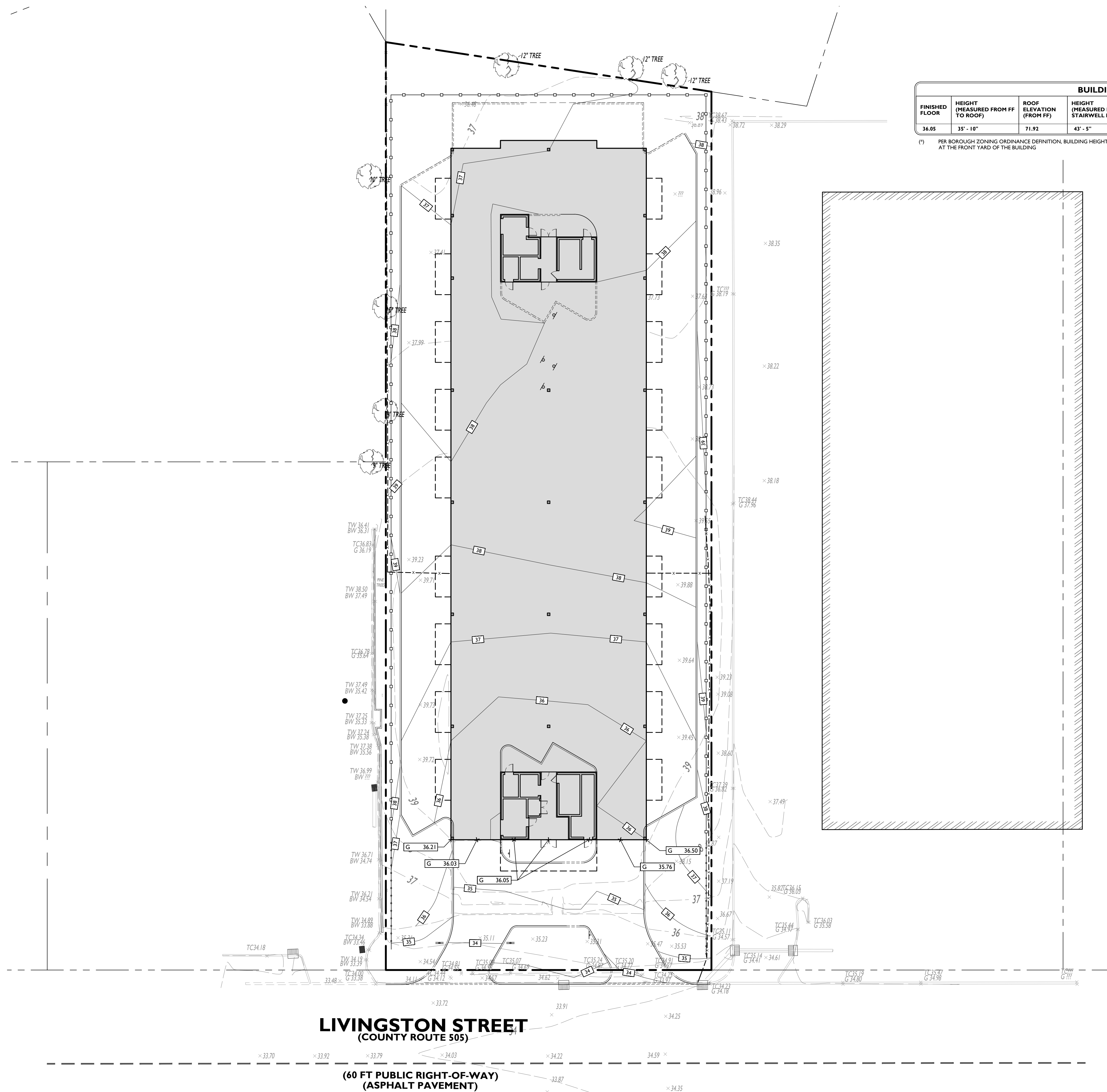


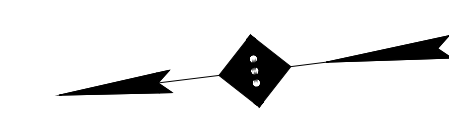
T:\2019\19157 ORLEANS HONOLULU - 256 LIVINGSTON STREET, NORTHVALE, NJ\030821\BUILDING HEIGHTS\19157-BUILDING HEIGHT EXHIBIT.DWG



BUILDING HEIGHT TABLE						
FINISHED FLOOR	HEIGHT (MEASURED FROM FF TO ROOF)	ROOF ELEVATION (FROM FF)	HEIGHT (MEASURED FROM FF TO STAIRWELL BULKHEAD)	STAIRWELL BULKHEAD ELEVATION (FROM FF)	AVERAGE GRADE (PER LATEST PLANS)	BUILDING HEIGHT (PER ORDINANCE SECTION § 57-3)
36.05	35' - 10"	71.92	43' - 5"	79.51	36.09*	35.00 FT

(*) PER BOROUGH ZONING ORDINANCE DEFINITION, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE FINISHED GRADE ELEVATION AT THE FRONT YARD OF THE BUILDING

AVERAGE GRADE CALCULATION TABLE	
BUILDING GRADE	
36.21	
36.03	
36.05	
36.05	
36.05	
35.76	
36.50	
BUILDING AVERAGE GRADE ELEVATION = 36.09	



NOT APPROVED FOR CONSTRUCTION



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Phone 201.340.4468 · Fax 201.340.4472

BUILDING HEIGHT CALCULATION EXHIBIT

LIVINGSTON STREET HOLDING, LLC
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BLOCK 303, LOT 16
256 LIVINGSTON STREET (COUNTY ROUTE 505)
BOROUGH OF NORTHVALE
BERGEN COUNTY, NEW JERSEY

JONATHAN R. ISTRANYI, P.E.
NEW JERSEY LICENSE No. 51968
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 20' PROJECT ID: T-19157

TITLE:
BUILDING HEIGHT CALCULATION EXHIBIT

DRAWING:

I OF I

NO.	DATE	ISSUE	BY	DESCRIPTION
1	05/14/2021	TR		FOR HEARING