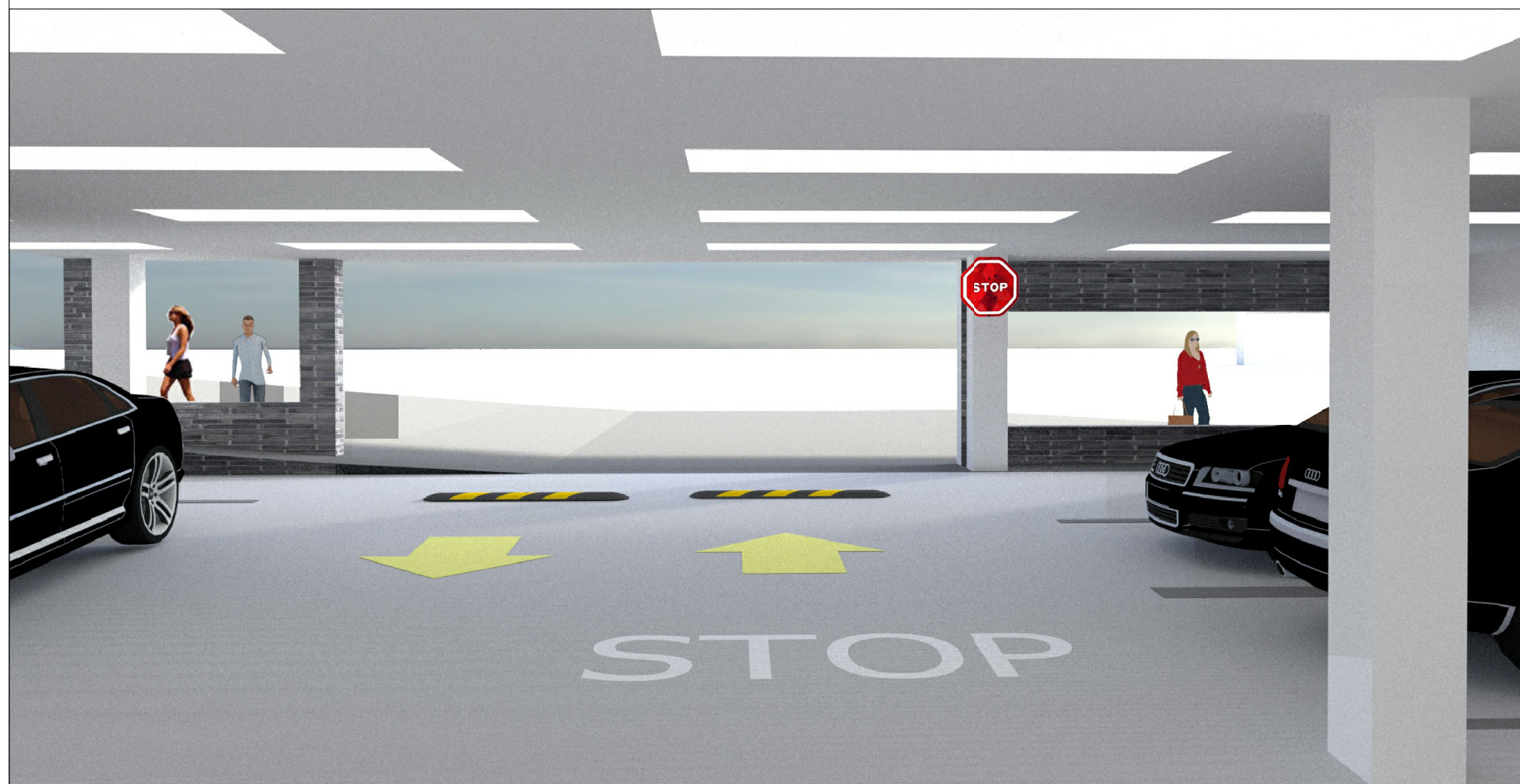




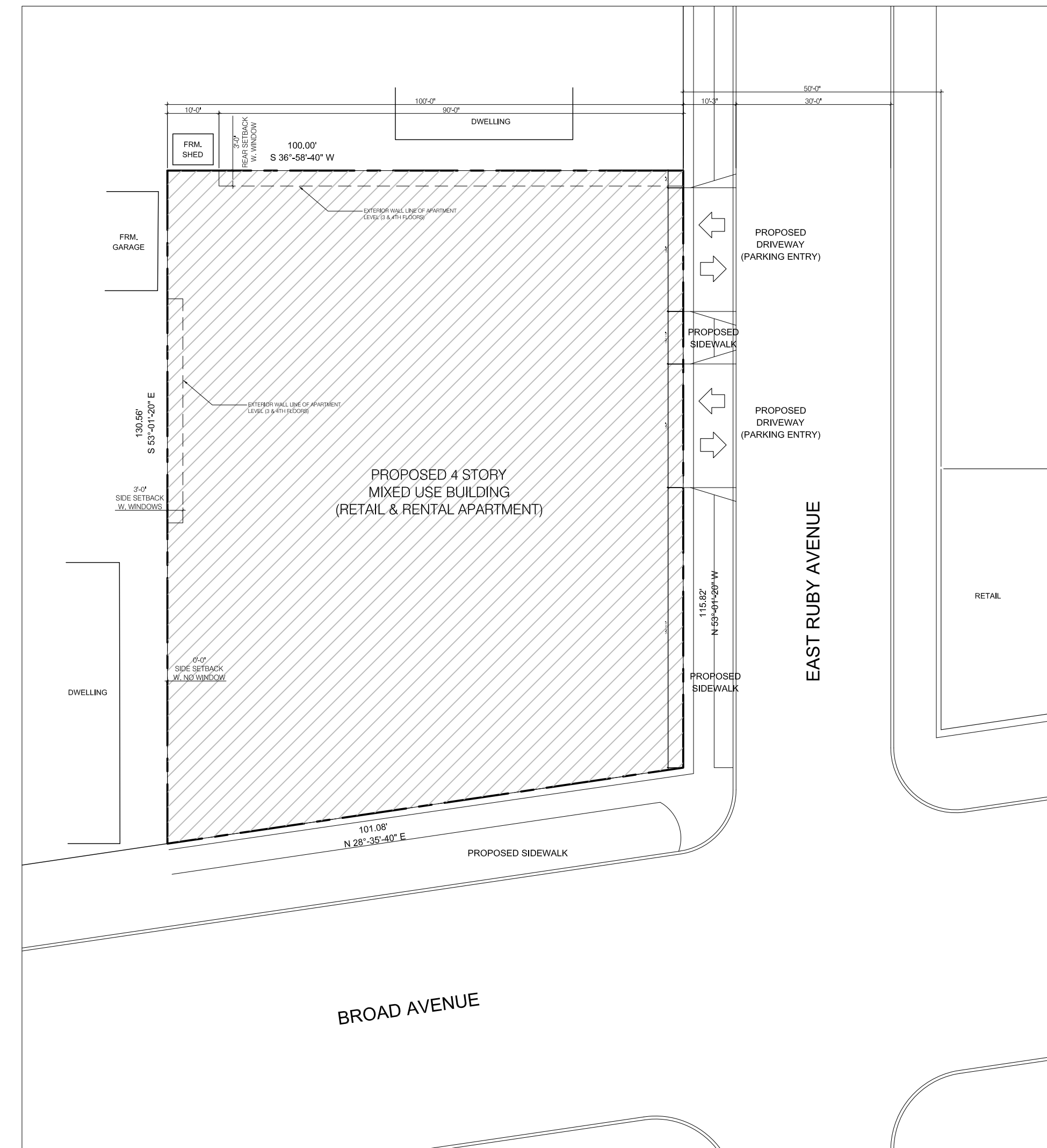
1 3D PERSPECTIVE RENDERING FROM CORNER OF BROAD AVENUE AND EAST RUBY AVENUE
NOT TO SCALE



2 3D INTERIOR RENDERING (PARKING EXIT ON GROUND LEVEL)
SCALE: 1"=20'-0"



3 3D INTERIOR RENDERING (PARKING RAMP EXIT ON FLOOR 2 LEVEL)
SCALE: 1"=20'-0"



4 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

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	FL. 1: RETAIL & PARKING, FL. 2: PARKING, FL. 3-4: RENTAL APT. DWELLINGS
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 / 40.96 FT	YES
MAX. COVERAGE	50% (6,160 SF)	100% (12,320 SF)	YES
DENSITY (FAR)	NOT REQUIRED	2.12 (26,170 SF)	NO
USE	GENERAL BUSINESS	RETAIL / RENTAL APT.	YES
PARKING *	64 SPACES	44 SPACES	YES

FLOOR	UNIT TYPE		TOTAL
	STUDIO	1 BEDROOM	
FLOOR 4	7	6	13
FLOOR 3	7	6	13
TOTAL	14	12	26

FLOOR	PARKING TYPE			TOTAL
	SINGLE	SINGLE (TANDEM)	HANDICAP	
FLOOR 2	6	18 (9)	1	25
FLOOR 1	8	10 (5)	1	19
TOTAL	14	28 (14)	2	44

* PARKING REQUIREMENT BREAKDOWN
 - RETAIL
 PROPOSED GROSS RETAIL AREA: 3,450 SF
 PARKING REQUIREMENT: 1 SPACE / 200 SF
 REQUIRED FOR RETAIL: 17 SPACES
 - RENTAL APARTMENT
 PROPOSED APARTMENT UNIT: 12 UNITS (1 BED), 14 UNITS (STUDIO)
 PARKING REQUIREMENT (RSIS): 1 BED & STUDIO (1.8 SPACE / UNIT)
 REQUIRED FOR RENTAL APARTMENT: 47
 THEREFORE TOTAL REQUIRED PARKING: 64 SPACES
 PROPOSED PARKING: 19 (1ST FLOOR) 25 (2ND FLOOR)
 TOTAL 44 PARKING SPACES

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

CONSULTANT
ARCHITECT
MG
ARCHITECTURE + URBANISM, LLC
 MG ARCHITECTURE URBANISM, LLC
 1 Bridge Plaza N, Suite 275
 Fort Lee, NJ 07024
 T.646.335.3515
 info@mg-au.com

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

NO.	DATE	REVISION
04.2	03.16.2021	ZONING REVIEW
04.1	03.05.2021	ZONING REVIEW
04	02.24.2021	ZONING REVIEW
03	02.08.2021	ZONING REVIEW
02	10.05.2020	ZONING REVIEW
01	07.09.2020	ZONING REVIEW

DOB APPROVAL STAMP

DOB NO.

ISSUED DATE 03/16/2021

PROJECT NUMBER 20016

SCALE AS NOTED

SHEET NAME

SITE PLAN & NOTES

SHEET NUMBER

Z-101

AVG. GRADE CALC: 89.54 FT.
 FOUR CORNERS (per survey)
 85.31 98.67 91.55 84.51
 MID POINTS (per survey)
 88.24 95.28 87.91 84.87
 716.34 / 8 = 89.54 FT.
 MAX. BLDG. HT: 130.50 FT.
 MAX. BLDG. HT. CALC:
 130.50 - 89.54 = 40.96 FT.

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 50 BROAD AVENUE, PALISADES PARK, NEW JERSEY

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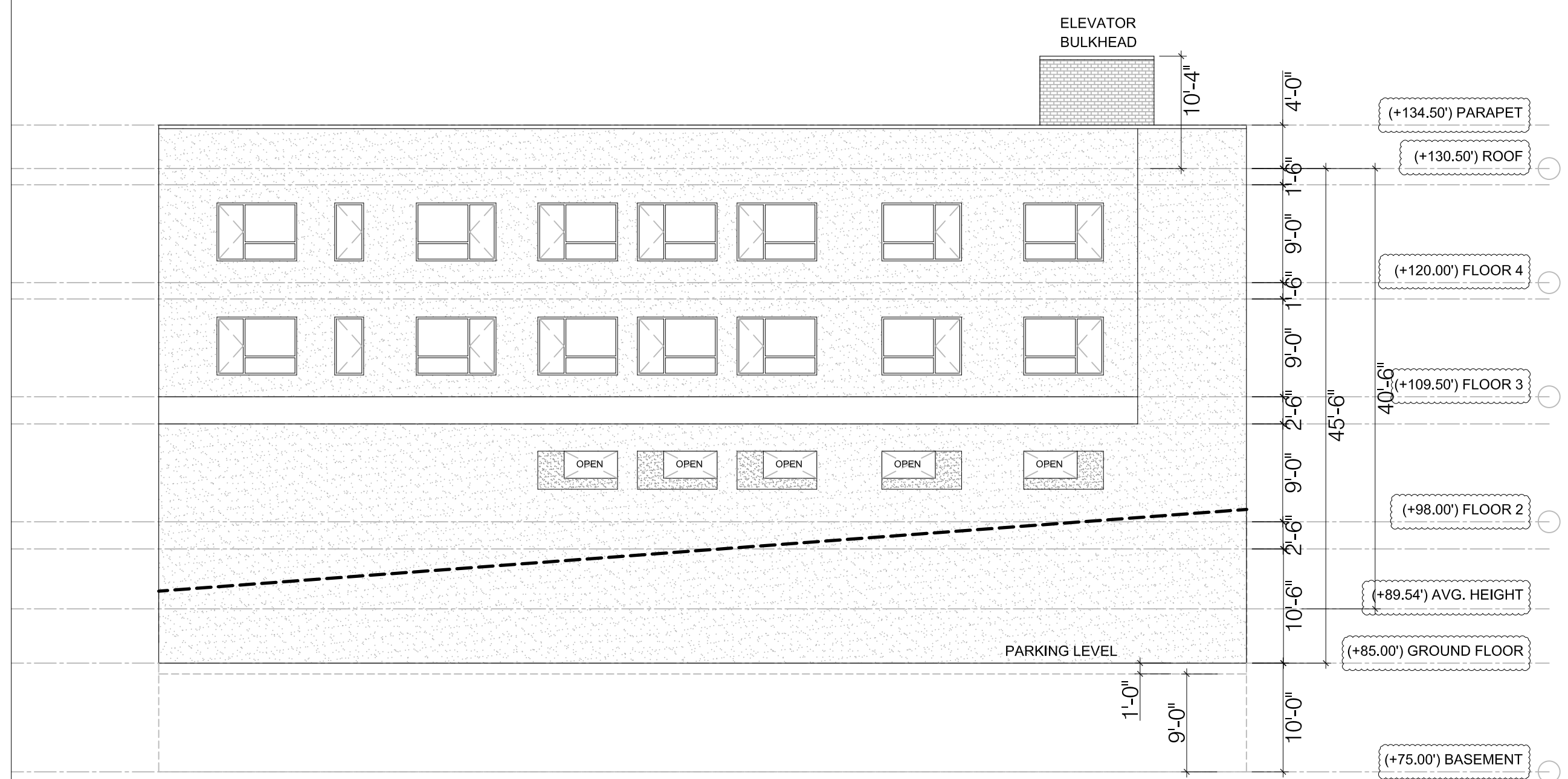
NO.	DATE	REVISION
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02	10.05.2020	ZONING REVIEW
01	07.09.2020	ZONING REVIEW

DOB APPROVAL STAMP

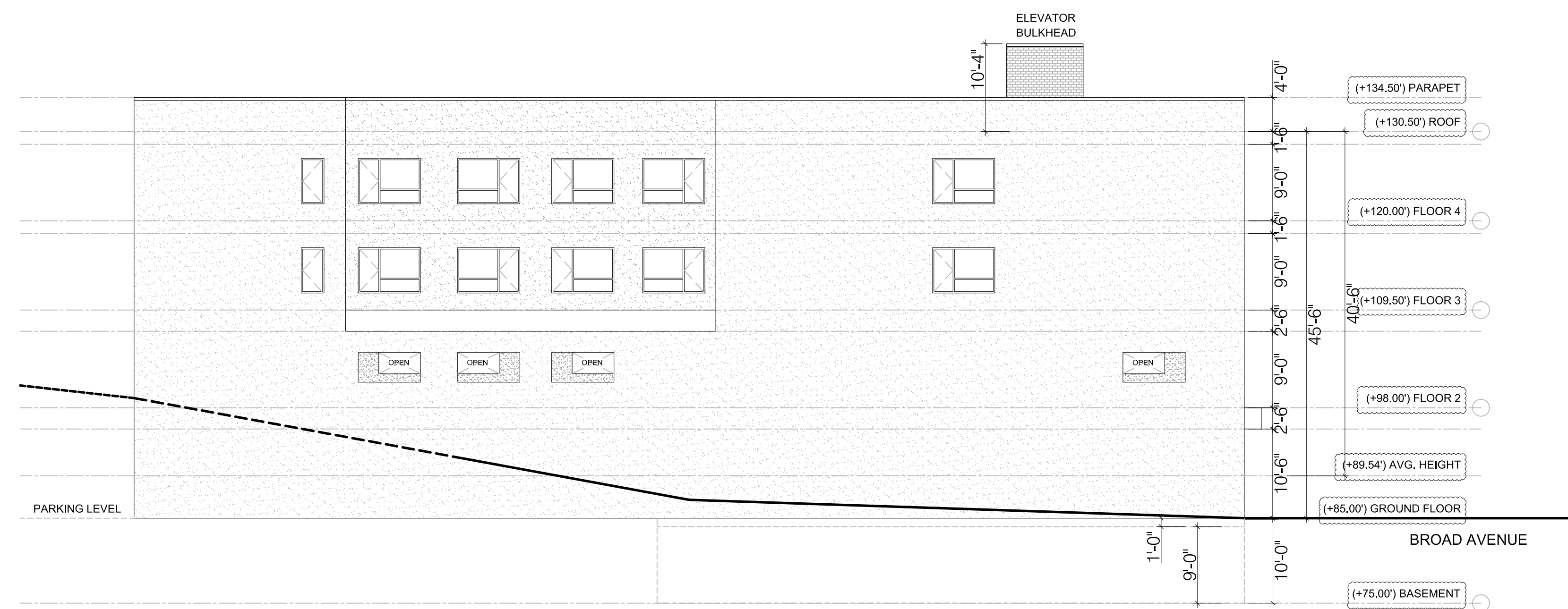
DOB NO.

ISSUED DATE 03/16/2021
 PROJECT NUMBER 20016
 SCALE AS NOTED

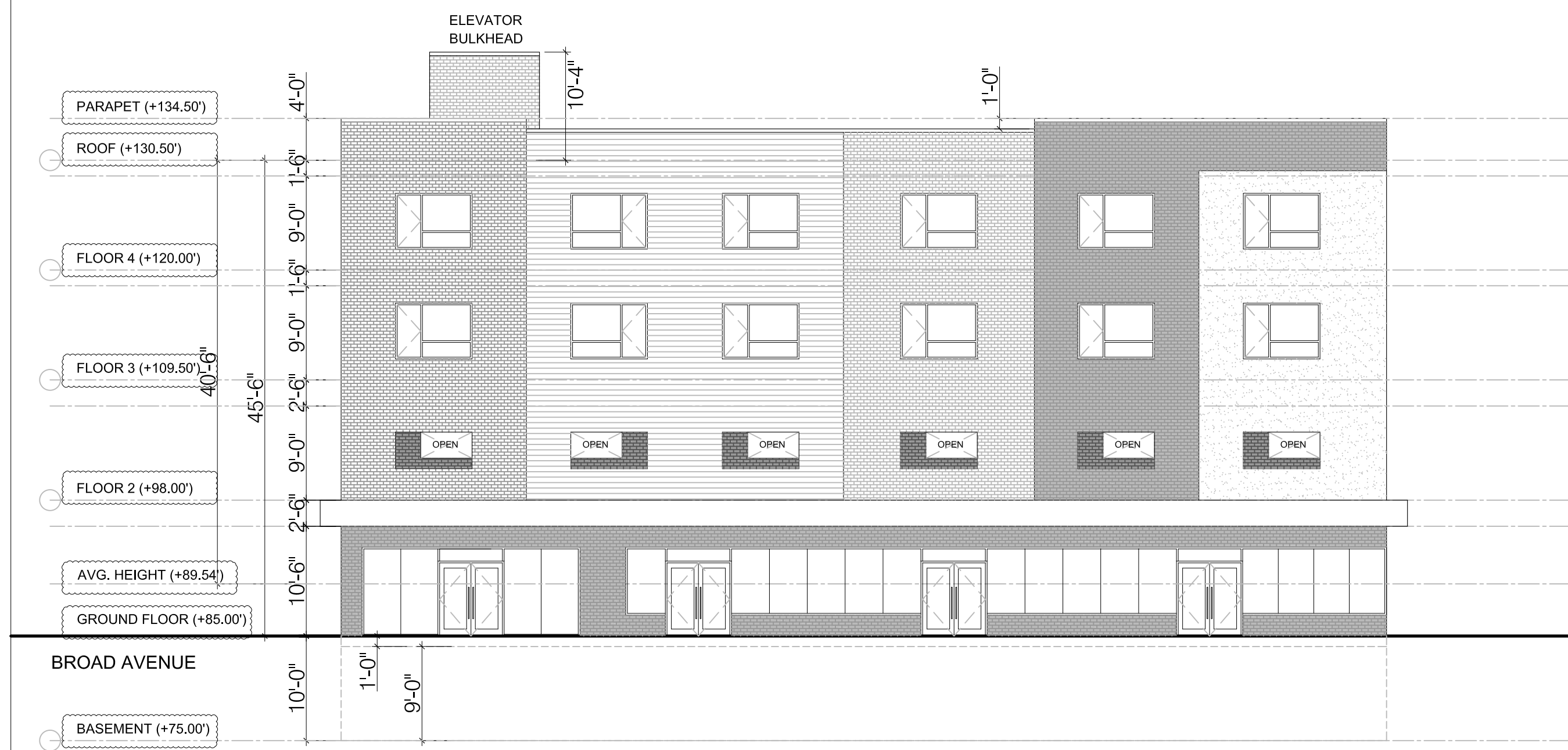
SHEET NAME
ELEVATIONS
 SHEET NUMBER
Z-102



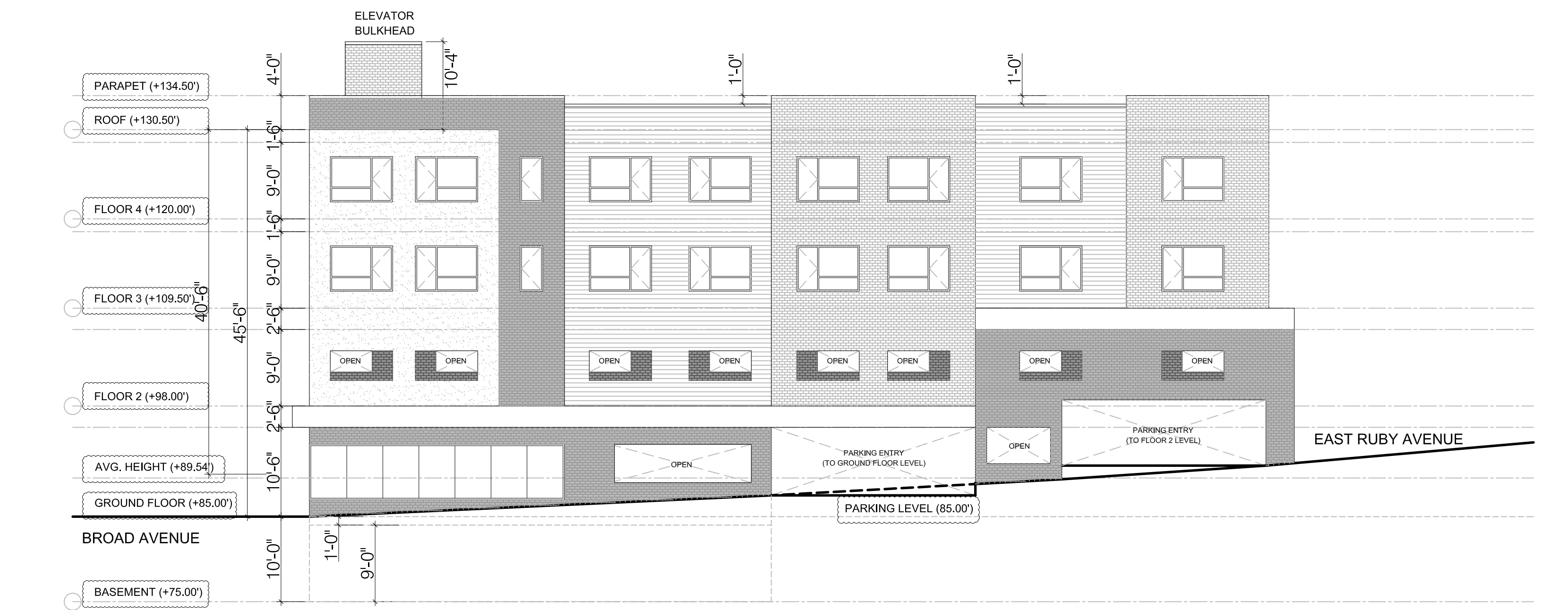
3 PROPOSED REAR ELEVATION
 SCALE: 3/32" = 1'-0"



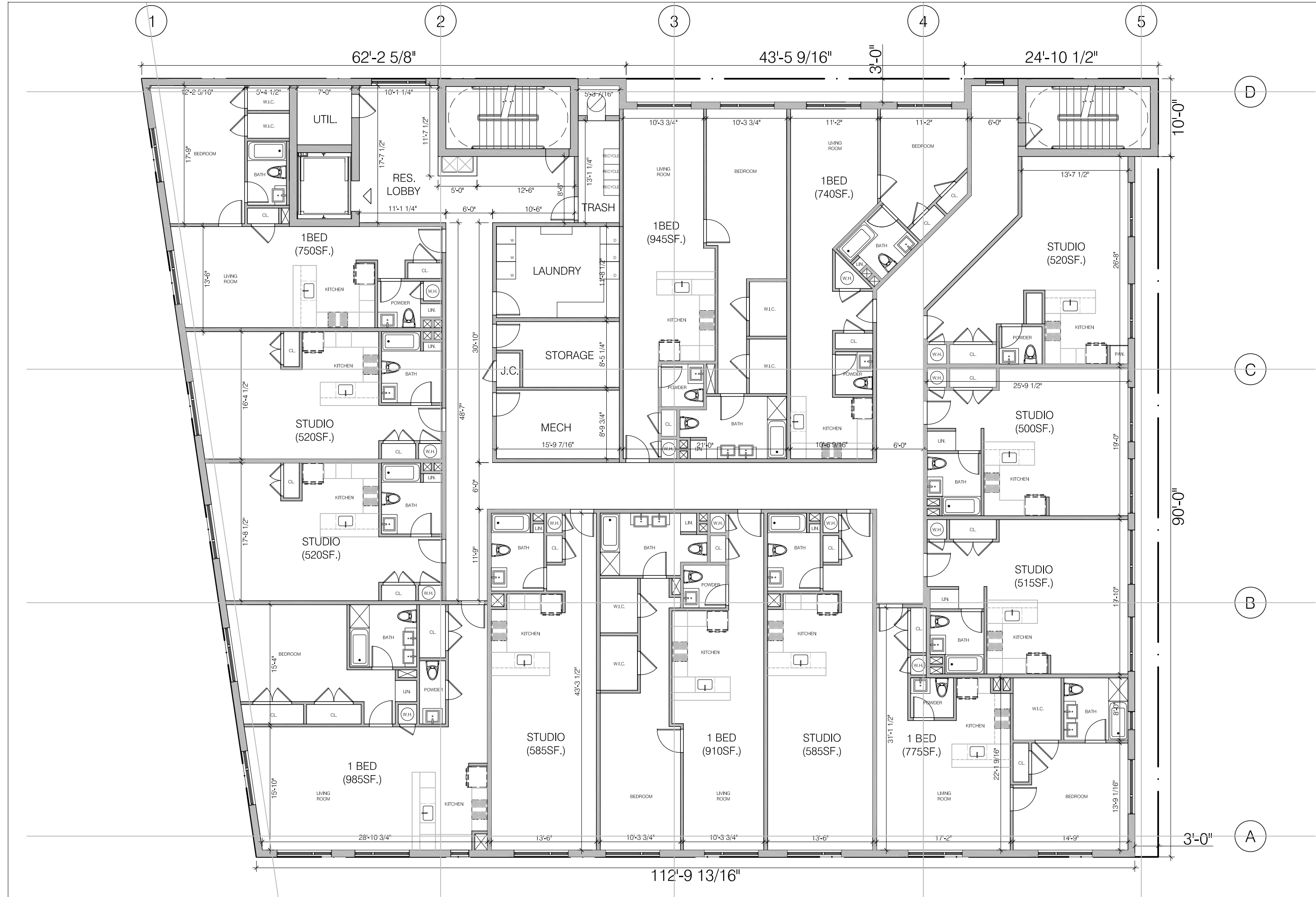
4 PROPOSED LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



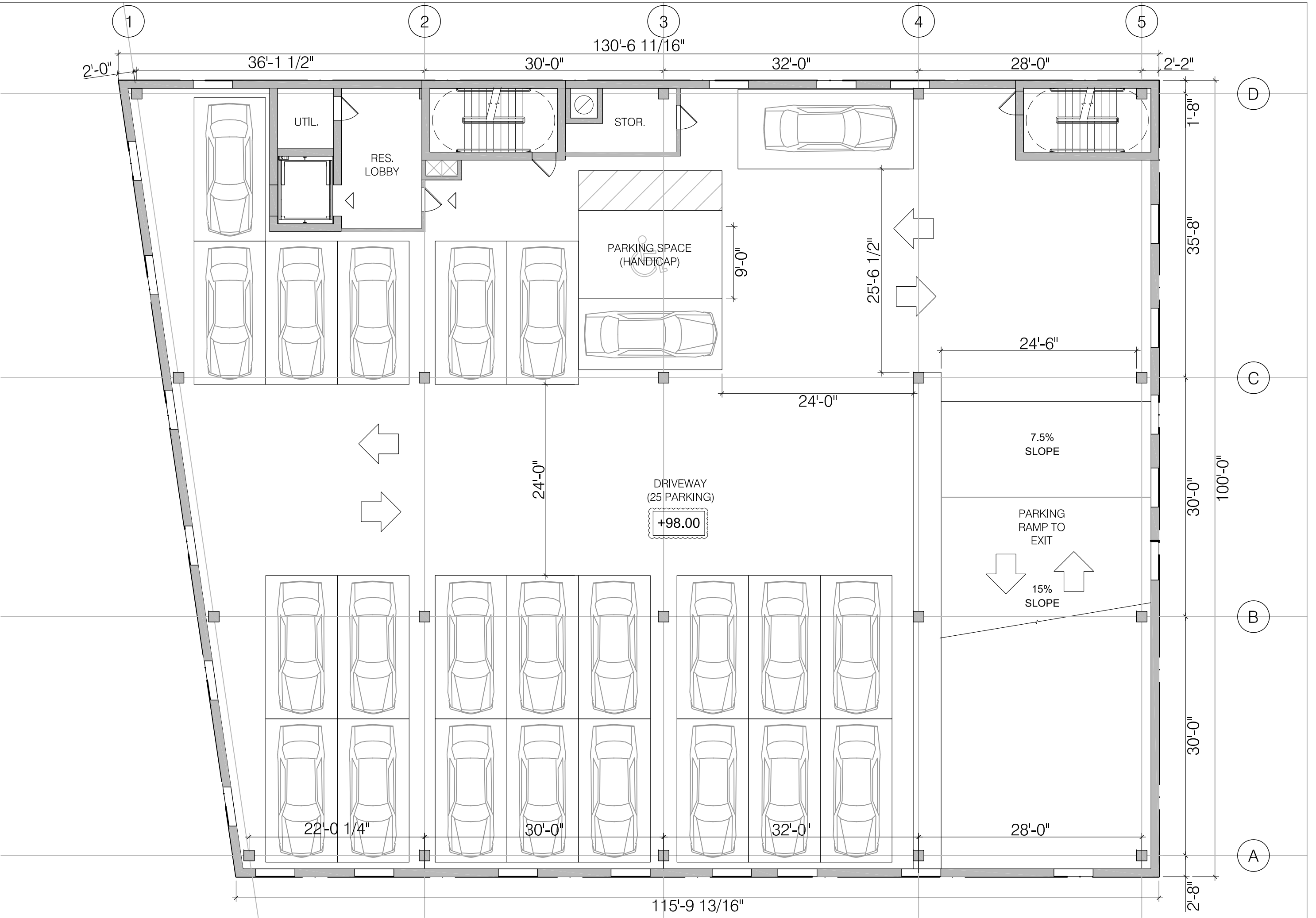
1 PROPOSED FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



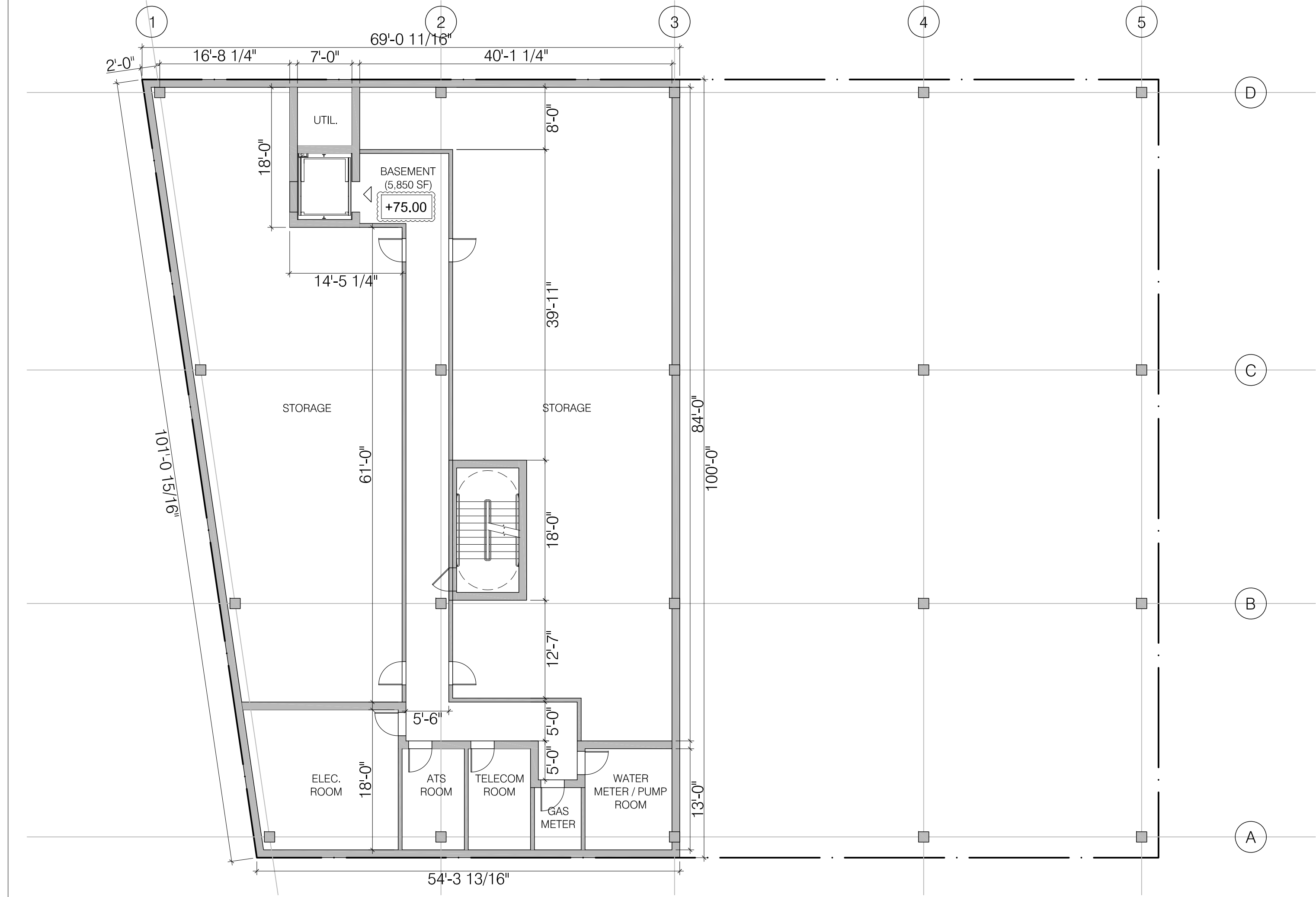
2 PROPOSED RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



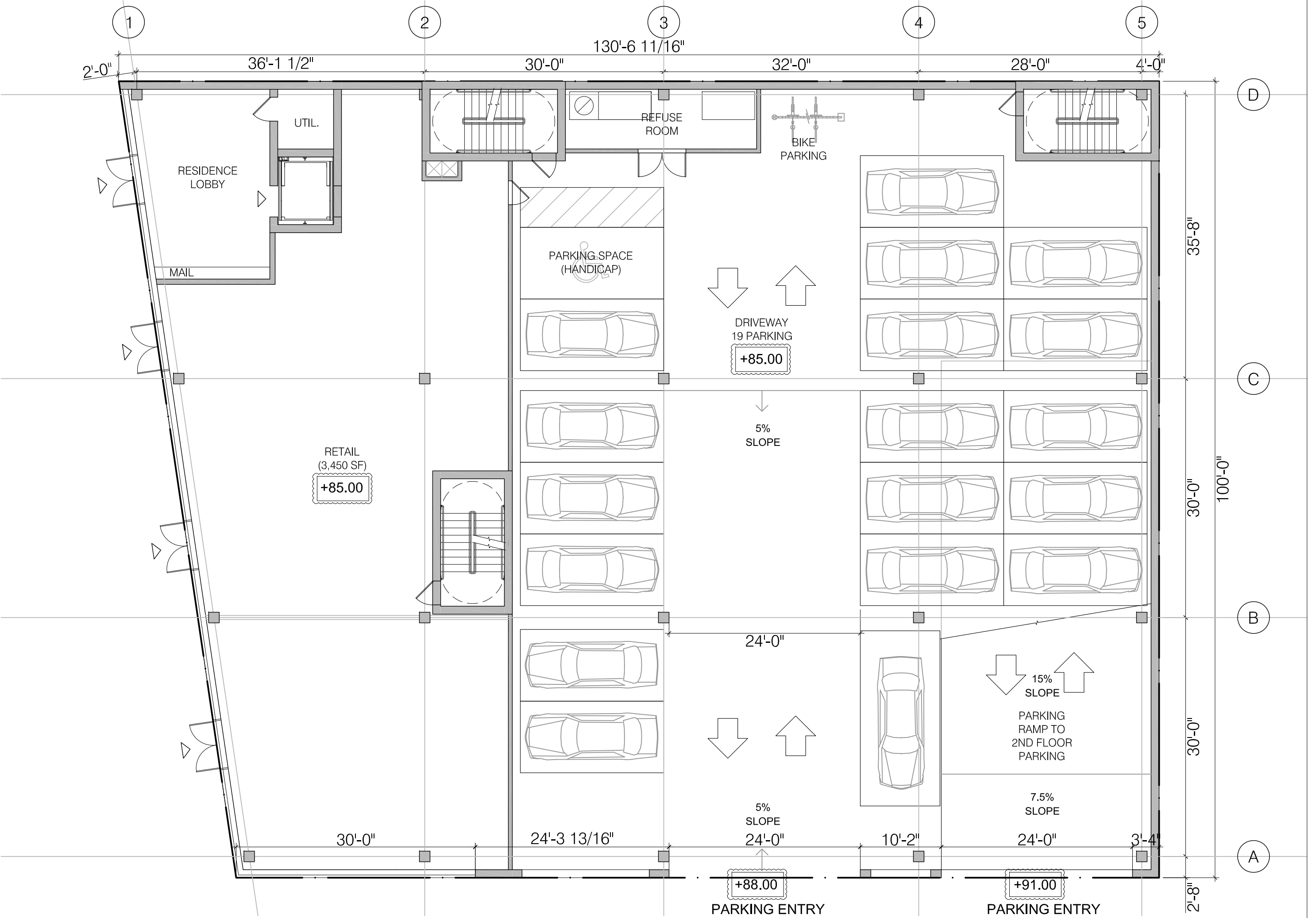
4 FLOOR 3-4 PLAN
SCALE: 3/32"=1'-0"



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



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



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

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

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STAMP

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NJ ARCHITECT: AI-20070

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02	10.05.2020	ZONING REVIEW
01	07.09.2020	ZONING REVIEW

DOB APPROVAL STAMP

NORTH
DOB NO.

ISSUED DATE 03/16/2021
PROJECT NUMBER 20016
SCALE AS NOTED
SHEET NAME

FLOOR PLANS

SHEET NUMBER
Z-103