

**UNIT APARTMENTS:**

FLOOR 1 = PARKING/LOBBY  
 FLOOR 2 = (15) 1BR UNITS, (1) 2BR UNIT, (1) 3BR UNIT, (1) COMMUNITY ROOM  
 FLOOR 3 = (16) 1BR UNITS, (1) 2BR UNIT, (1) 3BR UNIT  
 FLOOR 4 = (16) 1BR UNITS, (1) 2BR UNIT, (1) 3BR UNIT

TOTAL APTS = (47) 1BR UNITS, (3) 2BR UNITS, (3) 3BR UNITS = 35 UNITS

**PARKING PROPOSED:**

FLOOR 1 = 55 SPACES (INCLUDES 3 ACCESSIBLE SPACES) - 1 SPACE / UNIT  
 INCLUDES MIN 2 MAKE READY EV CHARGING STATIONS

**BUILDING COVERAGE CALCULATIONS:**

AREA IN SQUARE FEET	NEW
FIRST FLOOR ENTRY	135
BUILDING COVERAGE	16,252
TOTAL BUILDING COVERAGE	16,387

**FLOOR AREA RATIO CALCULATIONS:**

AREA IN SQUARE FEET	TOTAL
FIRST FLOOR AREA	845 + PARKING
FINISHED SECOND FL AREA	16,252
FINISHED THIRD FL AREA	16,252
FINISHED FOURTH FL AREA	16,252
TOTAL AREA	49,601

**BUILDING CODE INFORMATION:**

2021 INT. BUILDING CODE - NJ EDITION  
 2021 INT. ENERGY CONSERVATION CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2020 NATIONAL ELECTRICAL CODE  
 2021 NATIONAL STANDARD PLUMBING CODE  
 2021 INTERNATIONAL FUEL GAS CODE

**DESCRIPTION OF BUILDING USE:**

USE GROUP R-2, MULTI-FAMILY RESIDENTIAL

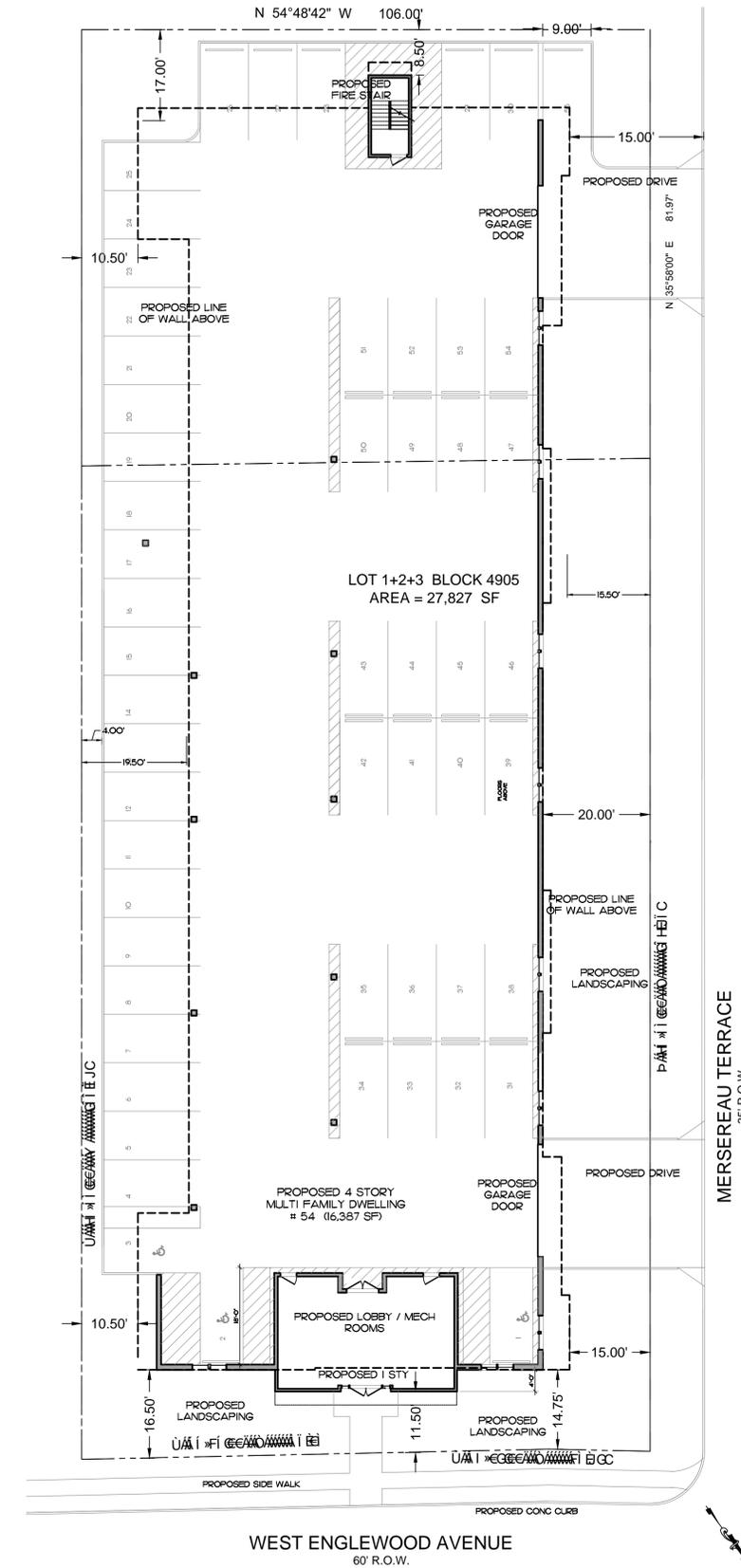
**MAXIMUM LIVE LOADS:**

60 PSF FOR DECK / BALCONIES  
 40 PSF FOR FIRST FLOOR  
 40 PSF FOR SECOND + THIRD FLOORS  
 30 PSF FOR ROOF SNOW LOADS

**SPRINKLER SYSTEM:**

FULL NFPA 13 SPRINKLER SYSTEM TO ENSURE COMPLETE COVERAGE OF THE BUILDING SHALL BE REQUIRED. SPRINKLER SYSTEM SHALL INCLUDE ALL CLOSETS, STORAGE AREA AND ATTICS. A STANDPIPE SYSTEM SHALL HAVE HOSE OUTLETS AT EACH FLOOR LEVEL

TEANECK PROPERTY ZONING ANALYSIS				
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	7,500 SF	27,827 SF	27,827 SF	CONFORMS
MINIMUM LOT WIDTH	75'	106'	NO CHANGE	CONFORMS
FR YD STBCK (W. ENGLEWOOD)	35.04'	--	11.50'	VARIANCE
FR YD STBCK (MERCEREAU)	34.50'	--	15.0'	VARIANCE
MINIMUM SIDE YARD	15% LOT WIDTH (15.9')	--	10.5'	VARIANCE
REAR YARD SETBACK	25'	--	8.50'	VARIANCE
BUILDING COVERAGE	25% (4823 SF)	--	58.8% (16,387 SF)	VARIANCE
LOT COVERAGE	40% (7717 SF)	--	76.9% (21,388 SF)	VARIANCE
BUILDING HEIGHT	2-1/2 STY - 35.0'	--	4 STY. / 45.0'	VARIANCE



**S SITE PLAN**  
 1" = 15'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE PROPERTY OWNER. HUBSCHMAN ENGINEERING PA, BERGENFIELD NJ, - MICHAEL HUBSCHMAN #29497 DATED: 5-21-21

#	Date	Revision
6	5-27-25	Additional Southern Lot
5	8-21-23	Client Updated Layout
4	4-3-23	Client Updated Layout
3	8-19-21	Reduced Unit Count, Bldg Ht
2	5-20-21	Engineer Comments Update
1	7-27-20	COAH Provision, Apt Dims

New Construction for:

**Multi Family Residence**  
 Block: 4905 Lot: 2 + 3  
 54 West Englewood Avenue  
 Teaneck, New Jersey

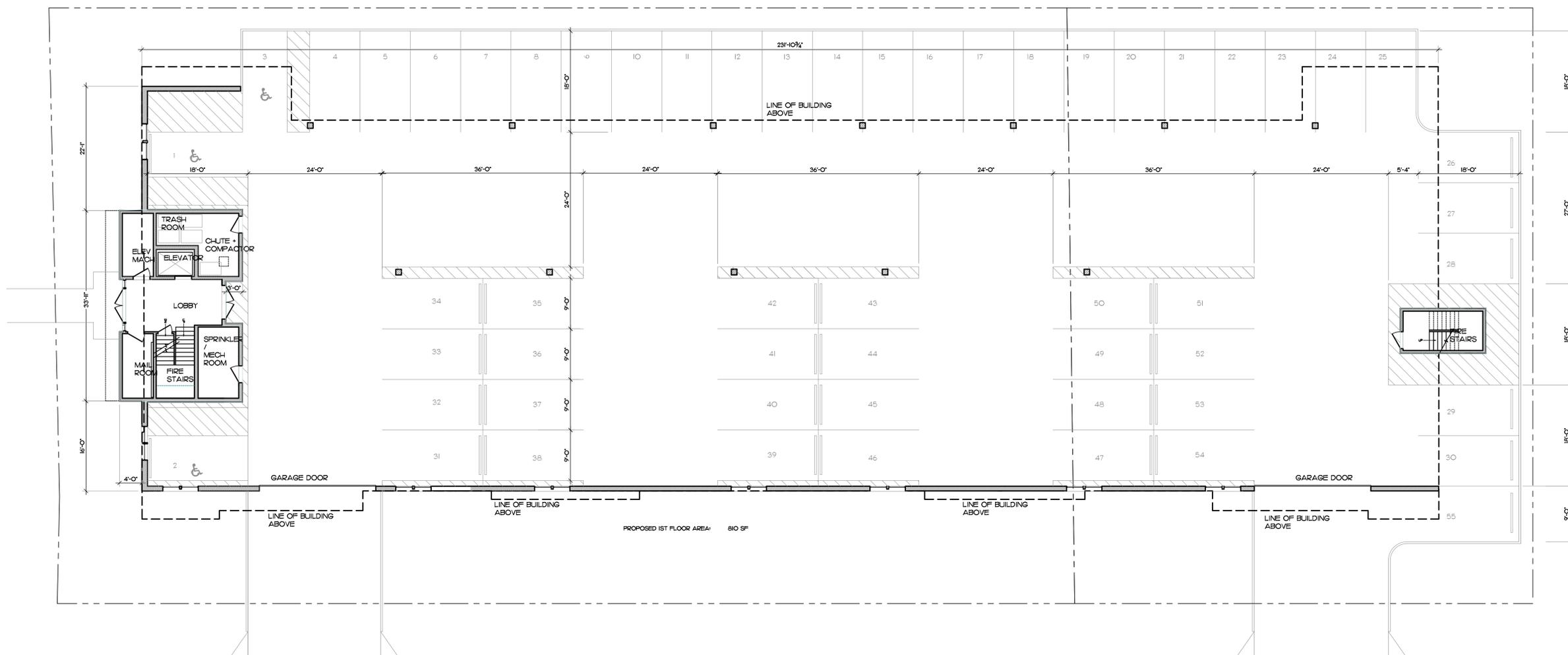
SITE PLAN + ZONING

Scale: AS NOTED

Date: MAY 7, 2020

Submission: ZONING PERMIT

**Indemnification Clause:**  
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



1 PROPOSED FIRST FLOOR PLAN  
 1" = 10'-0"

6	5-27-25	Additional Southern Lot
5	8-21-23	Client Updated Layout
4	4-3-23	Client Updated Layout
3	8-19-21	Reduced Unit Count, Bldg Ht
2	5-20-21	Engineer Comments Update
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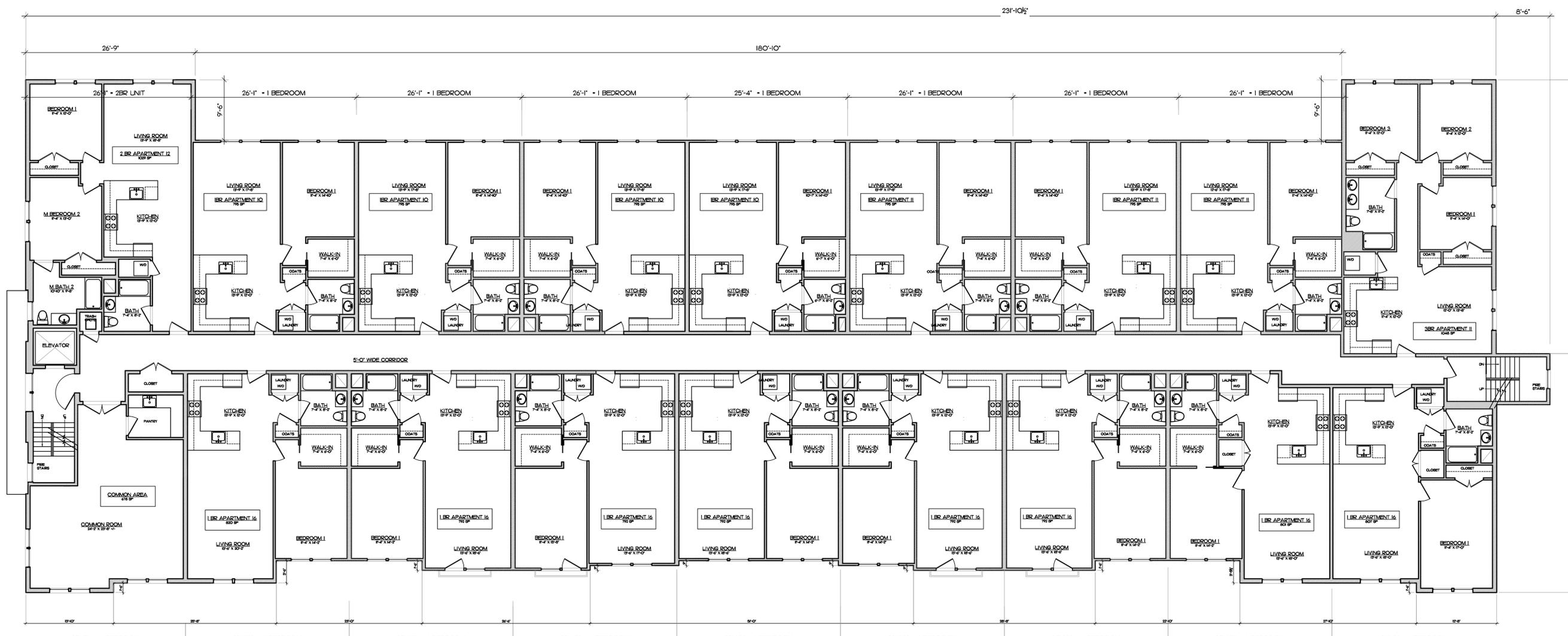
PROPOSED 1ST FLOOR PLAN

Scale: 1" = 10'-0"

Date: MAY 7, 2020

Submission: ZONING PERMIT

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PROPOSED 2ND FLOOR AREA: 16,252 SF  
 (15) 1BR UNITS - 792 - 820 SF PER UNIT  
 (1) 2BR UNITS - 1029 SF PER UNIT  
 (1) 3BR UNITS - 1048 SF PER UNIT  
 (1) COMMUNITY ROOM

PROPOSED 3RD FLOOR AREA: 16,252 SF  
 (16) 1BR UNITS - 792 - 820 SF PER UNIT  
 (1) 2BR UNITS - 1029 SF PER UNIT  
 (1) 3BR UNITS - 1048 SF PER UNIT

PROPOSED 4TH FLOOR AREA: 16,252 SF  
 (16) 1BR UNITS - 792 - 820 SF PER UNIT  
 (1) 2BR UNITS - 1029 SF PER UNIT  
 (1) 3BR UNITS - 1048 SF PER UNIT

2  
 3  
 4  
 PROPOSED SECOND, THIRD, + FOURTH FLOOR PLANS  
 1/8" = 1'-0"

6	5-27-25	Additional Southern Lot
5	8-21-23	Client Updated Layout
4	4-3-23	Client Updated Layout
3	8-19-21	Reduced Unit Count, Bldg Ht
2	5-20-21	Engineer Comments Update
1	7-27-20	COAH Provision, Apt Dims
#	Date	Revision

New Construction for:

**Multi Family Residence**

Block: 4905 Lot: 2 + 3  
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PROPOSED 2ND, 3RD, 4TH FL PLANS

Scale: 1/8" = 1'-0"

Date: MAY 7, 2020

Submission: ZONING PERMIT

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3 FRONT ELEVATION - W ENGLEWOOD  
3/16" = 1'-0"



4 FRONT ELEVATION - MERCEREAU  
1/8" = 1'-0"

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3	8-19-21	Reduced Unit Count, Bldg Ht
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**ELEVATIONS**

Scale: 1/8", 3/16" = 1'-0"

Date: MAY 7, 2020

Submission: ZONING PERMIT

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