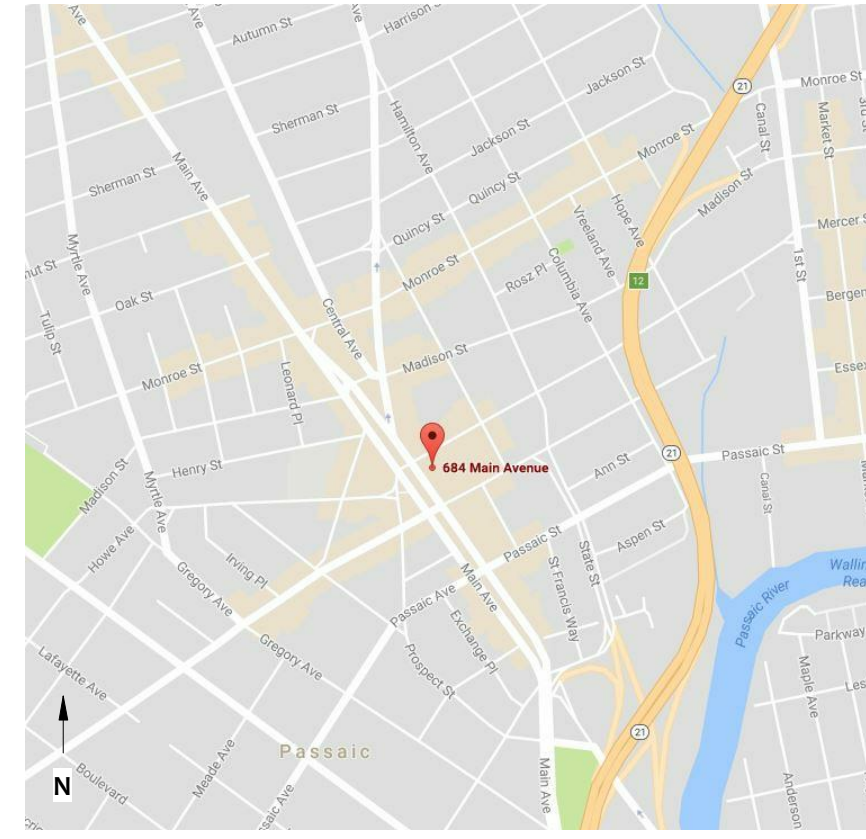


LOCATION OF SITE



LOCATION MAP

PROJECT INFORMATION:

ZONING INFORMATION:

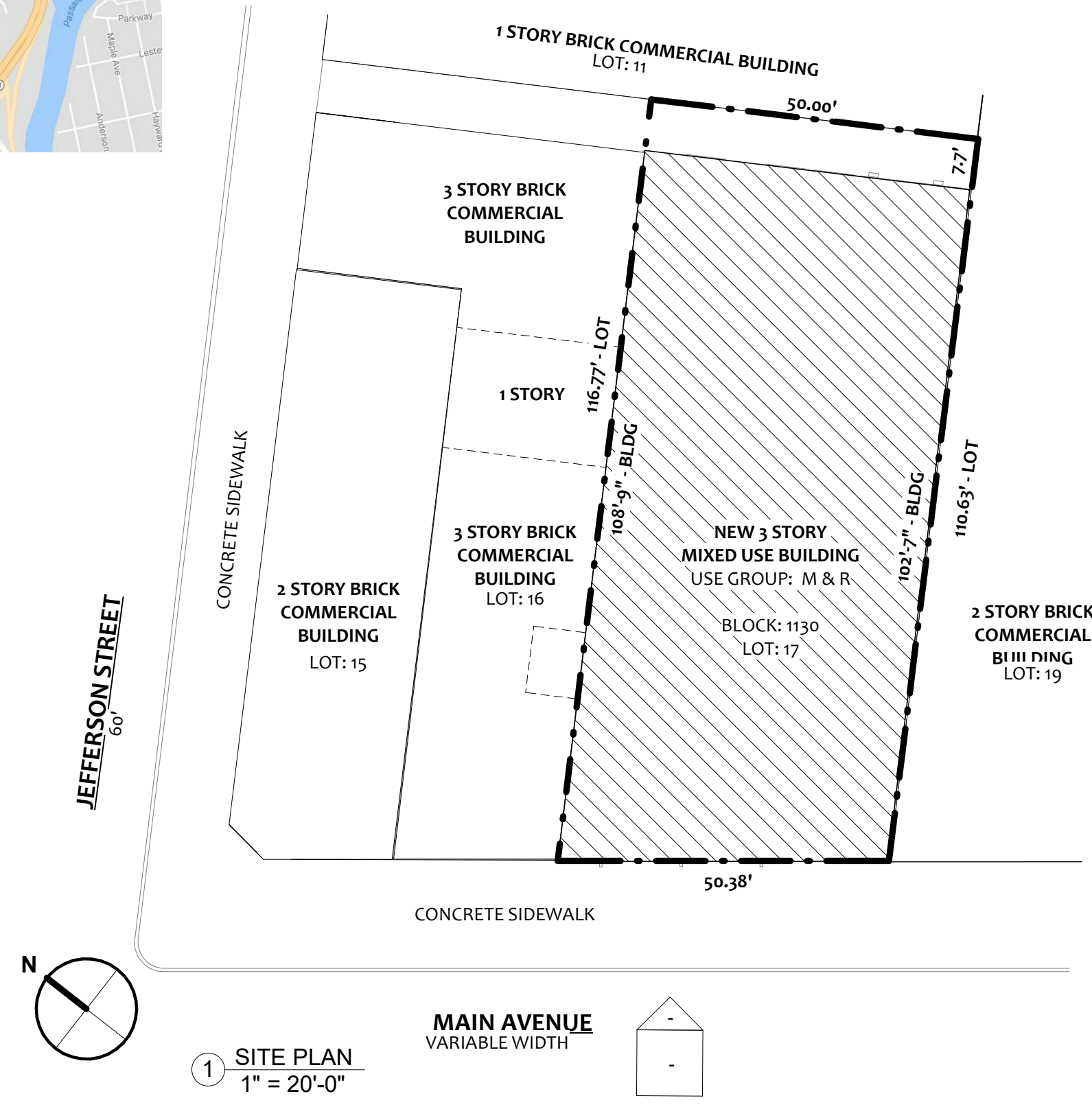
PROJECT LOCATION: 684 MAIN AVENUE
PASSAIC, NJ 07055
BLOCK: 1130
LOT: 17
LOT AREA: 5,685.00 SF
ZONING DISTRICT: C - COMMERCIAL
CENTRAL BUSINESS DISTRICT

PROPOSED BUILDING INFORMATION:

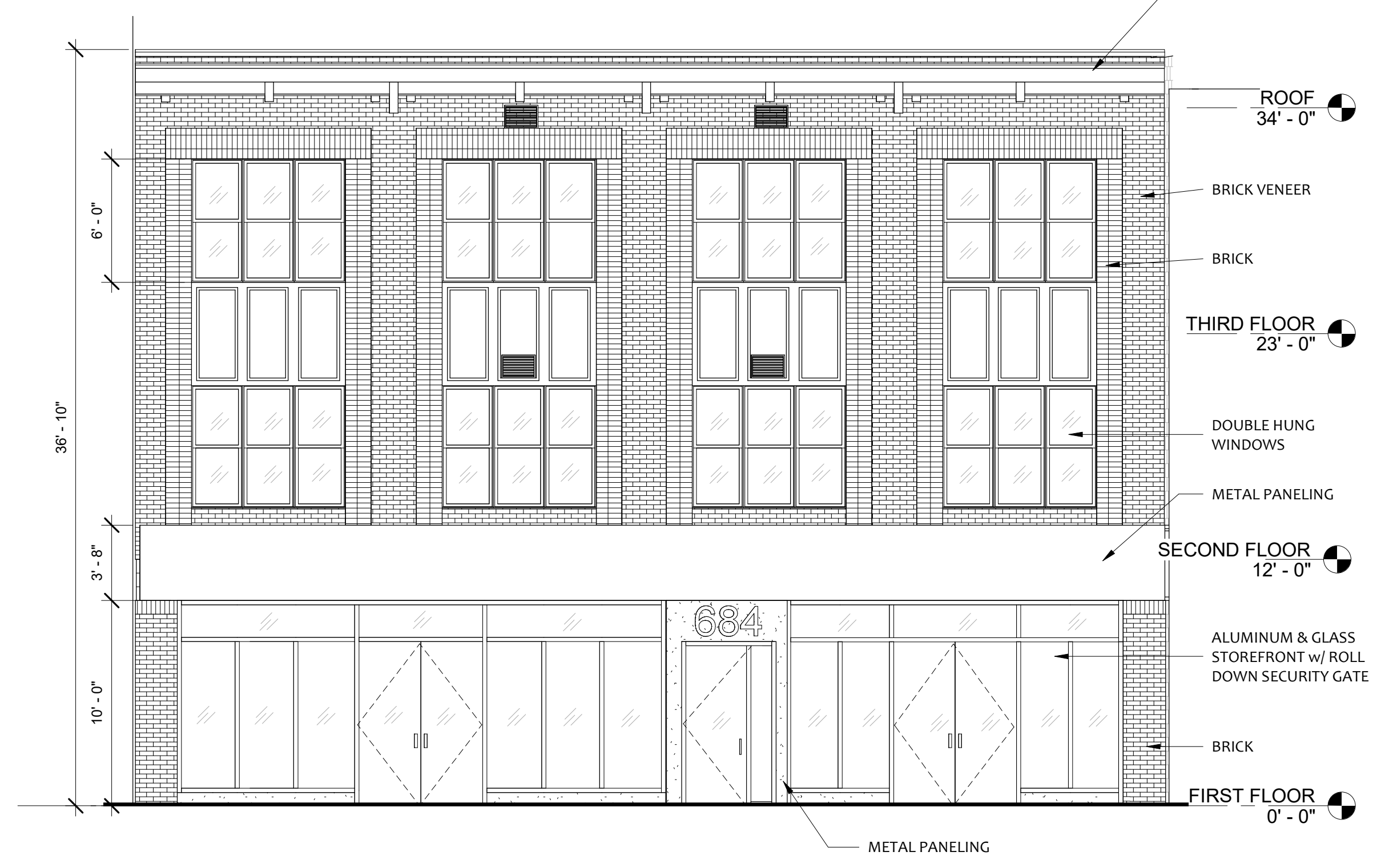
USE GROUP: MIXED USE
CELLAR & FIRST FL. - "M" - MERCANTILE
SECOND & THIRD FL. - FUTURE RESIDENTIAL
NUMBER OF STORIES: 3 + CELLAR
BUILDING HEIGHT: ±37'
BUILDING SQUARE FOOTAGE: 5,254 SF PER FLOOR
TOTAL = 21,016 SF

PROJECT DESCRIPTION:

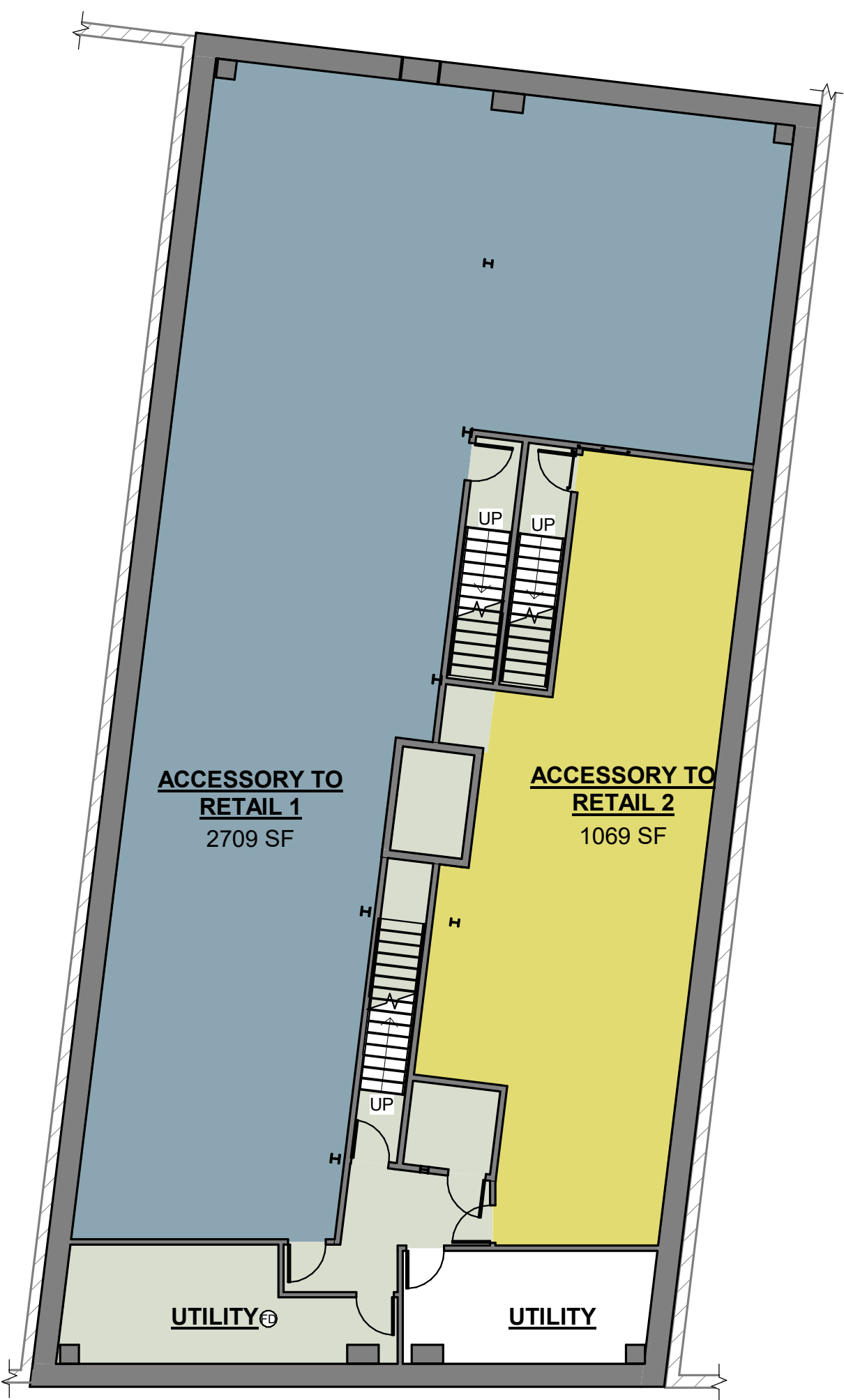
THE NATURE OF THIS PROJECT IS TO CONSTRUCT A NEW MIXED USE BUILDING WITH RETAIL SPACES ON THE FIRST FLOOR. THE SECOND AND THIRD FLOORS WILL BE CONSTRUCTED AS AN EMPTY "VANILLA BOX" WITH UTILITIES PREPARED FOR FUTURE DEVELOPMENT OF EIGHT RESIDENTIAL APARTMENT UNITS. THE EXTERIOR SHELL, STRUCTURAL BEARING WALLS, STAIRS, AND ELEVATOR SHAFT WILL BE CONSTRUCTED AS PART OF THE FIRST PHASE OF THE PROJECT.



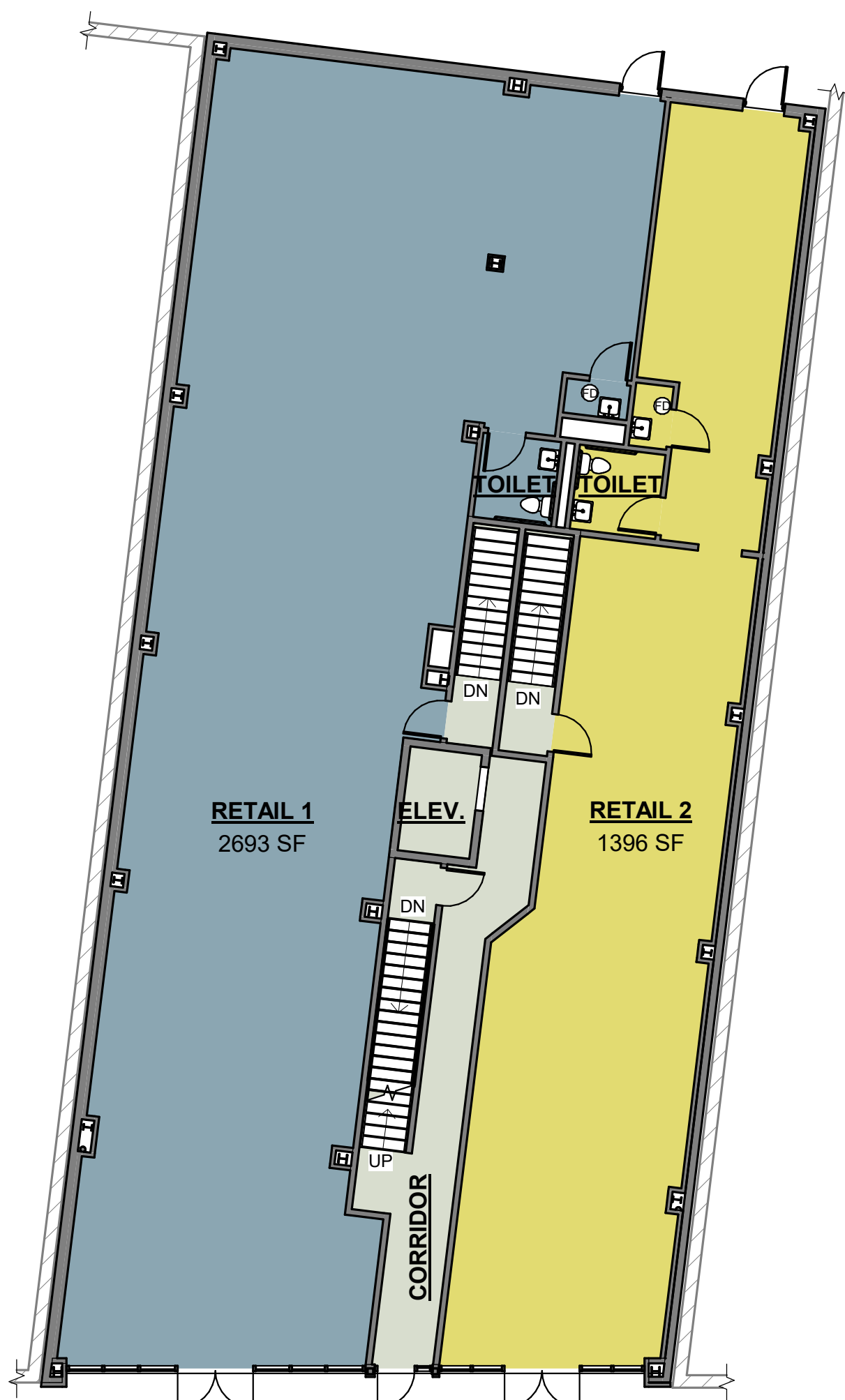
1 SITE PLAN
1" = 20'-0"



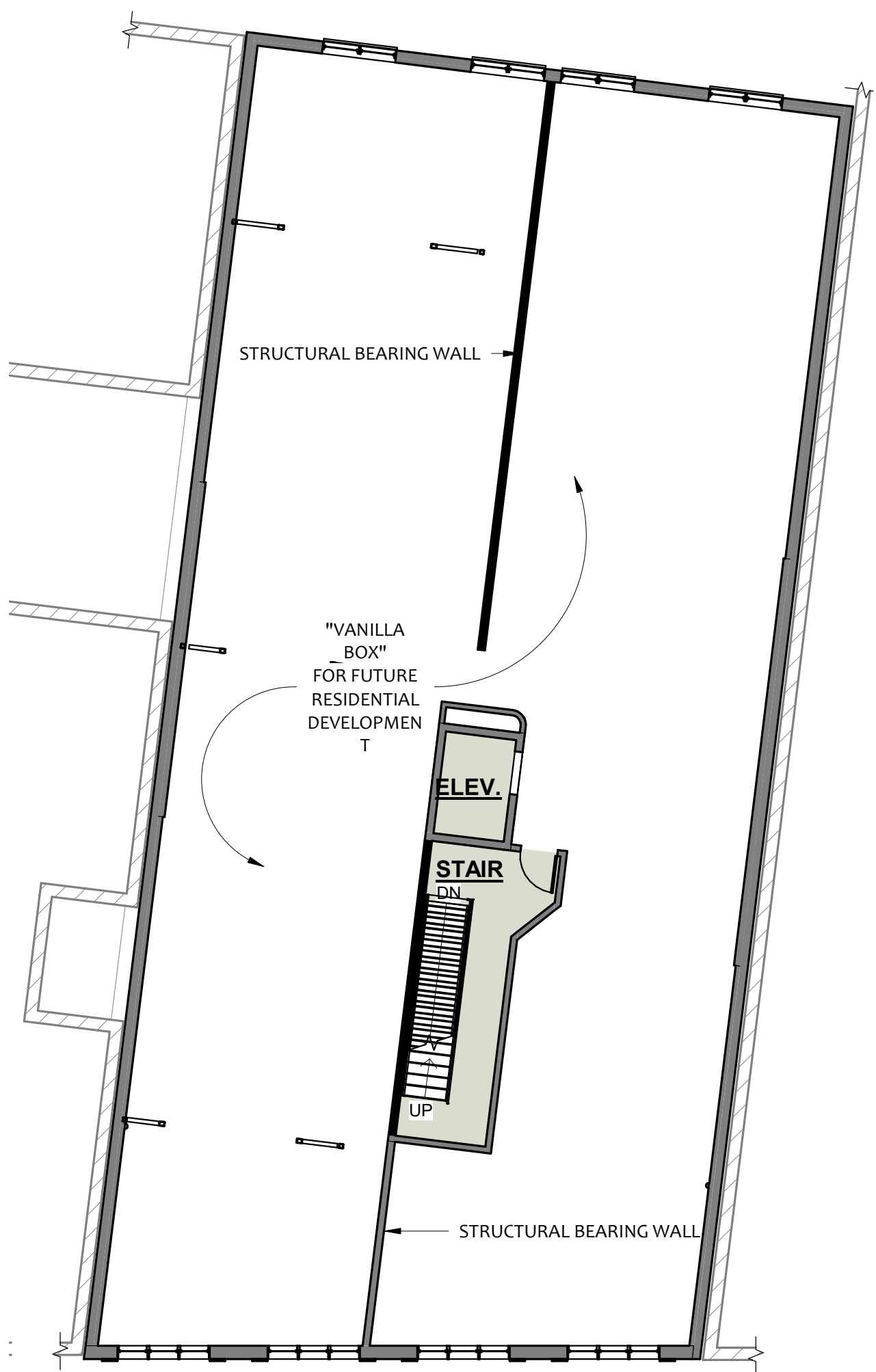
2 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



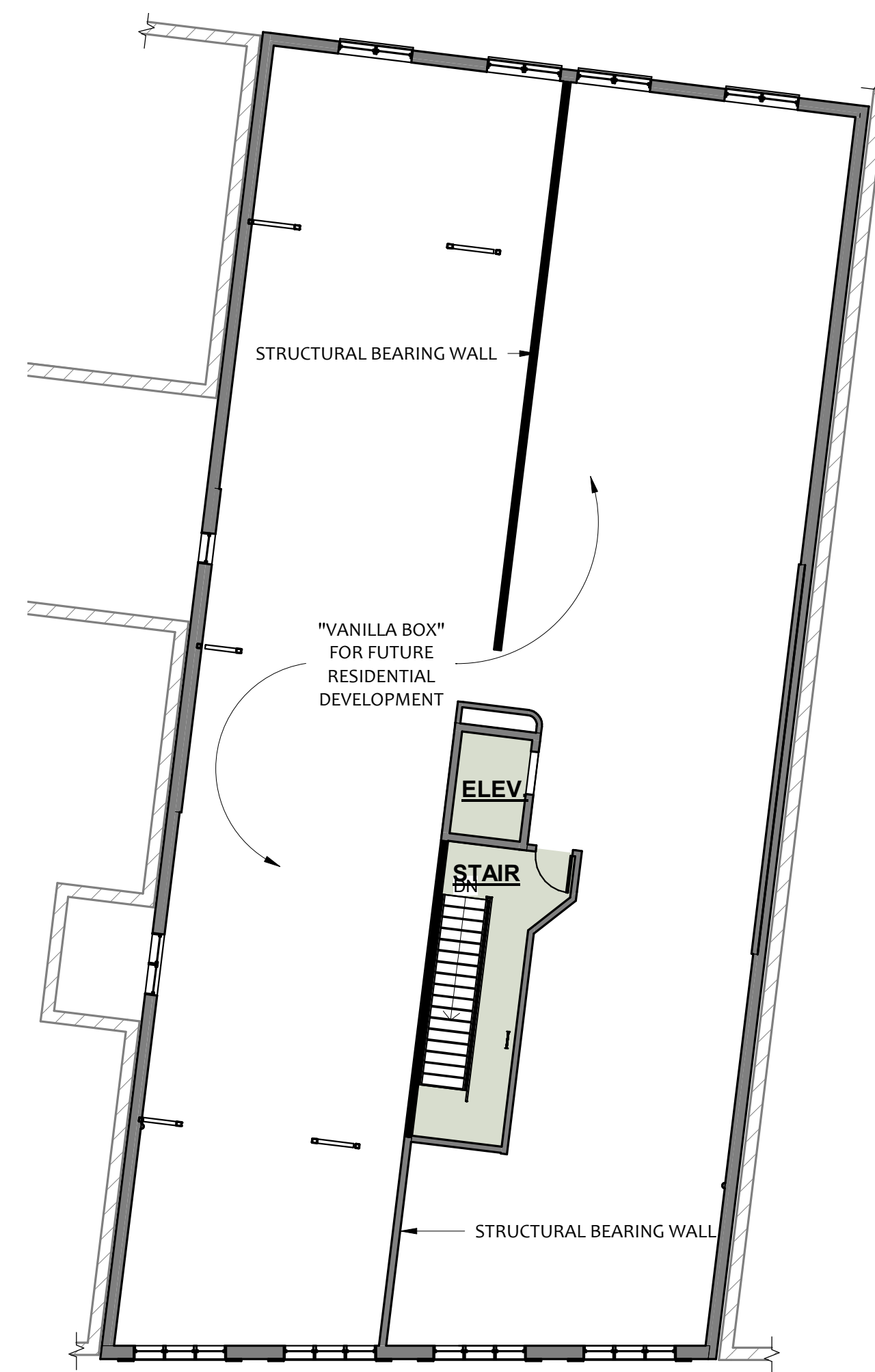
3 PROPOSED CELLAR PLAN
3/32" = 1'-0"



4 PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"



5 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



6 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"

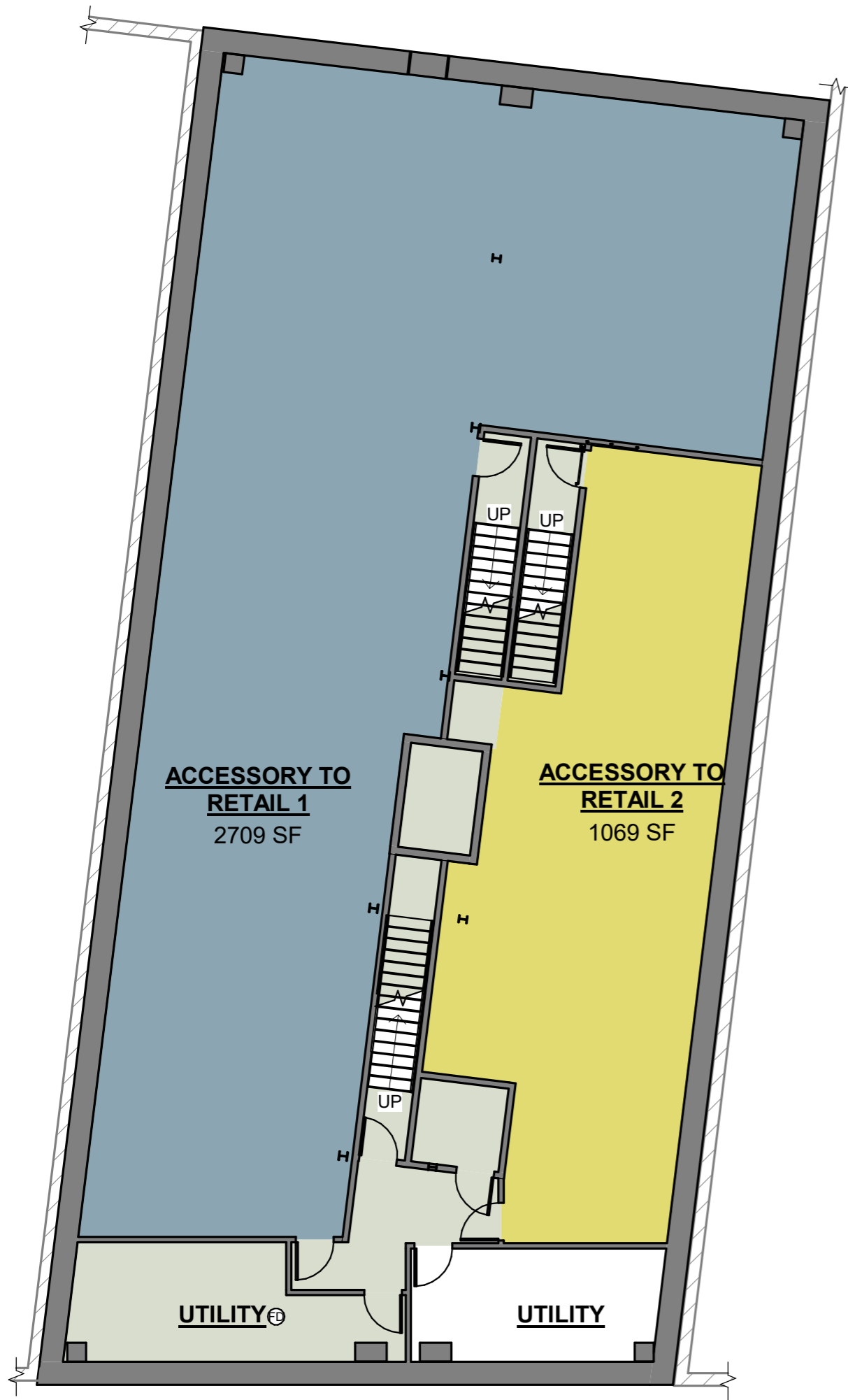
NEW MIXED-USE BUILDING
FOR
TARACT MANAGEMENT COMPANY
AT
684 MAIN AVENUE
PASSAIC, NJ 07055

Consulting Engineer's Seal:

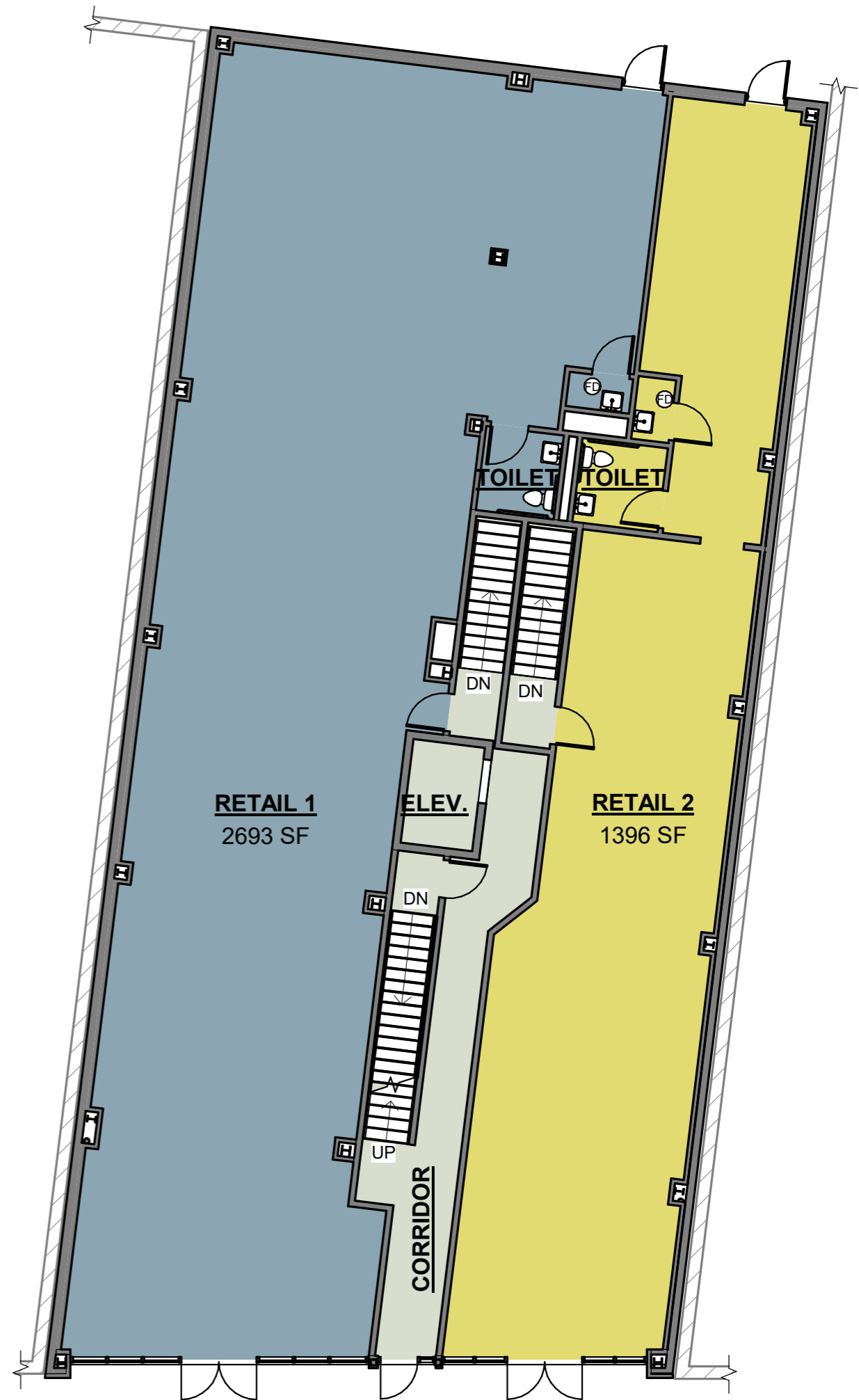
PROPOSED FLOOR PLANS / ELEVATIONS

No.	DATE:	COMMENTS:

DATE: 1/12/18	SOLUTION No.
SCALE: As	17.148
DRAWN BY: MV	DRAWING No.
CHECKED BY: Checker	A.1



3 PROPOSED CELLAR PLAN
3/32" = 1'-0"



4 PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"