

OFF-STREET PARKING PER JERSEY AVENUE PARK REDEVELOPMENT PLAN...			
OCCUPANCY	TOTAL RESIDENTIAL UNITS / RETAIL AREA	REDEVELOPMENT PLAN PERMITTED	REQUIRED PARKING SPACES
RESIDENTIAL	322	0.5 / unit	161
RETAIL	4847	1 / 1000 SF	4.847
TOTAL			166

OFF-STREET PARKING	
LEVEL 1	
TYPE	COUNT
STANDARD PARKING (8'-8" x 18')	29
ADA PARKING (8'-8" x 18')	3
ADA VAN PARKING (11' x 18')	1
LEVEL 1 TOTAL PARKING	33
LEVEL 2	
TYPE	COUNT
STANDARD PARKING (8'-8" x 18')	68
ADA PARKING (8'-8" x 18')	2
ADA VAN PARKING (11' x 18')	0
LEVEL 2 TOTAL PARKING	70
LEVEL 3	
TYPE	COUNT
STANDARD PARKING (8'-8" x 18')	68
ADA PARKING (8'-8" x 18')	2
ADA VAN PARKING (11' x 18')	0
LEVEL 3 TOTAL PARKING	70

TOTAL ADA PARKING 8
TOTAL BUILDING PARKING 173

OFF-STREET PARKING LEGEND

- 12" D BOLLARD, AT 7' O.C.
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE VAN PARKING SPACE
- RETAIL PARKING SPACE

OFF-STREET PARKING NOTES

2018 IBC
1106.5 VAN SPACES. FOR EVERY SIX OR FRACTION OF ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.

1 VAN-ACCESSIBLE PARKING SPACE REQUIRED.

2018 IBC TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1,000	2% OF TOTAL
1,001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000

2018 IBC
SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

BUILDING PERIMETER (LF) = 1,000'-0"

LEVEL 1 GARAGE PERIMETER (LF) = 753'-3"
LEVEL 1 GARAGE PERIMETER AREA = 753'-3" LF X 13'-4" H = 10,041 SF

REQ #1: 20% OF TOTAL PERIMETER WALL AREA
2,008 SF WITH 100% OPEN FACADE MATERIAL
4,016 SF WITH 50% OPEN FACADE MATERIAL

PROPOSED TOTAL OPENING AREA WITH 50% OPEN FACADE MATERIAL = 2,685 SF, < 4,016 SF [DOES NOT COMPLY]

REQ #2: 40% OF TOTAL PERIMETER
400' (LF) AGGREGATE LENGTH OF NATURAL VENTILATION OPENINGS REQUIRED

PROPOSED TOTAL OPENING (LF) = 212'-2", < 400' LF [DOES NOT COMPLY]

MECHANICAL VENTILATION IN PARKING GARAGE IS REQUIRED ON LEVEL 1

**JERSEY AVENUE
18 LAND LLC**
853 JERSEY AVENUE
LOT 10, BLOCK 6005
Jersey City NJ 07310

CLIENT
JERSEY AVENUE 18 LAND LLC
111 TOWN SQUARE PLACE
SUITE 300
JERSEY CITY, NJ 07310

ARCHITECT/LANDSCAPE
hw
122 MAIN STREET, MADISON, NJ 07940
CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA
SUITE 901
JERSEY CITY, NJ 07302

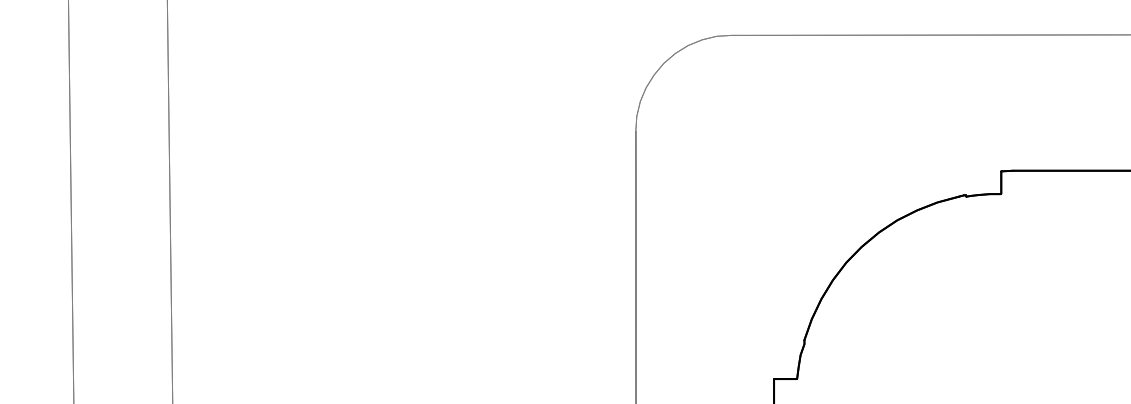
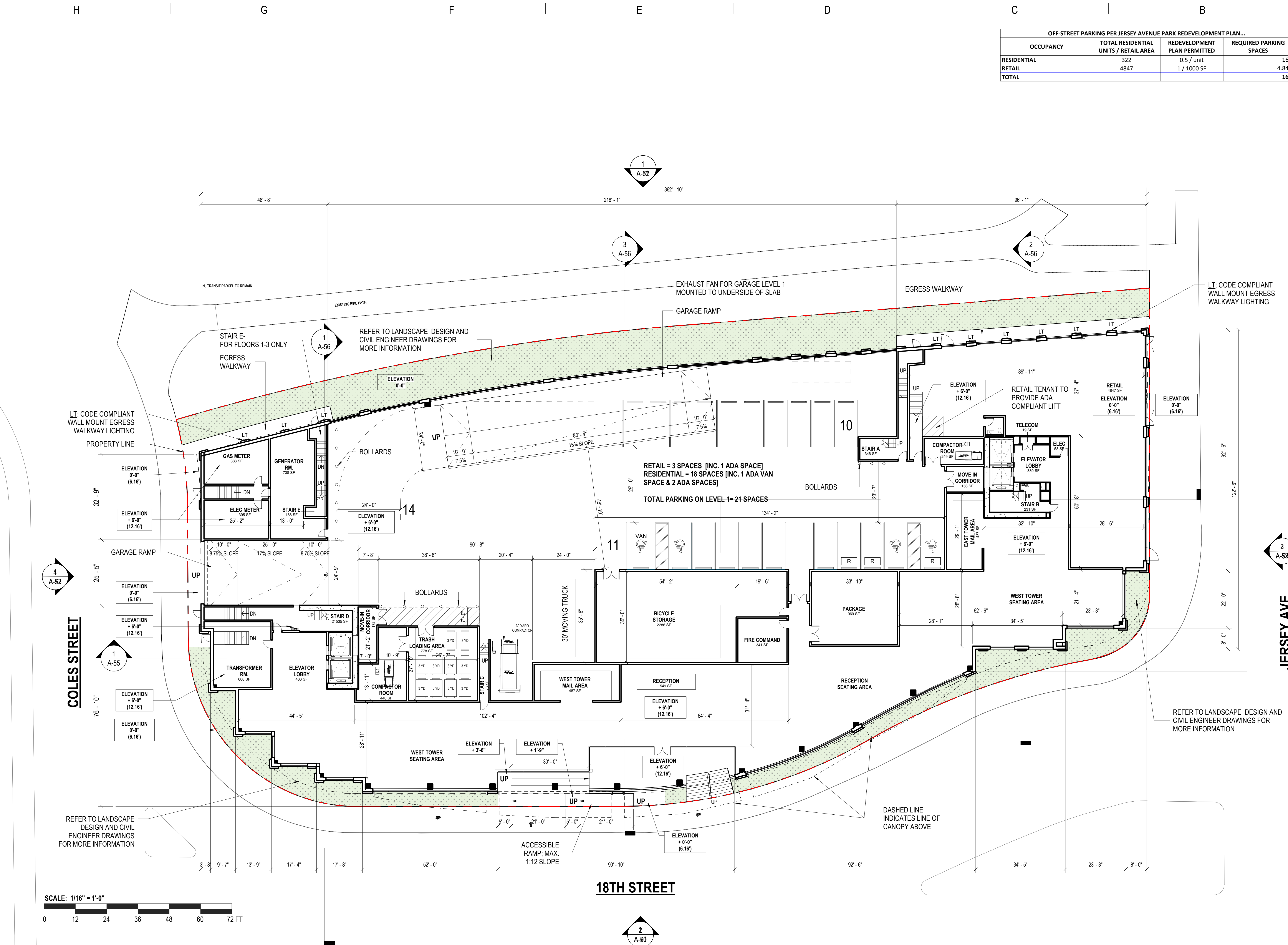


NO.	DATE	ISSUE OR REVISION
3	03/31/2023	PRELIMINARY SITE PLAN PB APPLICATION
2	09/26/2022	PRELIMINARY SITE PLAN PB APPLICATION
1	04/19/2022	PRELIMINARY SITE PLAN PB APPLICATION

NO. DATE ISSUE OR REVISION
DRAWING TITLE:
FIRST FLOOR PLAN

SCALE:	DATE:
As indicated	03/31/2022
QC BY:	PROJECT NO.:
JM	21204
DRAWING NO.:	ISSUE OR REVISION:

A-11



1 1ST FLOOR- RESID.
SCALE: 1/16" = 1'-0"