

PROPOSED MIXED-USE DEVELOPMENT

LOTS 10-14 BLOCK 201 & LOTS 1,2 & 4 BLOCK 205

20-32 SYLVAN AVE.
ENGLEWOOD CLIFFS, NEW JERSEY



1 LOCATION MAP
SCALE: N.T.S.



2 AERIAL VIEW
SCALE: N.T.S.



DATE	ISSUE
11-22-24	FOR SUBMISSION
01-06-25	FOR SUBMISSION
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PROPOSED MIXED-USE DEVELOPMENT
 LOTS 10-14 BLOCK 201 & LOTS 1,2 & 4 BLOCK 205
 20-32 SYLVAN AVE.
 ENGLEWOOD CLIFFS, NEW JERSEY
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CONRAD RONCATTI, JR., R.A.
 NJ Arch. Reg. No. A1-112279

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BUILDING SUMMARY						
FLOOR	DESCRIPTION	RESIDENTIAL UNITS			TOTAL UNITS PER FLOOR	BUILDING GROSS AREA
		1 BEDRM 741 SF. (AVE.)	2 BEDRM 1,085 SF. (AVE.)	3 BEDRM 1,484 SF. (AVE.)		
1ST FLOOR	RESIDENTIAL LOBBY, AMENITIES MAIL AREA, MECH. RM, UTIL. RMS.,STO. & STAIRS TENANT STORAGE				8,698 SF.	25,689 SF
	COMMERCIAL / RETAIL				7,672 SF.	
	COVERED PARKING				9,319 SF.	
2ND FLOOR	RESIDENTIAL	14	9	1	24	25,689 SF
3RD FLOOR	RESIDENTIAL	14	9	1	24	25,689 SF
	SUB-TOTAL	28	18	2		
	TOTAL				48 UNITS	77,067 SF

PARKING REQUIREMENT CALCULATIONS (SEC.30-15.5 & SEC 30-11.1)

DWELLING --- 1.7 SPACE/UNIT :
48 UNITS---1.7 SP/UNIT X 48 = 81.6 or 82 SPACES

RETAIL PARKING ---1/200 SF:
RETAIL PARKING - 7,672 SF/200 SF = 38.36 or 39 SPACES

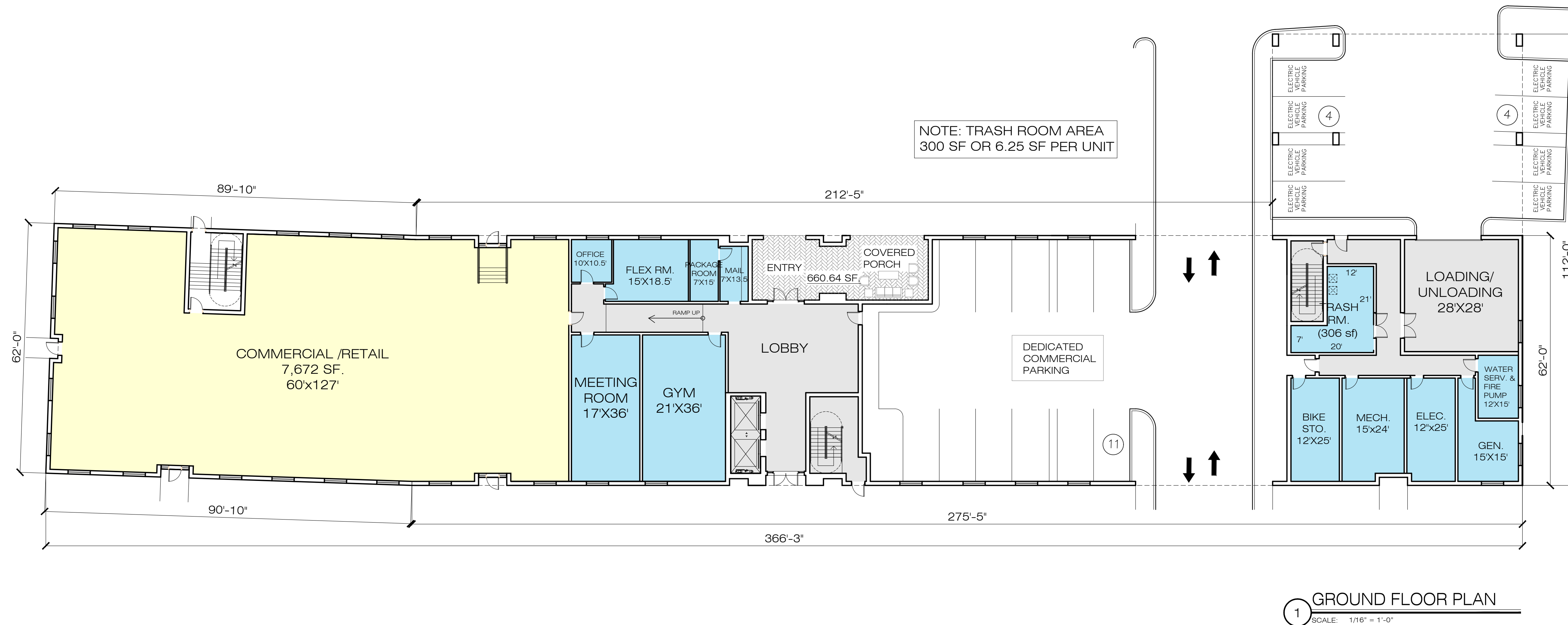
TOTAL SPACES REQUIRED :
RESIDENTIAL-----82.0 SPACES
RETAIL-----39.0 SPACES
TOTAL ----- 121 SPACES

REQUIRED ELECTRIC VEHICLE SUPPLY EQUIPMENT SPACES (EVSE):
15% OF TOTAL REQUIRED PARKING = 121 X 1.5 = 18 OR
18 PROPOSED EVSE SPACES

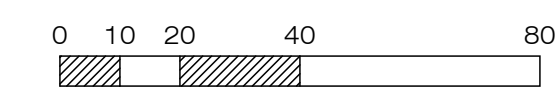
5% OF PROPOSED EVSE SPACES RESERVED FOR HANDICAP
ACCESSIBLE = 19 X.05 = 0.95 OR 1 PROP. HANDICAP EVSE SPACE.

EVSE BONUS/CREDIT:
10% OF TOTAL REQUIRED PARKING = 121 X .10 = 12.1 OR
13 SPACES CREDIT

121 -13 = 108 PARKING SPACES REQUIRED
TOTAL SPACES ON SITE = 109 PARKING SPACES PROVIDED



1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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GROUND FL PLAN BUILDING SUMMARY	
SCALE AS SHOWN	DRAWN BY EC / DV
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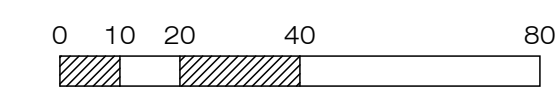
2 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



TYPICAL 2ND & 3RD FLOOR PLAN

1 BEDRM. UNIT - 741 SF.(AVE.)	14
2 BEDRM. UNIT - 1,085 SF.(AVE.)	9
3 BEDRM. UNIT - 1,484 SF.(AVE.)	1
TOTAL	24 UNITS/ FLR

1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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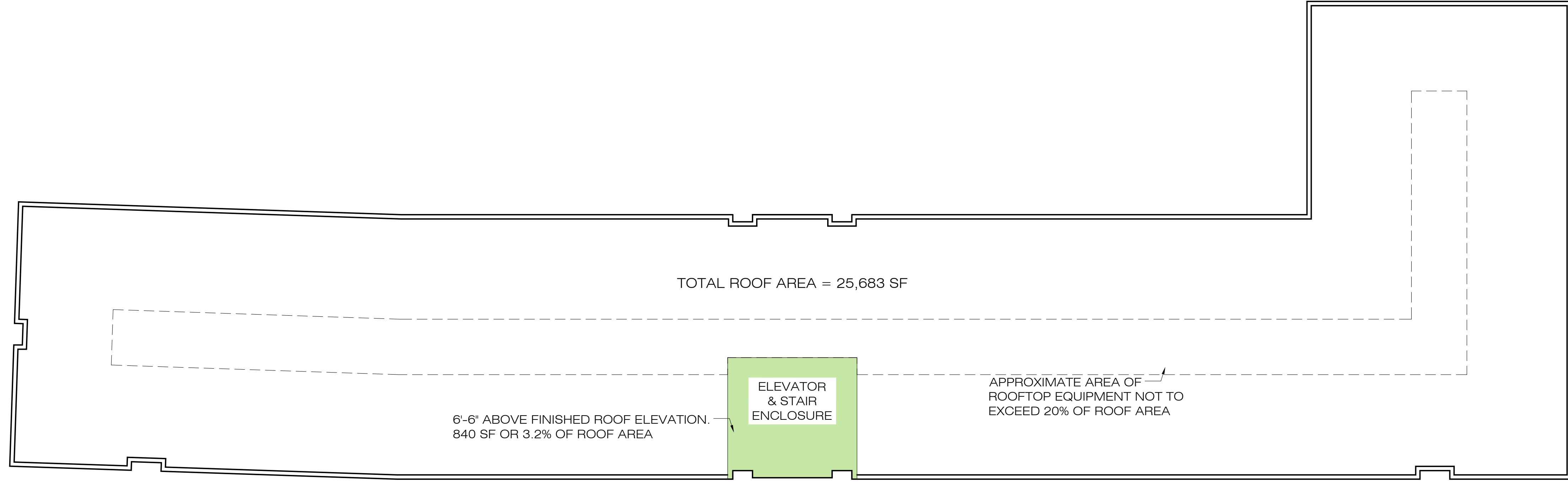
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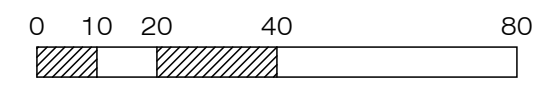
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2ND + 3RD FL PLAN	
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1 ROOF PLAN
SCALE: 1/16" = 1'-0"



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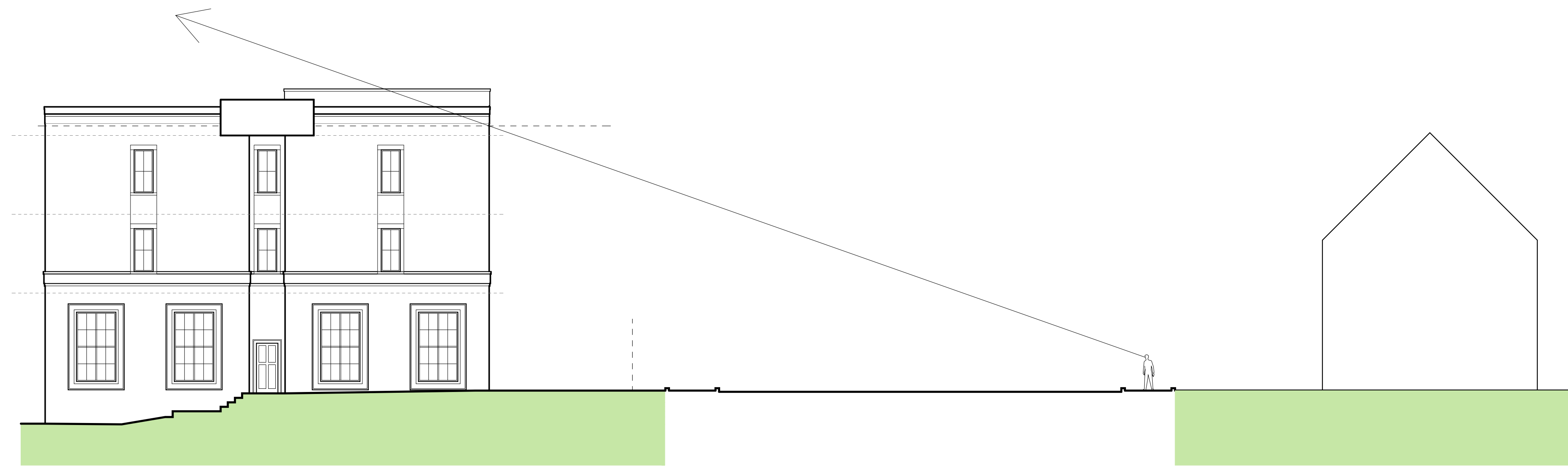
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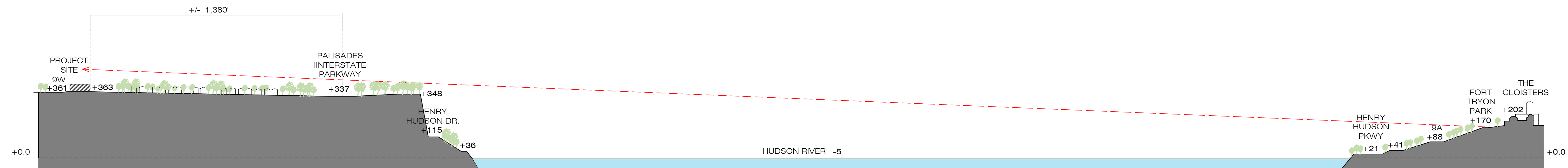
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ROOF PLAN	
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AS PER CHAPTER 30-18.3(4):
 THE PROPOSED AREA FOR ROOFTOP EQUIPMENT IS ALLOWED A MAX. OF 5% OF ROOF AREA TO 10'-0" HT
 & A MAX. OF 15% OF ROOF AREA TO 5'-0" HT. (5'-0" HEIGHT SHOWN ABOVE FOR ILLUSTRATIVE PURPOSES)
 NOTE: THE MAX. HEIGHT OF ROOFTOP EQUIPMENT NOT TO EXCEED 5'-0" IN HEIGHT AS INDICATED.

2 SITE SECTION
 SCALE: 3/32" = 1'-0"



1 SITE SECTION
 SCALE: 1" = 300'-0"



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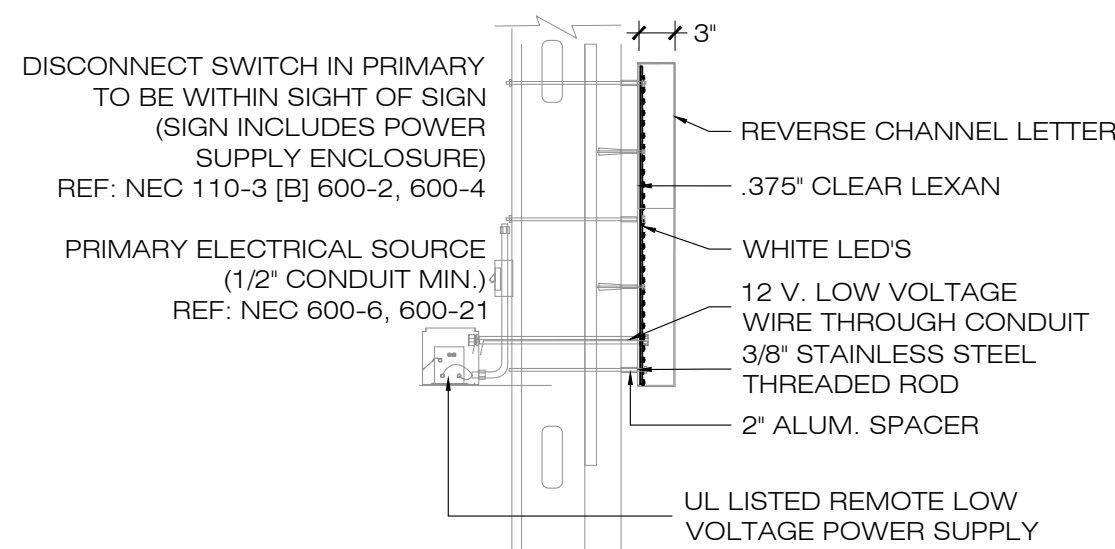
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SIGNAGE NOTES:
 NAMES SHOWN ON SIGNAGE ARE PLACEHOLDERS
 & ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR LETTER DETAIL (TYP.)

ELECTRICIAN TO PROVIDE (2) AMP CIRCUITS WITHIN 6 FT OF SIGNAGE
 ALUM. PAN CHANNEL, .125" FACES, .063" RETURNS
 ILLUMINATION - 12 V. LEDS

NOTE: FIELD VERIFY LOCATION AND INSTALLATION REQUIREMENTS.
 ELECTRICAL TO LOCATION BY OTHERS.
 SIGNS TO MEET OR EXCEED ALL APPLICABLE CODES.

9 TYPICAL ATTACHED SIGNAGE DETAIL
 SCALE: 1/4" = 1'-0"

THE SILVANO
 16'-0"

8 MAIN BUILDING SIGN
 SCALE: 1/4" = 1'-0"

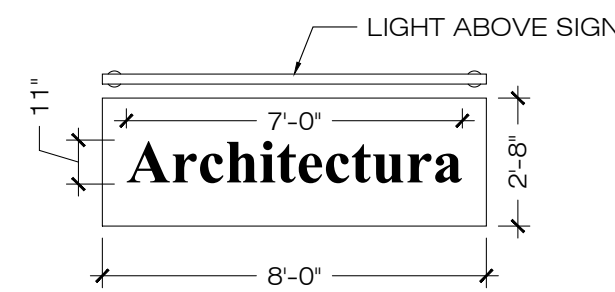
TENANT NAME
 16'-0"

7 TENANT SIGN (TYP.)
 SCALE: 1/4" = 1'-0"

FRONT SIGNAGE NOTES:
 - .125" ALUMINUM FACES WITH .625" BLACK CONTOUR
 ADDED TO FACE OF LETTERS
 - 3" DEEP .063" ALUMINUM RETURNS PAINTED BLACK
 - 2" SPACERS FOR INSTALL ON EXTERIOR WALL
 - HALO LIGHTING USING INTERIOR WHITE LED'S
 - POWER SUPPLY INSTALLED INSIDE BUILDING

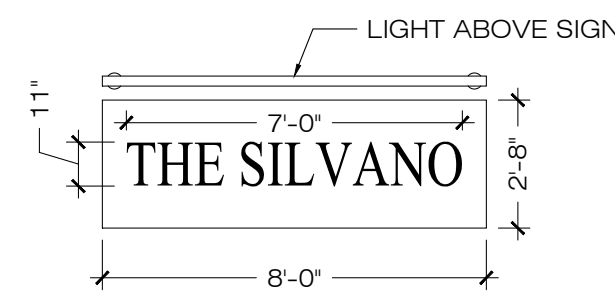
10 METAL PLAQUE LIGHT DETAILS
 SCALE: N.T.S.

FOR REAR METAL PLAQUE SIGNS ONLY -
 WALL MOUNTED ABOVE SIGNAGE. (8'-0" LENGTH)



6 METAL PLAQUE SIGN #2
 SCALE: 1/4" = 1'-0"

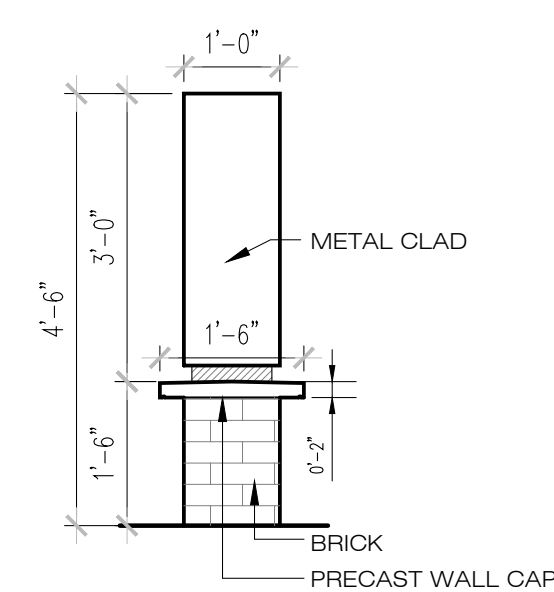
REAR SIGNAGE NOTE:
 - TO BE EXTERNALLY ILLUMINATED WITH A SIGN WASH
 LIGHT; NO INTERNAL LIGHTING TO OCCUR; TYPICAL
 FOR ALL METAL PLAQUE SIGNS.



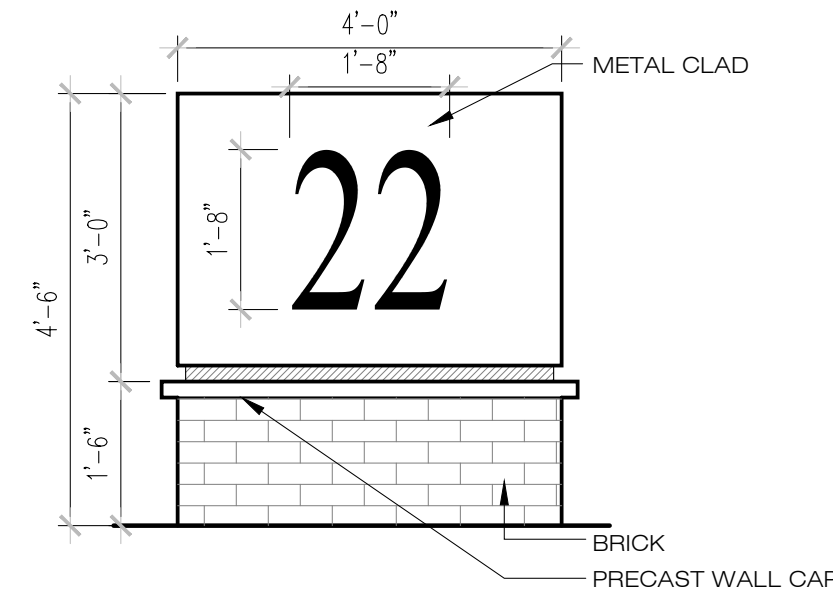
5 METAL PLAQUE SIGN #1
 SCALE: 1/4" = 1'-0"

REAR SIGNAGE NOTE:
 - TO BE EXTERNALLY ILLUMINATED WITH A SIGN WASH
 LIGHT; NO INTERNAL LIGHTING TO OCCUR; TYPICAL
 FOR ALL METAL PLAQUE SIGNS.

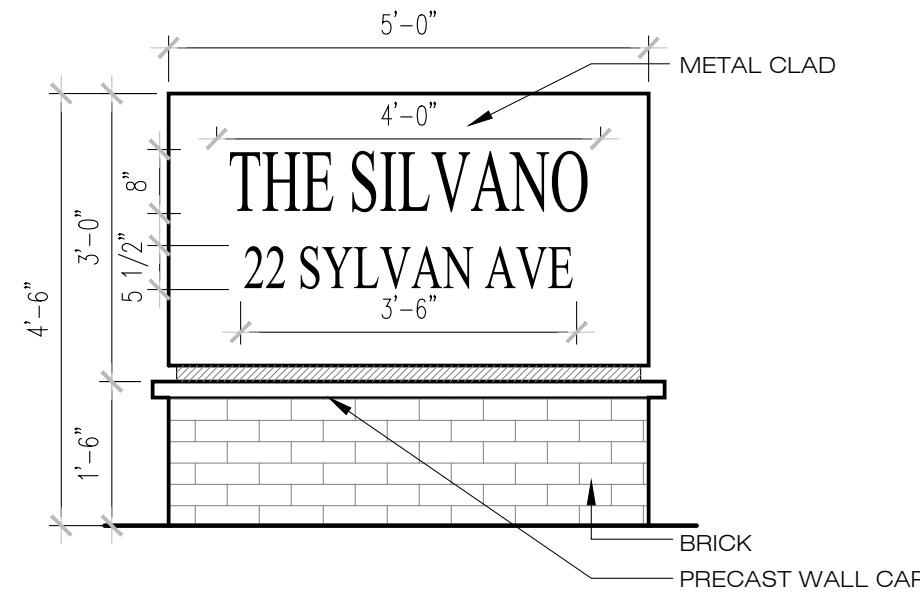
GROUND SIGNAGE NOTE:
 - TO BE EXTERNALLY ILLUMINATED WITH GROUND-MOUNTED
 SPOTLIGHTS; NO INTERNAL LIGHTING TO OCCUR; TYPICAL
 FOR ALL GROUND SIGNS.



4 SIGNAGE SIDE VIEW (TYP.)
 SCALE: 1/2" = 1'-0"



3 GROUND SIGNAGE #2
 SCALE: 1/2" = 1'-0"



2 GROUND SIGNAGE #1
 SCALE: 1/2" = 1'-0"



1 GROUND SIGNAGE KEY PLAN
 SCALE: 1/82" = 1'-0"

SIGNAGE DATA SCHEDULE		
ALLOWED	PROPOSED	VARIANCE
FRONT SIGNS (SYLVAN)		
• SIGNS ATTACHED TO BUILDINGS SHALL NOT EXCEED 32 SQUARE FEET OF TOTAL SIGN AREA	• 32 SF (TYP.)	NO
• SHALL NOT EXCEED FOUR FEET IN HEIGHT OR 16 FEET IN LENGTH.	• 16'-0" L x 2'-0" H	NO
• SHALL NOT ERECT ANY ILLUMINATED SIGN.	• INTERNAL LED LIGHTS	YES
REAR SIGNS (REAR)		
• SIGNS ATTACHED TO BUILDINGS SHALL NOT EXCEED 32 SQUARE FEET OF TOTAL SIGN AREA	• 21.33 SF (TYP.)	NO
• SHALL NOT EXCEED FOUR FEET IN HEIGHT OR 16 FEET IN LENGTH.	• 8'-0" L x 2'-8" H	NO
ONE SIGN SHALL BE PERMITTED FOR EACH BUILDING; HOWEVER, IF BUILDING FRONTAGE IS 200 FEET OR MORE, ONE ADDITIONAL SIGN SHALL BE PERMITTED FOR EVERY 100 LINEAL FEET OF BUILDING FACING THE FRONT STREET SIDE. WHERE TWO SIGNS ARE PERMITTED, THEY SHALL BE AT LEAST 100 FEET APART FROM EACH OTHER.		
• BUILDING FRONTAGE = 366'-3"		
• ATTACHED SIGNAGE ALLOWED = 2 / FACADE	• 3 SIGNS @ SYLVAN	YES
• ATTACHED SIGNAGE ALLOWED = 2 / FACADE	• 2 SIGNS @ REAR	NO
• FRONT FACADE: DISTANCE BETWEEN SIGNS = 100' MIN.	• 150'-0" BETWEEN SIGNS	NO
• REAR FACADE: DISTANCE BETWEEN SIGNS = 100' MIN.	• 75'-0" BETWEEN SIGNS	YES
• SIGNS SHALL NOT EXTEND ABOVE THE PARAPET OR THE MAIN ROOF LEVEL, AS DISTINGUISHED FROM TOWERS, PYLONS OR OTHER SIMILAR STRUCTURES.	• SIGNS ON BUILDING FACADES	NO
GROUND SIGN 1		
• GROUND SIGNS SHALL NOT EXCEED 32 SQUARE FEET TOTAL SIGN AREA	• 14.16 SF	NO
• SIGN HEIGHT SHALL NOT EXCEED FOUR FEET IN HEIGHT OR EIGHT FEET IN LENGTH	• 3'-0" H x 5'-0" L	NO
• SHALL CONTAIN ONLY THE ADVERTISEMENT OF THE PERSON OWNING THE PROPERTY AND/OR THE OCCUPANCY(S) OF THE PREMISES.	• YES	NO
• TOTAL HEIGHT OF THE SIGN SHALL NOT EXCEED THE HEIGHT OF SIX FEET, TO BE MEASURED FROM THE GROUND.	• 4'-6" H WITH BASE	NO
• ONLY ONE GROUND SIGN SHALL BE PERMITTED WITHIN THE PROPERTY BOUNDARY LINES OF ANY BUSINESS ESTABLISHMENT.	• 2 SIGNS	YES
• NO GROUND SIGN SHALL BE LOCATED CLOSER THAN 30 FEET OF ANY STREET OR AVENUE LINE OR WITHIN 20 FEET OF ANY LOT LINE.	• 6'-0" TO LOT LINE	YES
GROUND SIGN 2		
• GROUND SIGNS SHALL NOT EXCEED 32 SQUARE FEET TOTAL SIGN AREA	• 12 SF	NO
• SIGN HEIGHT SHALL NOT EXCEED FOUR FEET IN HEIGHT OR EIGHT FEET IN LENGTH	• 3'-0" H x 4'-0" L	NO
• SHALL CONTAIN ONLY THE ADVERTISEMENT OF THE PERSON OWNING THE PROPERTY AND/OR THE OCCUPANCY(S) OF THE PREMISES.	• YES	NO
• TOTAL HEIGHT OF THE SIGN SHALL NOT EXCEED THE HEIGHT OF SIX FEET, TO BE MEASURED FROM THE GROUND.	• 4'-6" H WITH BASE	NO
• NO GROUND SIGN SHALL BE LOCATED CLOSER THAN 30 FEET OF ANY STREET OR AVENUE LINE OR WITHIN 20 FEET OF ANY LOT LINE.	• 4'-0" TO LOT LINE	YES
NOTES		
ZONE : IHO-2 INCLUSIONARY HOUSING OVERLAY-2 ZONE		
SIGNAGE INFORMATION TAKEN FROM THE BOROUGH OF ENGLEWOOD CLIFFS, NJ - CHAPTER 19 SIGNS, BILLBOARDS AND OUTDOOR ADVERTISING, SECTION 19-13 PROHIBITED ACTS, SECTION 19-14 RULES GOVERNING THE THREE DISTRICTS, AND 19-15 SIGNS IN B-1, B-3 AND B-4 ZONES		



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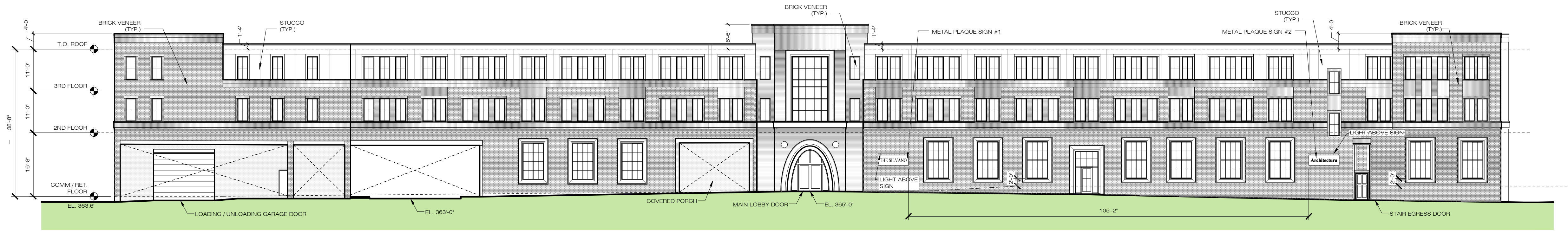
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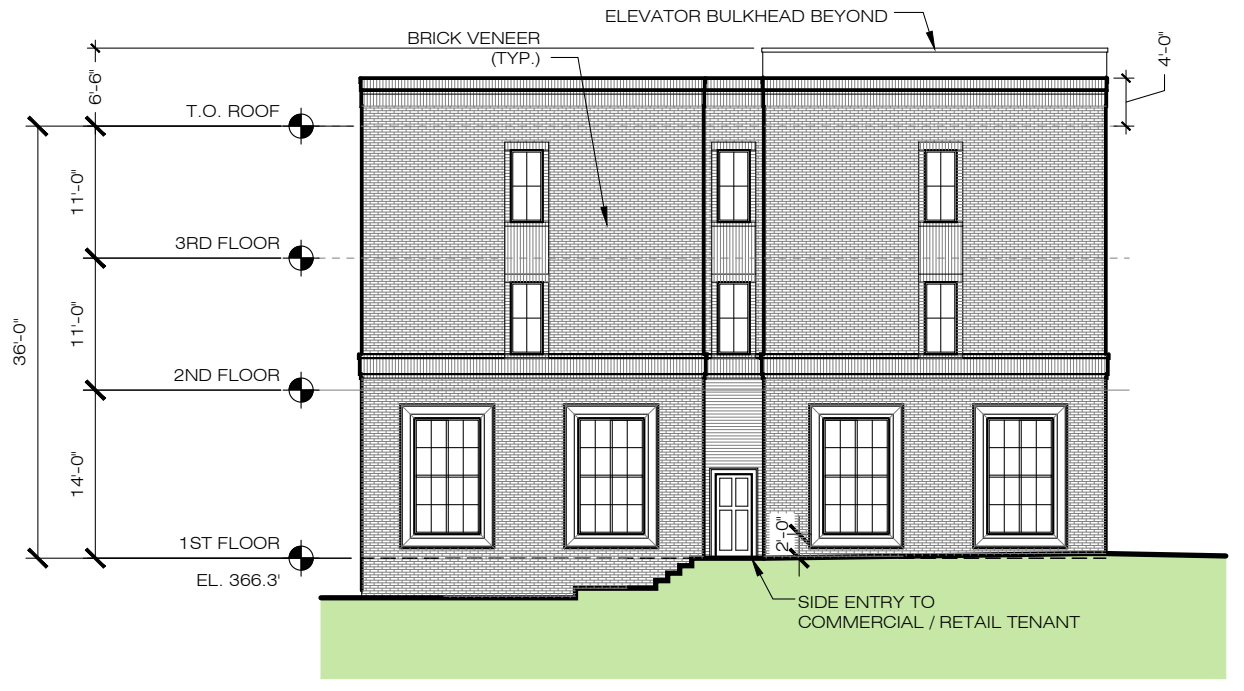
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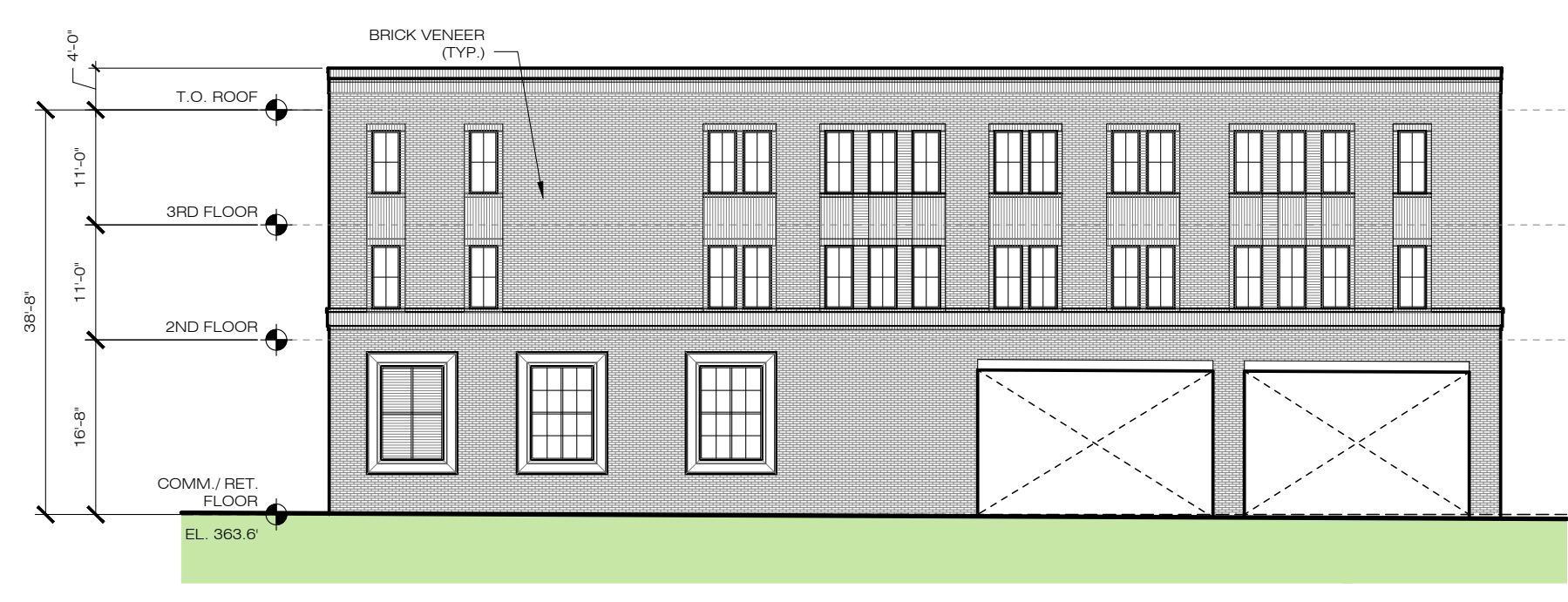
4 REAR ELEVATION

SCALE: 1/16" = 1'-0"



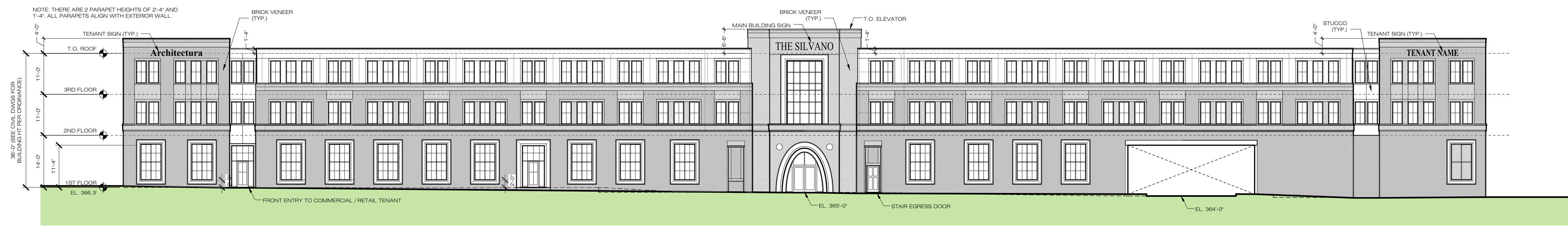
3 LEFT ELEVATION

SCALE: 1/16" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/16" = 1'-0"



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1 PERSPECTIVE
SCALE: N.T.S.



2 PERSPECTIVE
SCALE: N.T.S.



3 PERSPECTIVE
SCALE: N.T.S.



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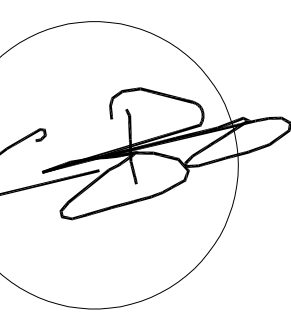
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