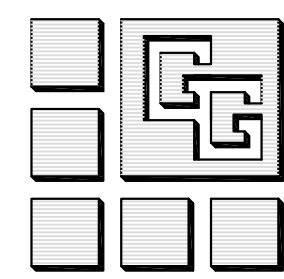


CHANGE OF USE

VFW Post 5561 240 Leonia Avenue Bogota, N.J. 07603

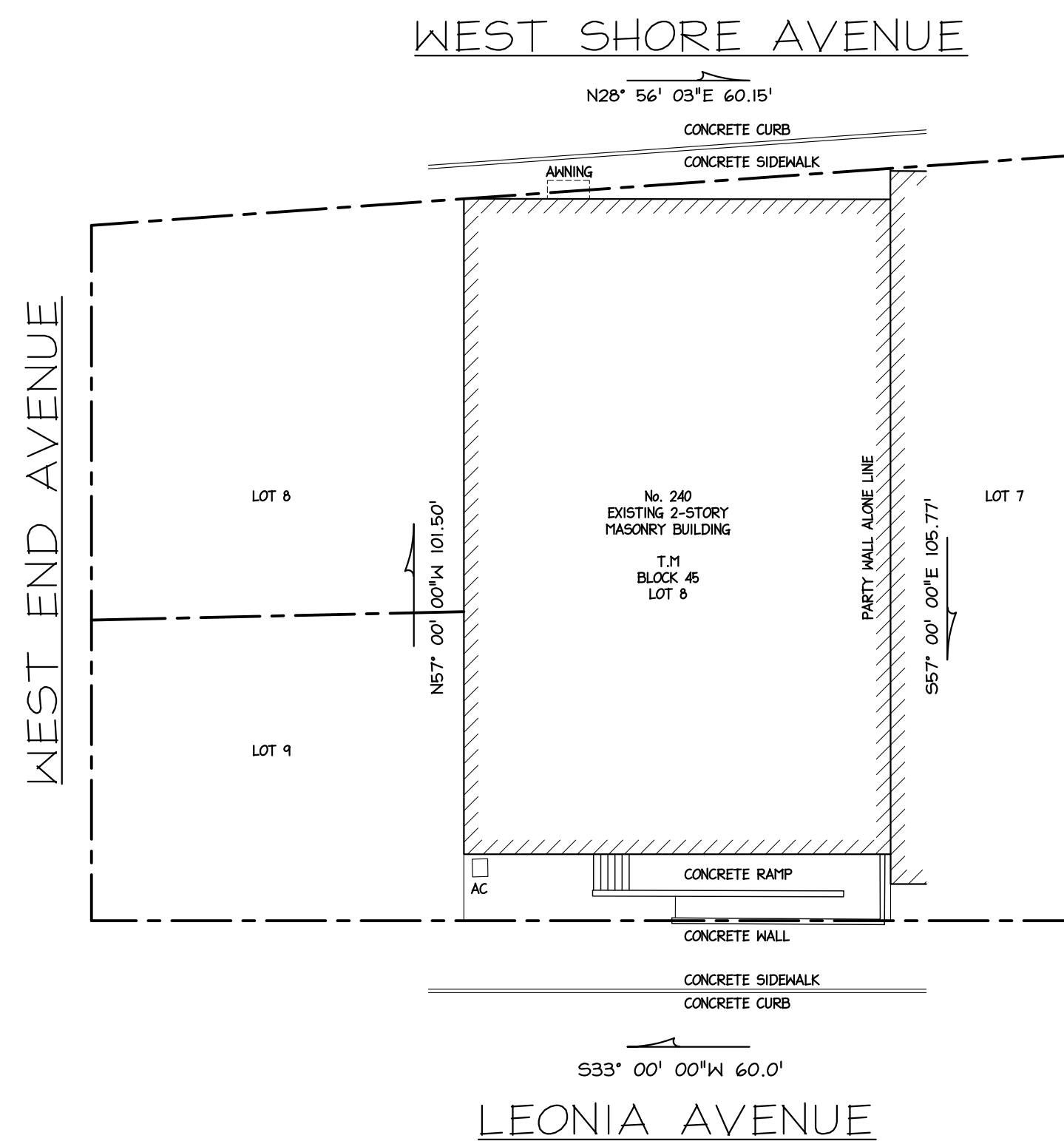


PROJECT ARCHITECT
GUZZO + GUZZO ARCHITECTS, LLC
608 RIDGE ROAD LYNDHURST, NJ 07071 Phone: (201) 939-1446
www.gg-architect.com Fax: (201) 939-1448

COMM. NO.: 21060

DATE: JULY 2021

PROJECT KEY PLAN



SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
ALL EXISTING SITE INFORMATION IS TAKEN FROM SURVEY PREPARED BY OMLAND & OSTERKORN, INC. DATED AUGUST 2ND, 2021.

ZONING & PARKING INFO

ZONING CHART		LOT 8 BLOCK 45			
B-2 (BUSINESS) ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	4,000 Sq. Ft.	6,218 Sq. Ft.	6,218 Sq. Ft.	YES
	WIDTH, Feet	40.0'	60.0'	60.0'	YES
	DEPTH, Feet	100.0'	101.5'	101.5'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	0.0'	9.37'	9.37'	YES
	REAR, Feet	15.0'	0.1'	0.1'	NO*
	SIDE, Feet	0.0'	0.0'	0.0'	YES
MAXIMUM BUILDING COVERAGE		75%	88.5% (5,504 S.F.)	88.5% (5,504 S.F.)	NO*
MAXIMUM IMPERVIOUS COVERAGE		90%	100% (6,218 S.F.)	100% (6,218 S.F.)	NO*
MAXIMUM HEIGHT		3 STORIES / 35'-0"	2 STORIES / < 35'-0"	2 STORIES / < 35'-0"	YES
BUILDING TYPE		BUSINESS	BUSINESS	BUSINESS	YES

* EXISTING NON-CONFORMING

PARKING CHART

USE	REQUIRED EXISTING	REQUIRED PROPOSED
EVENT SPACE	1 space per 3 occupants = 505 occupants / 3 = 169 SPACES	1 space per 3 occupants = 235 occupants / 3 = 79 SPACES
RETAIL	1 space per 200 s.f. = 0 SPACES	1 space per 200 s.f. = 1,165 s.f. / 200 s.f. = 6 SPACES
WAREHOUSE	1 space per 2 employees = 0 SPACES	1 space x 6 employees = 3 SPACES
OFFICE	1 space per 250 s.f. = 189 s.f. / 250 s.f. = 1 SPACE	1 space per 250 s.f. = 189 s.f. / 250 s.f. = 1 SPACE
TOTAL	170 SPACES	89 SPACES

FIRST FLOOR S.F. BREAKDOWN

RETAIL AREA	1,165 s.f.
WAREHOUSE/STORAGE AREA	2,848 s.f.
BATHROOMS, CLOSET, LOBBY, STAIRS	1,494 s.f.
TOTAL SQUARE FOOTAGE	5,507 s.f.

BUILDING DATA

APPLICABLE BUILDING CODES:
BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE, NJ ED.
ACCESSIBILITY CODE: ICC/ANSI A117.1-2009
U.C.C. REHAB. SUBCODE: N.J.A.C. TITLE 5, CHAPTER 23.
PLUMBING CODE: 2015 NATIONAL STANDARD PLUMBING CODE
FUEL AND GAS CODE: 2015 INTERNATIONAL FUEL GAS CODE
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2014 NFPA 70
FIRE/LIFE SAFETY CODE: NJAC 5:70 UNIFORM FIRE CODE

CONSTRUCTION TYPE: "III-B" FRAME

BUILDING AREA:
MEZZANINE = 1,020 S.F.
FIRST FLOOR = 5,507 S.F.
LOWER LEVEL = 5,507 S.F.

USE GROUP CLASSIFICATION:
FIRST FLOOR = "M" MERCANTILE
LOWER LEVEL = "A-3" ASSEMBLY

FIRE SEPARATION REQUIREMENTS:
REQUIRED FIRE SEPARATION FOR "A-3" AND "M" USES IS 2 HOURS AS INDICATED IN IBC TABLE 508.4

SHAFT ENCLOSURES AT EXISTING STAIRS TO BE 2 HOUR FIRE-RATING, MATCHING FLOOR FIRE-RATING AS INDICATED IN IBC SECTION 713.4

AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED AS PER IBC SECTION 903.2.7

OCCUPANT LOAD - SECTION 1004:
OCCUPANCY LOADS WERE CALCULATED USING THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT AS INDICATED IN IBC TABLE 1004.1.2

CHAPTER 10 MEANS OF EGRESS:
LENGTH OF EXIT ACCESS TRAVEL FOR USE GROUP "A-3" PER TABLE 1017.2 IS 200 FEET WITHOUT SPRINKLER SYSTEM
LENGTH OF EXIT ACCESS TRAVEL FOR USE GROUP "M" PER TABLE 1017.2 IS 200 FEET WITHOUT SPRINKLER SYSTEM

CAPACITY OF EGRESS COMPONENTS - SECTION 1005:
THE WIDTH OF EACH MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN THE WIDTH COMPUTED IN ACCORDANCE WITH SECTION 1005

REQUIRED STAIRWAY WIDTH:
271 OCCUPANTS X 0.3' = 81.3' REQUIRED // 119' PROVIDED (COMPLIES)
271 OCCUPANTS X 0.2' = 54.2' REQUIRED // 144' PROVIDED (COMPLIES)

NUMBER OF EXITS - SECTION 1006:
FIRST FLOOR HAS TWO INDEPENDENT EXITS, WHERE ONLY TWO ARE REQUIRED BY TABLE 1006.3.2 BASED ON THE CALCULATED OCCUPANCY LOADS

LOWER LEVEL HAS THREE INDEPENDENT EXITS, WHERE ONLY TWO ARE REQUIRED BY TABLE 1006.3.2 BASED ON THE CALCULATED OCCUPANCY LOADS

APPLICATION INFO

APPLICANT INFORMATION:
YAKIRA BELLA, LLC
240 LEONIA AVENUE
BOGOTA, NJ 07063

OWNER INFORMATION:
RALPH H. HALL
POST 5561
240 LEONIA AVENUE
BOGOTA, NJ 07063

REVISIONS

01-28-2022 - REVISED FOR PLANNING BOARD
RESUBMISSION MEETING DATED 02-08-2022

DRAWING INDEX

- CS-1 COVER SHEET
- EX101 EXISTING LOWER LEVEL FLOOR PLAN
- EX102 EXISTING FIRST FLOOR PLAN
- DPI01 FIRST FLOOR DEMOLITION PLAN & NOTES
- DPI02 FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN
- A101 LOWER LEVEL FLOOR PLAN & NOTES
- A102 FIRST FLOOR PLAN & NOTES
- A103 REFLECTED CEILING PLANS & NOTES
- EG101 LOWER FLOOR EGRESS & FIRE PLAN, NOTES & DETAILS
- EG102 FIRST FLOOR EGRESS & FIRE PLAN, NOTES & DETAILS

SALVATORE M. GUZZO, AIA N.J. LIC. NO. C-3651
ANTHONY GUZZO, AIA N.J. LIC. NO. 12993

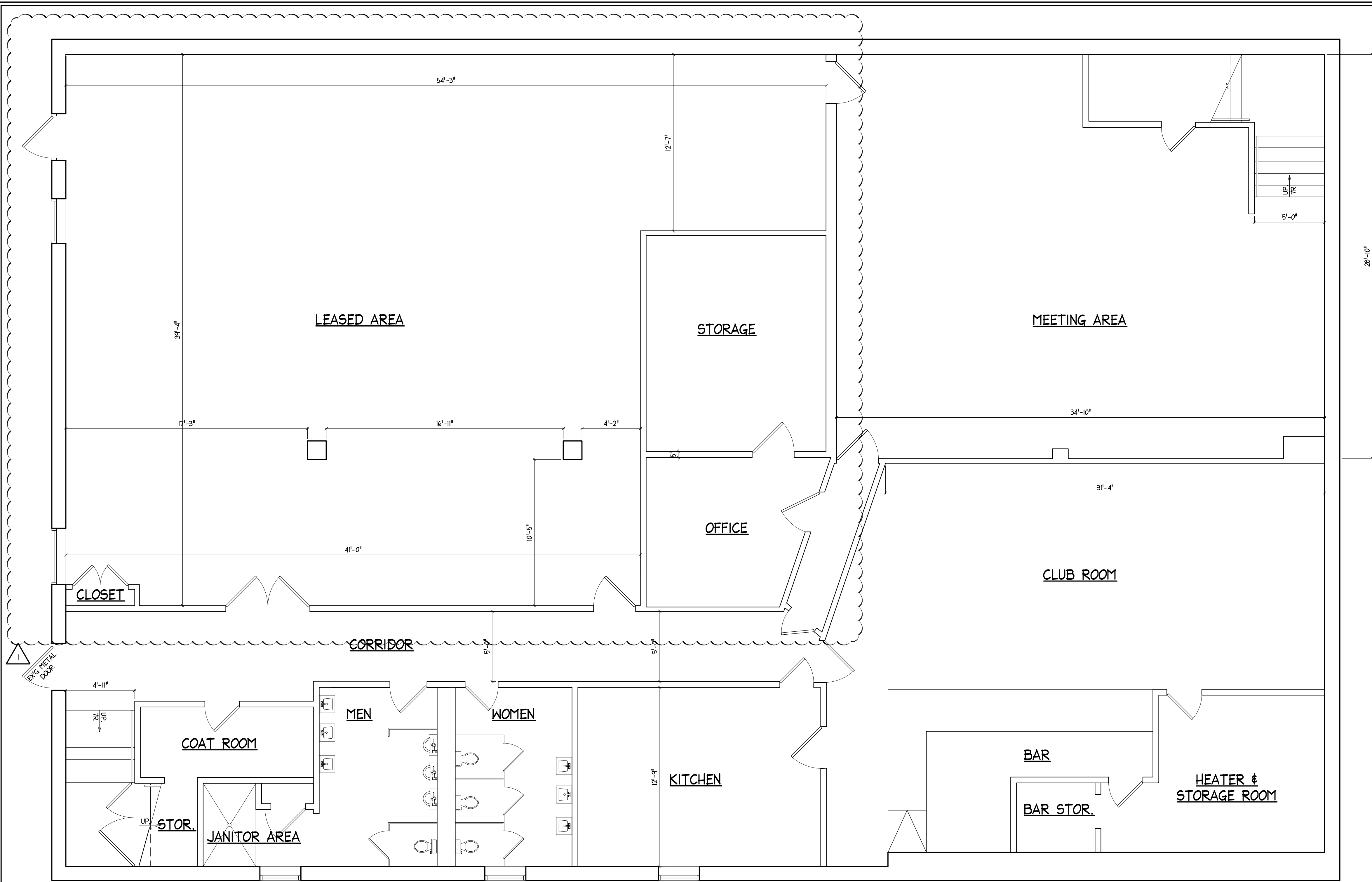
GUZZO + GUZZO ARCHITECTS, L.L.C.
608 RIDGE ROAD LYNDHURST, N.J. 07071 (FAX) 201-939-1446
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COVER SHEET

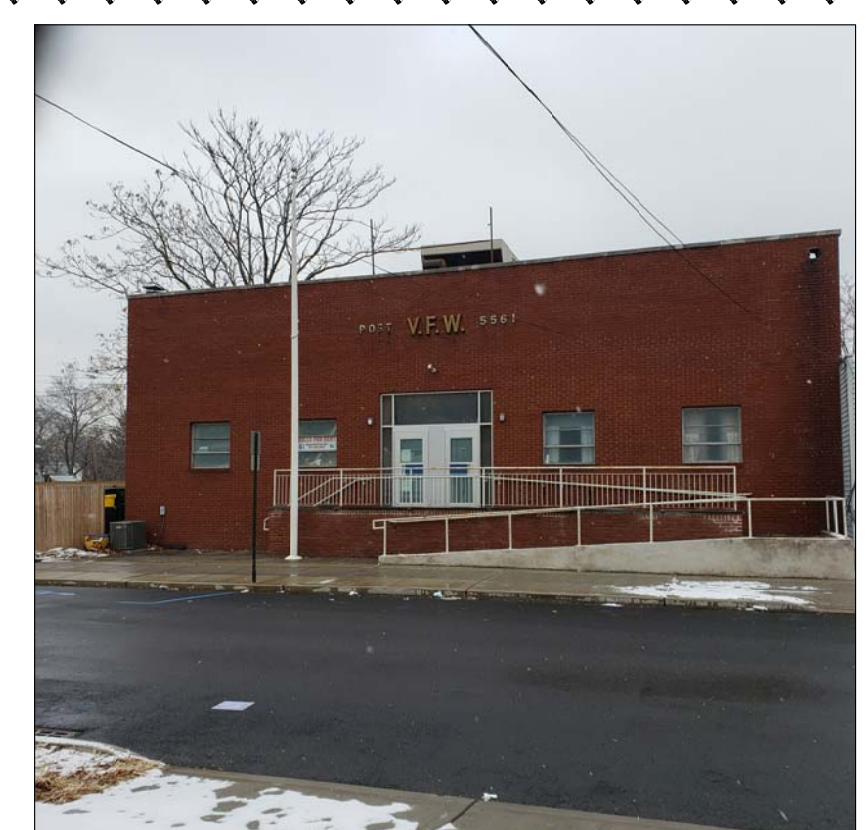
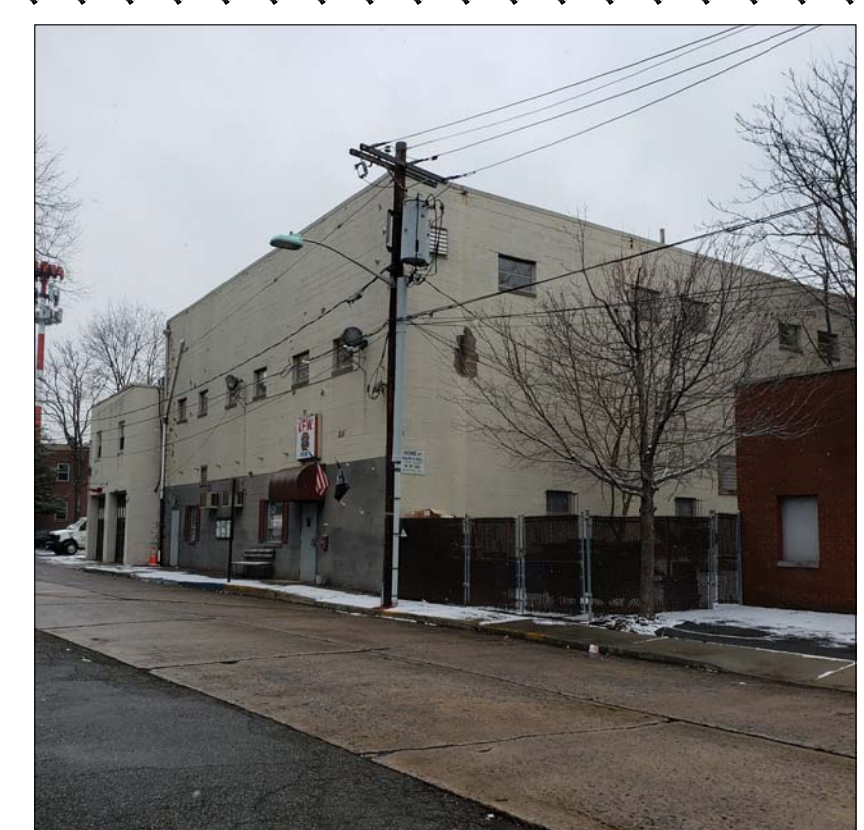
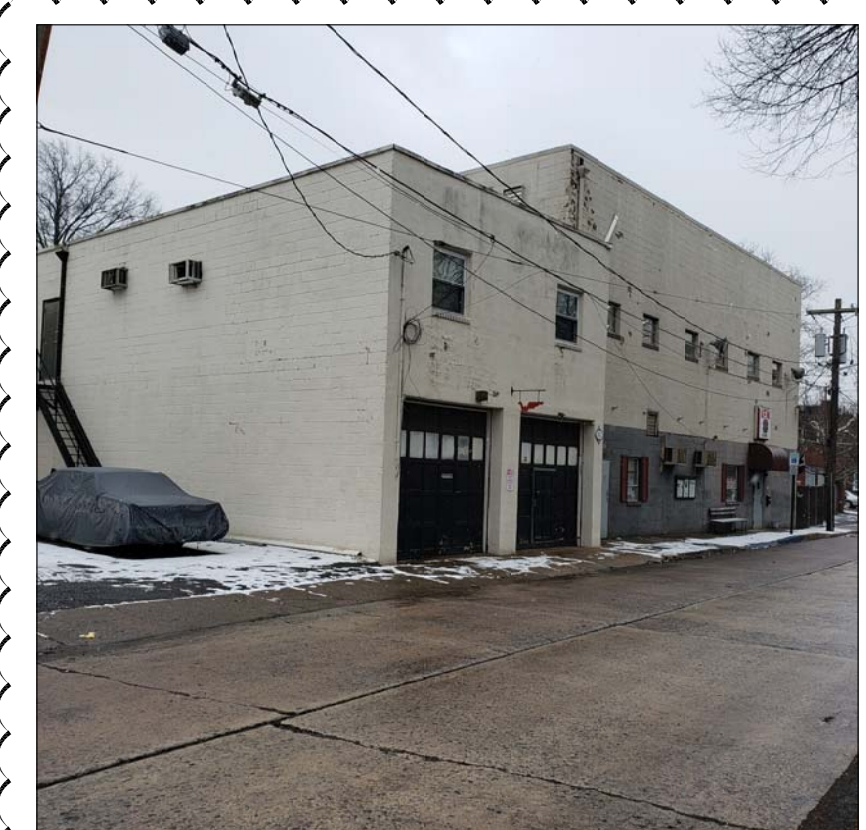
EXISTING VFW HALL
240 LEONIA AVE.
BOGOTA, N.J.

DATE 7/30/2021	SCALE AS NOTED	COMMISSION 21060	DRAWING CS-1
ISSUED	DRAWN AG JC BB		



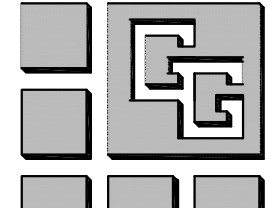

1 EXISTING LOWER LEVEL FLOOR PLAN
 EX101 SCALE: 1/4"=1'-0"

REVISIONS	
1	01-28-2022 - REVISED FOR PLANNING BOARD RESUBMISSION MEETING DATED 02-08-2022



EXTERIOR VIEWS OF BUILDING - FROM WEST SHORE AVENUE

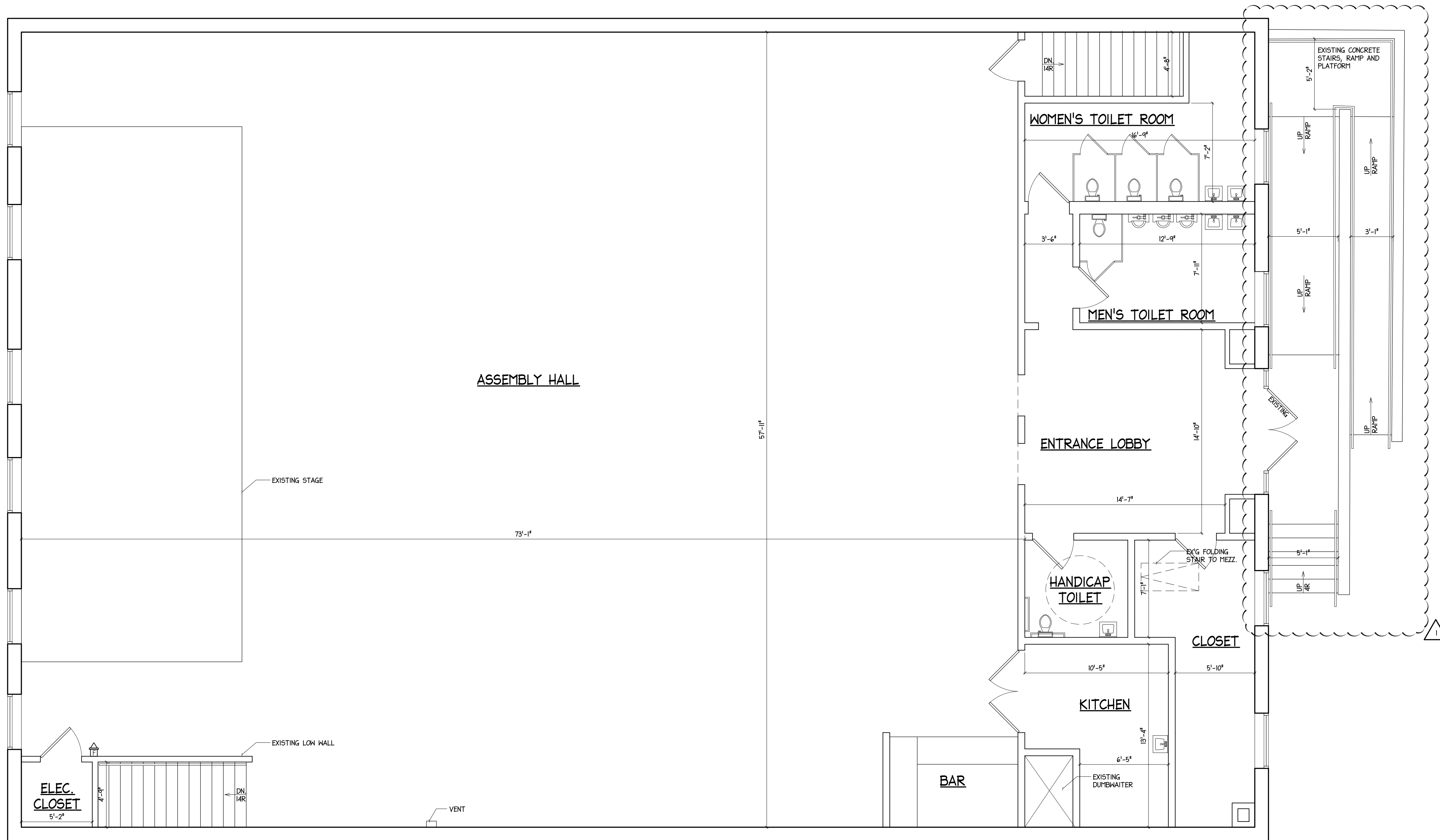
EXTERIOR VIEWS OF BUILDING - FROM LEONIA AVENUE


 SALVATORE M. GUZZO, AIA N.J. LIC. NO. C-3651

 ANTHONY GUZZO, AIA N.J. LIC. NO. 12993

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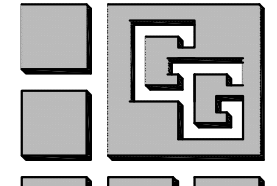

EXISTING LOWER LEVEL FLOOR PLAN
 EXISTING VFW HALL
 240 LEONIA AVE.
 BOGOTA, N.J.

DATE 7/30/2021	SCALE AS NOTED	COMMISSION 21060	DRAWING EX101
ISSUED	DRAWN AG JC BB		



2 EXISTING FIRST FLOOR PLAN
 EX101 SCALE: 1/4"=1'-0"

REVISIONS	
1	01-28-2022 - REVISED FOR PLANNING BOARD RESUBMISSION MEETING DATED 02-08-2022

 SALVATORE M. GUZZO, AIA N.J. LIC. NO. C-3651
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EXISTING FIRST FLOOR PLAN			
EXISTING VFW HALL 240 LEONIA AVE. BOGOTA, N.J.			
DATE 7/30/2021	SCALE AS NOTED	COMMISSION	DRAWING
ISSUED	DRAWN AG JC BB	21060	EX102