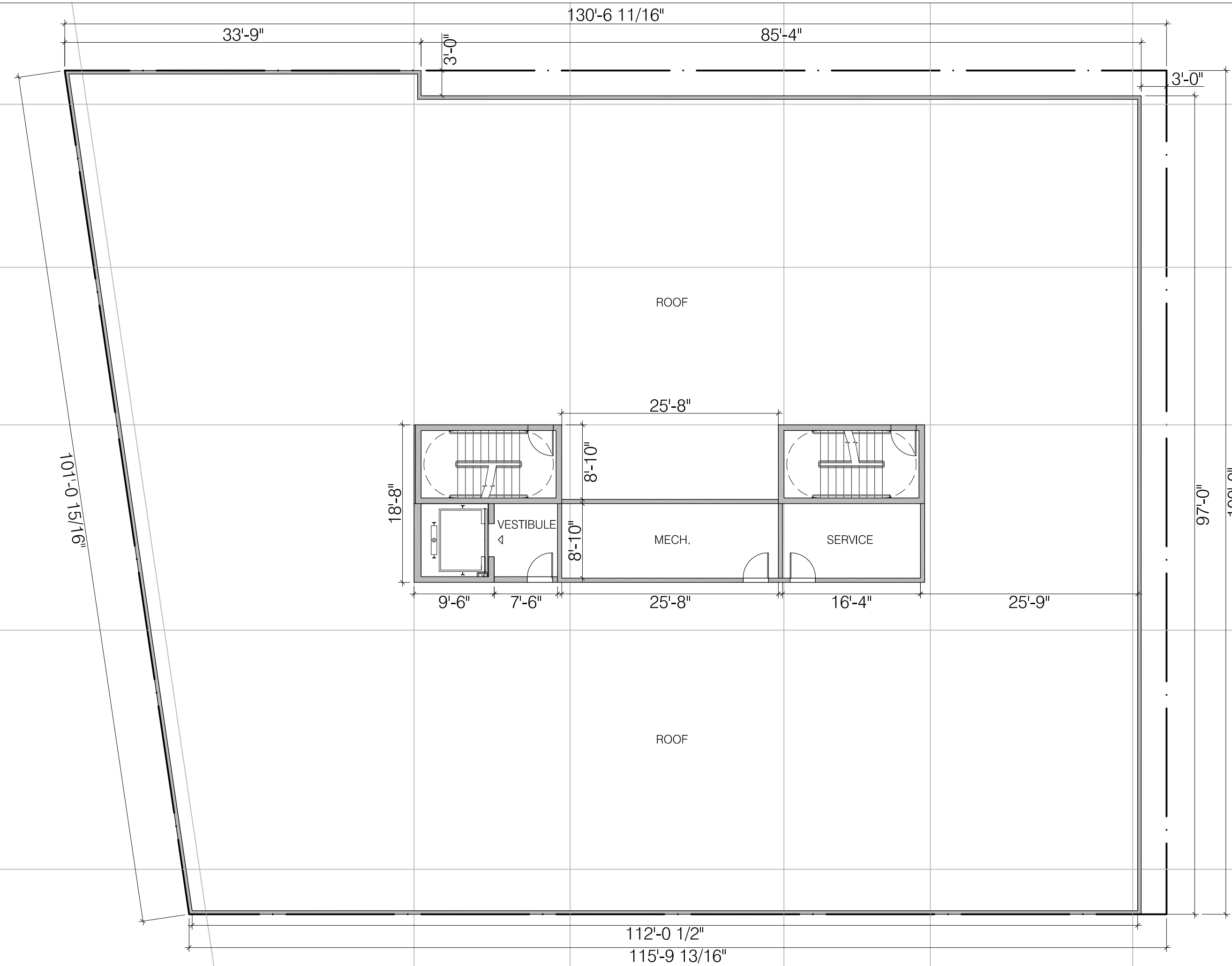
1 PROPOSED FRONT ELEVATION
 SCALE: 3/32"=1'-0"



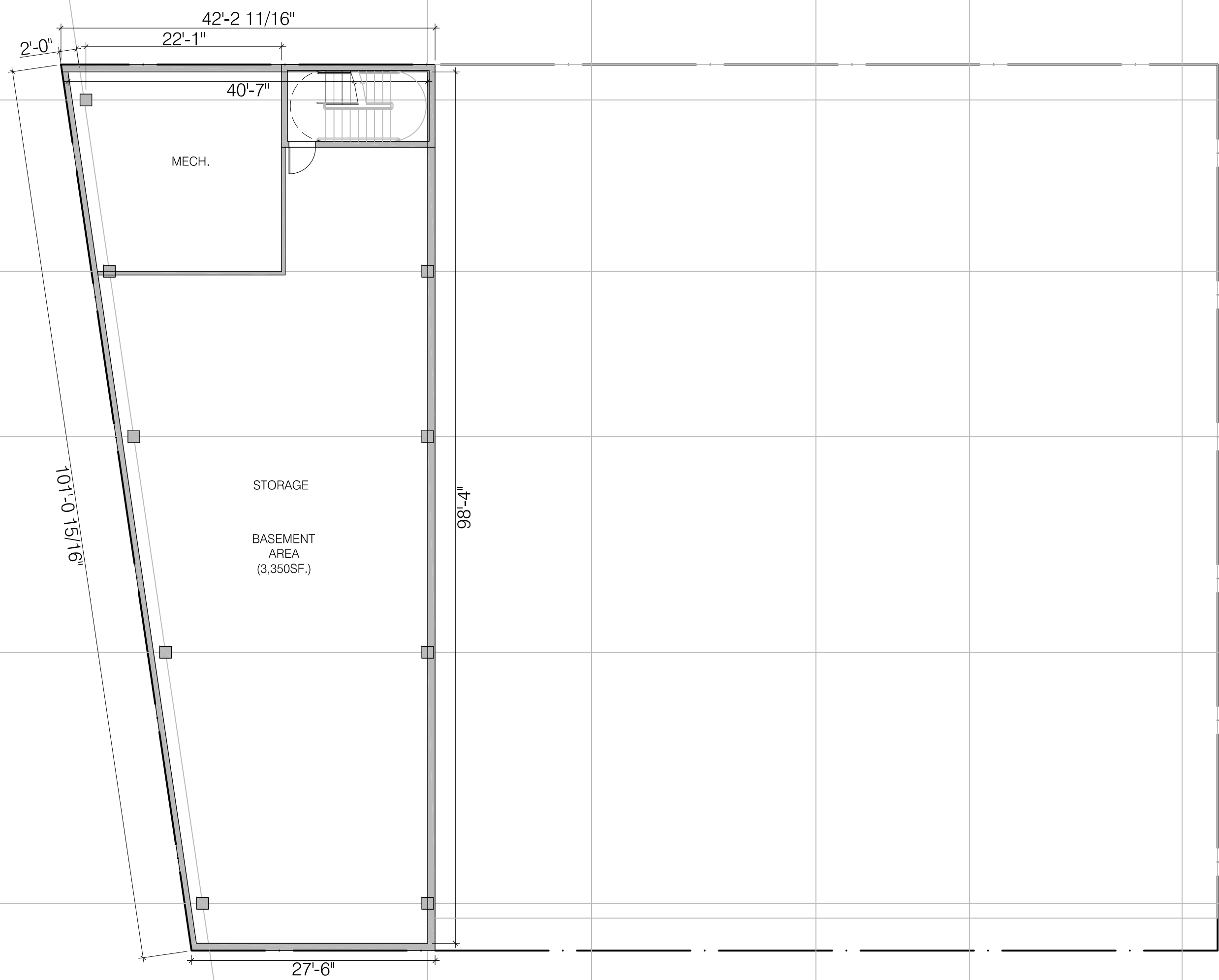
2 PROPOSED RIGHT ELEVATION
 SCALE: 3/32"=1'-0"



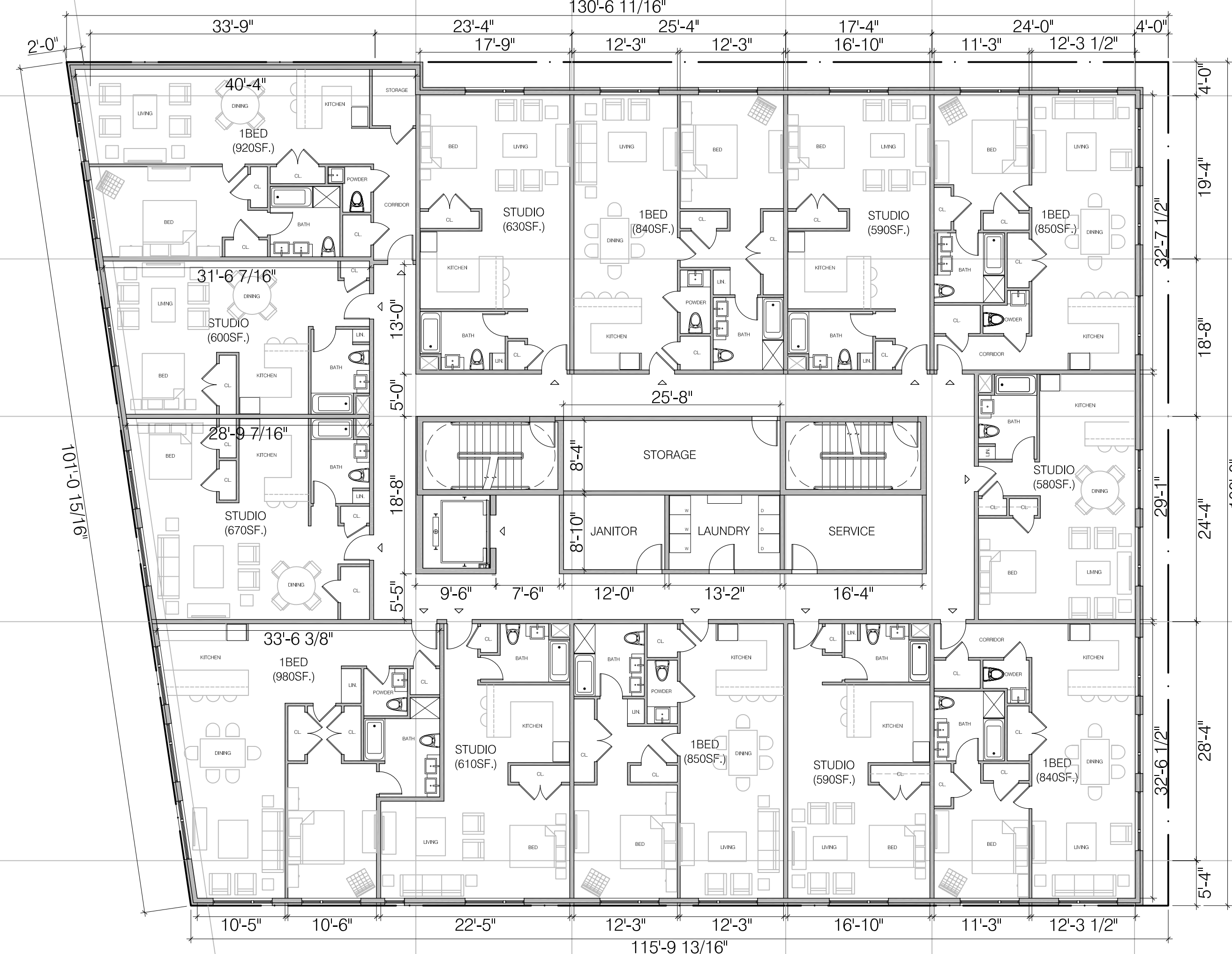
2 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"



4 FLOOR 4 PLAN
SCALE: 3/32"=1'-0"



1 BASEMENT PLAN
SCALE: 3/32"=1'-0"



3 FLOOR 2-4 PLAN
SCALE: 3/32"=1'-0"

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NORTH
DOB NO.

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SHEET NAME

FLOOR PLANS

SHEET NUMBER

Z-103