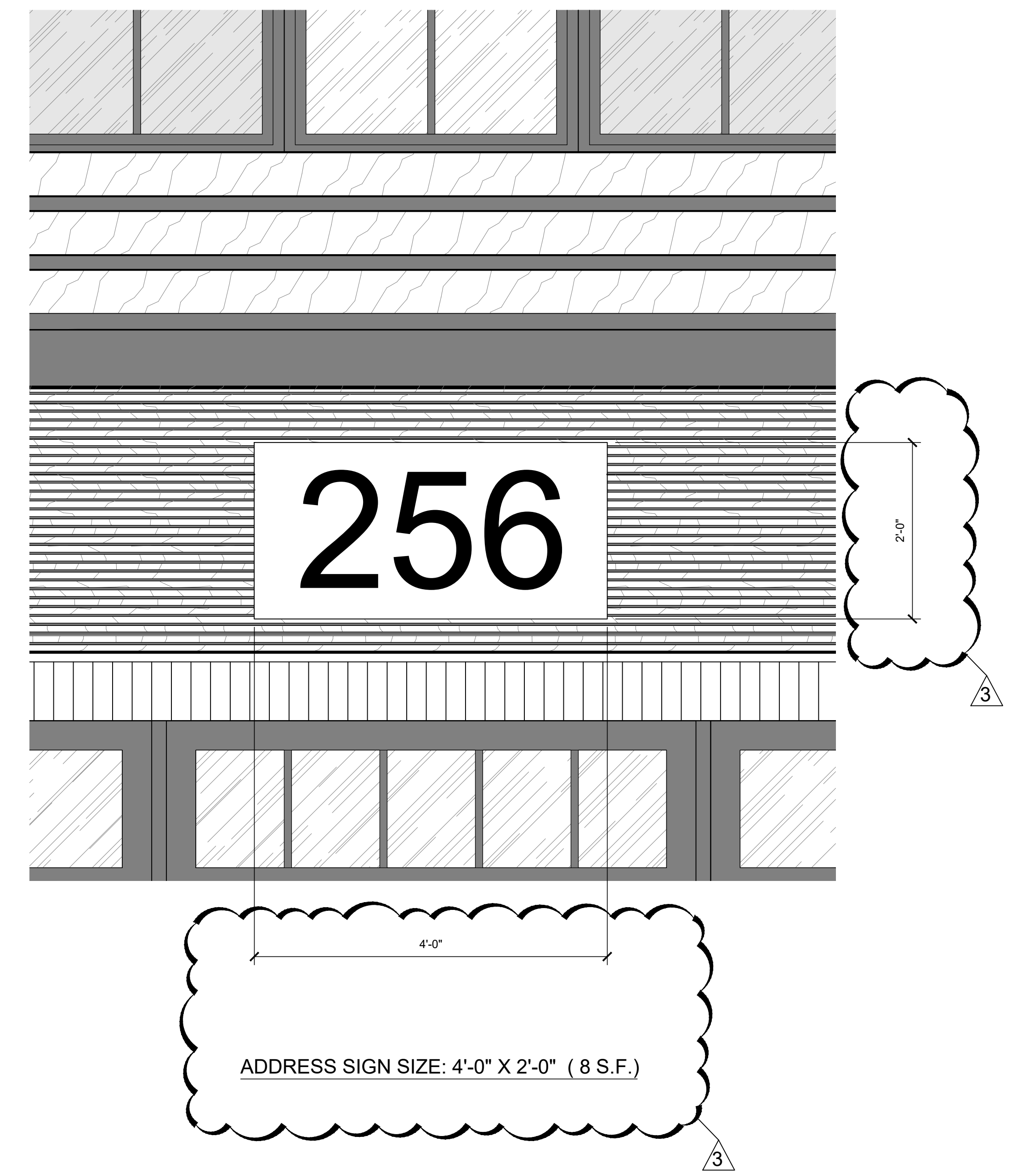


1 ROOF PLAN
 SCALE: 1/8" = 1'-0"



2 FRONT (WEST) ELEVATION- SIGNAGE
 SCALE: 1" = 1'-0"

PARKING SPACES REQUIRED (PER N.J.A.C. 5:21-4.14 (N.J. RSIS))
 THE NORTHVALE ZONING ORDINANCE DOES NOT PROVIDE ITS OWN BOROUGH STANDARDS FOR OFF-STREET PARKING REQUIREMENT. RATHER, IT REFERENCES THE N.J. RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) AS THE CODE BY WHICH OFF-STREET PARKING PROVISIONS MUST ADHERE TO.
 AS PER N.J. RSIS STANDARDS, A MID-RISE APARTMENT BUILDING IS DEFINED AS A BUILDING THAT HAS MORE THAN TWO (2) FLOORS, BUT LESS THAN TEN (10) FLOOR.
 A HIGH-RISE APARTMENT BUILDING IS DEFINED AS A BUILDING WITH TEN (10) OR MORE FLOORS.

OVERALL GROSS FLOOR AREA (GROUND FLOOR)	
GROUND FLOOR	= 1,872 SQ. FT.
APARTMENT GROSS AREAS (UNITS ARE AS NOTED)	
UNIT #01, #21 (2 BRM)	= 1,294 SQ. FT.
UNIT #02, #22 (2 BRM)	= 1,277 SQ. FT.
UNIT #03, #05, #10, #11, #13, #23, #25, #30, #31, #32, #33 (1 BRM)	= 828 SQ. FT.
UNIT #04, #24 (3 BRM)	= 1,664.6 SQ. FT.
UNIT #06, #07, #08, #09, #26, #27, #28, #29 (1 BRM)	= 819 SQ. FT.
UNIT #14, #34 (1 BRM)	= 737 SQ. FT.
UNIT #15, #35 (1 BRM)	= 747 SQ. FT.
UNIT #16, #17, #36, #37 (STUDIO)	= 473 SQ. FT.
UNIT #18, #38 (1 BRM)	= 719 SQ. FT.
UNIT #19, #39 (1 BRM)	= 691 SQ. FT.
UNIT #20, #40 (STUDIO)	= 400 SQ. FT.
TERRACES (TYP.)	= 60 SQ. FT.
OVERALL GROSS FLOOR AREA (2 & 3)	
= 20,123 SQ. FT. PER FLOOR X 2	
= 40,246 SQ. FT.	
+ 1,872 SQ. FT.	
= 42,118 SQ. FT.	

AFFORDABLE UNIT COUNT:
 THE AFFORDABLE UNIT COUNT IS AS FOLLOWS:
 (1) ONE - ONE BEDROOM UNIT
 (2) THREE - TWO BEDROOM UNITS
 (3) TWO - THREE BEDROOM UNITS

**256 LIVINGSTON STREET, NORTHVALE, NJ
 PROPOSED MULTI-FAMILY DEVELOPMENT**
 256 LIVINGSTON STREET (BLOCK 303, LOT 16)
 NORTHVALE, NJ 07047
 CLIENT: GREG MCNICHOLO

1	18/03/2020	3-D RVTING REVIEW	
2	10/03/2020	MUNICIPAL COMMISSION REVIEW	
3	10/03/2020	REVISIONS	
REV	DATE	DESCRIPTION	
DESIGN		REVISED 3-STORY FOR TEAM	
DELIVERABLE:		REVIEW	
ISSUE DATE:		MARCH 16, 2020	

PROJECT NUMBER: 19049
 DRAWN BY: SL
 CHECKED BY: HE
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**ROOF PLAN
 & SIGNAGE**

SHEET NUMBER
A-102