

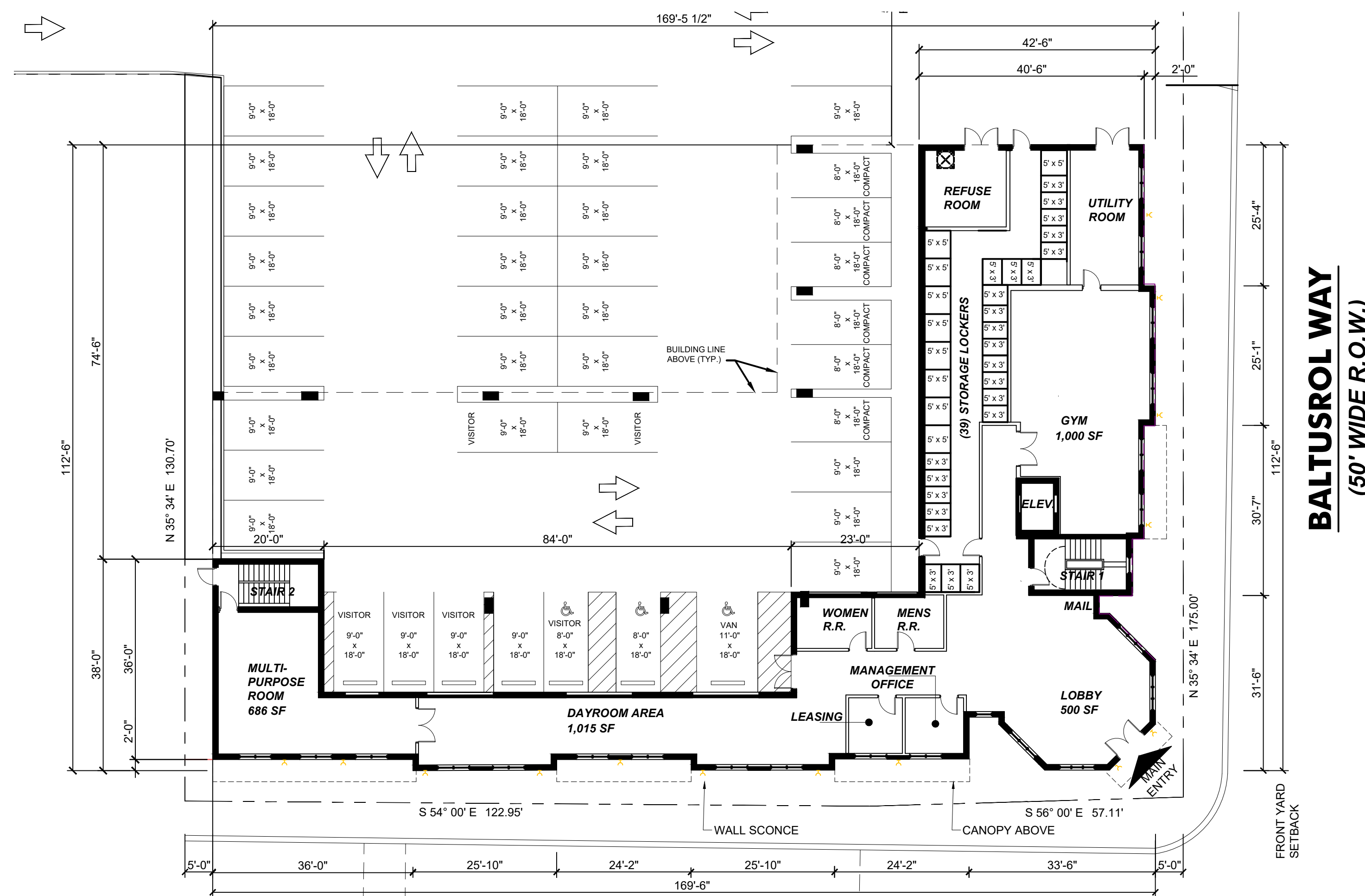
PROPOSED REDEVELOPMENT FOR 38 UNIT MULTIFAMILY BUILDING

AGE RESTRICTED: 55 YEAR YEARS & OLDER
597 MORRIS AVENUE SPRINGFIELD, NJ 07801



ZONING MAP

SCALE: NTS



1ST FLOOR PLAN

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

AREA CALCULATIONS BY FLOOR	
LEVEL	AREA (S.F.)
4TH FLOOR	14,031
3RD FLOOR	14,031
2ND FLOOR	14,031
1ST FLOOR	6,950
TOTAL	49,043

F.A.R. CALCULATION	
LOT AREA (S.F.)	36,104
TOTAL BLDG AREA (S.F.)	49,043
FAR: 49,043 / 36,104 = 1.36 FAR	

APARTMENT UNIT COUNT			
	1 BEDROOM	2 BEDROOM	TOTAL
4TH FLOOR	6	6	12
3RD FLOOR	7	6	13
2ND FLOOR	7	6	13
1ST FLOOR	0	0	0
TOTAL	20	18	38 APT.

AFFORDABLE UNIT MATRIX	
RENTAL UNITS	15% OF TOTAL UNITS = 6 UNITS
CONDO UNITS	20% OF TOTAL UNITS = 8 UNITS

NOTE:
THE NUMBER OF AFFORDABLE UNITS WILL BE DETERMINED ONCE A DECISION IS MADE REGARDING WHETHER THE BUILDING WILL BE DEVELOPED AS CONDOMINIUMS. THIS BUILDING WILL COMPLY WITH THE MATRIX ABOVE.



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NJ State Board of Architects Authorization No. 21AC00016100
NJ State Board of Engineers & Land Surveyors Authorization No. 245A28533000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	2025-09-18	COMPLETENESS REVIEW	MBJ
2.	2025-12-19	RESPONSE TO 10-30-25 LETTER	JK

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

REVISION

NO.	DATE	DESCRIPTION	INT.
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Project:

MULTIFAMILY DEVELOPMENT

597 MORRIS AVE
SPRINGFIELD, NJ 07801

Project Number:

WCR 23-296

Scale:

AS NOTED

Drawn By:

Approved By:

PE

Drawing Name:

FIRST FLOOR PLAN

Drawing Number:

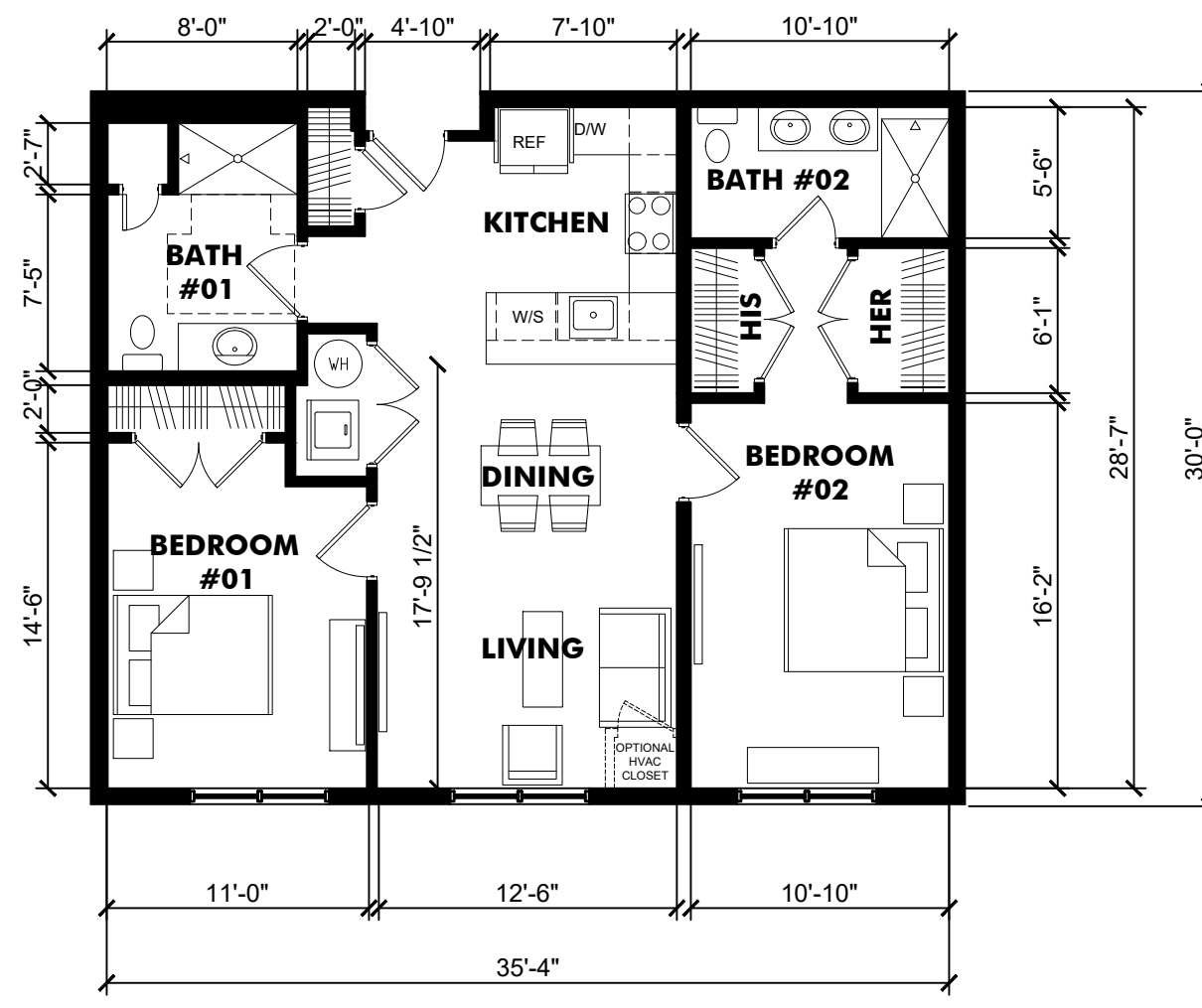
SD-101

Initial Date: 01/09/2024

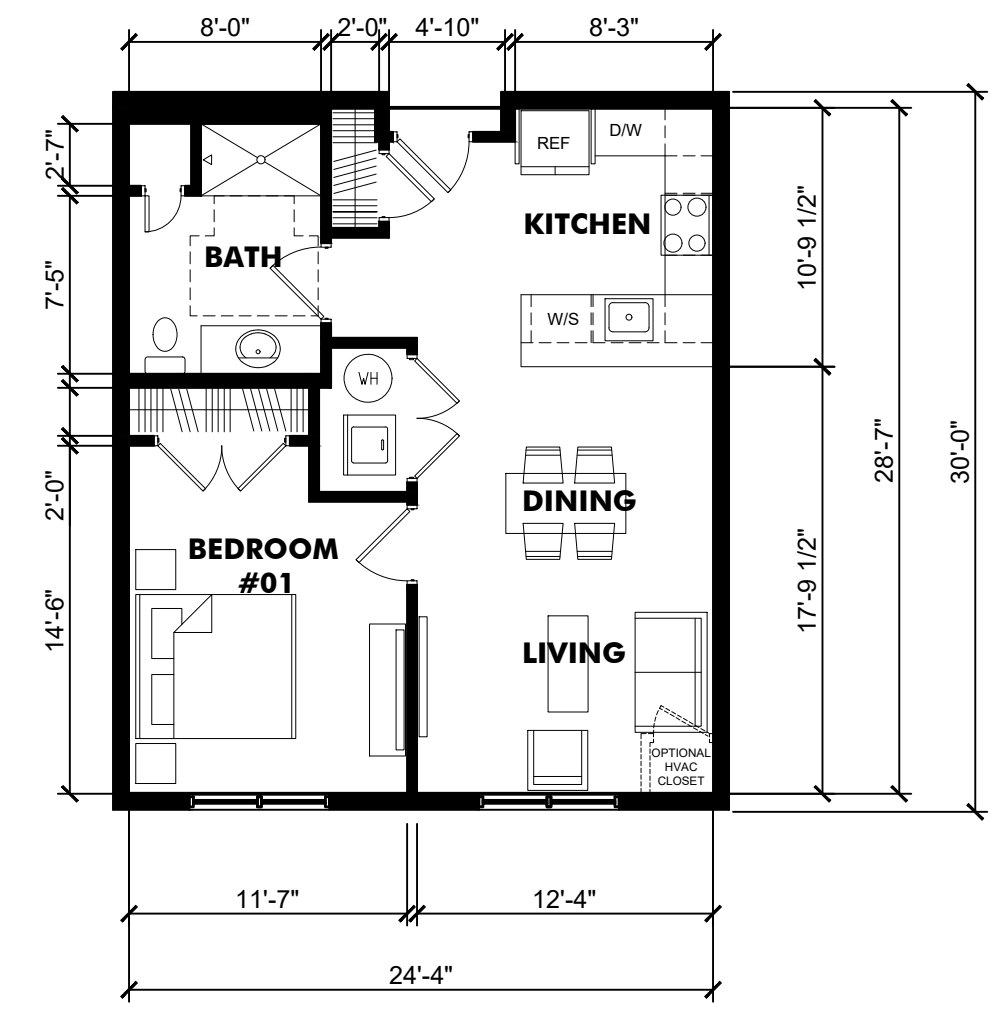
ARCHITECT OF RECORD

JONATHAN KUYBIDA AIA
NJ LIC 21AIO2046900

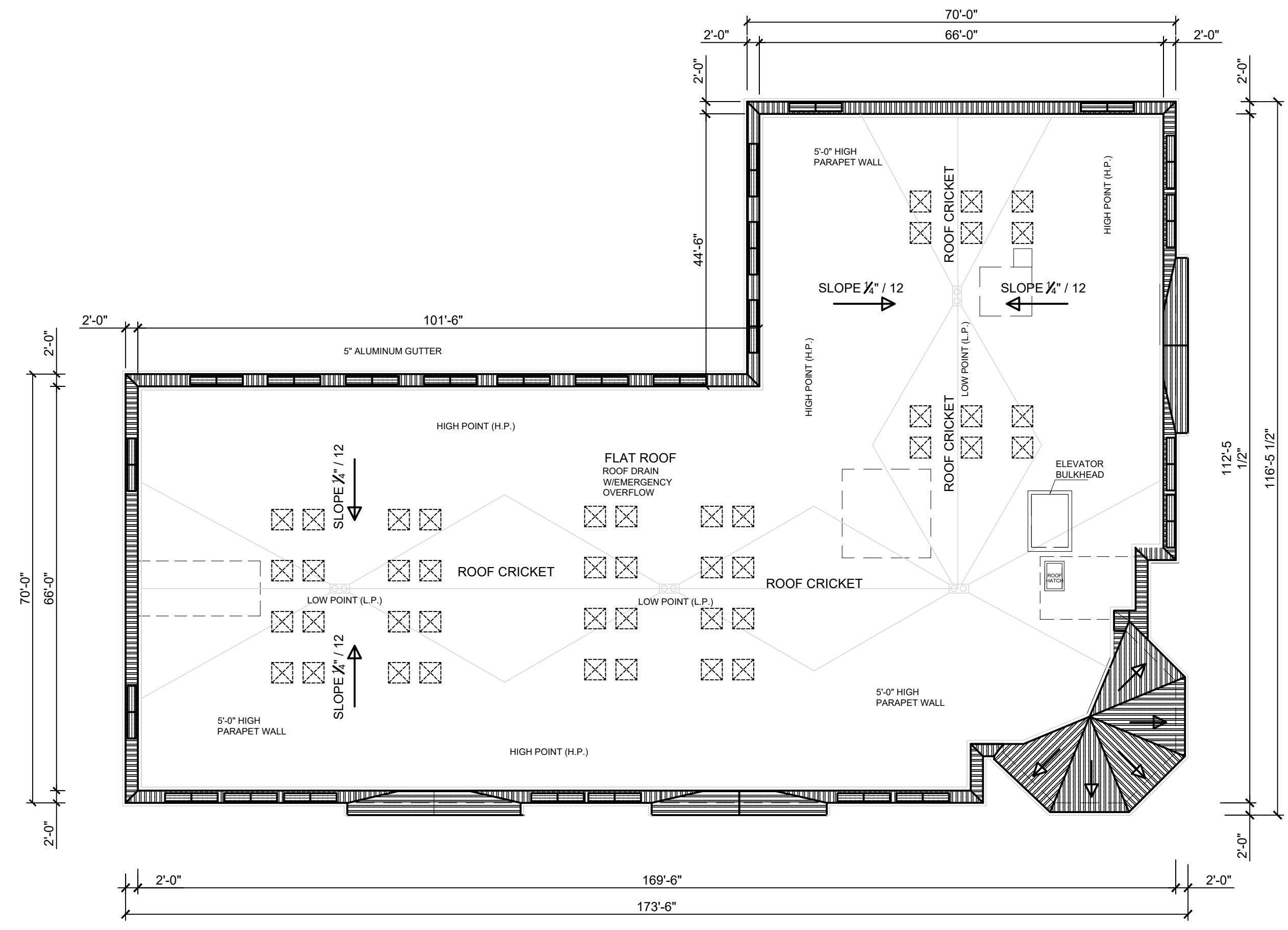
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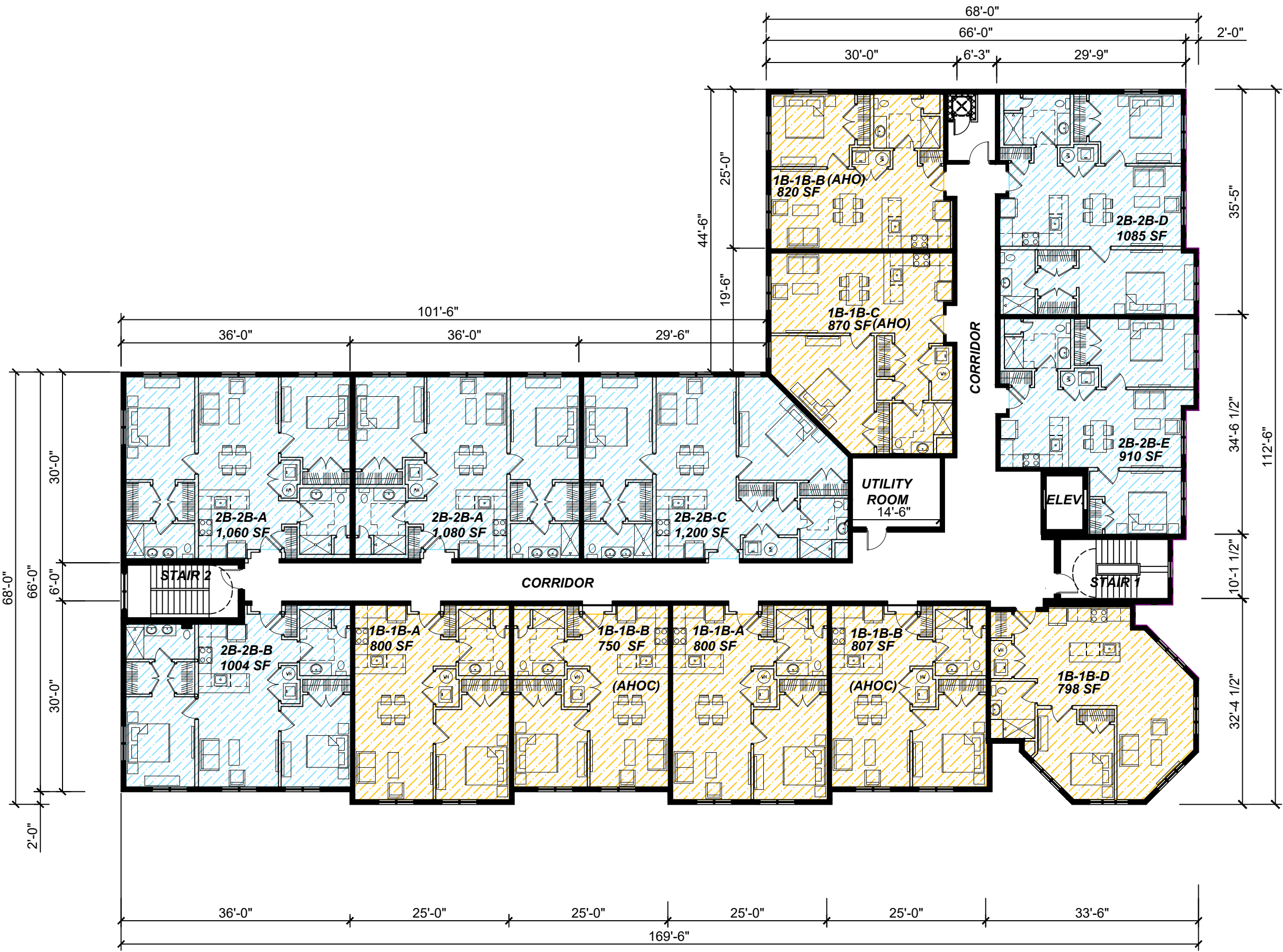
ENLARGED TYPICAL 2 BEDROOM UNIT
SCALE: 1/8 = 1'-0"



ENLARGED TYPICAL 1 BEDROOM UNIT
SCALE: 1/8 = 1'-0"

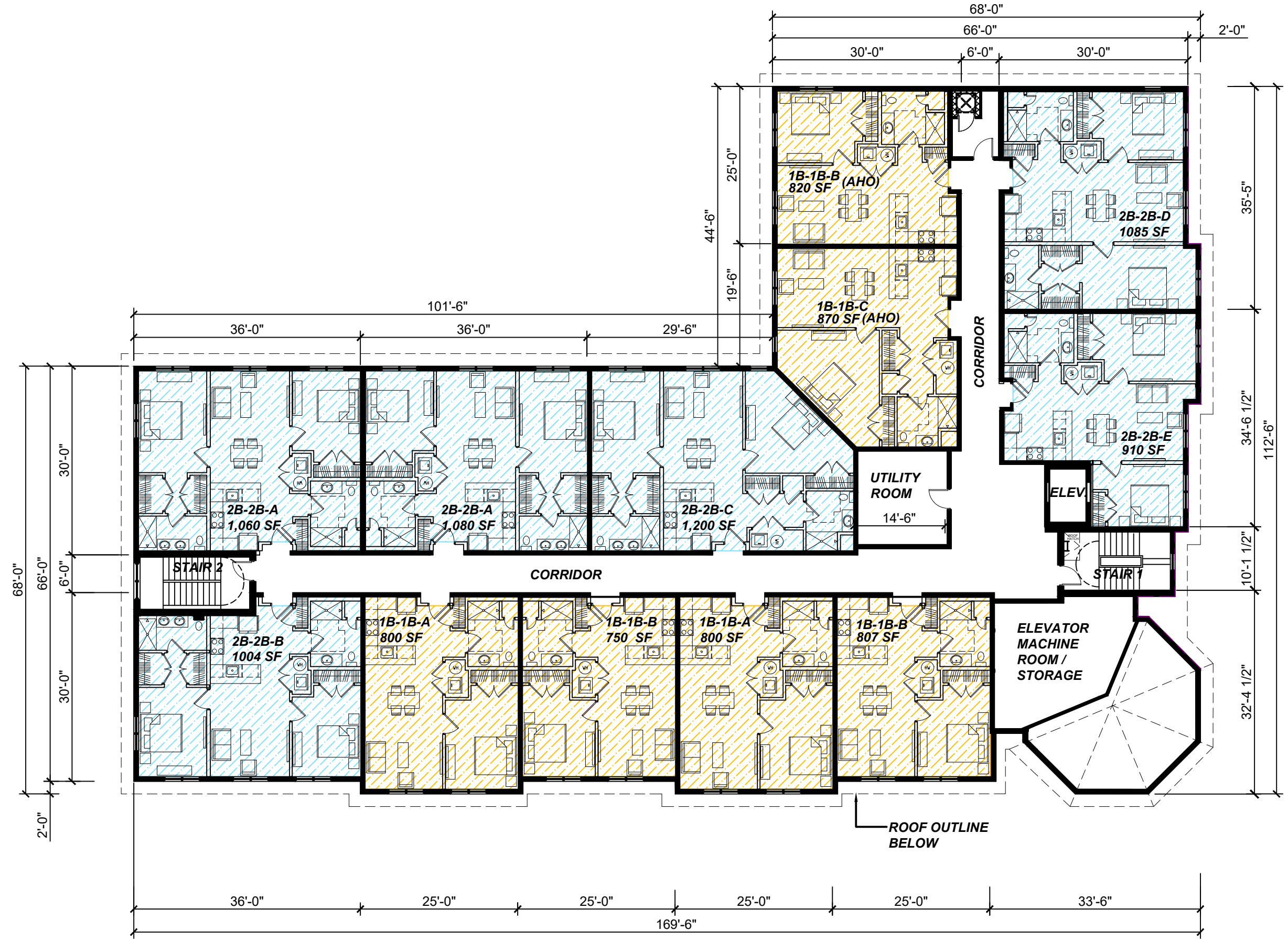


ROOF FLOOR PLAN
SCALE: 1/16 = 1'-0"

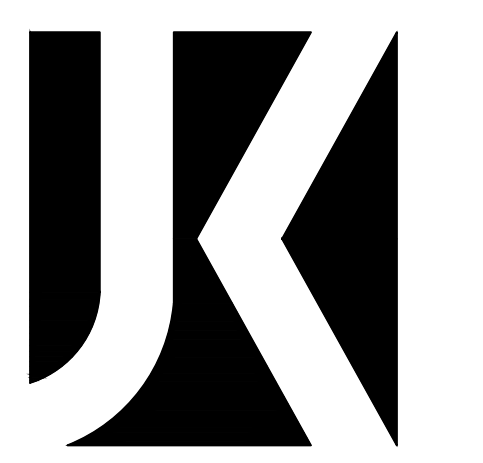


2ND-3RD FLOOR PLAN
SCALE: 1/16 = 1'-0"

NOTE:
AHO = AFFORDABLE UNIT
AHO C = ADDITIONAL AFFORDABLE UNIT
RESERVED ON 2ND FLOOR



4TH FLOOR PLAN
SCALE: 1/16 = 1'-0"



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 - CHERYL SCHWEIKER, AIA
 - STEVEN J. VAZ, PE

Project: **MULTIFAMILY DEVELOPMENT**
597 MORRIS AVE
SPRINGFIELD, NJ 07801

Project Number: WCR 23-296
Scale: AS NOTED
Drawn By: PE
Approved By:

TYPICAL FLOOR PLAN FOR
2ND & 3RD FLOOR PLAN
& 4TH FLOOR PLAN

Drawing Number:
SD-102

Initial Date: 01/09/2024

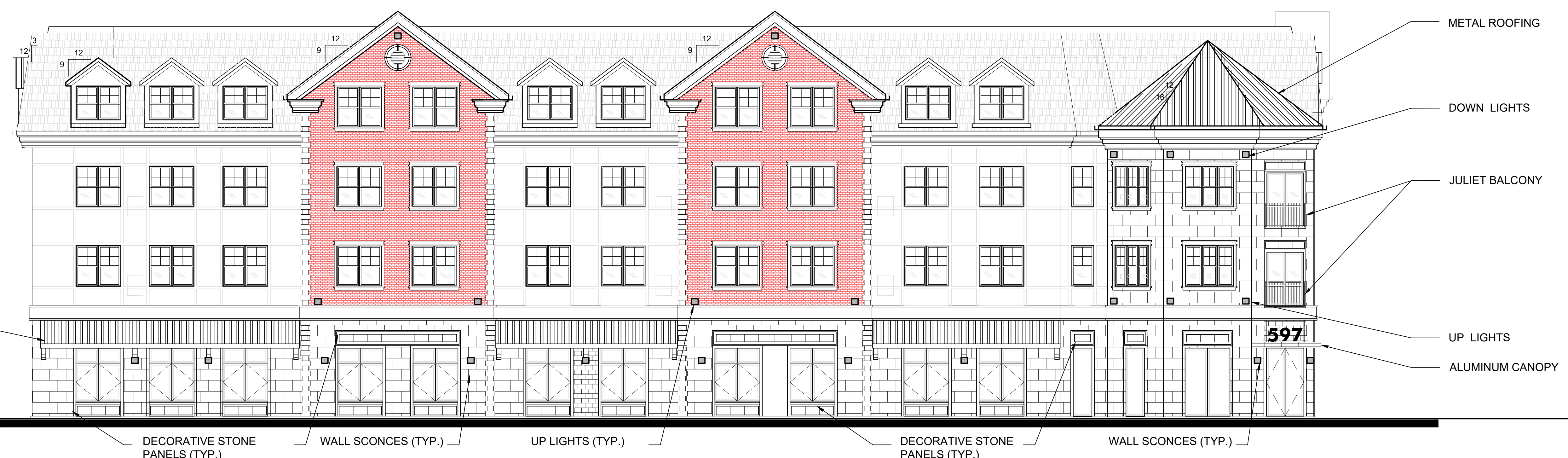
ARCHITECT OF RECORD

(Signature)
JONATHAN KUYBIDA, AIA
NJ LIC 21AIO2046900

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- T.O. ROOF ±53'-10 1/2"
- T.O. ROOF ±51'-0"
- T.O. FLAT ROOF ±47'-6"
- 4th Floor ±36'-0"
- 3rd Floor ±25'-6"
- 2nd Floor ±15'-0"
- 1st Floor ±0.00





FRONT ELEVATION - NORTH (MORRIS AVE.)
SCALE: 1/8"=1'-0"



FRONT ELEVATION - WEST (BALTUSROL WAY)
SCALE: 1/8"=1'-0"

LIGHT FIXTURE LEGEND

-  BUILDING LIGHT (ABOVE FIRST FLOOR)
DIMENSION: 10" x 10" x 2.9"
MANUFACTURER: KIM LIGHTING
MODEL: CY1, ARCHITECTURAL: FASCIA: CURVE
DIMMABLE: YES
-  BUILDING LIGHT (FIRST FLOOR)
DIMENSION: 10" x 18" x 2.9"
MANUFACTURER: KIM LIGHTING
MODEL: CY1, ARCHITECTURAL: FASCIA: CYLINDER BALANCED
DIMMABLE: YES

- METAL ROOFING
- DOWN LIGHTS
- JULIET BALCONY
- UP LIGHTS
- ALUMINUM CANOPY



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597 MORRIS AVE
SPRINGFIELD, NJ 07801

Project Number: WCR 23-296
Scale: AS NOTED
Drawn By: PE
Approved By:

Drawing Name: **BUILDING ELEVATIONS**

Drawing Number: **SD-103**

Initial Date: 01/09/2024

ARCHITECT OF RECORD

JK

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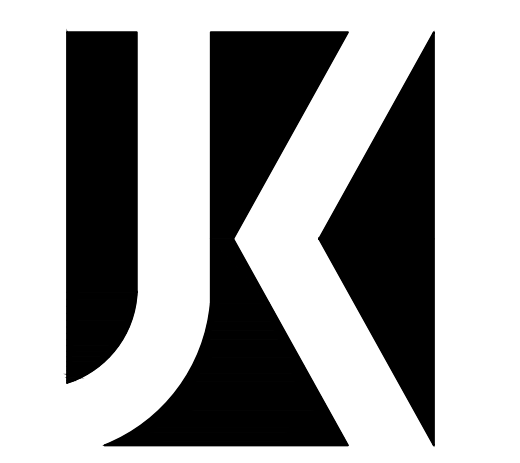
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SIDE ELEVATION - SOUTH ELEVATION (PARKING LOT)
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - EAST ELEVATION
SCALE: 1/8"=1'-0"



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Scale: AS NOTED
Drawn By: PE
Approved By:

Drawing Name:
BUILDING ELEVATIONS

Drawing Number:
SD-104
Initial Date: 01/09/2024

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