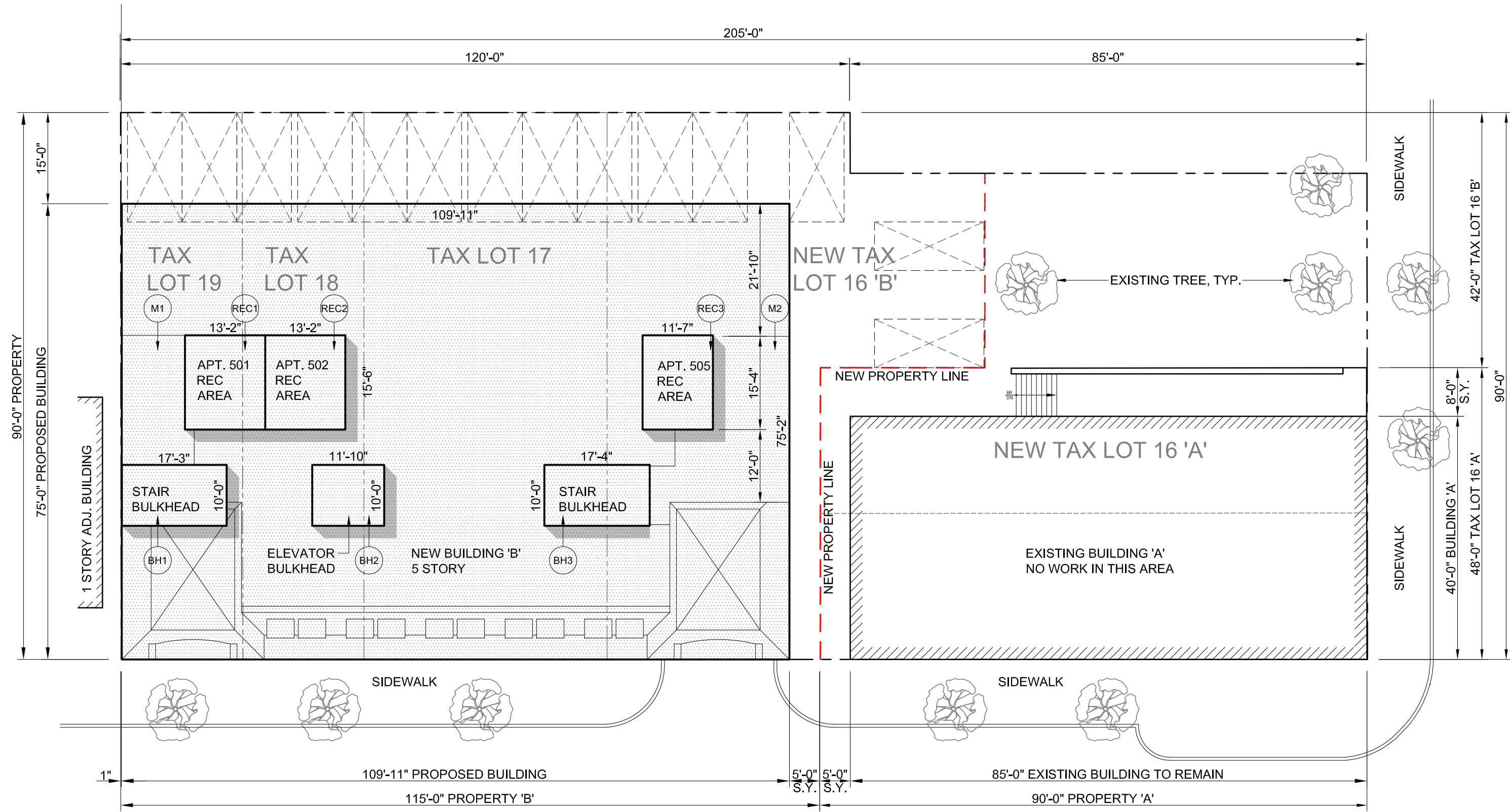


LOT AREA DIAGRAM  
SCALE 1/16"=1'-0"



SITE & ROOF PLAN  
SCALE 1/16"=1'-0"

HARMON STREET  
(50' WIDE)  
FORMERLY WEST SHERMAN STREET

SUMMARY OF EXISTING FLOOR AREAS BUILDING 'A'			
FLR.	GROSS AREA	NUMBER OF DU	REMARK
1ST	3,399.46	4	EXISTING - NO WORK
2ND	3,399.46	4	EXISTING - NO WORK
3RD	3,399.46	4	EXISTING - NO WORK
4TH	3,399.46	4	EXISTING - NO WORK
TOTAL	13,597.84	16	
GREEN AREA	441.94		

SUMMARY OF FLOOR AREAS AND SCHEDULE OF DWELLING UNITS - BUILDING B																	
SUMMARY OF FLOOR AREAS								SCHEDULE OF D.U.'S				SCHEDULE OF D.U.'S					
FLR.	GROSS AREA	PARKING AREA	RESIDENTIAL AREA	COMMON AREA	COMMUNITY AREA	NET AREA	EFFICIENCY	FLR.	MARKET UNITS				AFFORDABLE HOUSING UNITS				NUMBER OF DU
									STUDIO	1 BDRM.	2 BDRM.	3 BDRM.	STUDIO	1 BDRM.	2 BDRM.	3 BDRM.	
BASEMENT	2385.33							BASEMENT									
1ST	2,498.83	8499.70		1,473.61	1025.22	1,025.22	41.03%	1ST									
2ND	8,243.02		7,258.68	984.34		7,258.68	88.06%	2ND	1	5	2	0	0	0	1	0	9
3RD	8,243.02		7,258.68	984.34		7,258.68	88.06%	3RD	1	4	3	0	0	1	0	0	9
4TH	7,990.72		6,934.32	1,056.40		6,934.32	86.78%	4TH	2	4	2	0	0	0	0	1	9
ROOF	7,990.72		588.08	464.17		588.08	7.36%	ROOF									
TOTAL	34,966.31	8,499.70	22,039.76	4,962.86	1,025.22	23,064.98		TOTAL	4	13	7	0	0	1	1	1	27
									16.67%	54.17%	29.17%	0.00%	0.00%	33.33%	33.33%	33.33%	100.00%

ROOF TOP STRUCTURE CALCULATIONS BUILDING 'B'				
AREA	REQUIRED/ PERMITTED	PROVIDED AREA	% OF RF. AREA	REMARKS
BULK HEADS	20.00%	464.17	5.81%	IN COMPLIANCE
AMENITIES	10.00%	588.08	7.36%	IN COMPLIANCE
MECHANICAL	20.00%	430.57	5.39%	
	20.00%	1052.25	13.17%	IN COMPLIANCE

ROOF STRUCTURE SETBACK CALCULATION			
PROPOSED STRUCT. HEIGHT	=	9.00'	
REQUIRED SETBACK = (9'-0" x 1'-1") =	=	9.72'	
MIN. PROPOSED ST. SETBACK @ APT 501 =	=	10.50'	
9.72 < 10.5			IN COMPLIANCE

ROOF AREA CALCULATIONS BUILDING 'B'					
BULK HEADS			LOFTS		
BH 1	172.50	RECREAT. 501	204.26	204.26	
BH 2	118.34	RECREAT. 502	204.27	204.27	
BH 3	173.33	RECREAT. 505	179.55	179.55	
TOTAL	464.17	TOTAL	588.08	588.08	
TOTAL STRUCTURE AREA= 464.17 + 588.08 =			1,052.25	1,052.25	

SUMMARY OF AFFORDABLE PROPORTIONAL DISTRIBUTION							
MARKET UNITS				AFFORDABLE HOUSING UNITS			
UNIT TYPE	# OF UNITS	% OF MKTS	# OF BDRM'S	UNIT TYPE	# OF UNITS	% OF AHU'S	# OF BDRM'S
STUDIO	4	16.67%	0	STUDIO	0	0.00%	0
1 BDRM.	13	54.17%	13	1 BDRM.	1	33.33%	1
2 BDRM.	7	29.17%	14	2 BDRM.	1	33.33%	2
3 BDRM.	0	0.00%	0	3 BDRM.	1	33.33%	3
TOTAL	24	83.33%	27	TOTAL	3	100.00%	6

#### CITY OF JERSEY CITY R-1 ZONE BEFORE SUBDIVISION

ZONING REGULATION	REQ'D/PERMITTED	PROVIDED LOT16	PROVIDED LOTS171819	COMMENT
PRINCIPAL USE	1&2FAMILY DWELINGS	MULTI-FAMILY	VACANT	LOT 16 (ENC)
LOT SIZE	2500 SF .06 ACRES	12200 SF 28 ACRES	5400 SF 12ACRES	C
BLD HEIGHT	3	4	NA	LOT 16(ENC)
BLD HEIGHT, FT.	39FT	40'-0"	NA	LOT 16 (ENC)
MIN. LOT WIDTH	25FT	80FT &		C
MIN. LOT DEPTH	100FT	90FT	90FT	LOT 16 (ENC)
MAX. BUILDING COVERAGE	60%	28%	NA	LOT 17-19 (ENC)
MAX. LOT COVERAGE	85%	86.8%	63.3%	C
FY	0 FT (PREVAILING)	0 FT	NA	LOT 16 (ENC)
MIN. SY (ONE)	2FT	60.3 FT	NA	LOT 17-19 C
SY(BOTH)	5'-1"	NA	NA	C
MIN. RY	35FT	39.9 FT	NA	NA
PARKING REQ'D	1/DU	17	NA	C

C- CONFORMS  
ENC- EXISTING NON CONFORMANCE  
VAR- PROPOSED VARIANCE

#### CITY OF JERSEY CITY R-1 ZONE AFTER SUBDIVISION

ZONING REGULATION	REQ'D/PERMITTED	PROVIDED LOT 16	PROVIDED LOTS 17	COMMENT
PRINCIPAL USE	1 & 2 FAMILY DWELINGS	MULTI-FAMILY	MULTI-FAMILY	LOT 16 (ENC)
LOT SIZE	2500 SF .06 ACRES	6330 SF .14 ACRES	11270 SF .26 ACRES	LOT 17, VAR. C
BLD HEIGHT	3 STY	4 STY.	4STY.	LOT 16 (ENC)
BLD HEIGHT, FT.	39FT	40FT	44.5 FT.	Lot 17, C
MIN. LOT WIDTH	25FT	90FT.	115FT	LOT 16 (ENC)
MIN. LOT DEPTH	100 FT	80FT	90FT	LOT 16 (ENC)
MAX. BUILDING COVERAGE	60%	54%	73.1%	Lot 17, VAR. C
MAX. LOT COVERAGE	85%	84%	100%	LOT 16 C
FY	0 FT. PREVAILING	0 FT.	0 FT.	LOT 17 VAR C
MIN. SY (ONE)	2FT.	5.2 FT	.12FT	LOT 16 C
SY (BOTH)	5'-1"	NA	5.12 FT	LOT 17 VAR C
MIN.RY	35FT.	39.9 FT	15FT	LOT 16 C
PARKING REQ'D	1/DU	16/0	27/36	LOT 17 VAR LOT 16,VAR LOT 17 C

C- CONFORMS  
ENC- EXISTING NON CONFORMANCE  
VAR- PROPOSED VARIANCE

OWNER	ARCHITECT:	SITE ENGINEER:	MECHANICAL ENGINEER:	PROJECT TITLE:	DRAWING TITLE:	ISSUED/REVISION DATE:	SEAL	DRAWING NO:
SELA REALTY INVESTMENTS 3 EXECUTIVE DRIVE SUITE 430 FORT LEE, NJ 07024	R&D DESIGN GROUP LLC. BRENT M. PORTER, R.A. 14-26 PLAZA RD., S-26, FAIR LAWN, NJ 07410 TEL. (908) 654-1940 (201) 509-8157 info@architect-rd.com	ANDERSON CONSULTING SERVICES, LLC 40 MILLER DRIVE, BOONTON, NJ 07005 TEL. (973) 975-0703 pandersonpe@gmail.com		64-68 HARMON STREET JERSEY CITY, NJ	COVER PAGE SCALE: AS SHOWN	ISSUED: 04-22-2019 REV: 06-12-2019 REV: 07-08-2019 REV: 10-14-2019 REV: 10-29-2019 REV: 01-20-2020 REV: 04-10-2020 REV: 05-21-2020 REV: 07-08-2020 REV: 08-18-2020 REV: 11-29-2022 REV: 02-17-2023 REV: 03-13-2023 REV: 06-20-2023 REV: 10-24-2023		A001-00