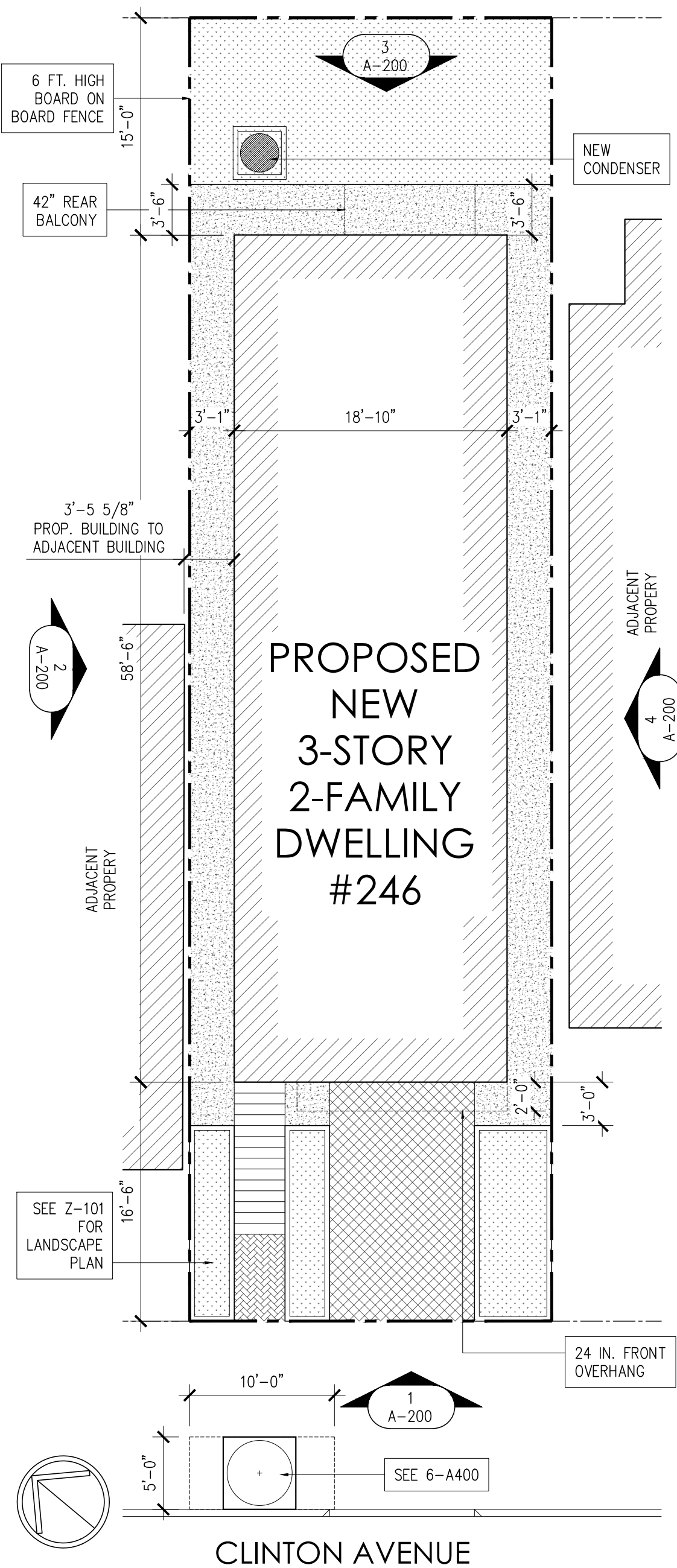
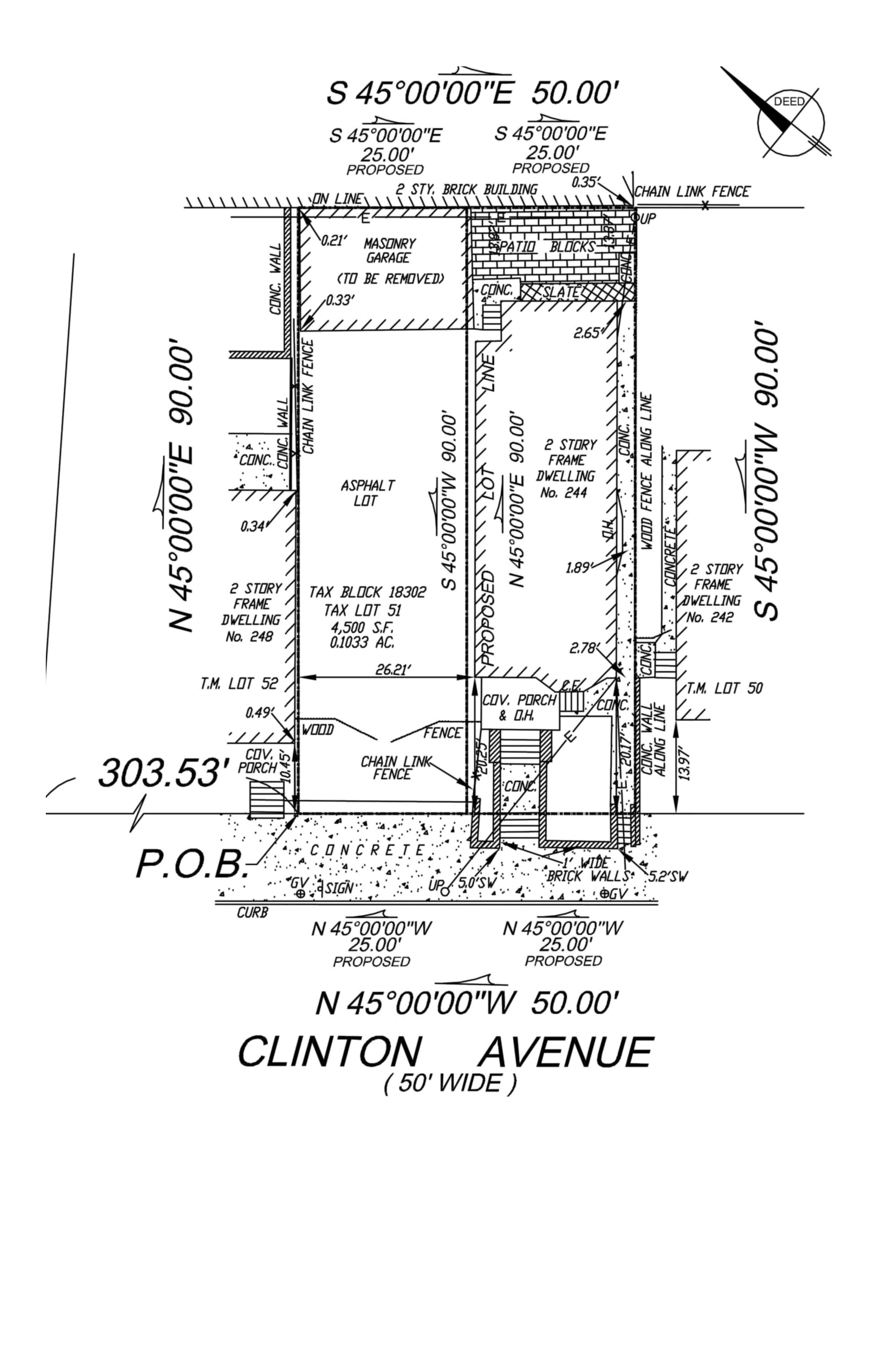


1 SITE PLAN



2 SITE SURVEY

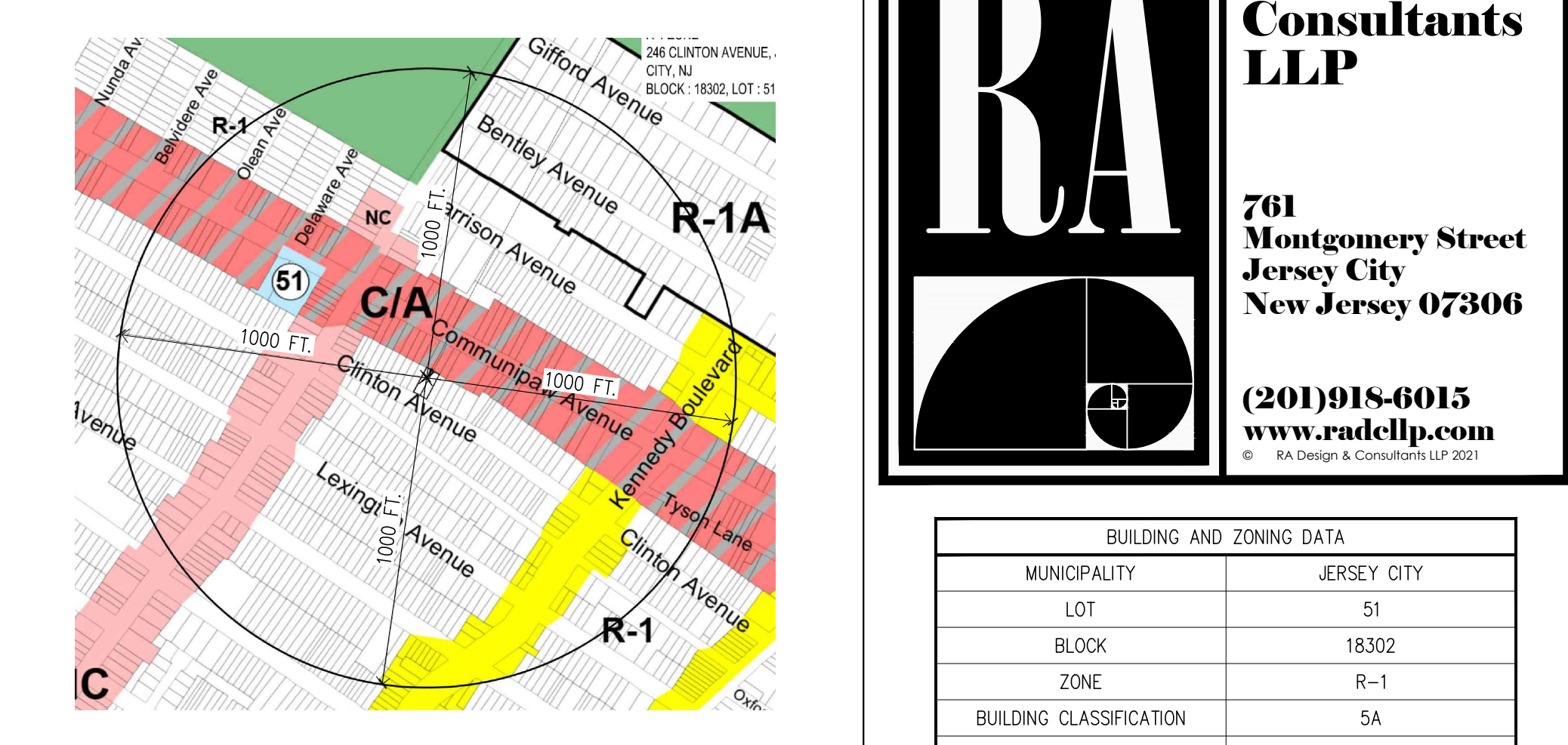


3 ZONING ANALYSIS

ZONE R1 - COMPARISON CHART					
	REQUIRED	EXISTING	PROPOSED	VARIANCE	COMMENT
PRINCIPAL USE	1 & 2 FAMILY	VACANT LOT	2 FAMILY	NO	
MINIMUM LOT AREA	2,500 SQ. FT.	2,375 SF	NO CHANGE	NO	EXISTING NON CONFORMING LOT
MINIMUM LOT WIDTH	25 FT.	25 FT.	NO CHANGE	NO	
MINIMUM LOT DEPTH	100 FT.	90 FT.	NO CHANGE	NO	
FRONT YARD SETBACK	PREDOMINANT	VACANT LOT	16 FT. 6 IN.	NO	FRONT + REAR = 35 FT. EXISTING 15 FT. 6 IN. 20 FT. 6 IN.
MINIMUM REAR YARD SETBACK	20 FT.	NONE	15 FT.	YES	
MINIMUM SIDE YARD SETBACK	3 FT. 1 IN. / 2 FT.	NONE	3'-1" / 3'-1"	NO	
TOTAL SIDE YARDS	3 FT. 1 IN.	NONE	6 FT. 2 IN.	NO	
MAX. BUILDING HT. (FLAT ROOF)	30 FT.	NONE	30 FT.	NO	FL. TO QLS HEIGHT 10 FT.
	3 STORIES	NONE	3 STORIES	NO	
MIN. FLOOR TO CEILING HEIGHT	9 FT.	9 FT.	9 FT.	NO	
MAX. BUILDING COVERAGE	60%	NONE	50.32%	NO	
MAX. LOT COVERAGE	85%	100%	76.01%	NO	EXISTING ASPHALT LOT
PARKING (AUTOMOBILE)	NONE	NONE	2	NO	LOT IS LESS THAN 50 FT. WIDE
MAX. CURB CUT WIDTH	10 FT.	NONE	10 FT.	NO	
MAX. DRIVEWAY WIDTH	10 FT.	NONE	10 FT.	NO	
MAX. GARAGE DOOR WIDTH	10 FT.	NONE	9 FT.	NO	
MIN. FRONT YARD LANDSCAPE	30%	NONE	45.97%	NO	

NOTES:  
1. WHERE ADJACENT DWELLING IS BUILT TO THE SIDE LOT LINE, THE NEW DWELLING MUST ALSO BE BUILT TO THE SIDE LOT LINE EXCEPT WHERE THE EXISTING ADJACENT BUILDING HAS WINDOWS LESS THAN THREE (3) FEET FROM THE SIDE LOT LINE. THEN THREE (3) FEET IS REQUIRED STARTING FROM ONE FOOT IN FRONT OF THE FIRST WINDOW TO THE REAR BUILDING LINE.

4 ZONING MAP



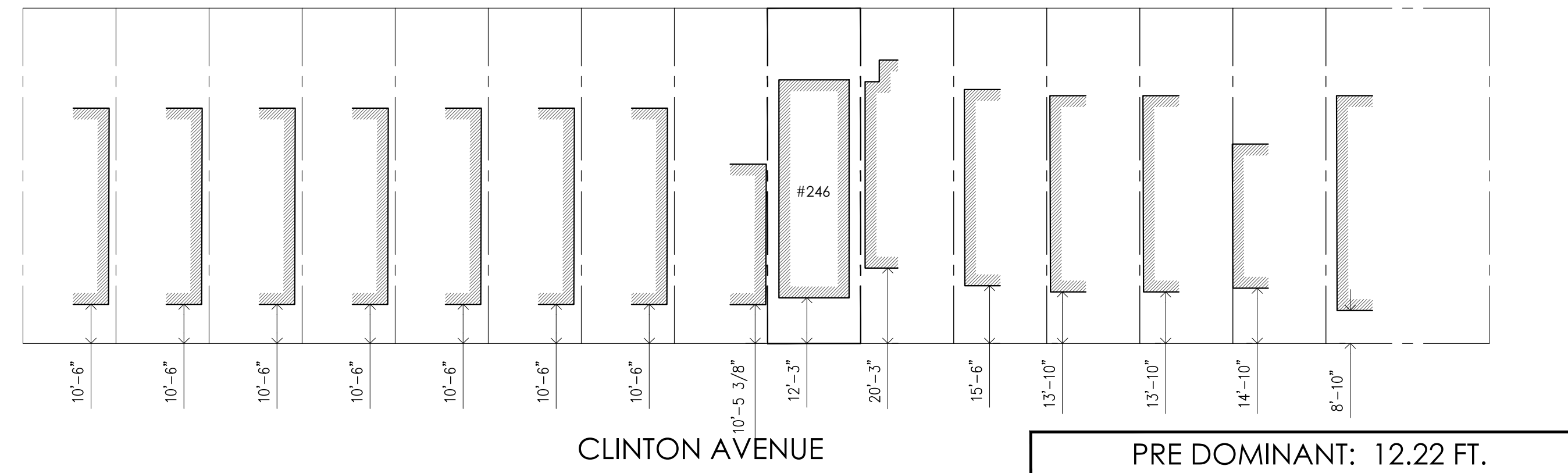
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BUILDING AND ZONING DATA	
MUNICIPALITY	JERSEY CITY
LOT	51
BLOCK	18302
ZONE	R-1
BUILDING CLASSIFICATION	5A
USE GROUP	R5
HEIGHT OF STRUCTURE	30 FT.

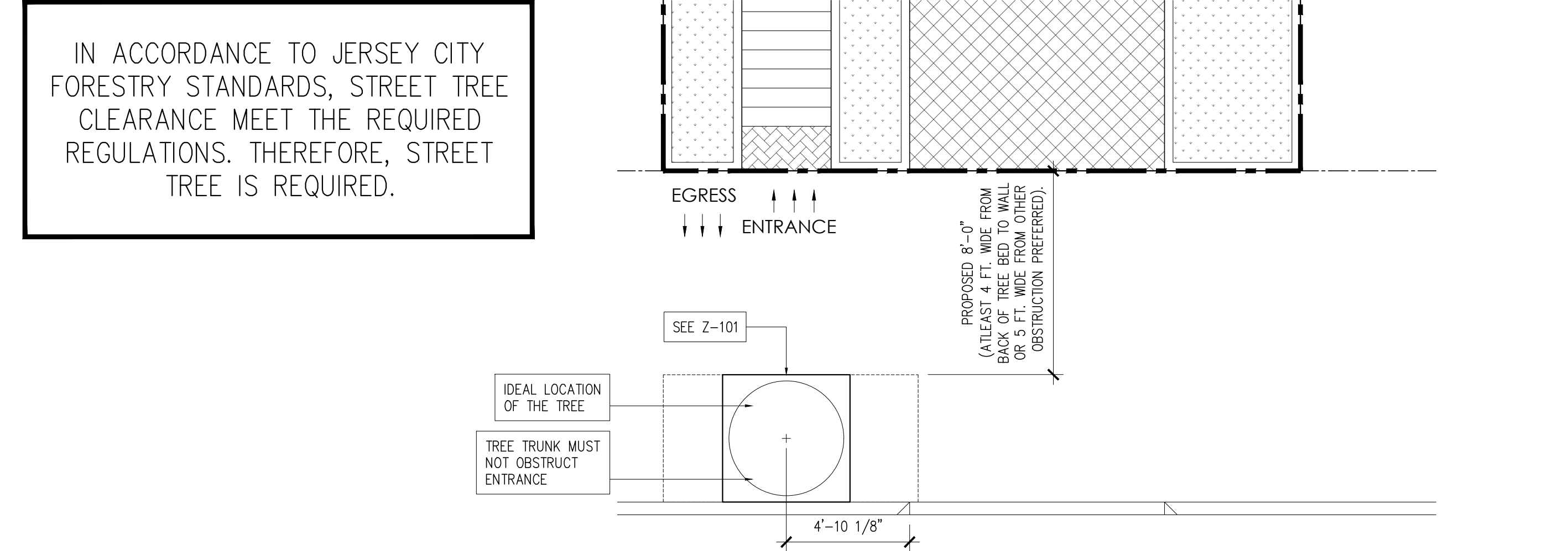
FLOOR AREA	
FLOOR	AREA (SQ. FT.)
FIRST FLOOR	1,101.76 SQ. FT.
SECOND FLOOR	1,110.53 SQ. FT.
THIRD FLOOR	1,130.75 SQ. FT.
TOTAL AREA	3,343.04 SQ. FT.

VOLUME	
FLOOR	VOLUME (CU. FT.)
FIRST FLOOR	11,017.60 CU. FT.
SECOND FLOOR	11,105.30 CU. FT.
THIRD FLOOR	11,307.50 CU. FT.
TOTAL AREA	33,430.40 CU. FT.

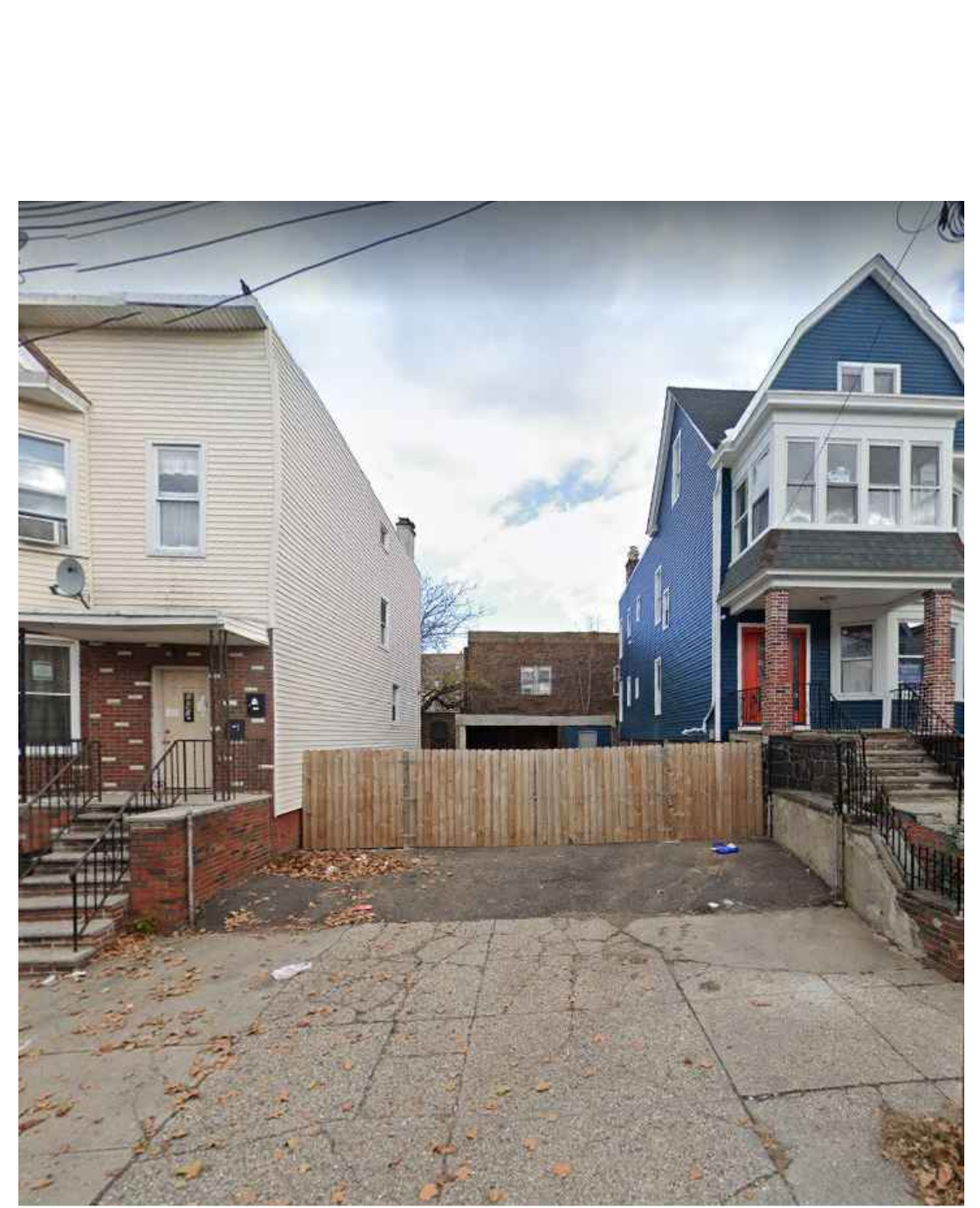
5 PREDOMINANT FRONT YARD SETBACK



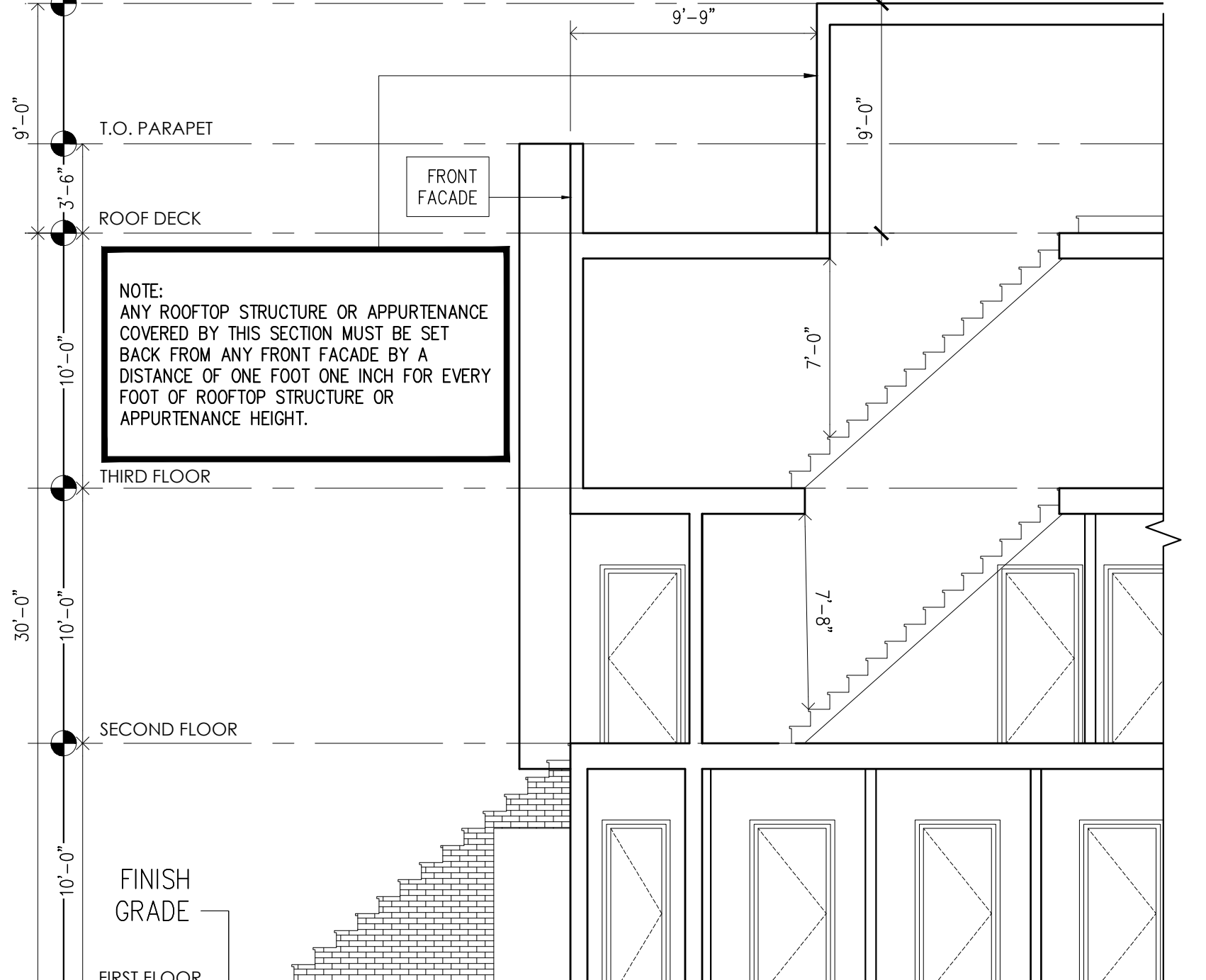
8 STREET TREE STUDY



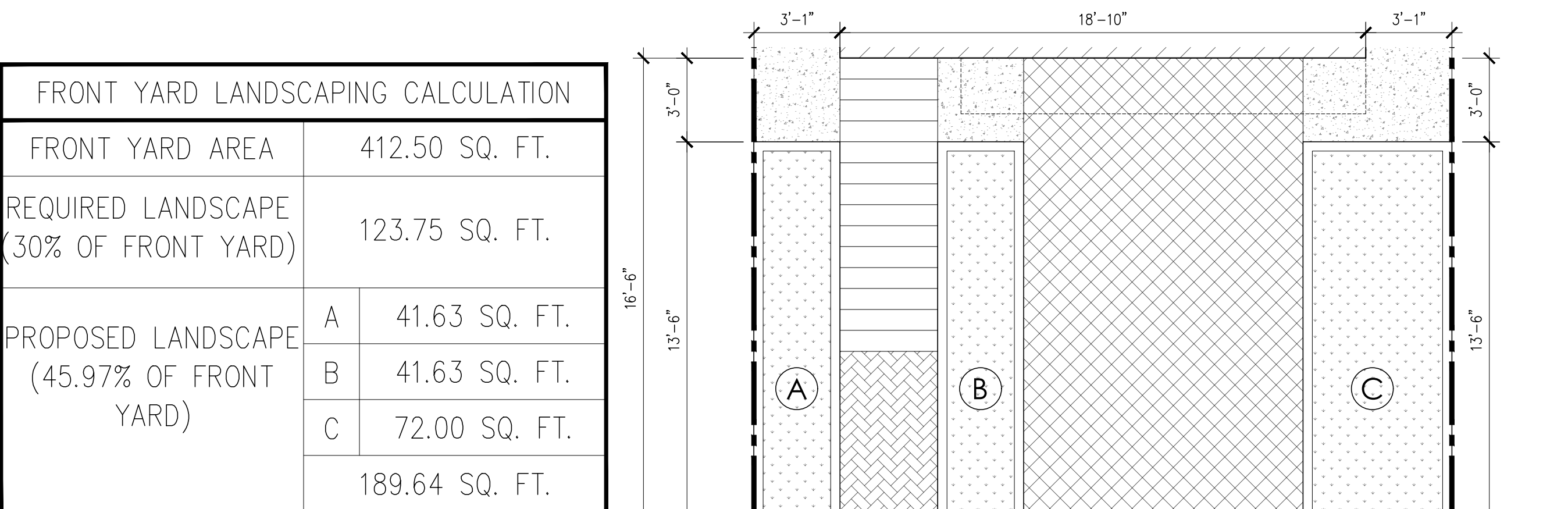
6 PHOTOGRAPH



7 PARTIAL BUILDING SECTION

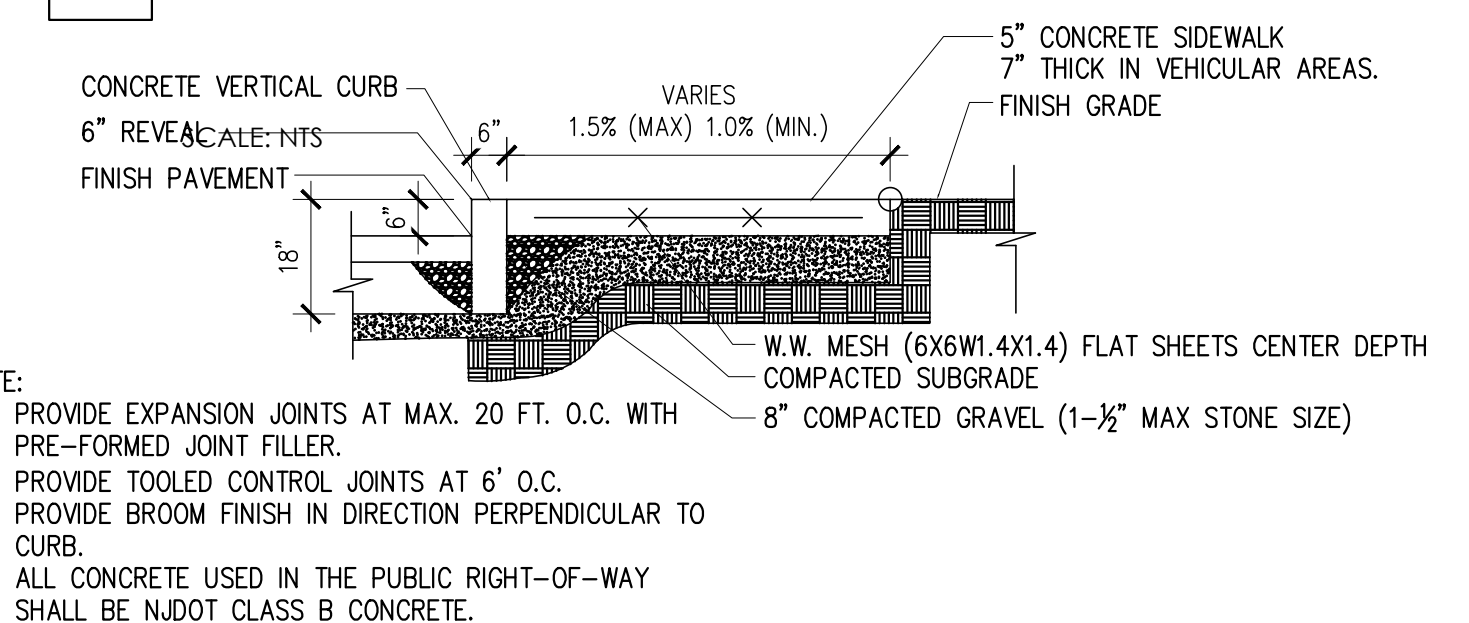
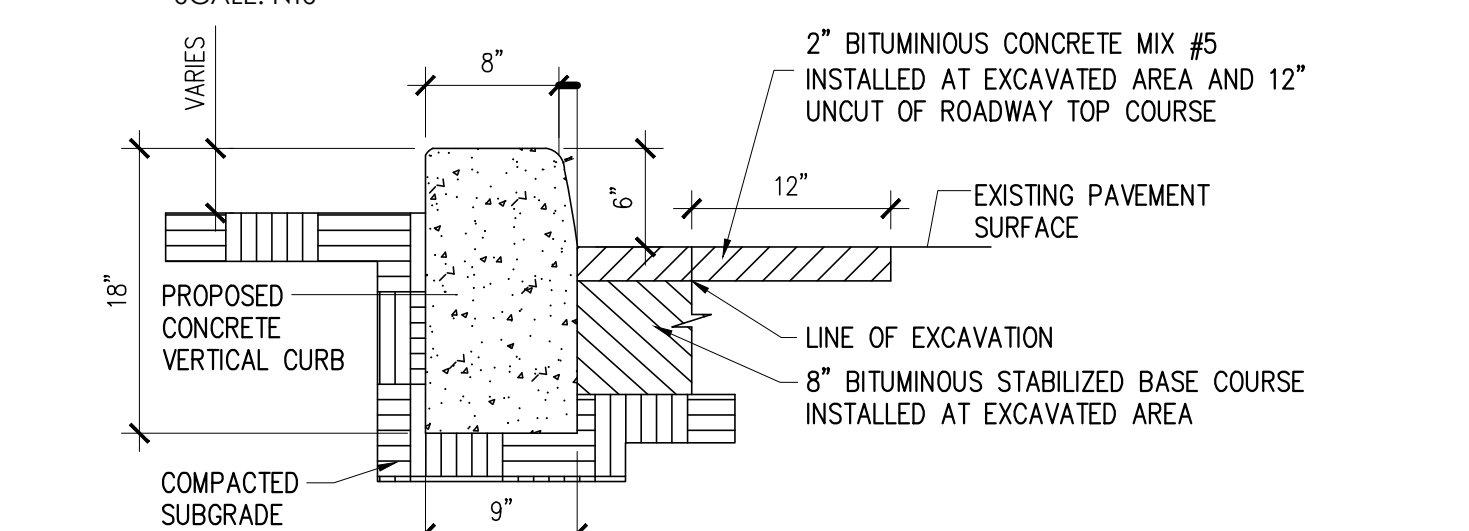
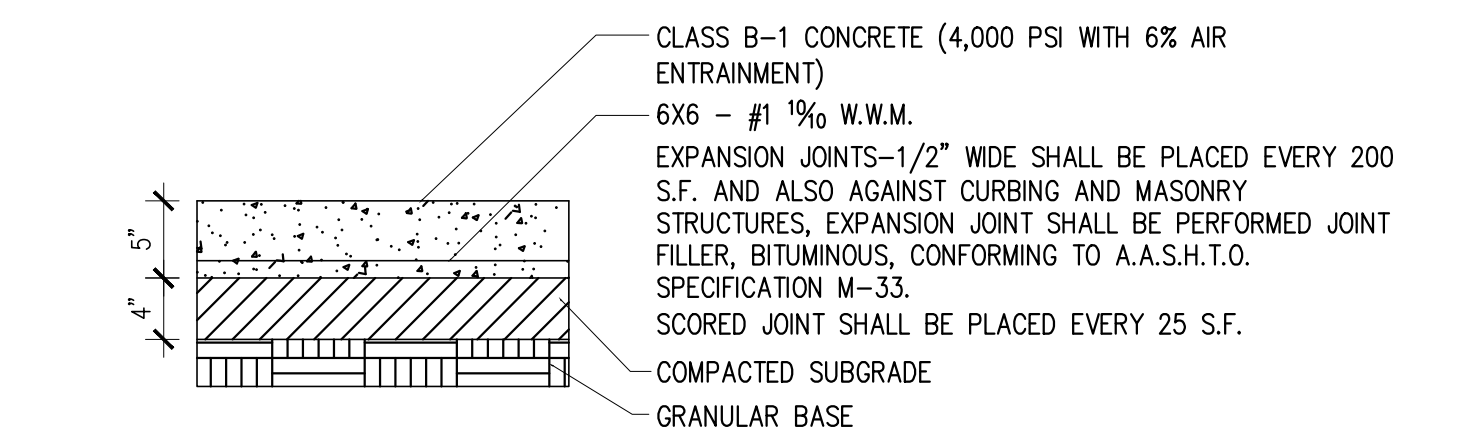
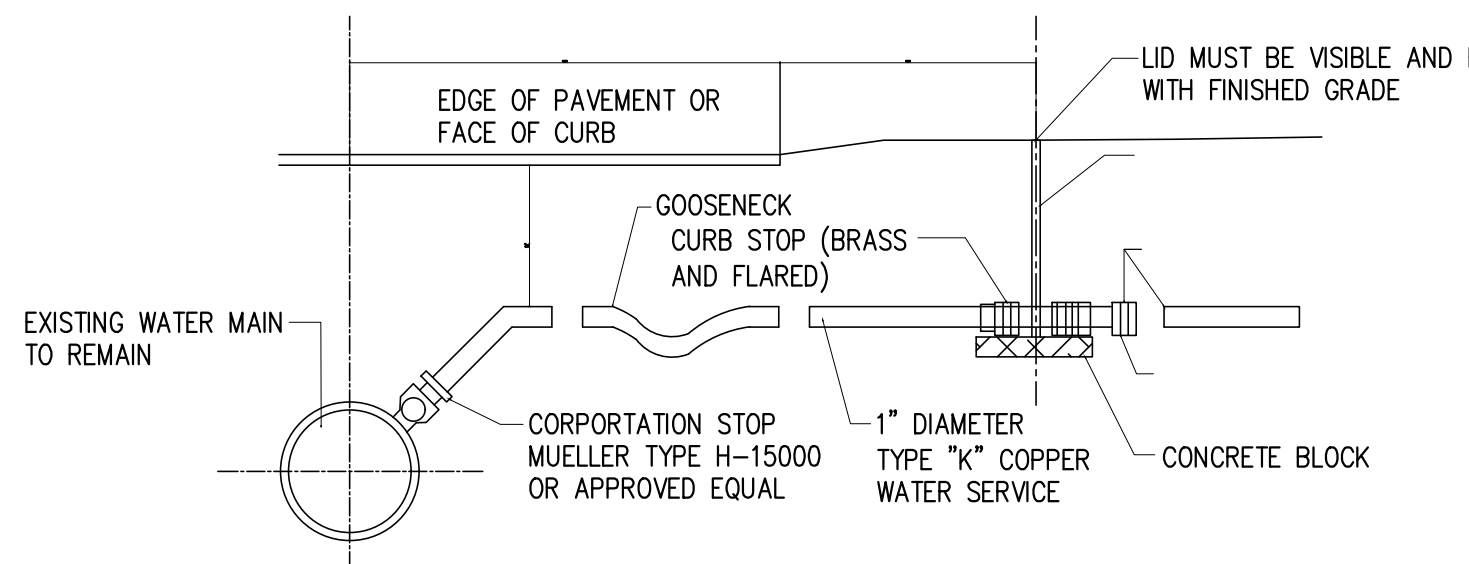
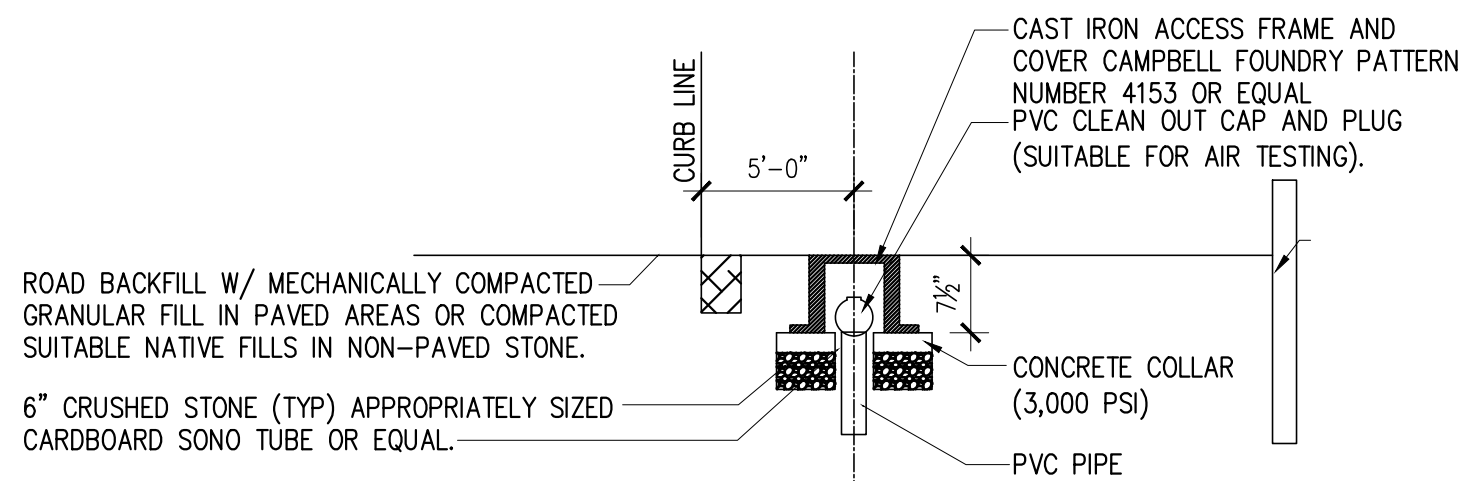
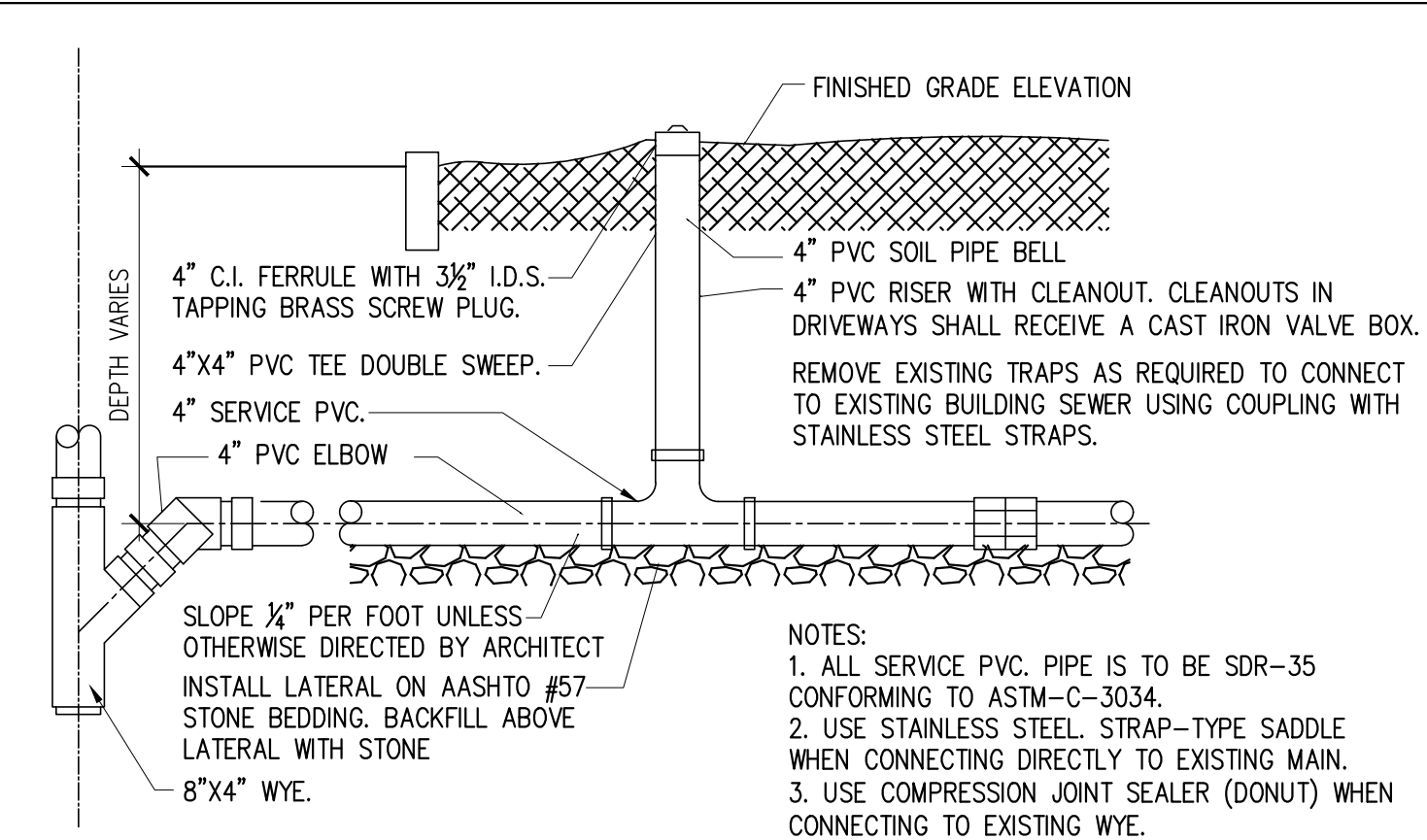
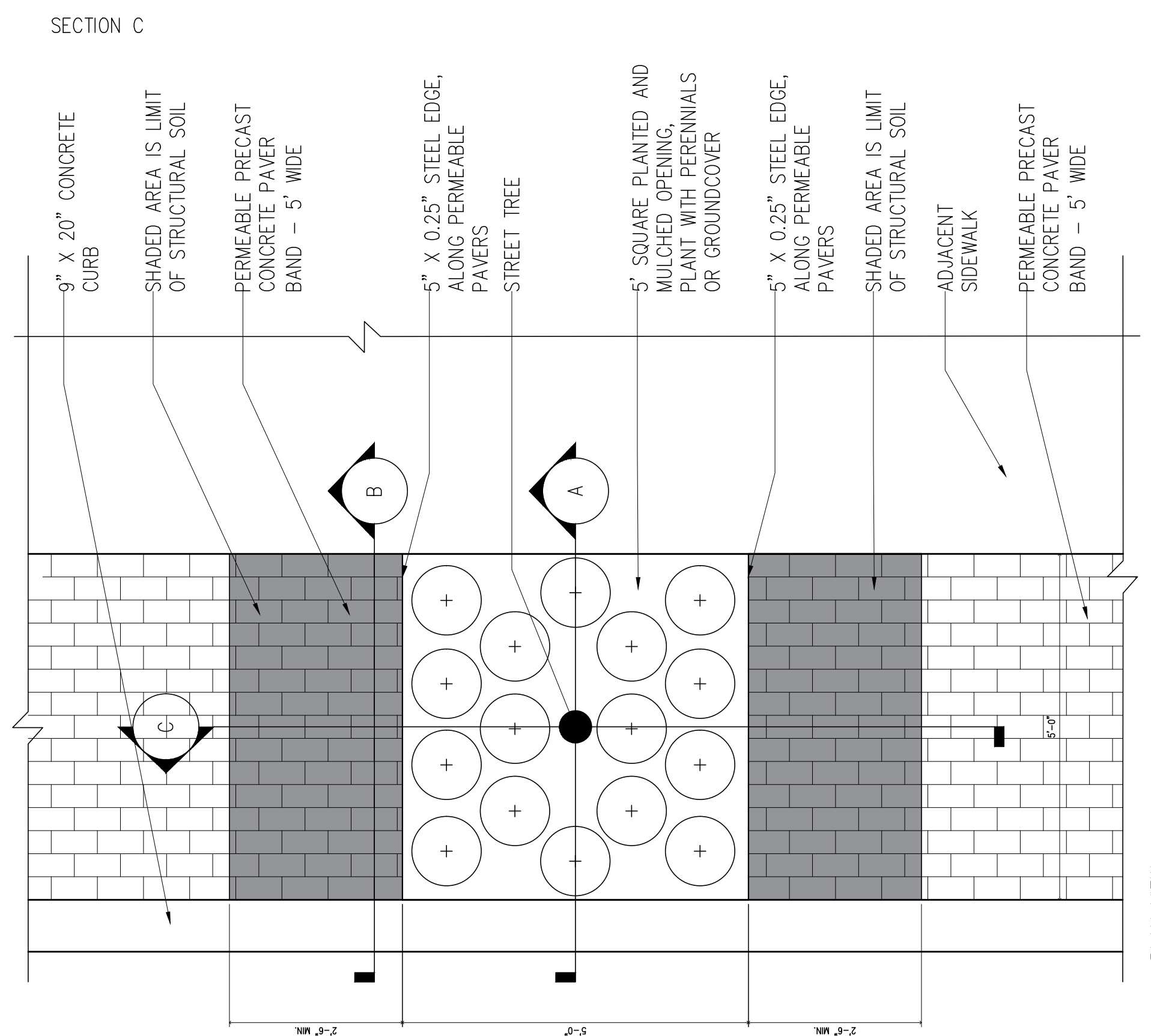
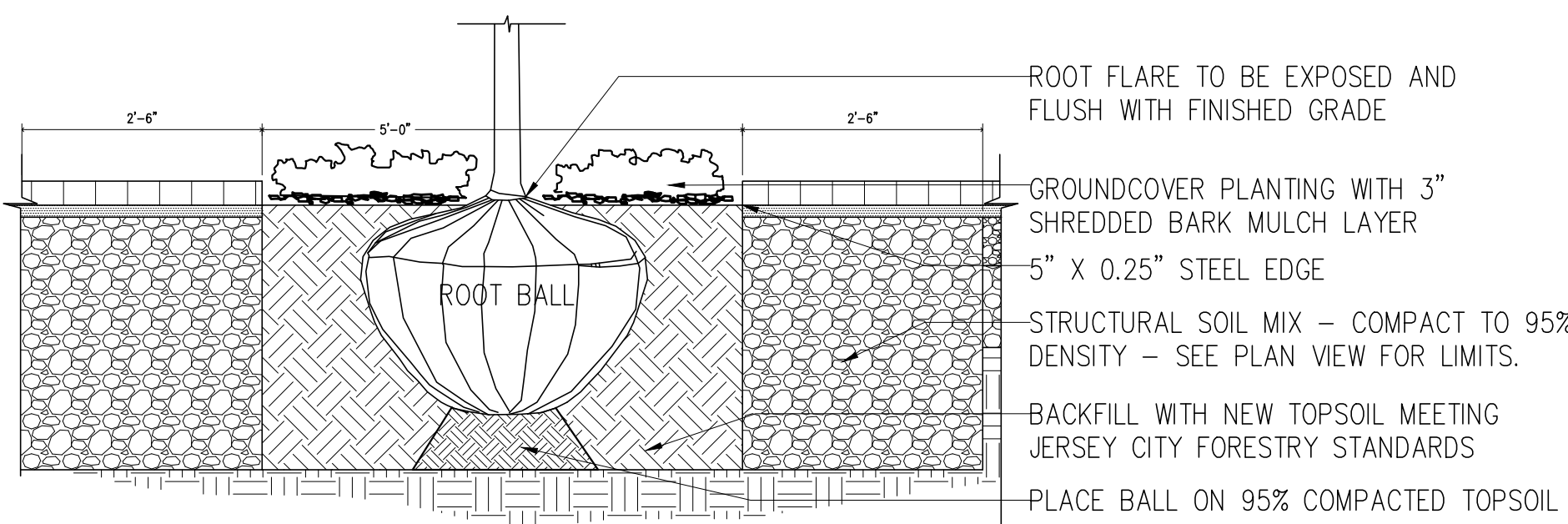
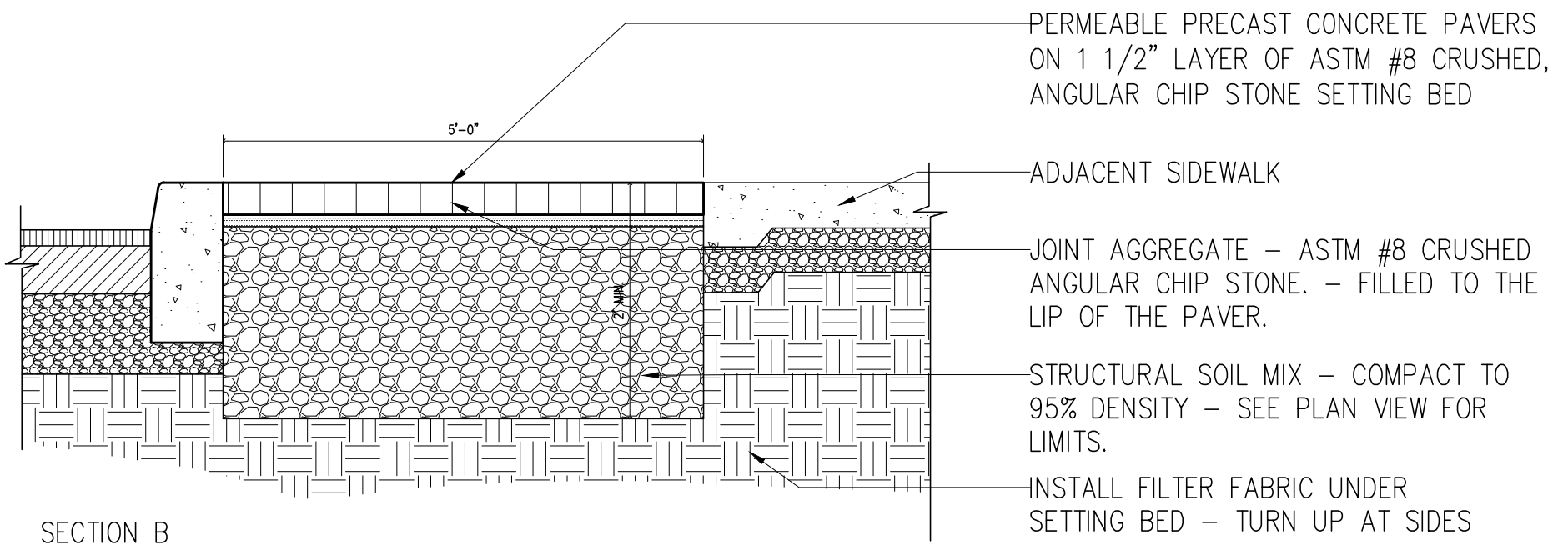
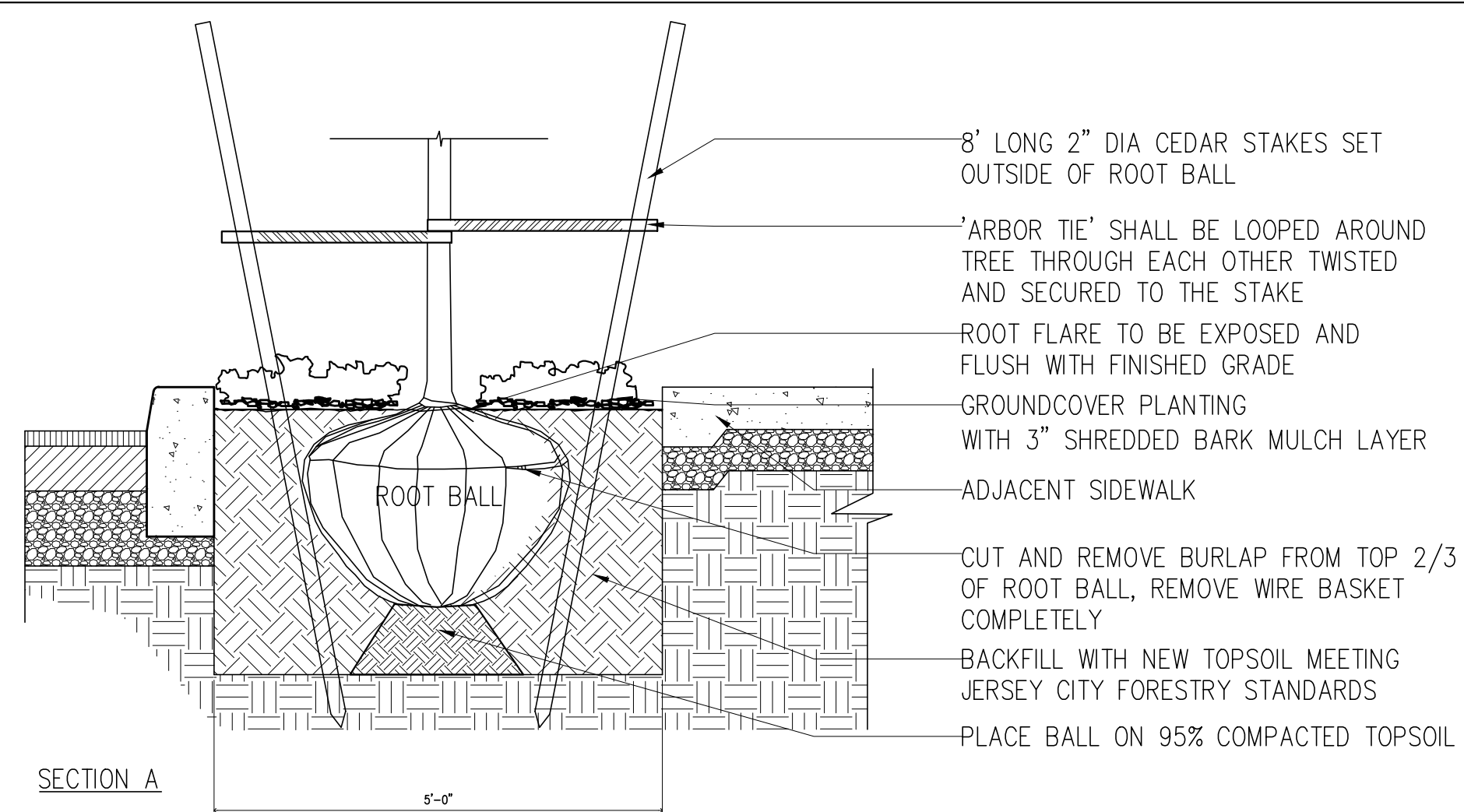
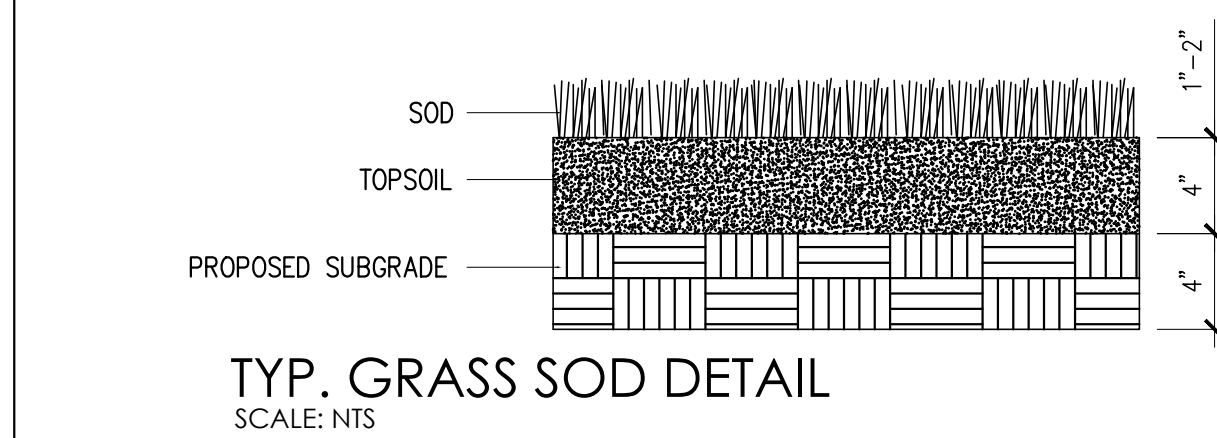
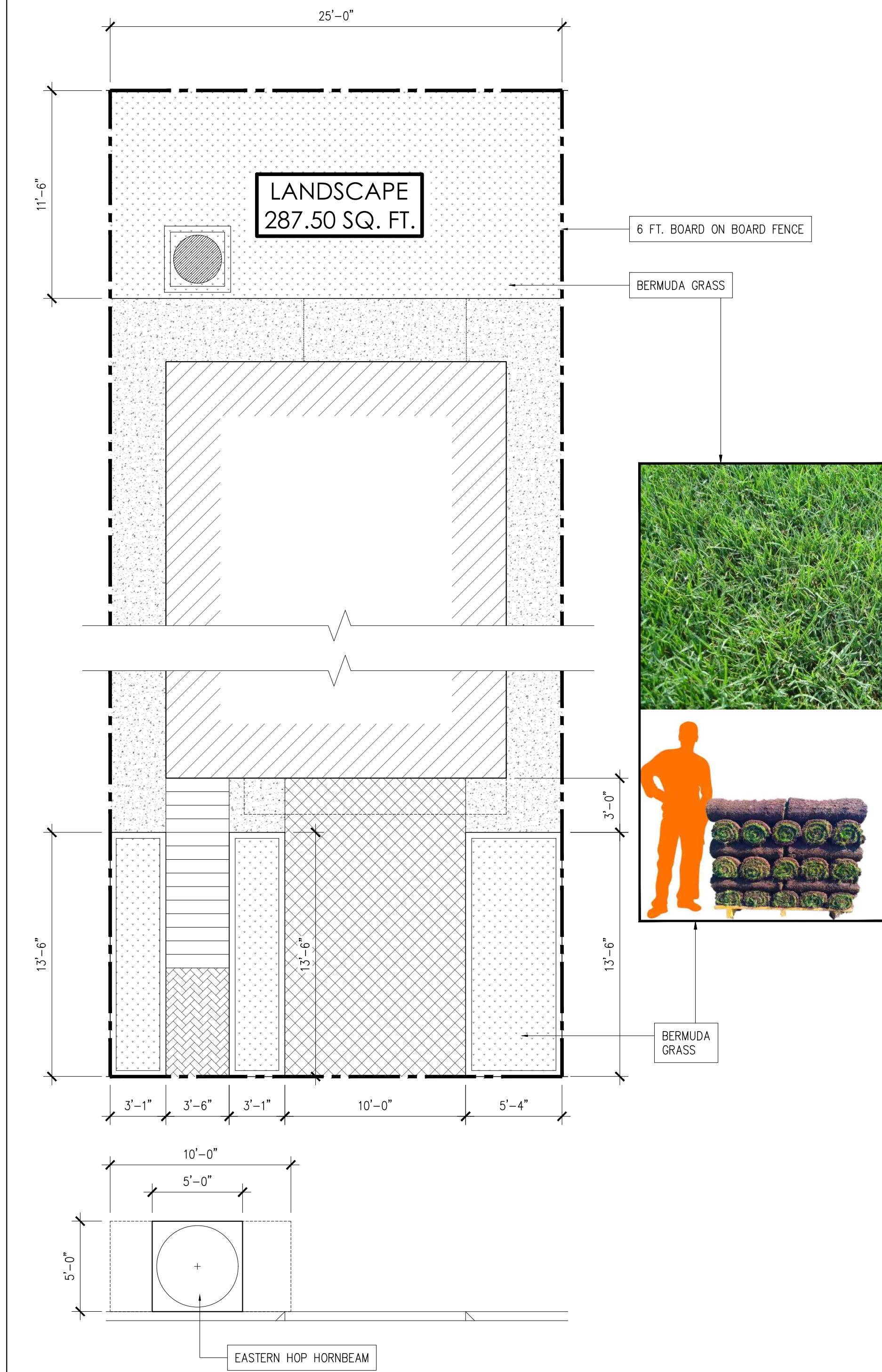


9 FRONT YARD LANDSCAPING



PLANNERS COMMENT	
DATE	03/08/2022
DRAWING TITLE	ZONING PAGE
PROJECT NAME AND ADDRESS	246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302, LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING
OWNER'S NAME AND ADDRESS	
DRAWN BY	MJB
CHECKED BY	RC/MS
RA PROJECT NO.	
PAGE NO.	
SCALE	
DATE	SEPTEMBER 21, 2021
BUILDING PLAN ID NUMBER	
SEAL	
	Z-100.00

SYMBOL	NAME	QTY.
	EASTERN HOP HORNBEAM	1



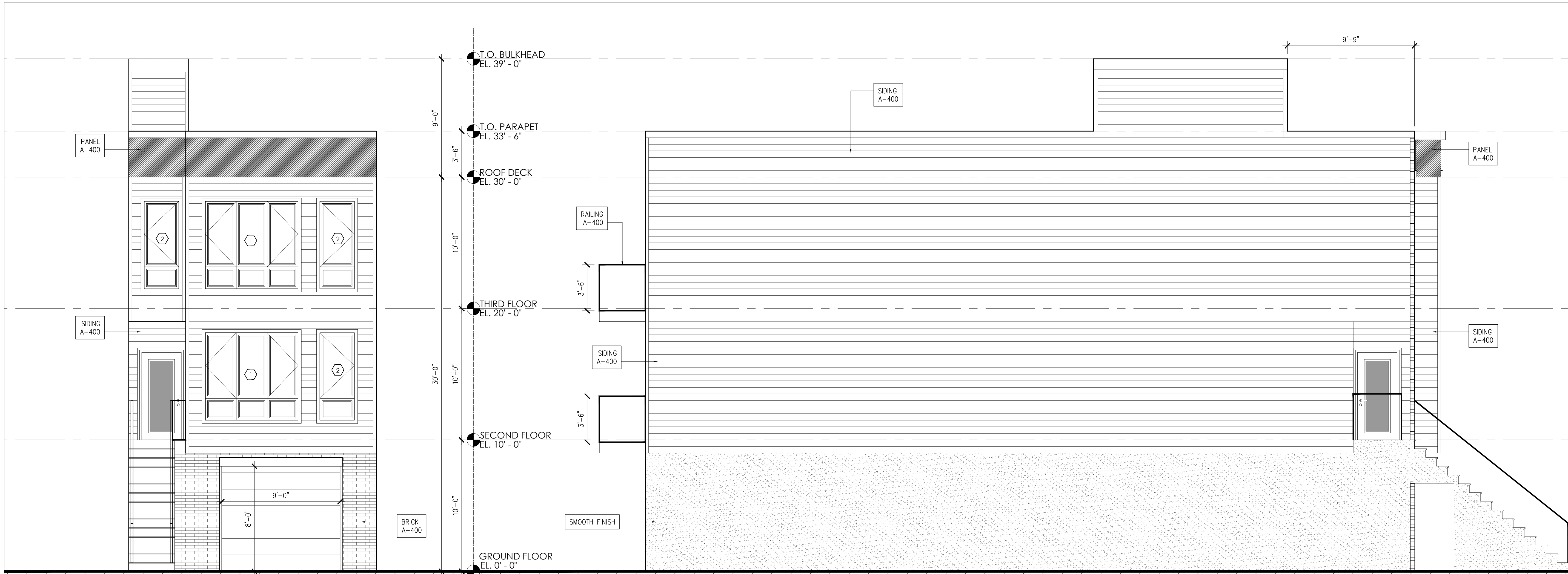
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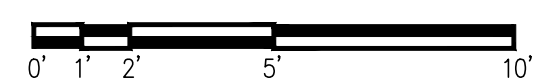
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1	03/08/2022	PLANNERS COMMENT	1
DRAWING TITLE: BSCAN STICKER			
SITE DETAILS			
PROJECT NAME AND ADDRESS: 246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302, LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING			
OWNER'S NAME AND ADDRESS:			
DRAWN BY: MJB	SCALE:	SEAL:	
CHECKED BY: RC/MS	DATE: SEPTEMBER 21, 2021		
RA PROJECT NO.:	BUILDING PLAN ID NUMBER:		
PAGE NO.:	Z-101.00		

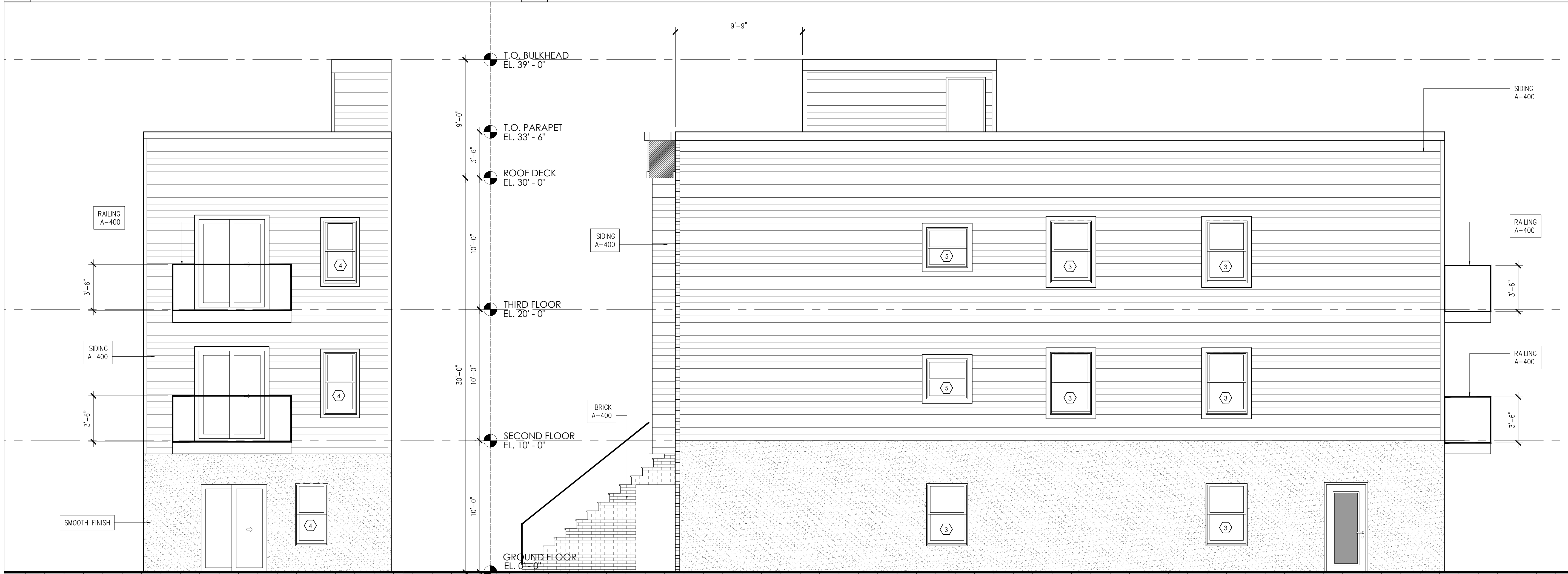




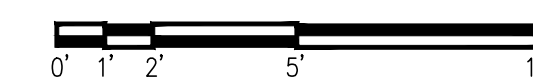
1 | SOUTHEAST (FRONT) ELEVATION



2 | SOUTHWEST (LEFT) ELEVATION



3 | EAST (RIGHT SIDE) ELEVATION

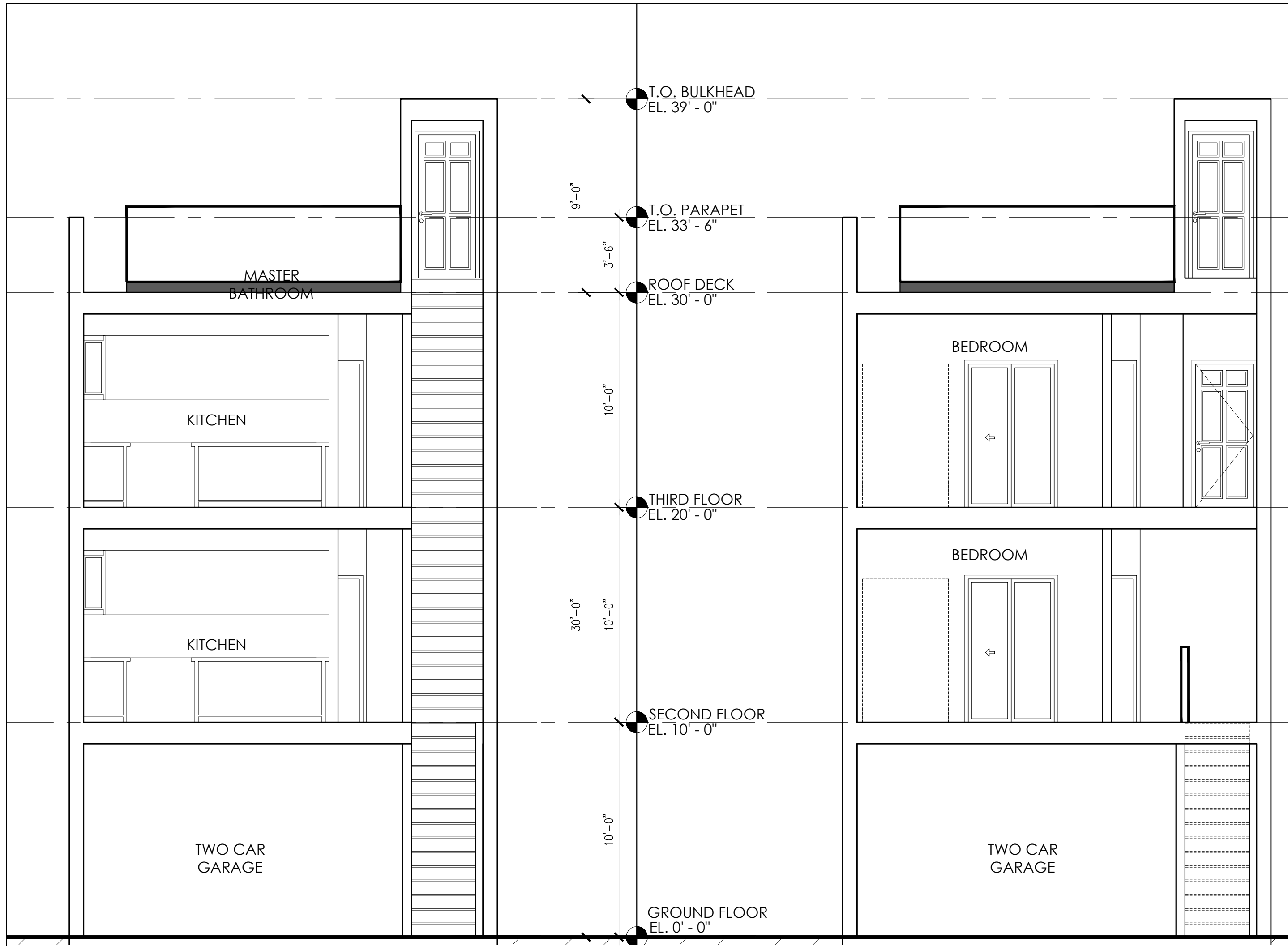


4 | NORTH (REAR) ELEVATION

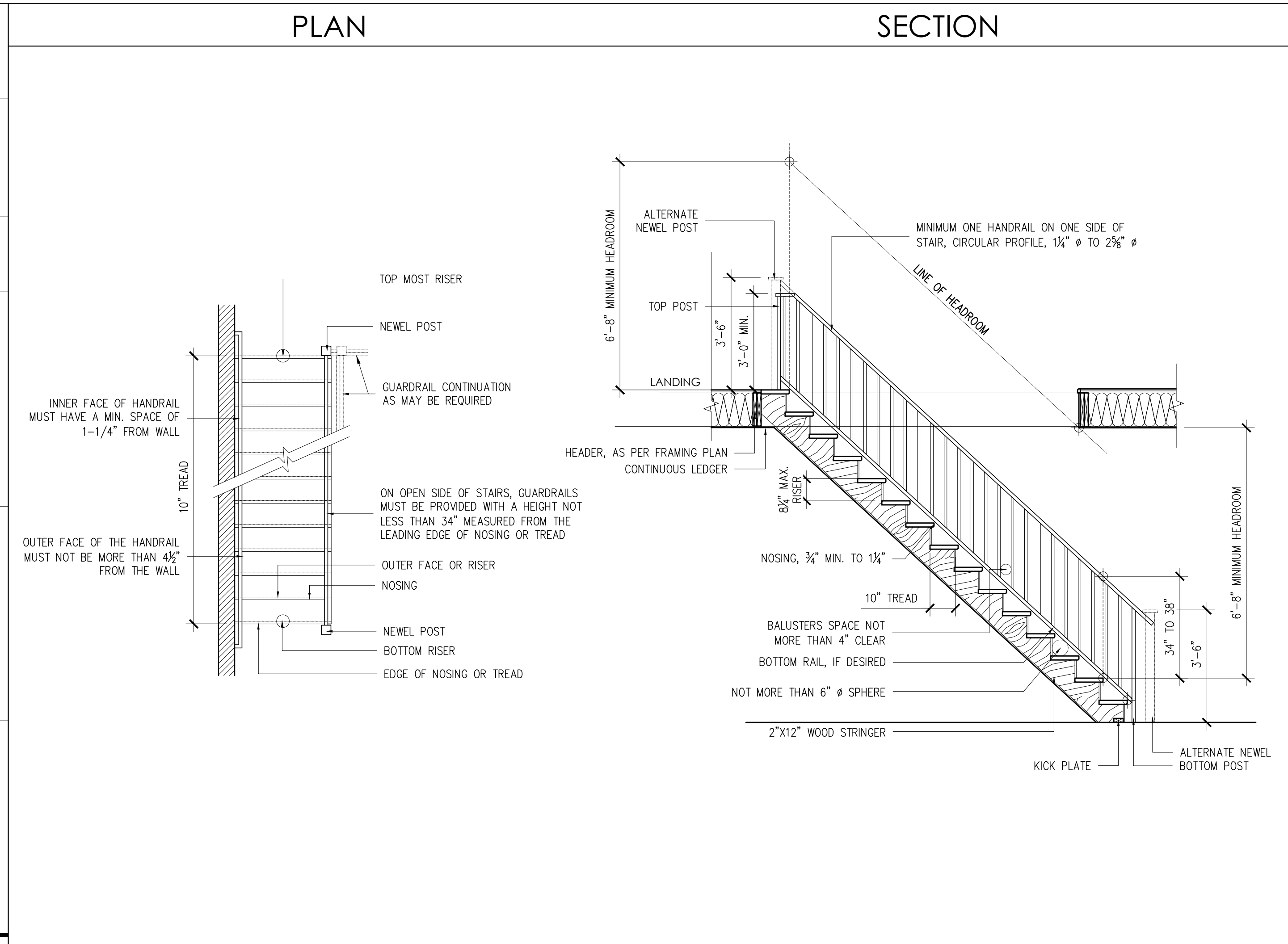
NOTE:  
 SEE A-400 FOR DOORS AND WINDOWS  
 SCHEDULE.

1	03/08/2022	PLANNERS COMMENT
DRAWING TITLE		BSCAN STICKER
<b>ELEVATIONS</b>		
PROJECT NAME AND ADDRESS		
246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302, LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING		
OWNER'S NAME AND ADDRESS		
DRAWN BY	SCALE	SEAL
MJB		
CHECKED BY	DATE	
RC/MS	SEPTEMBER 21, 2021	
RA PROJECT NO.	BUILDING PLAN ID NUMBER	
PAGE NO.	A-200.00	

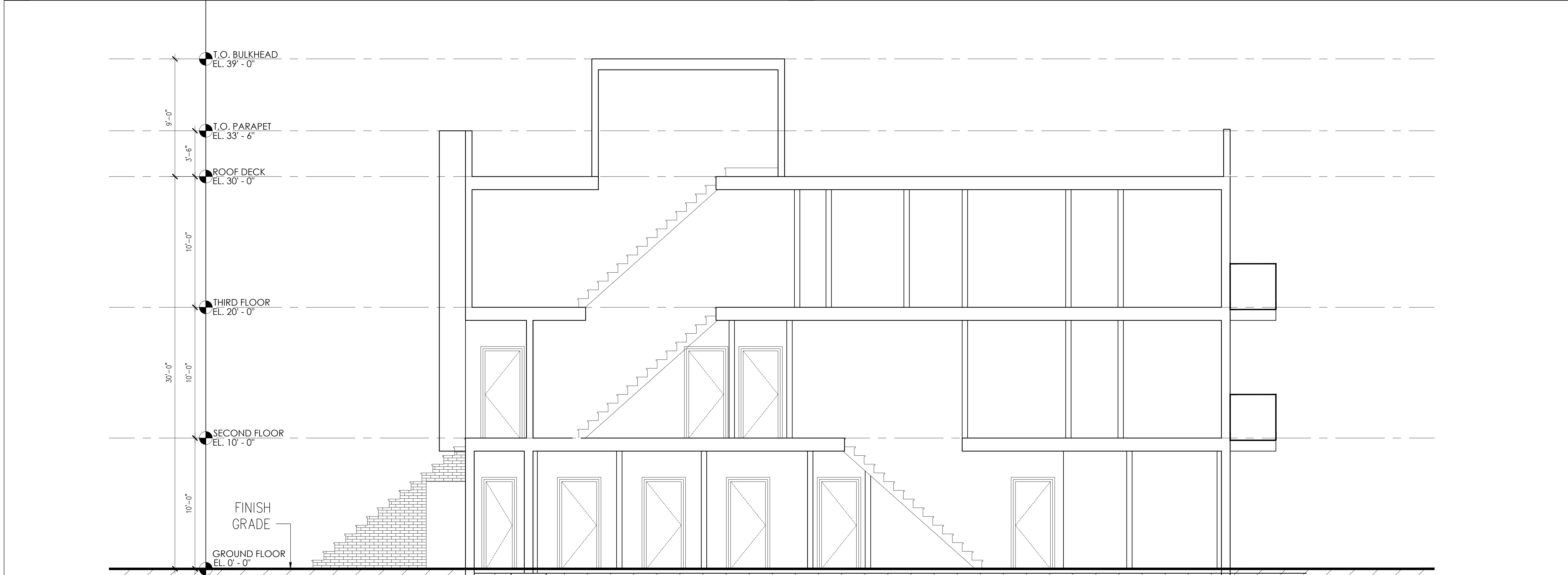
*Radclp*



1 CROSS SECTION



2 TYPICAL STAIR DETAIL



3 LONGITUDINAL SECTION

RA

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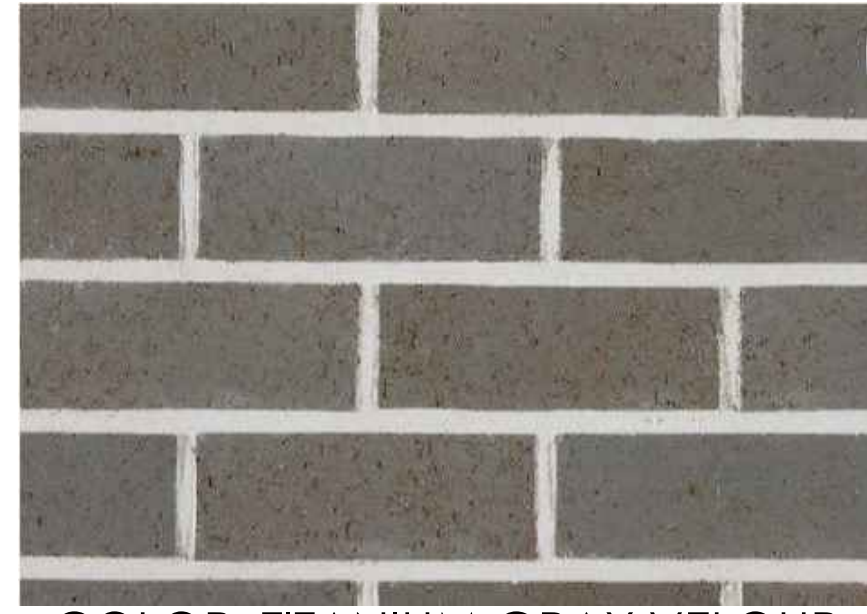
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1	03/08/2022	PLANNERS COMMENT	BSCAN STICKER
<b>SECTIONS &amp; DETAILS</b>			
PROJECT NAME AND ADDRESS			
<p>246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302, LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING</p>			
OWNER'S NAME AND ADDRESS			
DRAWN BY	SCALE	SEAL	
MJB			
CHECKED BY	DATE		
RC/MS	SEPTEMBER 21, 2021		
RA PROJECT NO.	BUILDING PLAN ID NUMBER		
PAGE NO.	A-300.00		

GENERAL SHALE  
3015 BRISTOL HWY.,  
JOHNSON CITY, TN 37601



COLOR: TITANIUM GRAY VELOUR

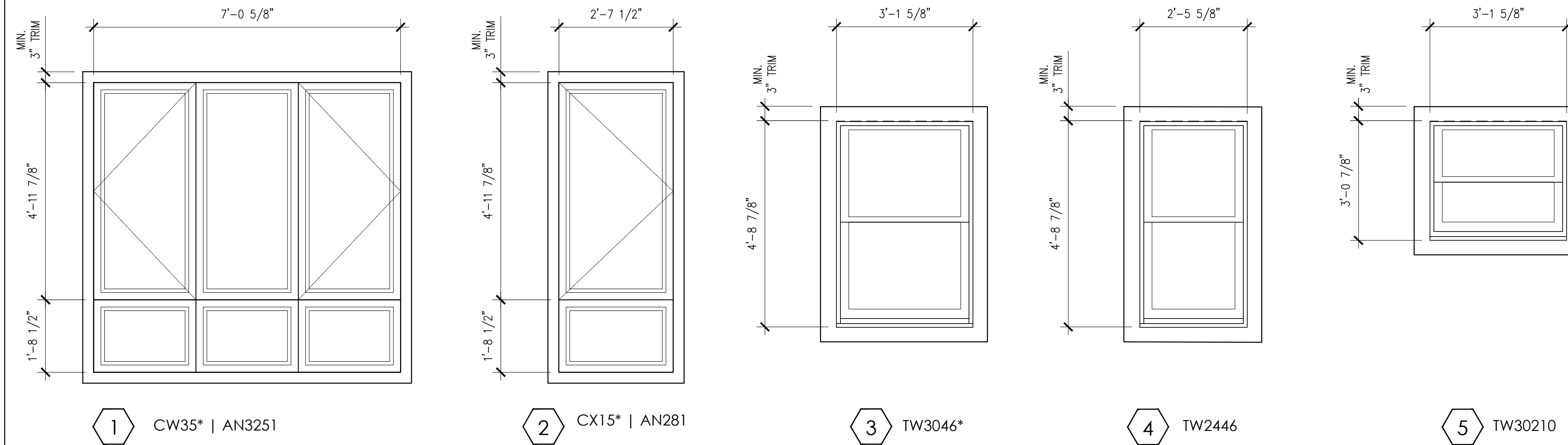


COLOR: TIMBER BARK

INTERIOR/EXTERIOR TRIM



COLOR: BLACK



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1 BRICK

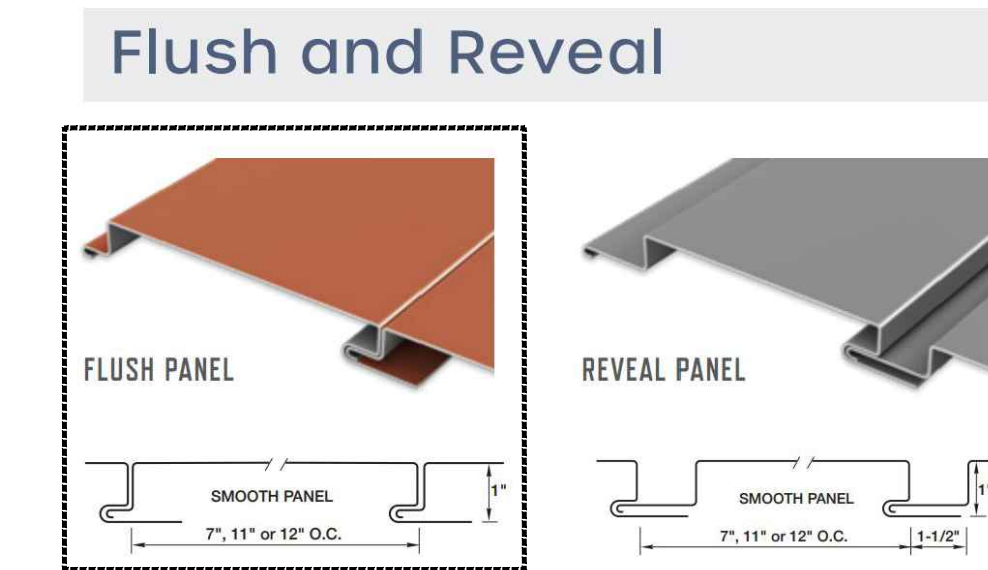
2 SIDING

3 WINDOW

Classic Square 42 in. H x 70-1/2 in. W  
Textured Black Aluminum Railing Kit

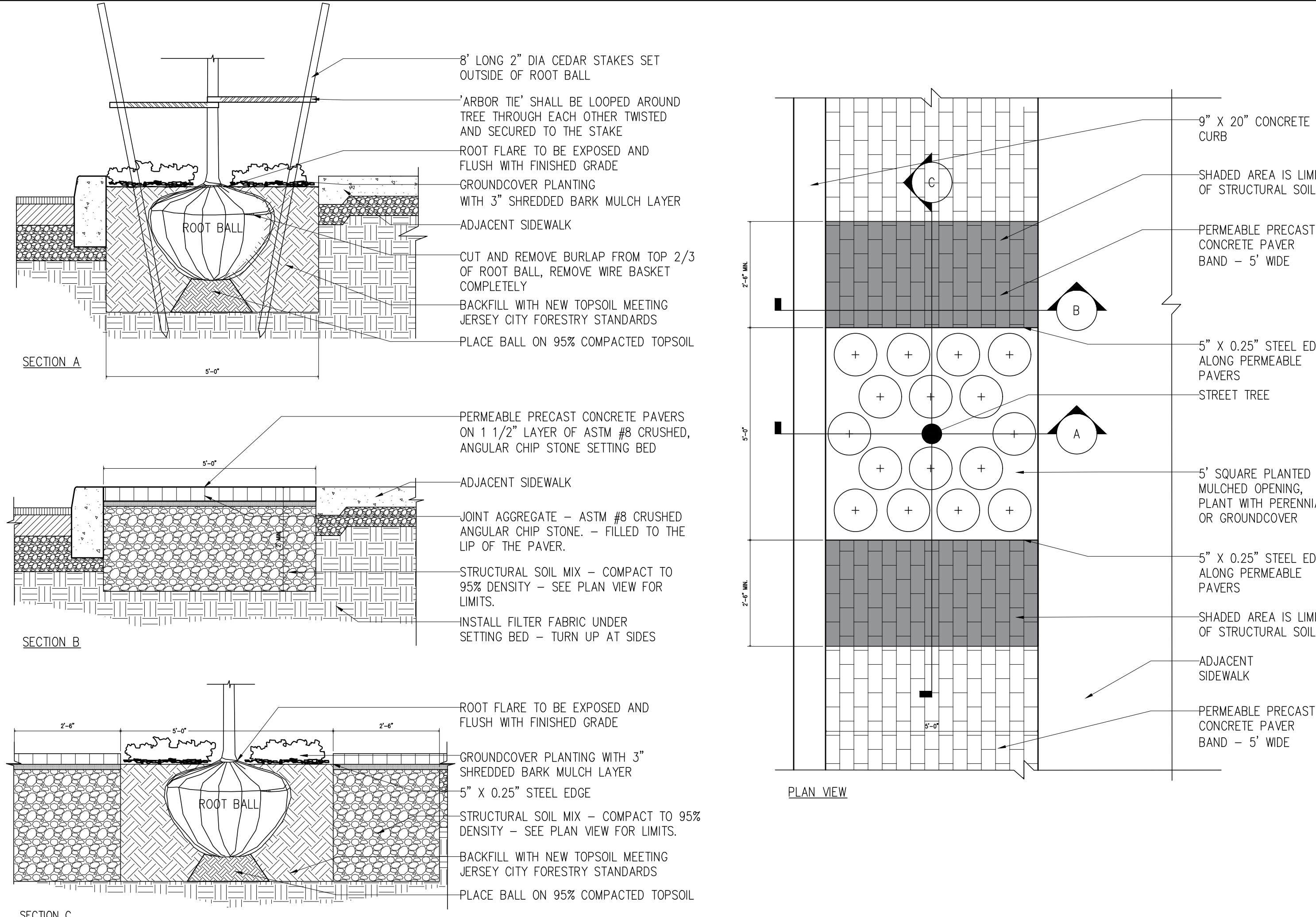


PAC-CLAD  
9060 JUNCTION DR.,  
ANNAPOLIS JUNCTION,  
MD 20701



COLOR: MATTE BLACK STEEL

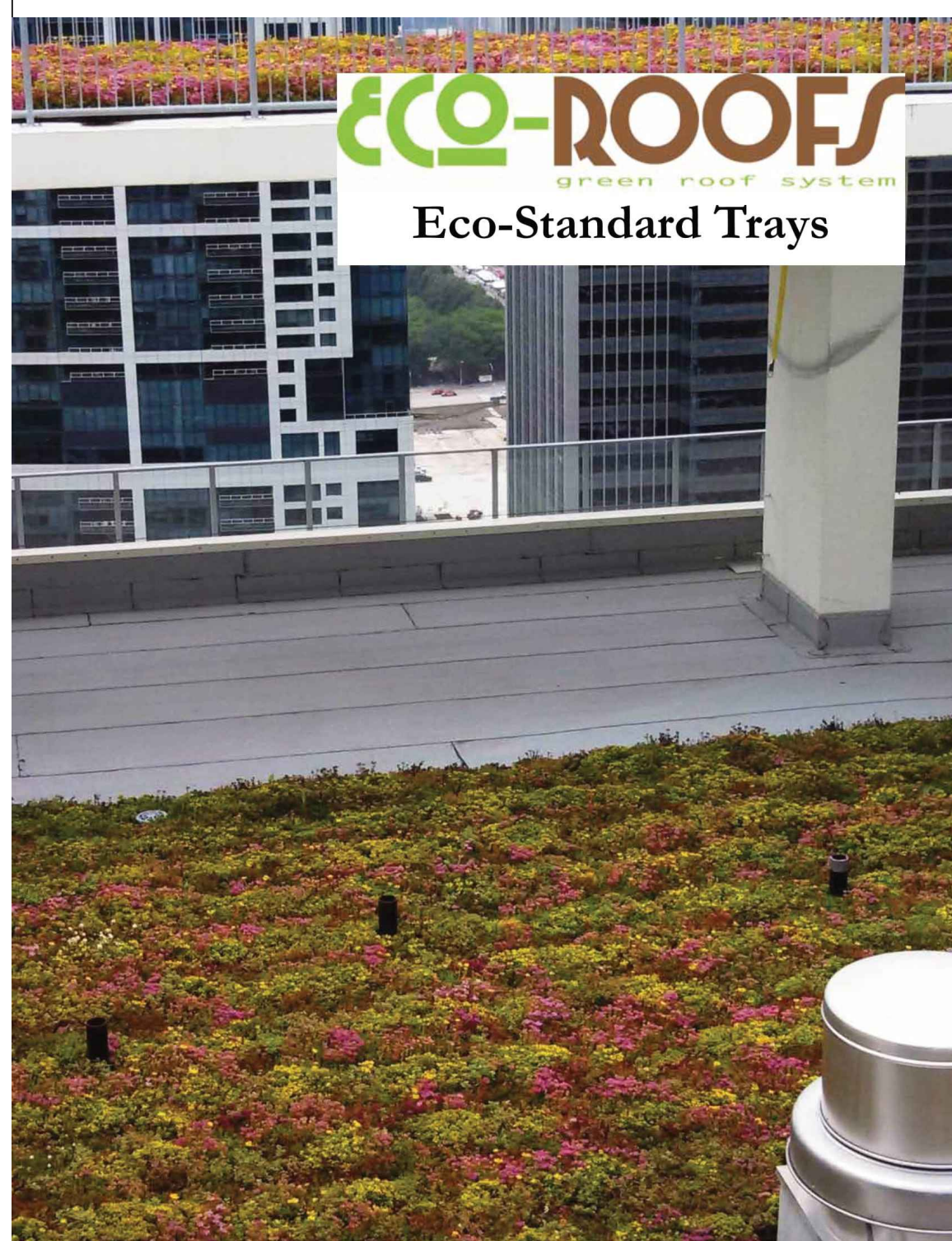
5 PANEL



6 STREET TREE

4 RAILING

1	03/08/2022	PLANNERS COMMENT
DRAWING TITLE <b>MATERIAL SHEET</b>		
PROJECT NAME AND ADDRESS <b>246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302, LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING</b>		
OWNER'S NAME AND ADDRESS		
DRAWN BY <b>MJB</b>	SCALE	SEAL
CHECKED BY <b>RC/MS</b>	DATE SEPTEMBER 21, 2021	
RA PROJECT NO.	BUILDING PLAN ID NUMBER	
PAGE NO.	A-400.00	



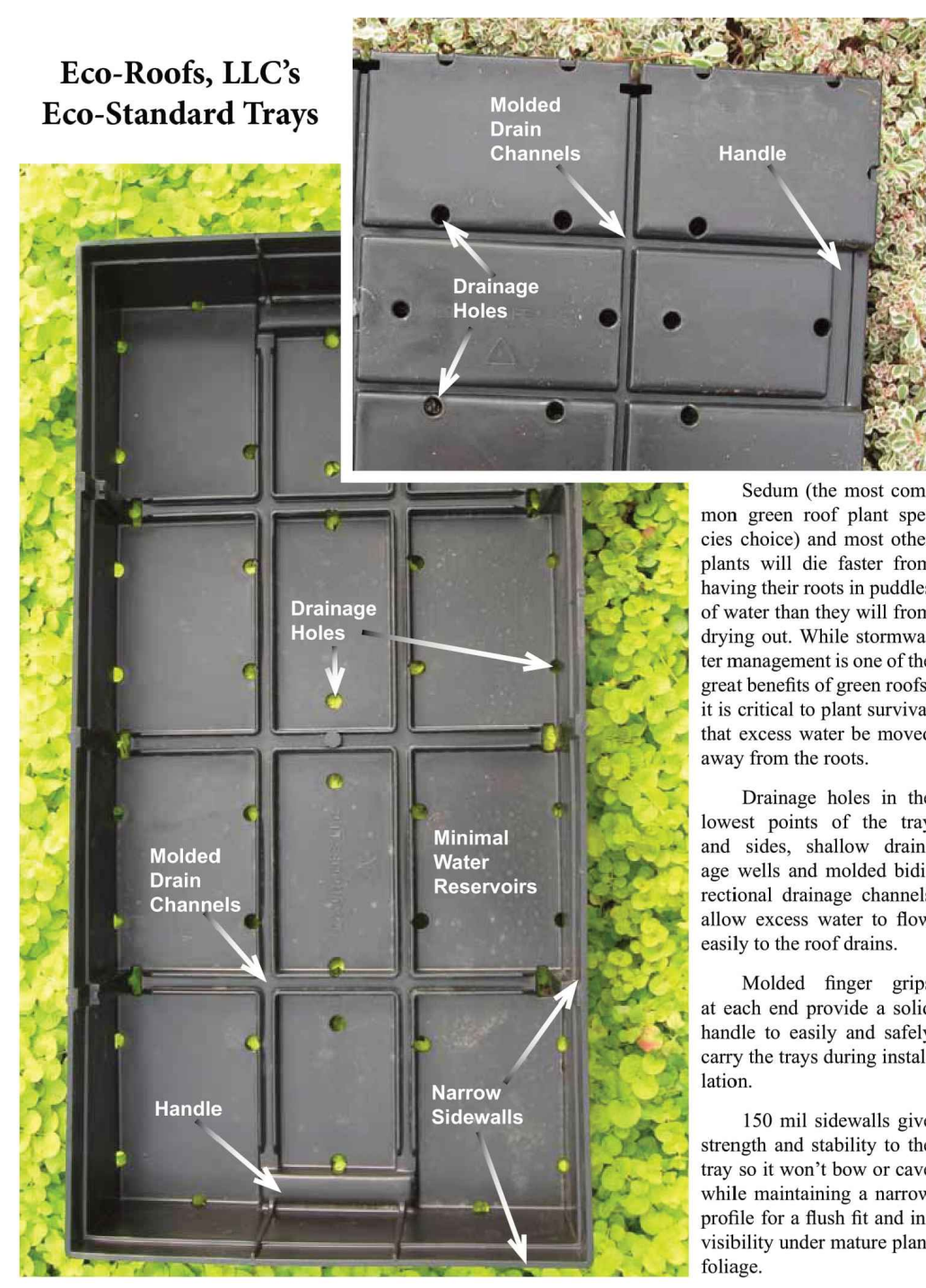
# ECO-STANDARD TRAYS

## ECO-STANDARD TRAYS

- Size:** 12" x 24" (2 square feet)
- Depth:** 3.3" standard  
— 4" and 6" soil depth options available with biodegradable liner
- Weight:**  
Maximum fully saturated weight with mature plant foliage:  
3.3": 23 pounds per square foot (average dry weight: 18 lbs/sf)  
4": 29 pounds per square foot (average dry weight: 21 lbs/sf)  
6": 45 pounds per square foot (average dry weight: 33 lbs/sf)
- Material:** 100% recycled high density polyethylene (HDPE) plastic  
4" & 6" deep trays: 100% recycled biodegradable coir liner
- Wall Thickness:** 150 mil (more than 1/4") No lip allows flush fit

- Color:** Black for enhanced UV resistance
- Handles:** Molded into tray on both ends for safe, convenient carrying
- Drainage:** 46 holes (3/8") in the lowest points of the tray and edges; Bidirectional drainage channels molded into the bottom of the tray.
- Water Reservoirs:** Minimal to avoid root rot
- Media:** Engineered growing media meets German FLL guidelines
- Plant Types:** Standard Sedum. Can be grown to full establishment (95%+ coverage) with enough lead time. Other approved plants may be possible.

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## Eco-Roofs, LLC's Eco-Standard Trays 4" & 6" Deep Options

To service those roofs where the specifications call for deeper modules or where more soil depth is required due to desired plant varieties, Eco-Roofs, LLC has developed deeper options to our standard 3.3" deep trays. Most deep modules are custom grown and require at least 12-15 weeks of summer growing lead time (see page 6). Edging or perimeter containment is required to hold the biodegradable liner.

There is no difference in performance between the 3.3" deep and 4" deep modules. The 6" deep option does allow for a greater plant selection although irrigation will probably be necessary.

Please call for more details.

**Below: 3.3" and 4" Comparison**



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## Eco-Roofs, LLC's Eco-Standard Trays Related Supplies

Eco-Roofs, LLC's expertise and specialty is in the plants and growing. We offer the following supplies as a service to our customers and make minimum recommendations where we feel they are needed. More information on the individual items can be found in the Eco-Supplies section beginning on page 29.

**Minimum slip sheet recommendation:**  
8 oz. non-woven geotextile.  
**Enhanced protection & root barrier recommendation:**  
30 mil LLDPE/HDPE.

The beauty of Eco-Roofs, LLC's 3.3" Eco-Standard trays is in their simplicity. Roll out a slip sheet or protection fabric and set the trays out and you will have an exceptional green roof.

**Standard edging recommendation:**  
Mill finish aluminum metal edging  
**Eco recommendation (economical & ecologically friendly):**  
100% recycled PVC edging

**Recommendations by tray depth:**  
3.3" deep Eco-Standard trays:  
30 mil LLDPE or 8 oz. non-woven geotextile  
4" deep Eco-Standard trays:  
30 mil LLDPE or 8 oz. non-woven geotextile  
4" aluminum or PVC edging  
6" deep Eco-Standard trays:  
30 mil LLDPE or 8 oz. non-woven geotextile  
6.5" aluminum or 6" PVC edging

Photos are of the installation of a green roof on the Otter House at the Polkavratoni Zoo, South Bend, Indiana using a non-woven geotextile slip sheet and mill finish aluminum edging.

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## Eco-Roofs, LLC's Eco-Standard Tray Case Study

This LEED® project is a newly constructed 46 story residential skyscraper inside the loop, downtown Chicago completed in 2013.

As one of the last components to be installed, the green roof needed to be shipped early in the spring. Because green roof trays need to be started by July of the previous year in order to be established and acclimated for an early spring installation, a custom grow with most companies would have required a large down payment 8-10 months prior to installation.

Like most construction projects the budget was tight so Eco-Roofs, LLC was chosen to provide the green roof trays since it was possible to use the trays Eco-Roofs, LLC had pre-grown on speculation. A deposit reserved the trays from those in-stock just weeks before the installation in May 2013. At installation the trays were still dormant (see photo left taken of the trays in April before shipping.) Because Eco-Roofs, LLC grows and maintains such a large supply of trays, they were fully established before winter. Eco-roofs, LLC keeps the trays outside so they are acclimated and allowed to go through the natural dormancy cycle. This also allows the installation season to be extended from early in the spring until late in the fall. As long as the temperatures are above freezing when the trays are installed, Eco-Roofs, LLC has found they perform beautifully.



Photo taken July 2013 of Eco-Standard Trays in Full Bloom after a May 2013 Installation While the Plants Were Still Dormant (photo above left).

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## Eco-Roofs, LLC's Eco-Standard Tray Case Study (continued)



In an effort to maximize the green roof usage, nearly every space was covered on two levels. In the Eco-Standard tray section cover photo on page 11 you can see the levels.

Covering so much of the roof requires fitting the trays around drains, pipes and other structural components. Eco-Roofs, LLC's trays can be cut in several ways. The entire unit can be cut with a masonry saw (see photo right) or for more complicated fitting, an empty plastic tray can be cut or drilled, fit into place and then filled with plants carefully transferred from other trays (see photos below).



Photos Above: Eco-Standard Trays Cut and Fit Around Pipes and Drains.

Note the careful placement of filter fabric around the drains to keep it from getting clogged with soil from the cut tray.

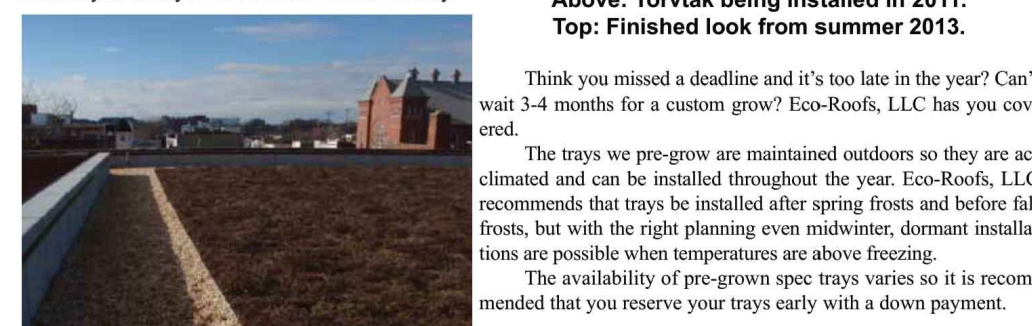
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## Eco-Roofs, LLC For Every Application



Think your project is too small for a green roof? Think again! The photo above is of Eco-Roofs, LLC's Eco-Standard trays being installed at a community garden in Wisconsin. The design is patterned after a Norwegian Torvtak, a sod roof. Eco-Roofs, LLC has supplied many trays for small projects from chicken coops to patio decks. Much of this is possible because of our pre-grown spec trays.

Eco-Roofs, LLC maintains a large stock of pre-grown trays which are usually available for immediate shipment. These trays are planted with 8-15 plugs of 6-8 varieties of Sedum and have proven to be solid performers year after year on roofs all over the country.



Think you missed a deadline and it's too late in the year? Can't wait 3-4 months for a custom grow? Eco-Roofs, LLC has you covered.

The trays we pre-grow are maintained outdoors so they are acclimated and can be installed throughout the year. Eco-Roofs, LLC recommends that trays be installed after spring frosts and before fall frosts, but with the right planning even midwinter, dormant installations are possible when temperatures are above freezing.

The availability of pre-grown spec trays varies so it is recommended that you reserve your trays early with a down payment.

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## Eco-Roofs, LLC's Case Study

This is the story of the transformation of the roof of a North Lake Shore Drive, Chicago condominium. The roof of this 1955 skyscraper was a common area for the use of the residents but badly needed an upgrade. The views were great but the setting was ugly and unsafe.

Rather than just do the minimum repairs needed to keep the building dry, the condo board decided to go a bit further and really transform the space to make it the highlight of the building. These photos show the transformation from the start in 2012.



Wood decking and planters as well as a fresh coat of paint start to give the roof an elegant, clean feel.

An outdoor kitchen gives added incentives for the residents to visit and use this space.



Planters with Sedum and a variety of other perennials and shrubs, decorative stone and even trellised vines enhance both the beauty and functionality of this truly "green" space.

This project was featured in July 2013 on the Chicago Architecture Blog.com. Read more here: [http://blog.chicagoarchitecture.com/2013/07/24/lake-shore-condo-towers-roof-deck-goes-from-tragic-to-top/](http://blog.chicagoarchitecture.com/2013/07/24/lake-shore-condo-towers-roof-deck-goes-from-tragic-to-top)

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## Eco-Roofs, LLC's Case Study (continued)

While the pavers were being transformed into a wood deck, Eco-Roofs, LLC was contracted to custom grow green roof trays. The photo left shows the new production. The photo to the right shows the delivery day.

The majority of the trays were pre-grown with Eco-Roofs, LLC's standard Sedum mix but an accent strip was planted with Liriope. The photo left shows the green roof tray installation in progress.



The photo to the left shows a close up picture of the completed planting.

A year later (photo below) the green roof looks even better. Some things improve with age.



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1	03/08/2022	PLANNERS COMMENT
DRAWING TITLE		BSCAN STICKER
MATERIAL SHEET		
PROJECT NAME AND ADDRESS		
246 CLINTON AVENUE, JERSEY CITY, NEW JERSEY BLOCK 18302 , LOT 51.02 CONSTRUCTION OF A NEW 2-FAMILY DWELLING		
OWNER'S NAME AND ADDRESS		
DRAWN BY	SCALE	SEAL
MJB		
CHECKED BY	DATE	
RC/MS	SEPTEMBER 21, 2021	
RA PROJECT NO.	BUILDING PLAN ID NUMBER	
PAGE NO.	A-400.00	