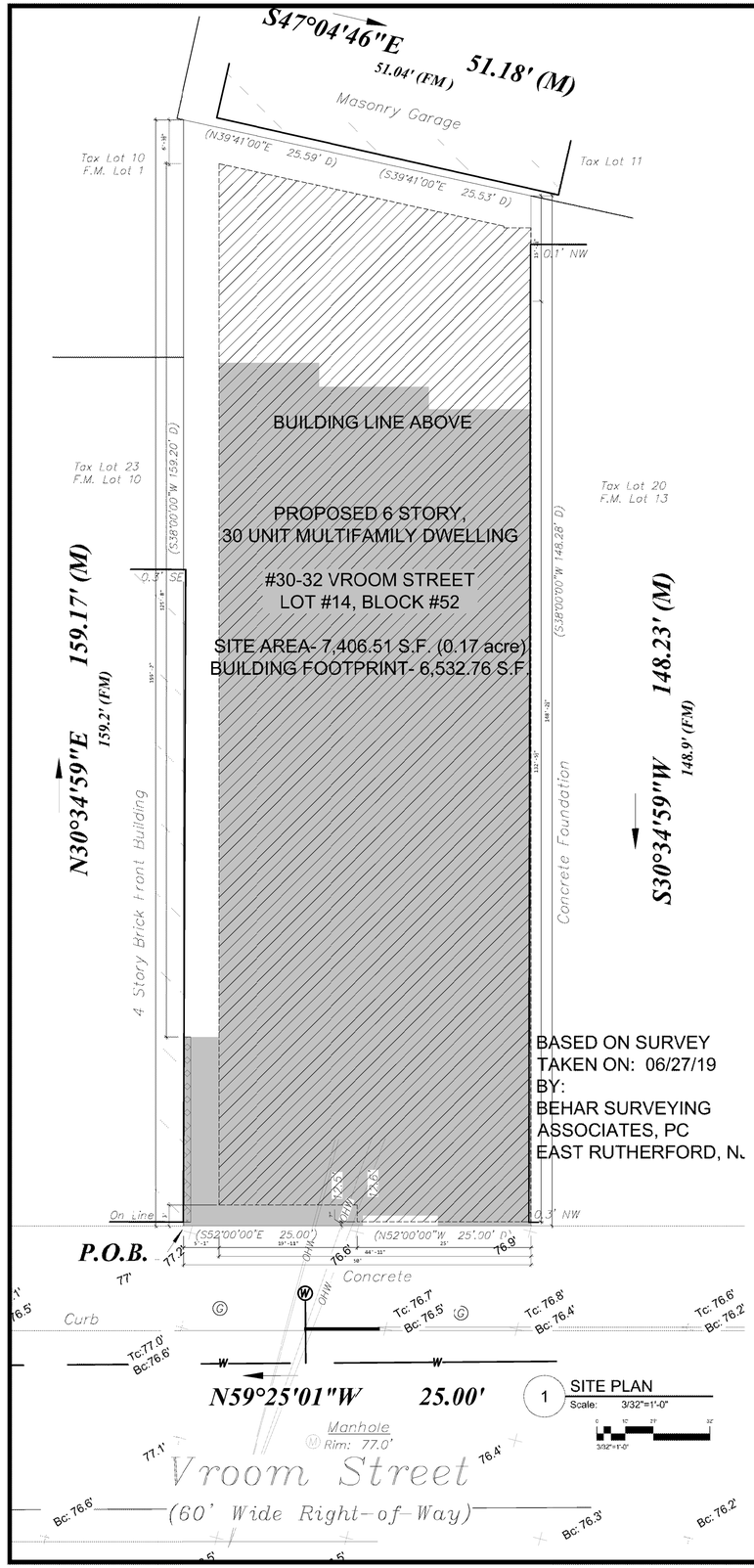

1 SITE PLAN
Scale: 3/32"=1'-0"

ARCHITECTURAL DRAWING LIST

T-100	SCOPE OF WORK, MAPS, SITE PLAN, CODE ANALYSIS
T-101	SURVEY
T-102	SURROUNDING & SITE VIEWS
T-103	DETAILS & NOTES
A-100	FLOOR PLANS
A-101	FLOOR PLANS
A-200	ELEVATIONS
A-201	ELEVATIONS

ARCHITECT
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CO 00403022 VA 0401016114

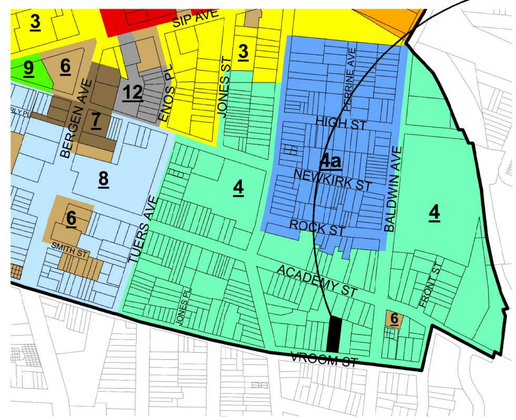
APPLICANT/OWNER
30-32 Vroom St., LLC
30 Vroom St., Jersey City, NJ 07306

SCOPE OF WORK

PROPOSED FOUR (6) STORY, 30 UNIT MULTIFAMILY DWELLING.

Gnd FLOOR_5 UNITS
@ (4) 1 BEDROOM + (1) 2 BEDROOMS
2nd FLOOR_ 5 UNITS
@ (5) 1 BEDROOM
TYP FLOOR (3rd, 4th, 5th & 6th) _ 5 UNITS
@ (5) 1 BEDROOM

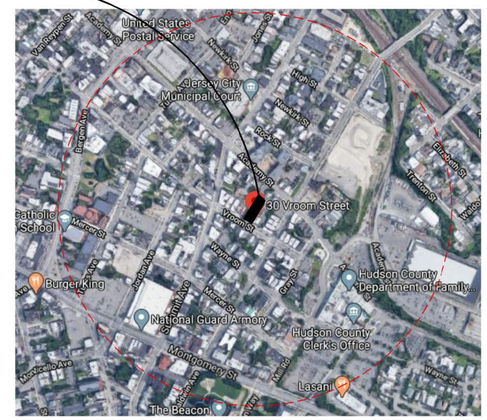
TOTAL THIRTY (30) APARTMENT UNITS
(29) UNITS @ 1 BEDROOM
(1) UNITS @ 2 BEDROOM



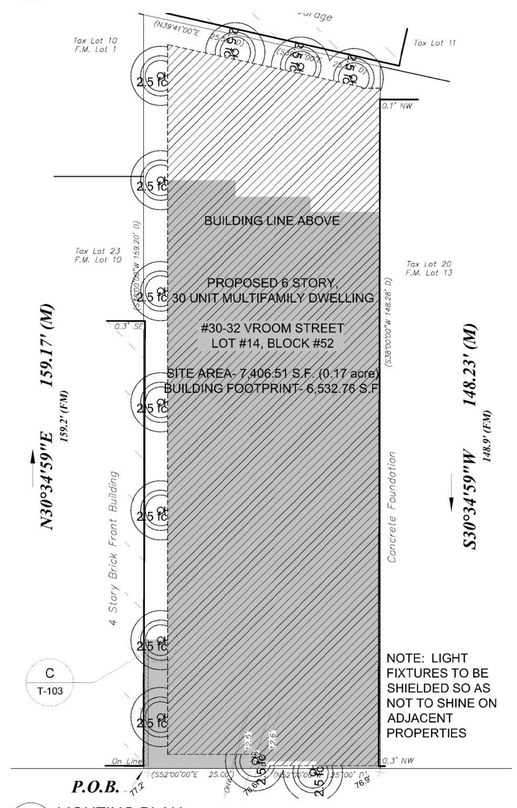
2 ZONING MAP
Scale: N.T.S.

Zone 4: Neighborhood Mixed Use

SITE

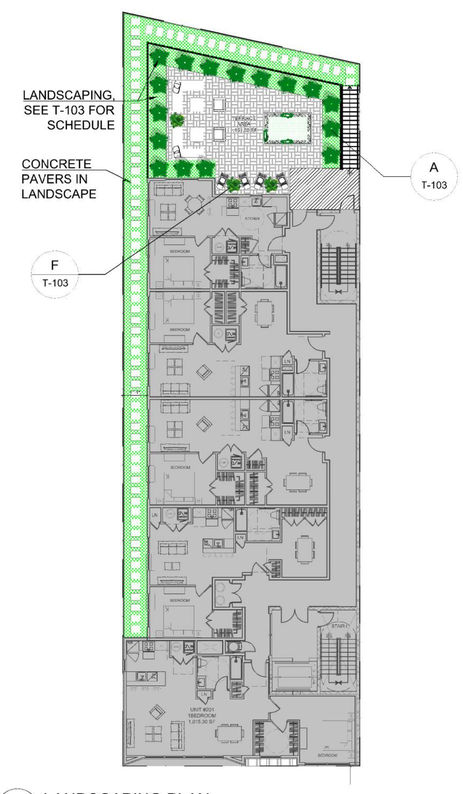


3 KEY MAP (1000' RADIUS MAP)
Scale: N.T.S.



NOTE: LIGHT FIXTURES TO BE SHIELDED SO AS NOT TO SHINE ON ADJACENT PROPERTIES

4 LIGHTING PLAN
Scale: 1"=128'-0"



5 LANDSCAPING PLAN
Scale: 1"=128'-0"

THIS PLAN HAS BEEN APPROVED ON_____
BY TOWN OF JERSEY CITY
APPROVED BY:

Board Chairman Date

Board Secretary Date

Board Engineer Date

These plans are an instrument of service and are the property of the Architect. The Plans may not be used for any other project, nor by another Architect for the continuation of the project, nor sold without the Architect's written Authorization.

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CO 00403022
VA 0401016114

REVISIONS:

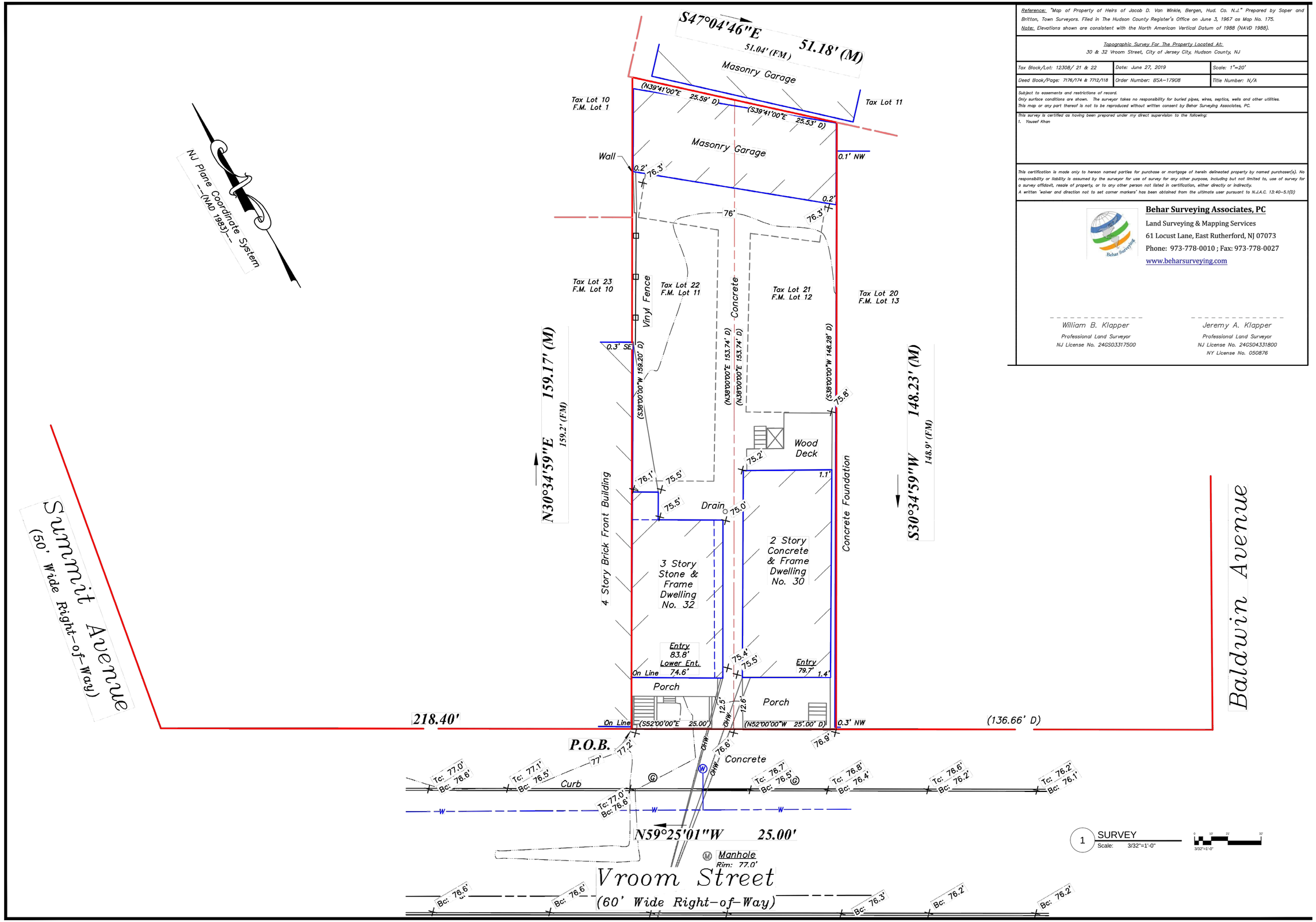
No.	DATE	DESCRIPTION

PROJECT:
PROPOSED MULTIFAMILY DWELLING-
30 UNIT APARTMENT BUILDING
30-32 VROOM STREET
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
SURVEY, SITE PLAN
ZONING ANALYSIS, MAPS
SITE DETAILS & SCHEDULE

PROJECT No. 20-004A	DATE: 05/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

T-100



Reference: "Map of Property of Heirs of Jacob D. Van Winkle, Bergen, Hud. Co. N.J." Prepared by Soper and Britton, Town Surveyors. Filed in The Hudson County Register's Office on June 3, 1967 as Map No. 175.

Note: Elevations shown are consistent with the North American Vertical Datum of 1988 (NAVD 1988).

Topographic Survey For The Property Located At:
30 & 32 Vroom Street, City of Jersey City, Hudson County, NJ

Tax Block/Lot: 12308/ 21 & 22	Date: June 27, 2019	Scale: 1"=20'
Deed Book/Page: 7176/174 & 7712/118	Order Number: BSA-17908	Title Number: N/A

Subject to easements and restrictions of record.
Only surface conditions are shown. The surveyor takes no responsibility for buried pipes, wires, septics, wells and other utilities.
This map or any part thereof is not to be reproduced without written consent by Behar Surveying Associates, PC.

This survey is certified as having been prepared under my direct supervision to the following:
1. Yousef Khan

This certification is made only to hereon named parties for purchase or mortgage of herein delineated property by named purchaser(s). No responsibility or liability is assumed by the surveyor for use of survey for any other purpose, including but not limited to, use of survey for a survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.
A written 'waiver and direction not to set corner markers' has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(D)

Behar Surveying Associates, PC
Land Surveying & Mapping Services
61 Locust Lane, East Rutherford, NJ 07073
Phone: 973-778-0010 ; Fax: 973-778-0027
www.beharsurveying.com

William B. Klapper
Professional Land Surveyor
NJ License No. 24GS03317500

Jeremy A. Klapper
Professional Land Surveyor
NJ License No. 24GS04331800
NY License No. 050876

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CO 301683

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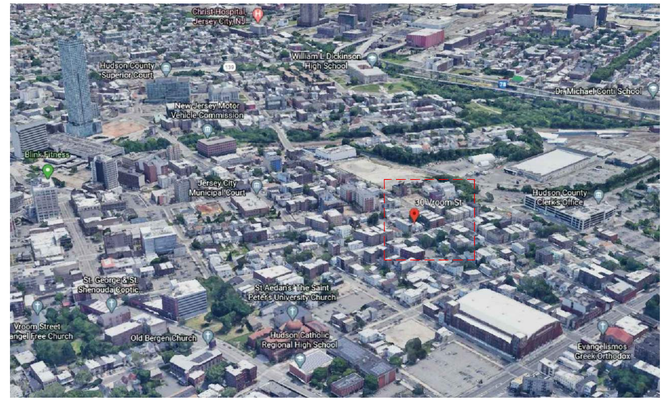
30-32 VROOM STREET
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
SURVEY

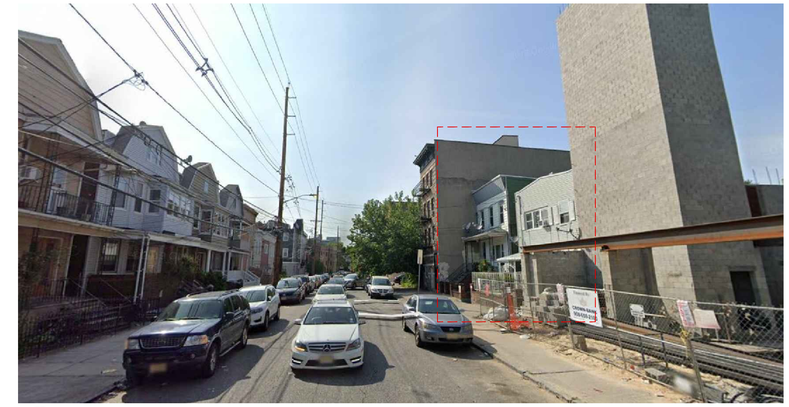
PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

T-101

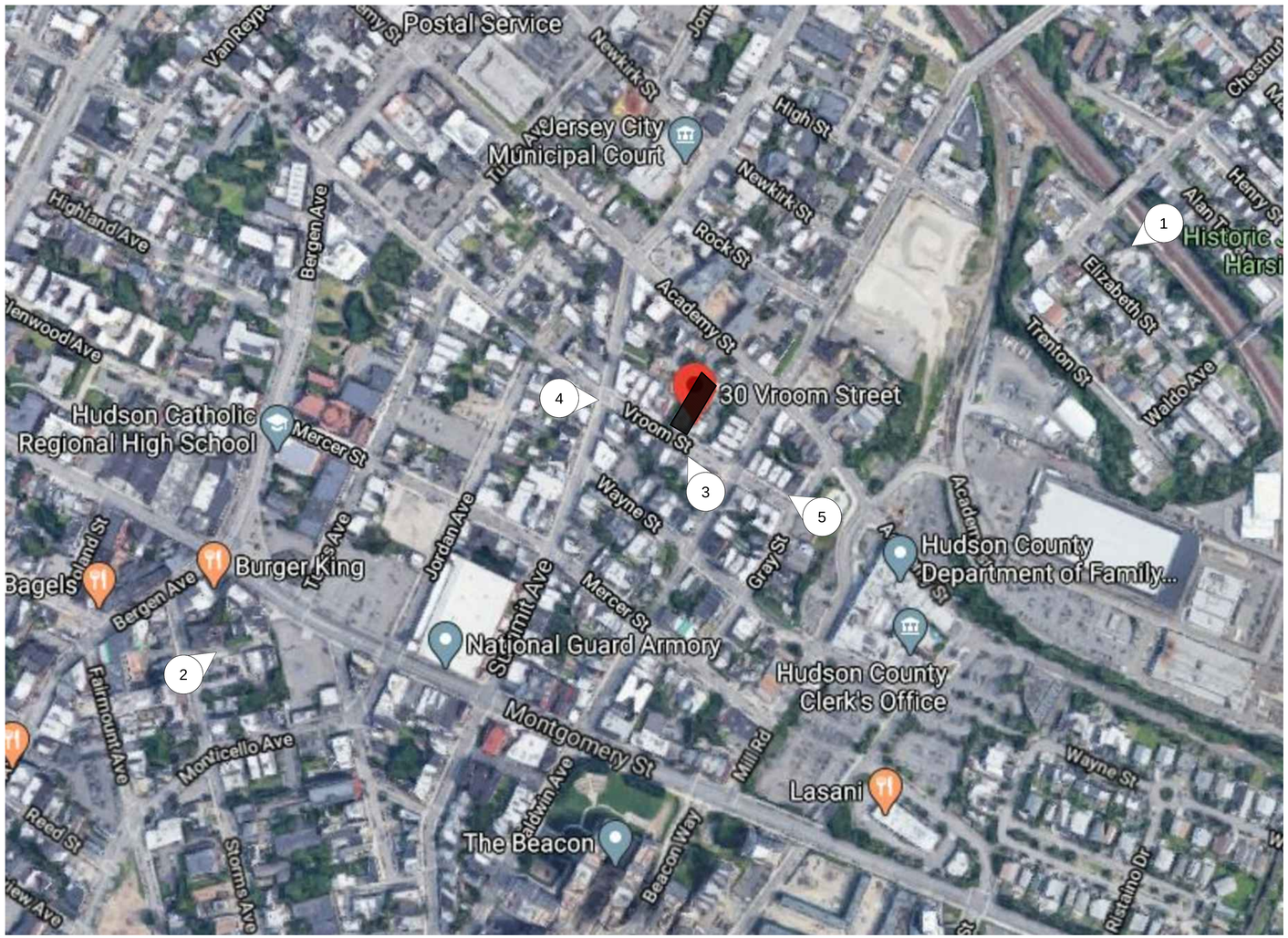
1 BIRD VIEW "1"
Scale: N.T.S.



2 BIRD VIEW "2"
Scale: N.T.S.



3 VIEW "A"



6 KEY MAP
Scale: N.T.S.

4 VIEW "B

5 VIEW "C"

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REVISIONS:

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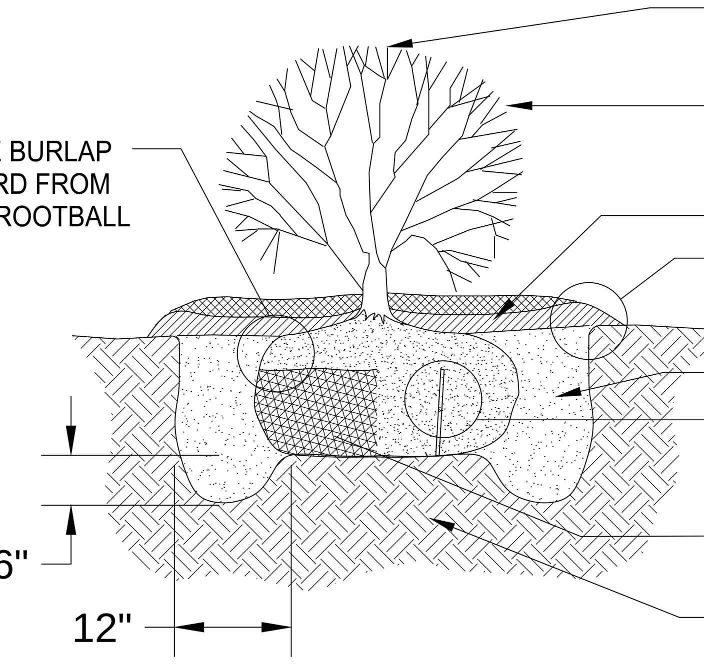
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
SURROUNDING &
SITE VIEWS

PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

T-102



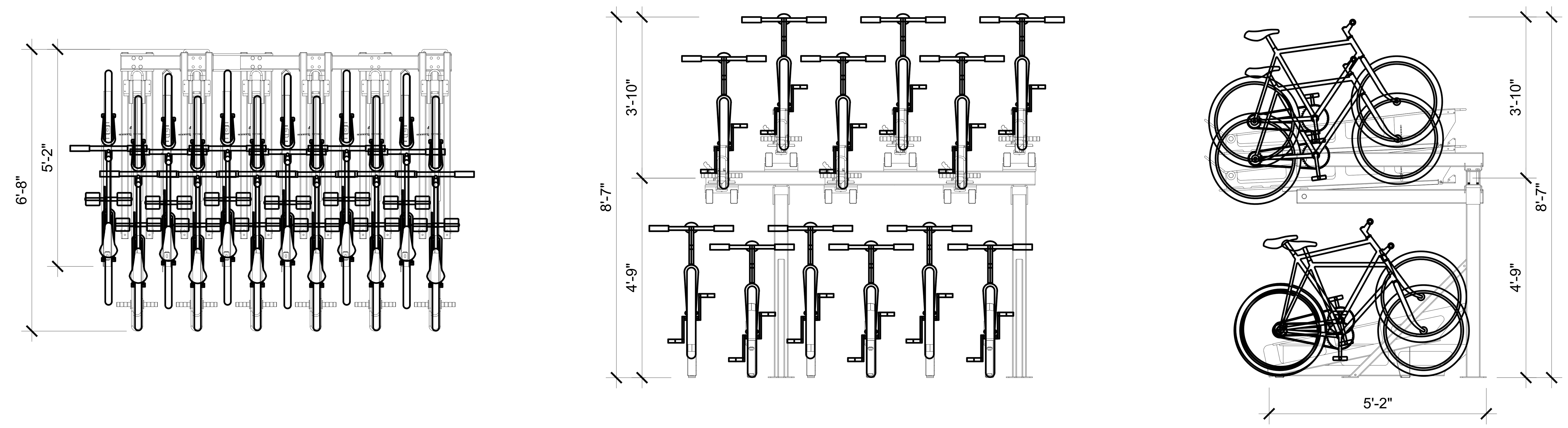
NOTE:
ANNUALS AND PERENNIALS TO USE
CONTAINER PLANT CONDITION

A PLANTING DETAIL
Scale: N.T.S.

B & B PLANT | CONTAINER PLANT

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	HEIGHT	PLANTING DISTANCE
	FORSYTHIA INTERMEDIA SPECTABLIS	SHOWY BORDER FORSYTHIA	21		15"-18"	24" O.C.
	ILEX CRENATA	EVERGREEN JAPANESE HOLLY (NO INVASIVE PLANT & DROUGHT TOLERANT)	3		3'-0"	



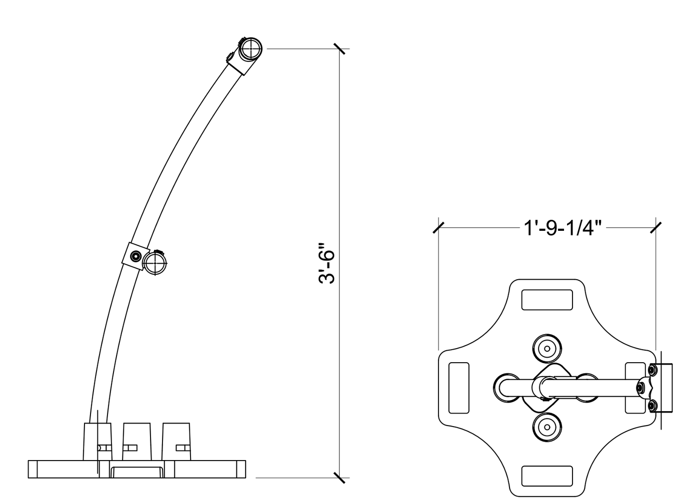
B BIKES STORAGE RACK
Scale 1/2"=1'-0"

LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE BALLED & BURLAPPED AND CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK U.S.A. Z 60.1-1969.
2. SHRUBS SHALL BE PLANTED IN PITS WITHIN THE BED ONE FOOT GREATER THAN THE SPREAD OF THE ROOTS AND 18" DEEP BELOW FINISH GRADE OR AS DEEP AS IS NECESSARY TO PROPERLY SET THE PLAN AT FINISH GRADE. THE DEPTH OF THE PLANTING PIT SHALL BE ADJUSTED AS NECESSARY TO PERMIT A MINIMUM OF (3") THREE INCHES OF TOPSOIL UNDER BALL OF ALL PLANTS.
3. ALL TREES SHALL BE STAKED IN ACCORDANCE TO ACCEPTED NURSERY STANDARDS.
4. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
5. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
6. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
7. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
8. TOPSOIL AND SOD ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL CONSTRUCTION DISTURBANCES, OR STORAGE OF EQUIPMENT, WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SOD PRIOR TO SUBMITTING BID.
9. ALL WORKS TO BE PREFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE WORK.
10. ALL LANDSCAPE MATERIALS SHALL BE FREE OF DEFECTS, DISEASE, INSECTS/LARVAE/EGGS, INJURIES AND DISFIGUREMENT. PROVIDE PLANT MATERIALS RATED BETWEEN 1 AND 4 OPALS (ORGEN PLANT ALLERGY SCALE).
11. WARRANTY TREES AND SHRUBS FOR ONE YEAR FOLLOWING ACCEPTANCE OF SITE BY WALGREENS. MAINTAIN MATERIALS AFTER INSTALLATION AND FOR 30 DAYS FOLLOWING ACCEPTANCE OF SITE BY WALGREENS. REPLACE ALL UNHEALTHY OR DEAD PLANT MATERIALS FOUND DURING WARRANTY PERIOD.
12. PLANT MATERIALS:
    - TOPSOIL: PROVIDE FRIABLE NATURAL LOAM, FREE FROM ROCKS, STONES, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.
    - SOD: PROVIDE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT).
    - WEED BARRIER FABRIC: PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DeWITT "WEED BARRIER" OR APPROVAL EQUAL.
    - MULCH: PROVIDE MINIMUM 2" THICK LAYER OF SHREDDED BARK MULCH OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.
        1. RUBBER MULCH: 95% PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5% PASSING A 1/2 INCH SIEVE.
        2. RUBBER MULCH MANUFACTURERS:
            - AMERICAN TECHNOLOGIES, INC. "RUBBERSTUFF"
            - GROUND SCAPE TECHNOLOGIES, "GROUND SCAPE"
            - PLACE SAFE SURFACING, INC.
            - RUBBER RESOURCES, INC. "EVERLAST"
    - PRE-EMERGENT: PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-A-TRIFLUORO-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25% OF TOTAL MIXTURE). MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
13. PLANT MATERIALS IN PROPERLY PREPARED HOLES, PLUMB, STAKED AS REQUIRED FOR PROPER GROWTH. DISH BACK SOIL AS REQUIRED TO RECEIVE MULCH COLLAR.
14. PLANT GROUND COVER NOT MORE THAN 24" O.C. PLANT GROUND COVER IN AREAS TOO NARROW OR IMPRACTICAL FOR MOWING GRASS OR IN AREAS WHERE GRASS WILL NOT THRIVE (BRICK PAVERS ACCEPTABLE TO WALGREENS MAY BE CONSIDERED AS AN ALTERNATE IN THESE AREAS).
15. TOPSOIL: INSTALL 4 INCHES MINIMUM DEPTH AT PLANTING BEDS AND LAWN AREAS, 12 INCHES MINIMUM BELOW TREES. IN LOCATIONS WITH HIGH CLAY CONTENT, APPLY GYPSUM ADDITIVES TO BREAK DOWN THE CLAY.
16. MULCH: INSTALL 2 TO 3 INCH THICK IN PLANTING BEDS RECESSED 2 INCHES. MULCH SHALL BE USED ONLY AS TREE COLLARS AND AROUND SHRUBBERY, BUT NOT TO EXTEND GREATER THAN 12 INCHES BEYOND THE DRIP LINE OF SHRUBBERY, UNLESS SPECIFICALLY APPROVED BY WALGREENS PROJECT ARCHITECT. DO NOT INSTALL MULCH ON SLOPES EXCEEDING 10:1 (HORIZ.:VERT.)
17. WEED CONTROL: APPLY PRE-EMERGENT TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO COST TO WALGREENS.
18. WEED BARRIER FABRIC: APPLY TO PLANTING BEDS BELOW MULCH AND TO UN-MULCHED AREAS TO RECEIVE DECORATIVE COVER (ROCK IS PROHIBITED). DO NOT INSTALL WEED BARRIER FABRIC IN AREAS TO RECEIVE GROUND COVER PLANTINGS.
19. REMOVE AND REPLACE IMPROPERLY PRUNED OR MISINFORMED STOCK.
20. PLANTING SOD:
    A. DO NOT INSTALL IF SOD IS DORMANT OR GROUND IS FROZEN.
    B. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
        1. ANCHOR SOD ON SLOPES TO PREVENT SLIPPAGE. DO NOT EXCEED 3:1 SLOPES.
    C. WATER THOROUGHLY IMMEDIATELY AFTER PLANTING.

NOTE:
EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED,
SO AS NOT TO SHINE ON ADJACENT PROPERTIES.

C WALL SCONCE
Scale: N.T.S.



D METAL RAILING TYP.
Scale: N.T.S.

E MODULAR GREEN ROOF DETAILS
N.T.S.

MODEL:
42" Dia>. X 36" Height Tuscany Round Planter

F PLANTER DETAILS
N.T.S.

5:21-4.18 Sidewalk and Bikeway Construction Standards

(a) The following apply to sidewalks and graded areas:

1. Sidewalks of concrete shall be four (4) inches thick except at points of vehicular crossing, where they shall be at least six (6) inches thick. At vehicular crossings, concrete sidewalks shall be reinforced with welded wire fabric mesh or an equivalent.
2. Concrete, air-entrained sidewalks shall be Class B concrete, having a 28-day verification strength of 4,500 p.s.i. Other materials may be permitted, depending on the design of the development.
3. Graded areas shall be planted with grass or treated with other suitable ground cover, and their width and cross slope shall correspond to that of sidewalks.

(b) The following apply to bikeways:

1. The construction of bikeways shall conform to the New Jersey Department of Transportation's Planning and Design Guidelines for Bicycle-Compatible Roadways and Bikeways (November 1995) and the AASHTO Guide for the Development of Bicycle Facilities (1999), incorporated herein by reference.
2. Bicycle-safe drainage grates shall be used in the construction of all residential streets.

5:21-4.19 Street Grade, Intersections, Pavement, and Lighting Construction Standards

(a) The following apply to street grade:

1. Minimum street grade permitted for all streets shall be 0.5 percent.
2. Maximum street grade shall vary by road hierarchy with flatter grades required for roads with higher ADTs, in accordance with the requirements shown in Table 4.6. Where terrain makes it necessary, the allowable maximum grade may be increased by up to two percent, but shall not exceed a maximum grade of 16 percent.

(b) The following shall apply to intersections:

1. Street intersections shall be as nearly at right angles as possible and in no case shall be less than 75 degrees.
2. New intersections along one side of an existing street shall, if possible, coincide with any existing intersections on the opposite side of each street. Where provided, offsets for intersections along the same or opposite sides shall be at least 150 feet between right-of-way centerlines.
3. Intersections shall be rounded at the curbline with the street having the highest radius requirement, as shown in Table 4.6, determining the minimum standard for all curblines.
4. Intersections shall be designed with a flat grade wherever practical.

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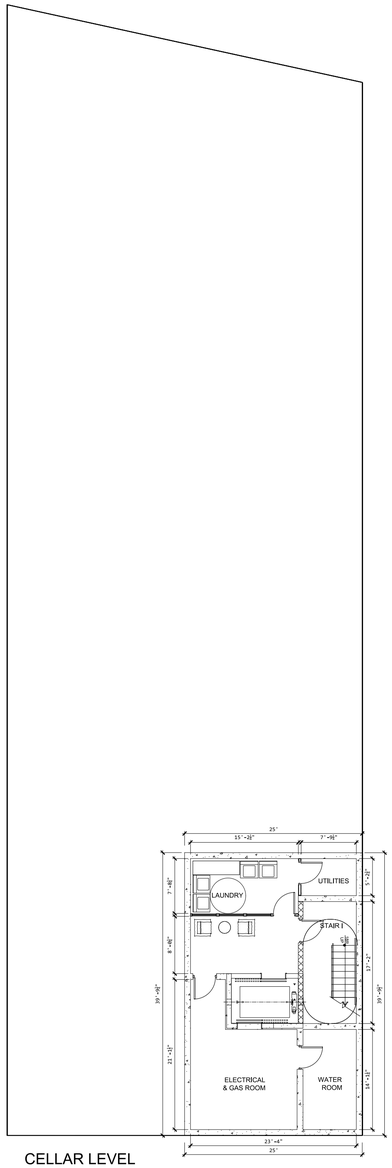
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
DETAILS &
NOTES

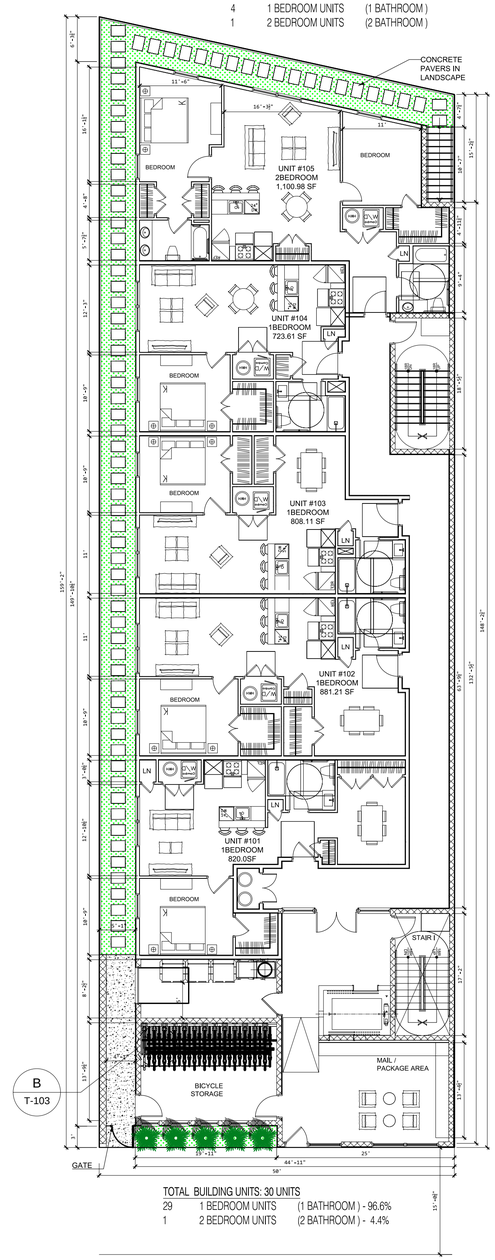
PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

T-103



1 BASEMENT FLOOR PLAN
SCALE 3/32"=1'-0"

4 1 BEDROOM UNITS (1 BATHROOM)
1 2 BEDROOM UNITS (2 BATHROOM)

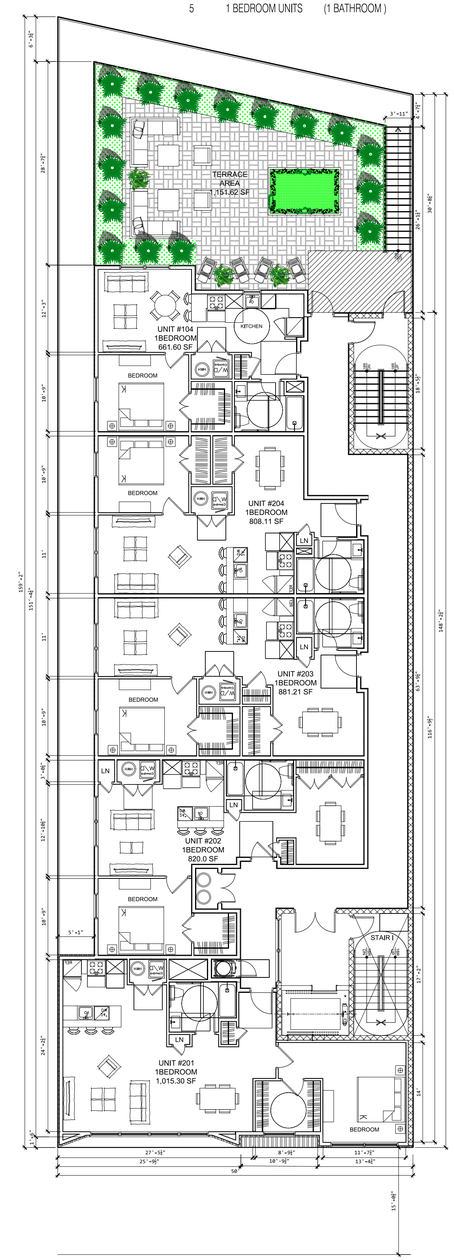


TOTAL BUILDING UNITS: 30 UNITS

29	1 BEDROOM UNITS	(1 BATHROOM) - 96.6%
1	2 BEDROOM UNITS	(2 BATHROOM) - 4.4%

2 GROUND FLOOR PLAN
SCALE 3/32"=1'-0"

5 1 BEDROOM UNITS (1 BATHROOM)



2 2ND FLOOR PLAN
SCALE 3/32"=1'-0"

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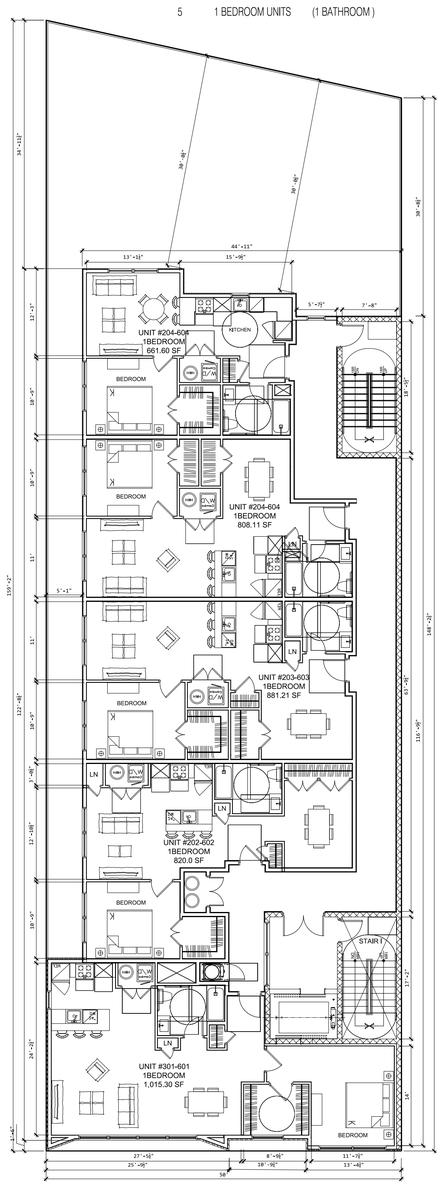
LOT #21-22 BLOCK #12308

DRAWING TITLE:
FLOOR PLANS

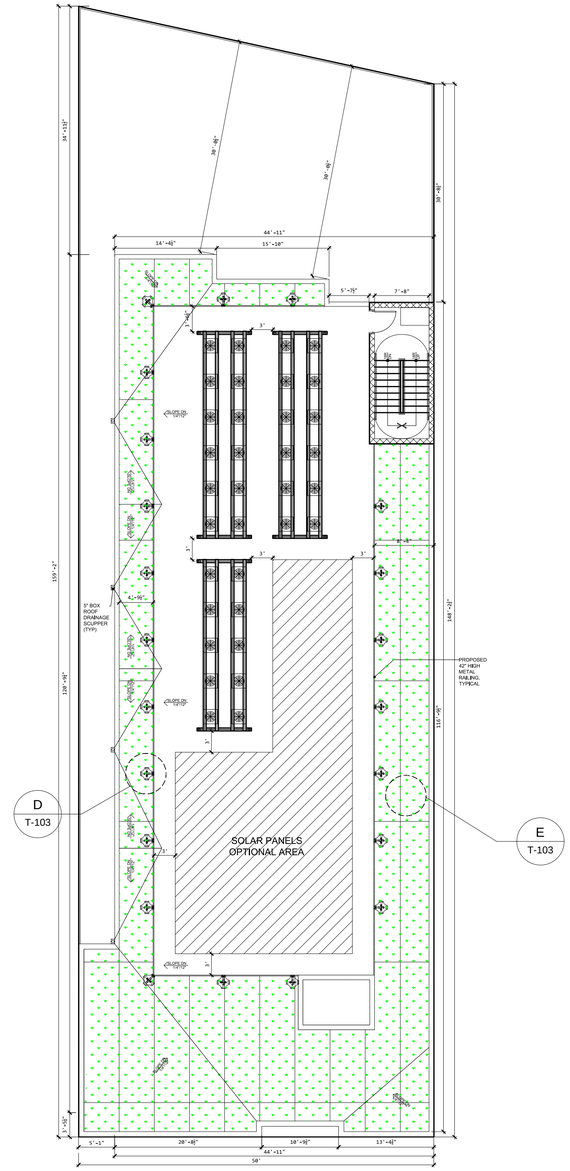
PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

A-100

5 1 BEDROOM UNITS (1 BATHROOM)



Vroom Street
(60' Wide Right-of-Way)



Vroom Street
(60' Wide Right-of-Way)

1 TYP FLOOR PLAN (3RD, 4TH, 5TH & 6TH)
SCALE 3/32"=1'-0"

2 ROOF PLAN
SCALE 3/32"=1'-0"

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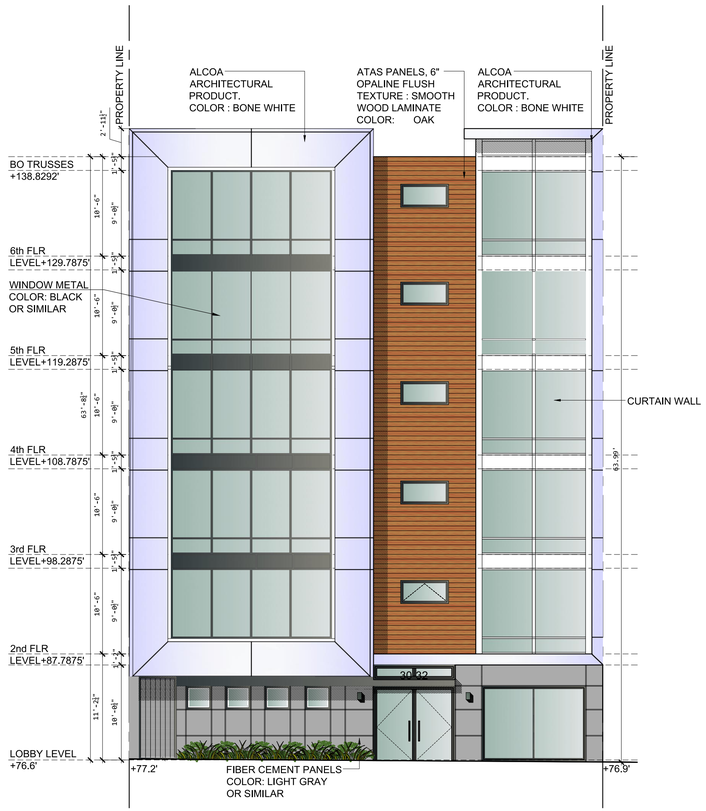
FLOOR PLANS

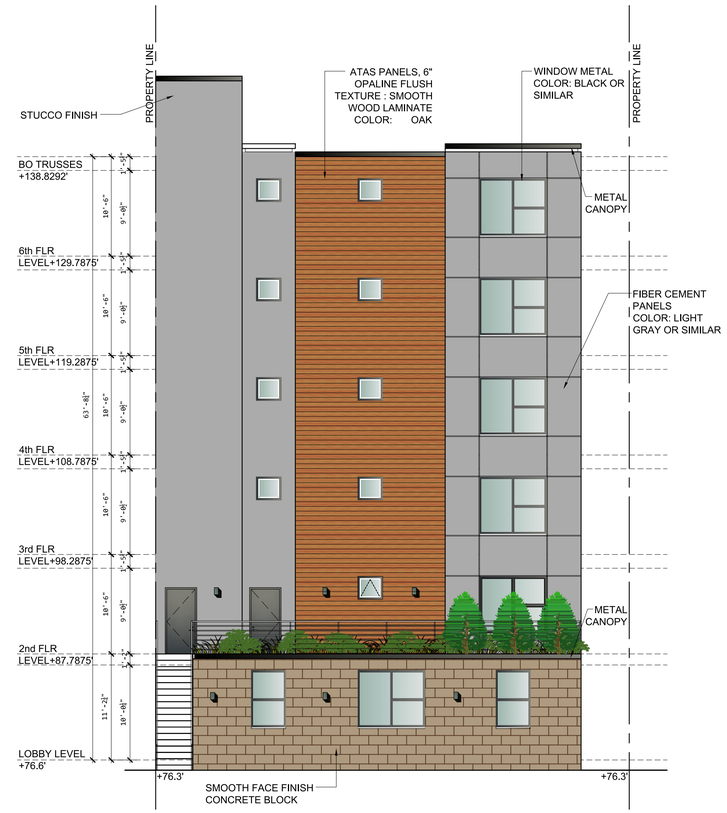
PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

A-100



1 FRONT ELEVATION
SCALE 1/8"=1'-0"

0 4' 8' 16'
1/8" = 1'-0"



2 REAR ELEVATION
SCALE 1/8"=1'-0"

0 4' 8' 16'
1/8" = 1'-0"

3 BRICK PATTERN DETAIL
SCALE N.T.S.

CPA ARCHITECTURE
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REVISIONS:

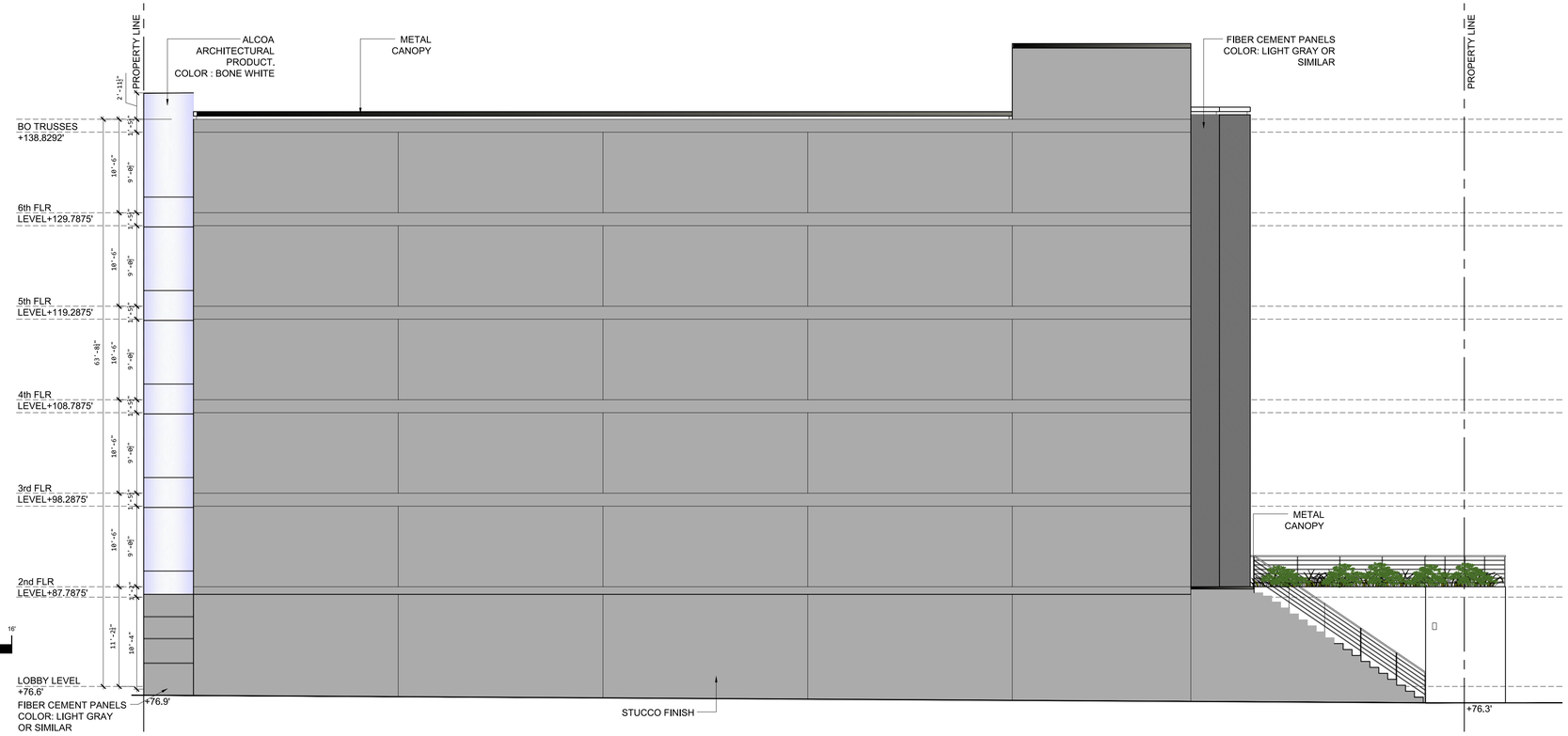
No.	DATE	DESCRIPTION

PROJECT:
PROPOSED MULTIFAMILY DWELLING-
30 UNIT APARTMENT BUILDING
30-32 VROOM STREET
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
ELEVATIONS

PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

A-200



1 RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"
0 4' 8' 16'
1/8" = 1'-0"

2 LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"
0 4' 8' 16'
1/8" = 1'-0"

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REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:
PROPOSED MULTIFAMILY DWELLING-
30 UNIT APARTMENT BUILDING
30-32 VROOM STREET
JERSEY CITY, NJ
LOT #21-22 BLOCK #12308

DRAWING TITLE:
ELEVATIONS II

PROJECT No. 20-004A	DATE: 06/14/20
DRAWN BY: FM / RF	SCALE: AS SHOWN

A-201