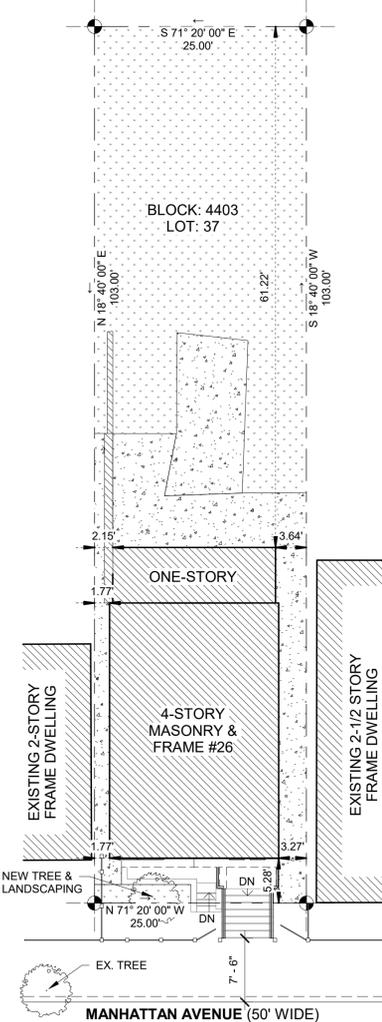


1 1,000' RADIUS MAP  
PL-0.0 1" = 200'-0"

BULK STANDARDS FOR (R-1) ONE & TWO FAMILY HOUSING DISTRICT					
CODE SECTION	REQUIREMENT	REQUIRED / PERMITTED	EXISTING	PROPOSED	COMMENTS
§ 345-40.B.2.	PERMITTED USE	TWO-FAMILY	TWO-FAMILY	NO CHANGE	CONFORMING
§ 345-40.E.2.	MINIMUM LOT AREA (SF)	2,500	2,575	NO CHANGE	CONFORMING
§ 345-40.E.3.	MINIMUM LOT WIDTH (FEET)	25	25	NO CHANGE	CONFORMING
§ 345-40.E.4.	MINIMUM LOT DEPTH (FEET)	100	103	NO CHANGE	CONFORMING
§ 345-40.E.5.	MINIMUM FRONT YARD (FEET)	MATCH ADJACENT	MATCH ADJACENT	NO CHANGE	CONFORMING
§ 345-40.E.6.a	MINIMUM SIDE YARD (FEET) - ONE & BOTH	2 & 5.08	1.77 & 5.04	NO CHANGE	EXISTING NON-CONFORMING
§ 345-40.E.7.a & b	MINIMUM REAR YARD (FEET)	40	61.22	NO CHANGE	CONFORMING
§ 345-40.E.7.a & b	MINIMUM FRONT & REAR YARD (FEET)	55	66.5	NO CHANGE	CONFORMING
§ 345-40.E.8.	MAXIMUM HEIGHT (FEET & STORIES) 7' + 8.84' + 8.55' + 7.01 OR 8' + (12' / FLOOR)+(5' PEAK ROOF)	39.40 & 3	36.74 & 3.5	36.58 & 4	VARIANCE REQUESTED
§ 345-40.E.9.	MAXIMUM BUILDING COVERAGE (%)	60 (1,545 SF)	28.97 (745.92 SF)	NO CHANGE	CONFORMING
§ 345-40.E.10.	MAXIMUM LOT COVERAGE (%)	85 (2,188.75 SF)	54.51 (1,403.73 SF)	NO CHANGE	CONFORMING
§ 345-40.F.1 - 3	MINIMUM-MAXIMUM OFF-STREET PARKING (SPACES)	0-3	0	NO CHANGE	CONFORMING



3 SITE PLAN  
PL-0.0 1" = 10'-0"



2 LOCATION MAP  
PL-0.0 N.T.S.

DRAWING INDEX		
#	TITLE	ISSUE DATE
PL-0.0	COVER SHEET - NOTES	02/03/21
PL-1.0	FLOOR PLANS - DEMOLITION	02/03/21
PL-1.1	FLOOR PLANS - PROPOSED	02/03/21
PL-2.0	ELEVATIONS - FRONT & REAR	02/03/21
PL-2.1	ELEVATIONS - LEFT	02/03/21
PL-2.2	ELEVATIONS - RIGHT	02/03/21
PL-3.0	CROSS SECTIONS	02/03/21

NJ UCC SCHEDULE	
BLOCK	4403
LOT	37
LOT AREA (S.F.)	2,575
NUMBER OF STORIES	4
HEIGHT OF STRUCTURE (F.)	36.58
AREA OF LARGEST FLOOR (S.F.)	745.92
NEW BUILDING AREA (S.F.)	0
VOLUME OF NEW STRUCTURE (C.F.)	3,000
MAXIMUM LIVE LOAD (P.S.F.)	40
MAXIMUM OCCUPANCY LOAD	6
TOTAL LAND AREA DISTURBED (S.F.)	0
FLOOD HAZARD ZONE	X
USE GROUP	R-5
CONSTRUCTION CLASSIFICATION	VA

NJ ADOPTED CODES	
2018 - INTERNATIONAL BUILDING CODE (NJ EDITION)	
2018 - NATIONAL STANDARD PLUMBING CODE	
2017 - NATIONAL ELECTRICAL CODE	
2018 - INTERNATIONAL ENERGY CONSERVATION CODE	
2018 - INTERNATIONAL MECHANICAL CODE	
2018 - INTERNATIONAL FUEL GAS CODE	
2018 - REHABILITATION SUBCODE (NJUCC, SUBCHAPTER 6)	
2009 - BARRIER FREE SUBCODE (ICC/ANSI A117.1)	

FIRE RATINGS	
PRIMARY STRUCTURE:	1 HR (TABLE 601)
BEARING WALLS	
EXTERIOR:	1 HR (TABLE 601)
INTERIOR:	1 HR (TABLE 601)
NON-BEARING WALLS	
EXTERIOR:	1 HR (TABLE 602)
INTERIOR:	NO RATING
FLOOR CONSTRUCTION	1 HR (TABLE 601)
ROOF CONSTRUCTION	1 HR (TABLE 601)
DEMISING WALL	1 HR (708.3)
DEMISING FLOOR	1 HR (711.2.4.3)

CLIENT \_\_\_\_\_

PROJECT **RENOVATION & NEW ROOF DECK (TWO-FAMILY)**

ADDRESS **26 MANHATTAN AVENUE  
JERSEY CITY, NJ 07307**

SHEET

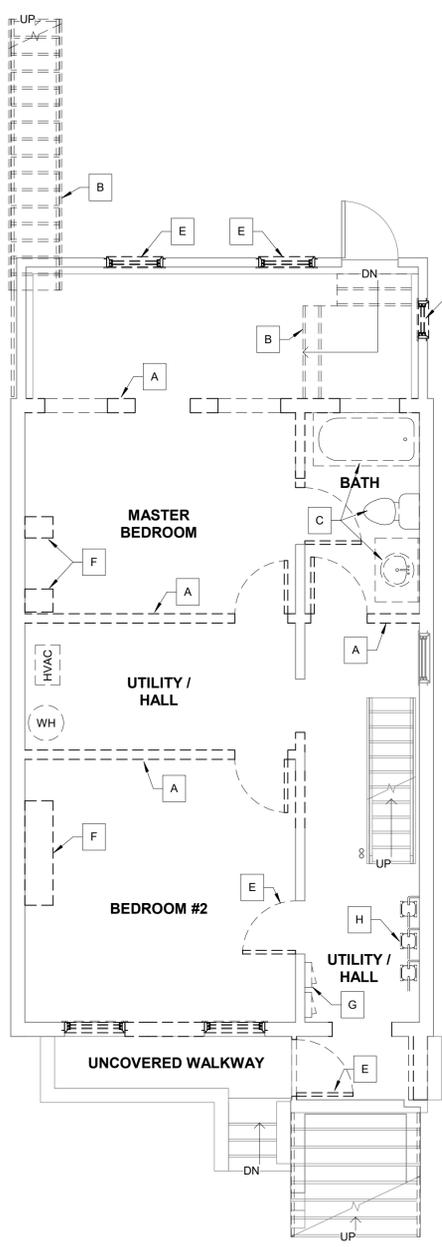
**COVER SHEET - NOTES**

#	REVISION	DATE

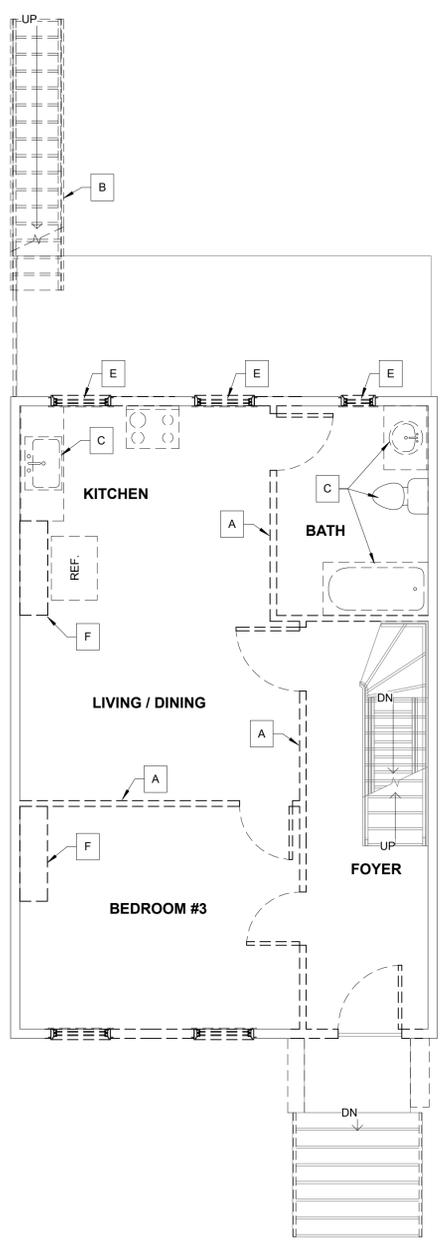
ARCHITECTURA VARELA ARCHITECTURE & DESIGN, LLC  
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584 Main Ave., Passaic, NJ 07055  
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Vicente@Arquitectura-Varela.com

Date 02/03/21  
Drawn by DA  
Checked by VV

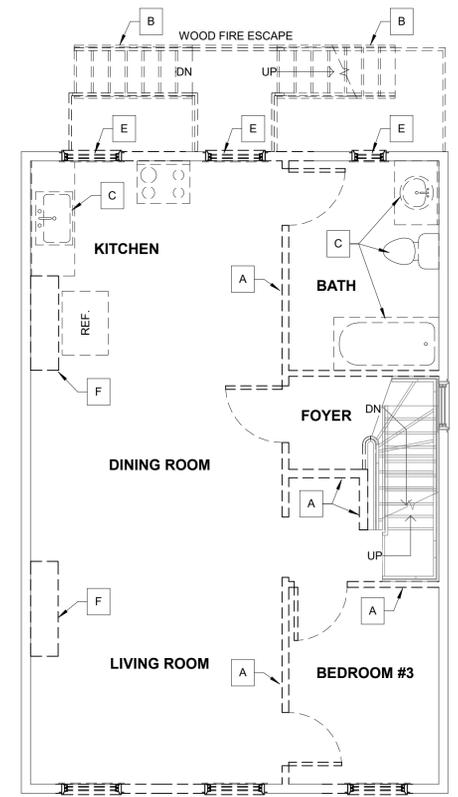
20-083  
**PL-0.0**



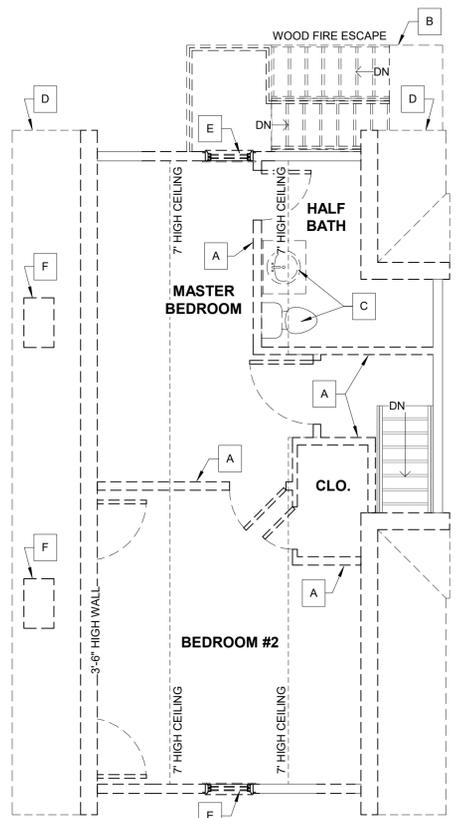
**1** EXISTING BASEMENT PLAN  
PL-1.0 1/4" = 1'-0"



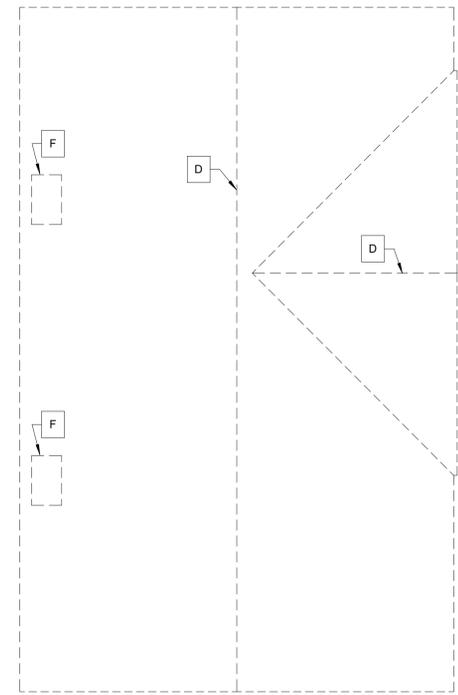
**2** EXISTING SECOND FLOOR PLAN  
PL-1.0 1/4" = 1'-0"



**3** EXISTING THIRD FLOOR PLAN  
PL-1.0 1/4" = 1'-0"



**4** EXISTING HABITABLE ATTIC PLAN  
PL-1.0 1/4" = 1'-0"



**5** ROOF PLAN  
PL-1.0 1/4" = 1'-0"

**LEGEND**

DEMOLISHED WALL	---
EXISTING WALL	---

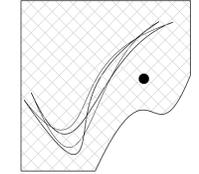
- ENVIRONMENTAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR MOLD TREATMENT AS REQUIRED FOR A MOLD FREE ENVIRONMENT.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING REMAINING PORTIONS OF THE BUILDING. EXISTING CONSTRUCTION THAT BECOMES IN NEED OF REPAIR DURING CONSTRUCTION, SHALL BE REPLACED.
  - THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, AND EXTERMINATING ANY INSECT, RODENT, ETC... INFESTATION.

DEMOLITION LEGEND	
<b>A</b>	INTERIOR PARTITION TO BE DEMOLISHED. PATCH FLOOR & CEILING AS REQUIRED. MATCH EXISTING.
<b>B</b>	EXISTING WOOD STAIRS TO BE REMOVED
<b>C</b>	REMOVE & CAP EXISTING PLUMBING IF NOT USED. PATCH AND REPAIR WOOD FLOORS AND WALLS AS REQUIRED.
<b>D</b>	EXISTING ROOF SHINGLES, SHEATHING, AND STRUCTURE TO BE REMOVED. PATCH AND REPAIR WOOD PLATES AS REQUIRED. PREP FOR NEW WORK.
<b>E</b>	DOORS AND WINDOWS TO BE REMOVED
<b>F</b>	REMOVE BRICK CHIMNEYS
<b>G</b>	REMOVE ELECTRIC PANELS
<b>H</b>	REMOVE GAS METERS

**DEMOLITION NOTES**

- ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR, EXPERIENCED IN DEMOLITION AND REMOVAL WORK OF THE TYPE INDICATED ON THE DRAWINGS. THE WORK SHALL PROGRESS IN A NEAT AND SYSTEMATIC MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FILE ALL NECESSARY CERTIFICATES OF INSURANCE, OR BONDS, AND OBTAIN ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL DAMAGE WHICH MAY OCCUR TO EXISTING WORK OR EQUIPMENT TO REMAIN, DURING THE COURSE OF DEMOLITION. REPAIRS SHALL BE MADE AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL EXISTING WORK AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE DURING THE COURSE OF DEMOLITION OPERATIONS.
- NO STRUCTURAL PORTIONS OF THE BUILDING MAY BE REMOVED UNTIL ADEQUATE TEMPORARY SHORING OR BRACING IS PROVIDED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- DEMOLITION OPERATIONS SHALL HAVE NO EFFECT ON ANY EXISTING BUILDINGS OR FACILITIES LOCATED ON ADJOINING LOTS.
- ALL EXISTING WIRING, PLUMBING, OR MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS SHALL BE CUT TO THE POINT OF CONCEALMENT AND PROPERLY CAPPED.
- ALL REQUIRED GUARDS, BARRIERS, SHORING AND BRACING SHALL BE SUPPLIED, ERECTED, AND MAINTAINED BY THE CONTRACTOR, IN ACCORDANCE WITH N.J.U.C.C. AND O.S.H.A. REQUIREMENTS
- ALL OPENINGS IN ROOFS OR EXTERIOR WALLS SHALL BE PROTECTED FROM ALL TYPES OF WEATHER OR WATER PENETRATION WHICH MAY DAMAGE BUILDING CONTENTS.
- DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN UPON COMPLETION OF THE DEMOLITION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND AS REQUIRED BY ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND THE PERFORMANCE OF THE WORK, REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION OF THE EMPLOYEES ON THE WORK, THE PUBLIC STREETS, SIDEWALKS, LANDSCAPING AND ADJOINING PROPERTIES, INCLUDING POSTING DANGER SIGNS, ERECTING FENCES, BRACING, SHORING, LIGHTS, BARRICADES, AND GUARDS, AS NECESSARY.
- THE CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGES CAUSED FROM HIS WORK, EMPLOYEES, OR SUBCONTRACTORS TO THE ABOVE MENTIONED AT NO COST TO THE OWNER OR THE ARCHITECT.
- ALL UTILITIES SHALL BE DISCONNECTED BY THE CONTRACTOR AS REQUIRED, BEFORE ANY REMOVAL AND/OR DEMOLITION IS COMMENCED BY ANY TRADE.
- STOCKPILE ALL ELECTRICAL FIXTURES, OUTLETS, JUNCTION BOXES, THERMOSTATS, SPEAKERS, EXIT SIGNS, PLUMBING FIXTURES & ACCESSORIES, DOORS AND WINDOWS AND CORRESPONDING HARDWARE (INCL. CLOSERS) FOR OWNER'S REVIEW PRIOR TO DISCARDING.
- UNDER NO CIRCUMSTANCES ARE ANY BEARING WALLS OR PORTIONS THEREOF TO BE REMOVED. PRIOR TO REMOVING WALLS OR PORTIONS THEREOF, SHOWN ON THE PLANS THE CONTRACTOR SHALL VERIFY IF THEY ARE BEARINGS. IF THEY ARE BEARING CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS.
- AFTER DEMOLITION HAS OCCURRED CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND COMPARE THEM TO CONSTRUCTION DOCS. CONTACT ARCHITECT IF DEVIATION/DISCREPANCIES ARE FOUND BETWEEN DOCUMENTS & FIELD CONDITIONS TO SCHEDULE A MEETING TO EVALUATE THE ISSUES. AT AFFECTED AREAS CONTRACTOR SHALL AWAIT FURTHER INSTRUCTIONS FROM ARCHITECT PRIOR TO RESUMING CONSTRUCTION. CONTRACTOR SHALL CONTINUE WORKING IN AREAS UNAFFECTED BY SUCH ISSUES IN ORDER TO MINIMIZE ANY POTENTIAL CONSTRUCTION DELAYS.

CLIENT \_\_\_\_\_  
PROJECT **RENOVATION & NEW ROOF DECK**  
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Vicente@Arquitectura-Varela.com



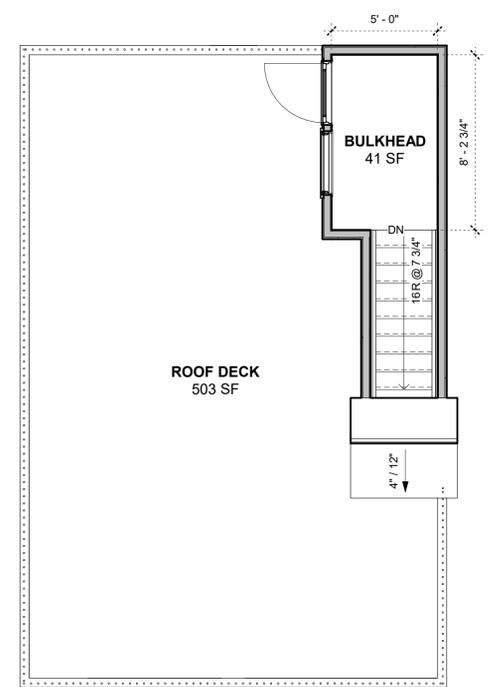
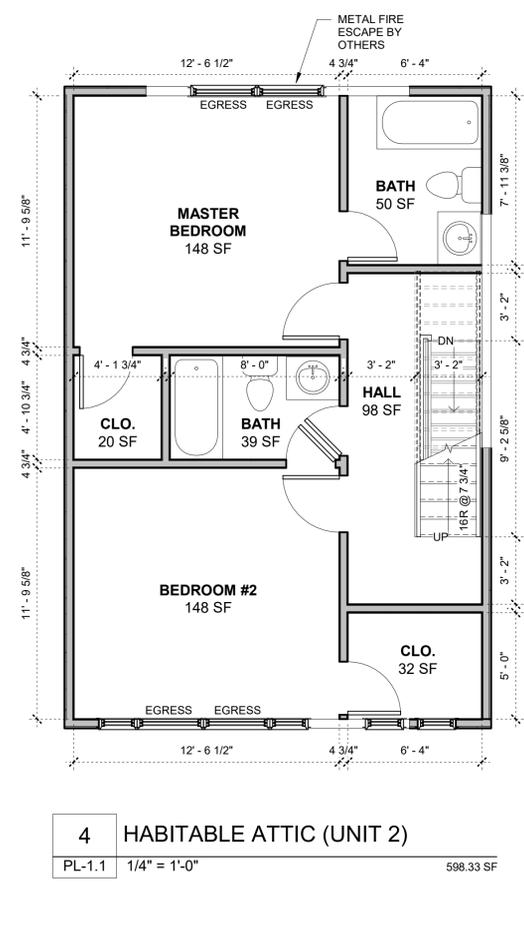
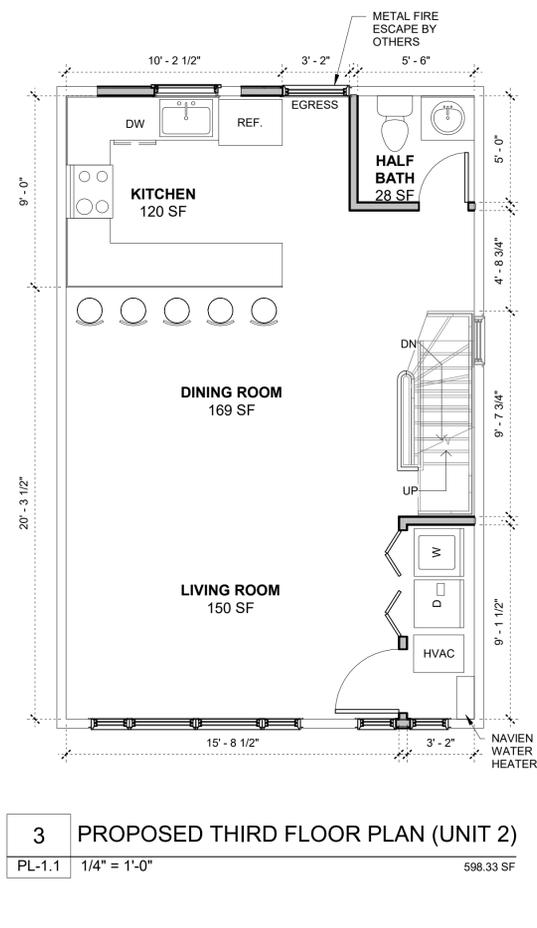
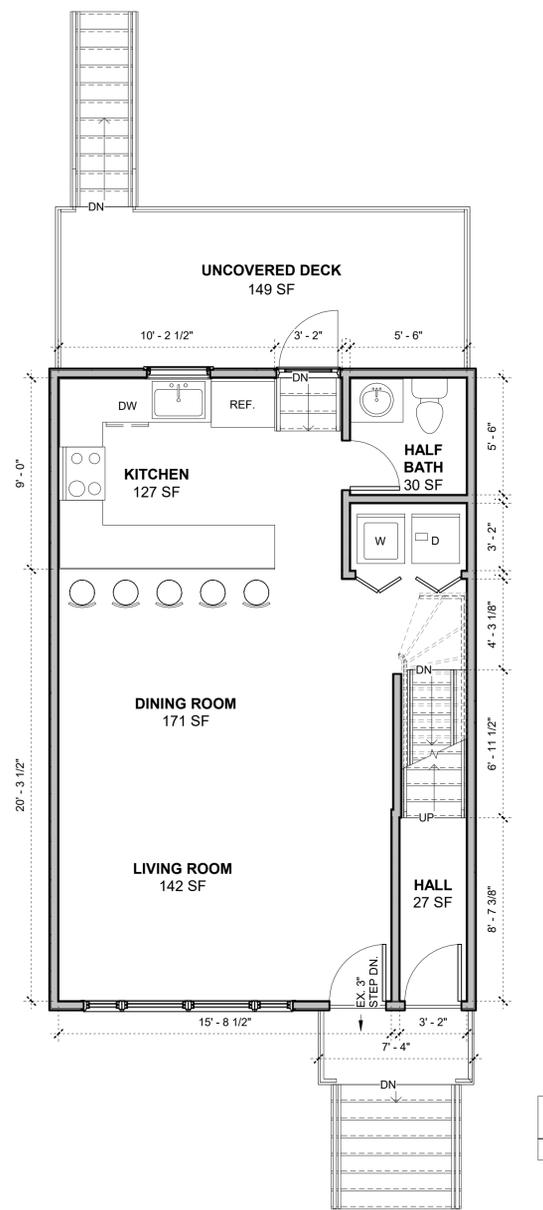
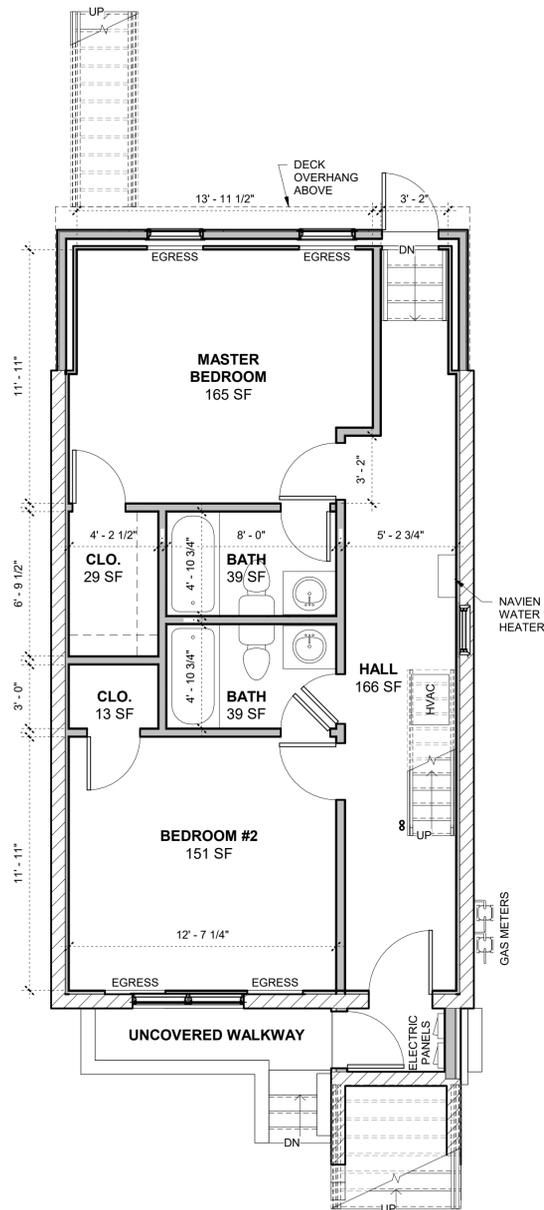
**FLOOR PLANS - DEMOLITION**

#	REVISION	DATE

Date 02/03/21  
Drawn by **DA**  
Checked by **VV**

20-083  
**PL-1.0**

SHEET

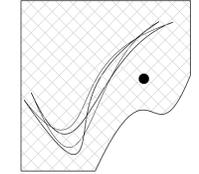


- NOTES:**
- SEE SHEET #4.0 FOR DOOR & WINDOW SCHEDULES
  - REPLACE EXISTING GYPSUM BOARD WITH NEW THROUGHOUT.

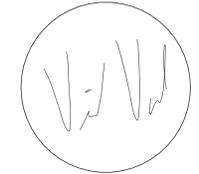
**LEGEND**

EXISTING WALL	==
PROPOSED WALL	==

CLIENT \_\_\_\_\_  
 PROJECT **RENOVATION & NEW ROOF DECK (TWO-FAMILY)**  
 ADDRESS **26 MANHATTAN AVENUE JERSEY CITY, NJ 07307**



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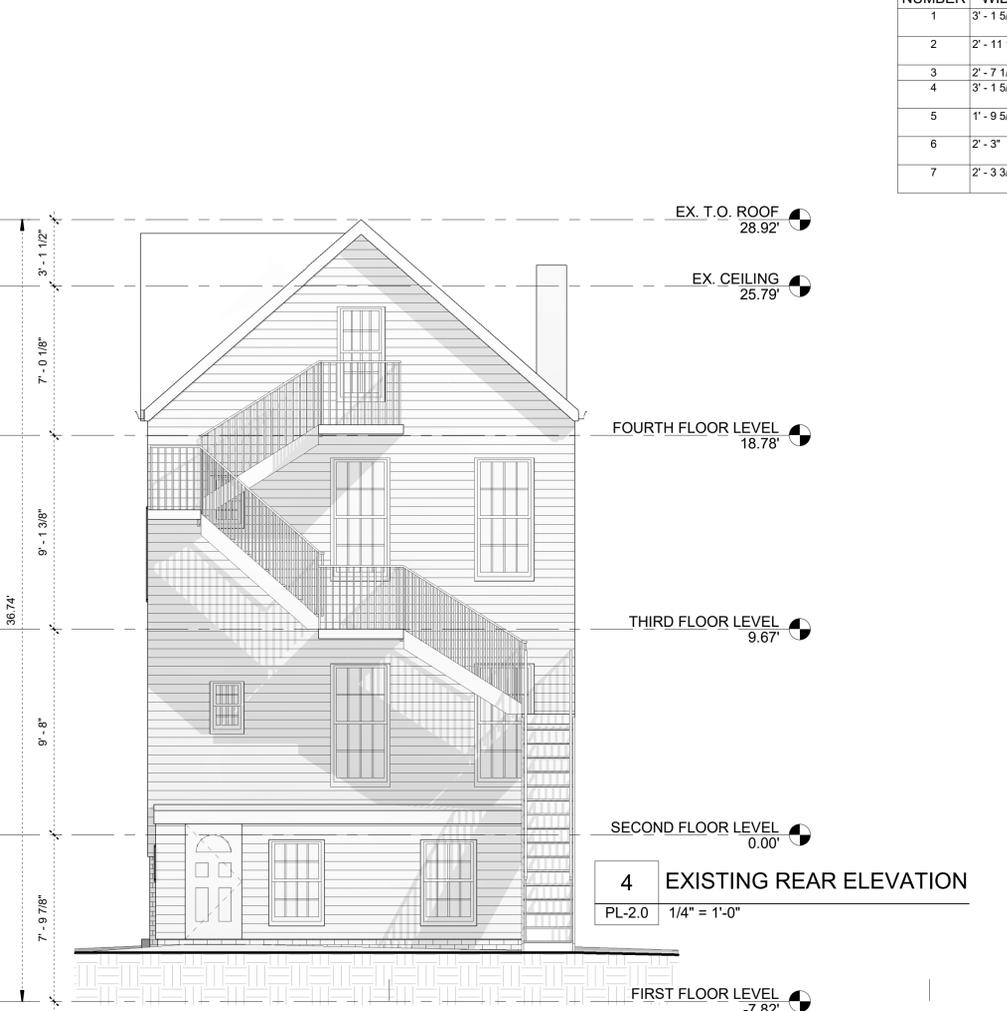
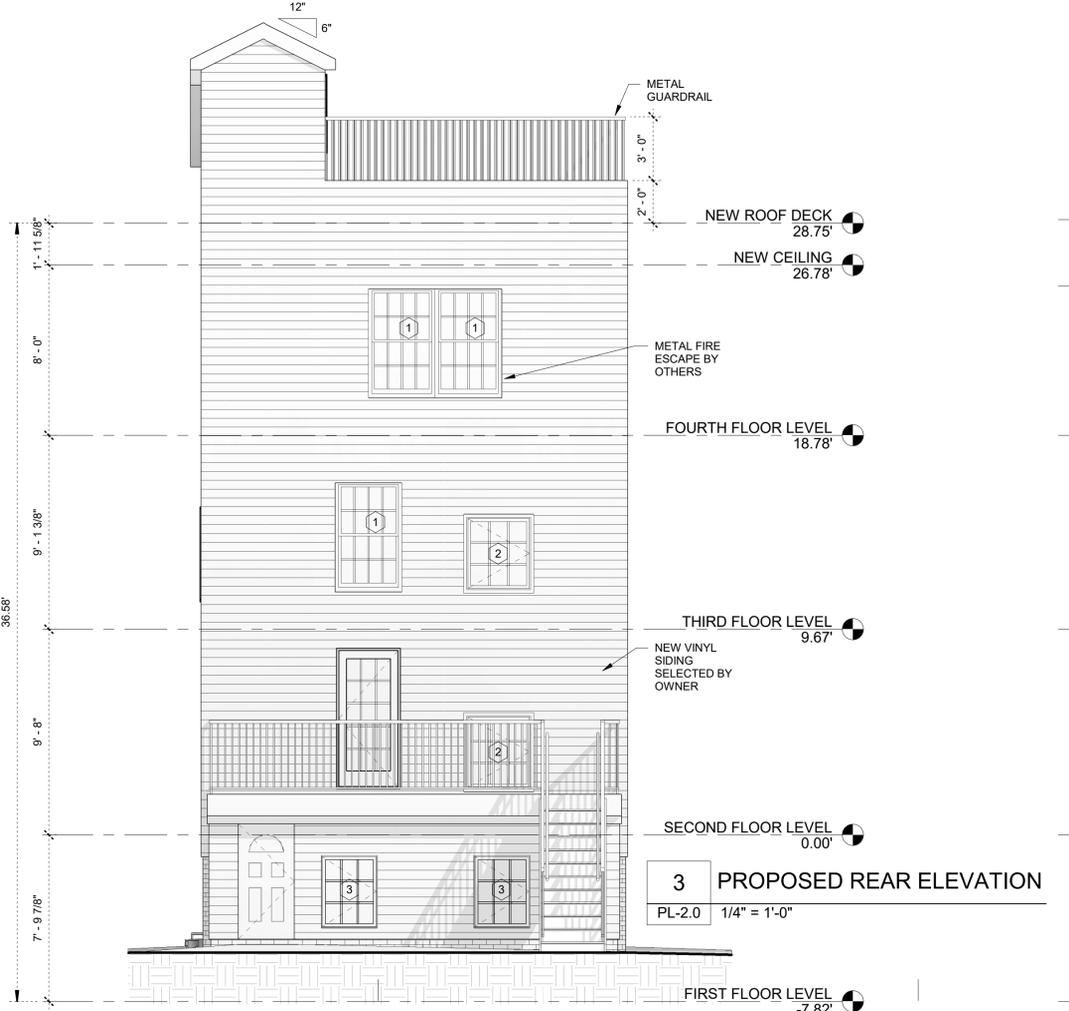
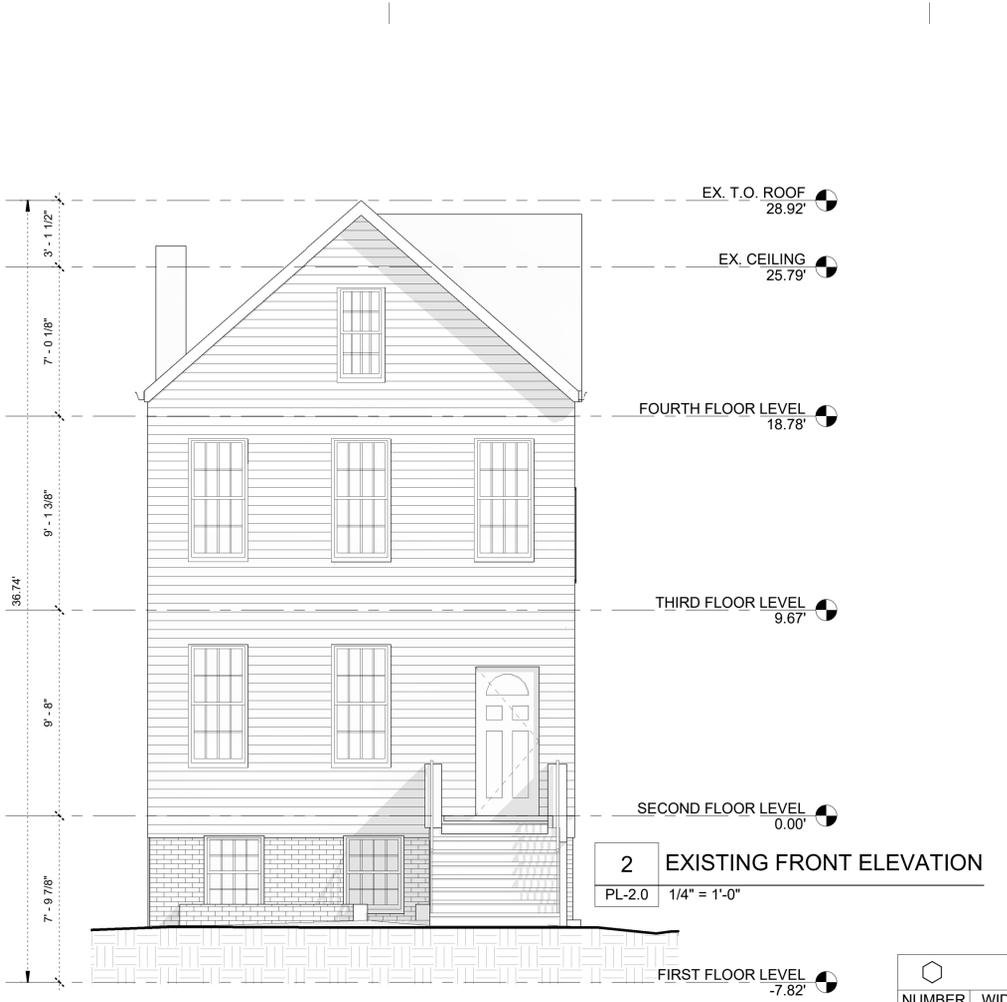
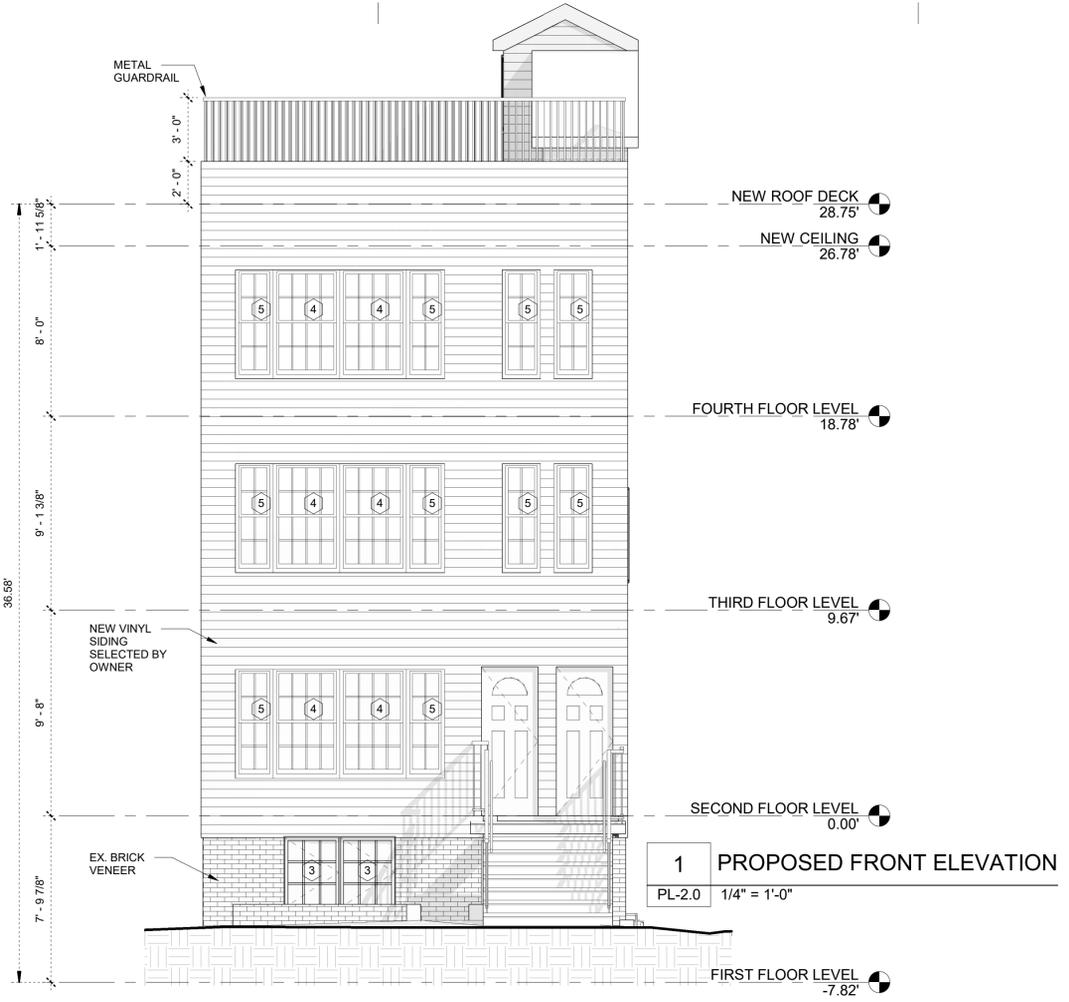


**FLOOR PLANS - PROPOSED**

#	REVISION	DATE

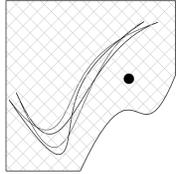
Date 02/03/21  
 Drawn by **DA**  
 Checked by **VV**

**20-083**  
**PL-1.1**

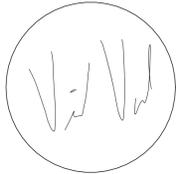


NUMBER	WIDTH	HEIGHT	MANUFACTURER	SERIES	MODEL	COUNT
1	3' - 1 5/8"	5' - 0 7/8"	ANDERSEN CORPORATION	400-SERIES TILT-WASH DOUBLE HUNG	TW30410	3
2	2' - 11 15/16"	3' - 4 13/16"	ANDERSEN CORPORATION	400-SERIES CASEMENT	CXW135	3
3	2' - 7 1/2"	3' - 4 13/16"	Andersen Corporation	400-Series Casement	CX135	4
4	3' - 1 5/8"	5' - 0 7/8"	ANDERSEN CORPORATION	400-SERIES TILT-WASH DOUBLE HUNG	TW30410	6
5	1' - 9 5/8"	5' - 0 7/8"	ANDERSEN CORPORATION	400-SERIES TILT-WASH DOUBLE HUNG	TW18410	10
6	2' - 3"	4' - 5"	EXISTING	400-SERIES TILT-WASH DOUBLE HUNG	TW30410	1
7	2' - 3 3/4"	1' - 6"	EXISTING	400-SERIES TILT-WASH DOUBLE HUNG	TW30410	1

CLIENT \_\_\_\_\_  
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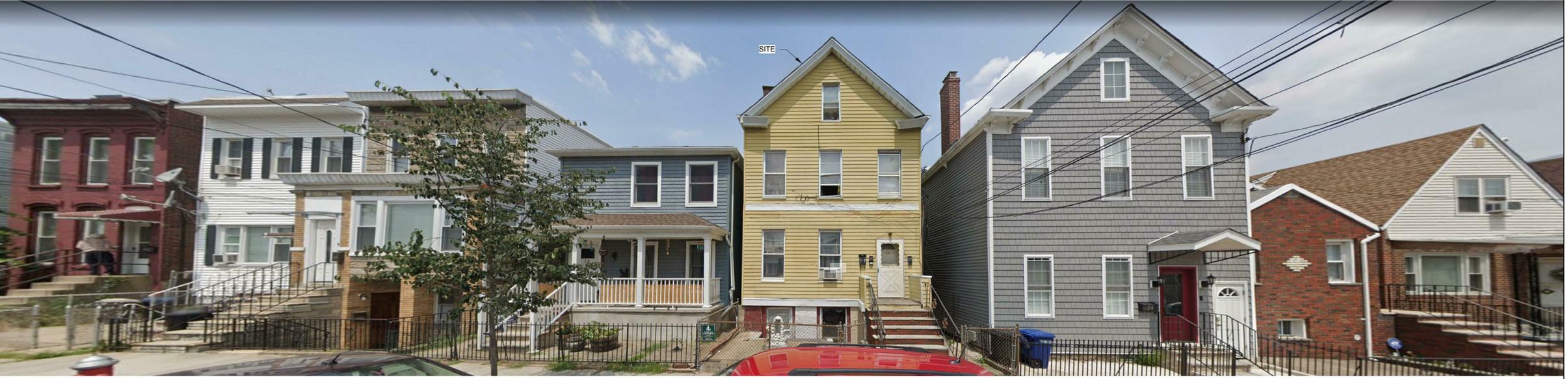
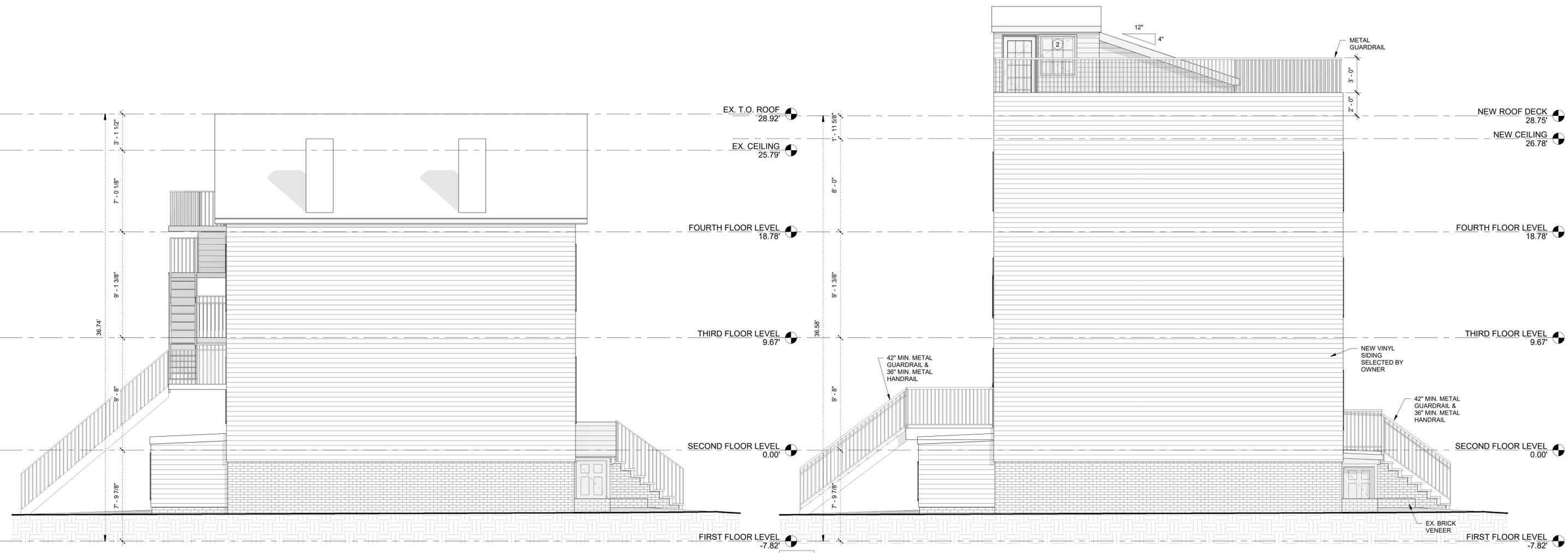
SHEET  
**ELEVATIONS - FRONT & REAR**

#	REVISION	DATE

Date 02/03/21  
Drawn by **DA**  
Checked by **VV**

**20-083**  
**PL-2.0**

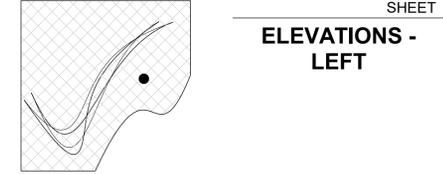
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CLIENT \_\_\_\_\_

PROJECT  
**RENOVATION & NEW ROOF DECK  
(TWO-FAMILY)**

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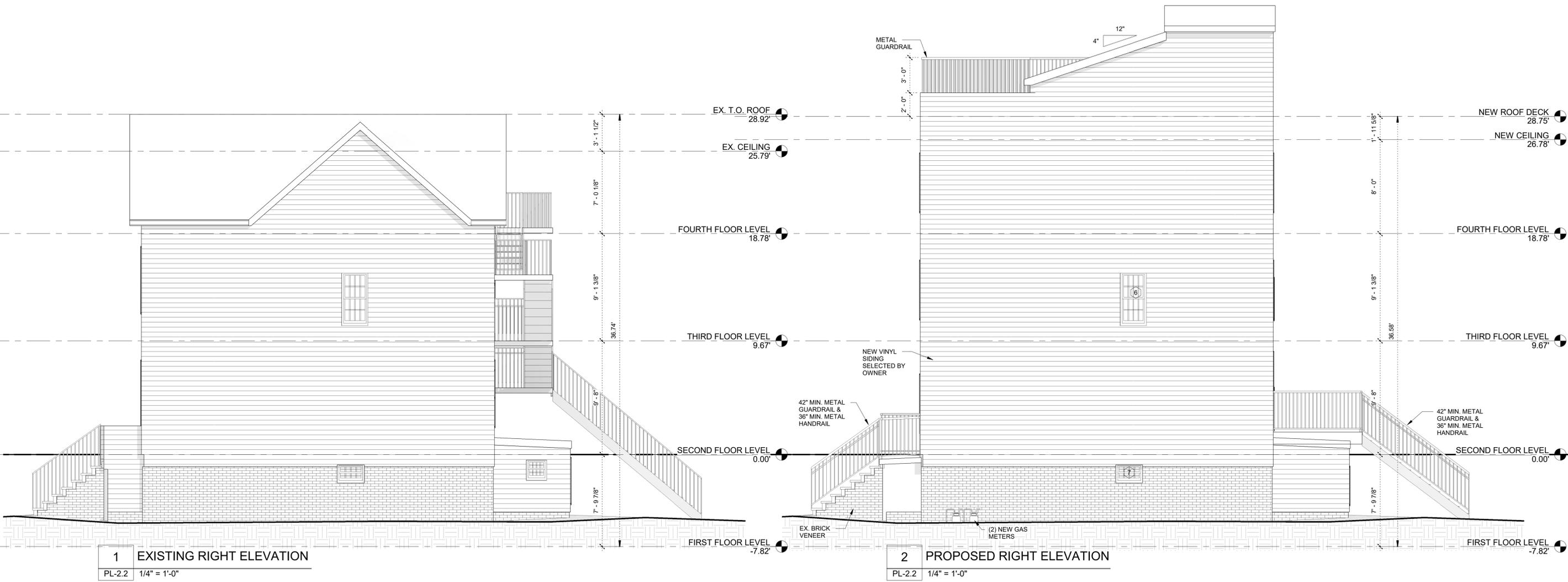
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Checked by VV

20-083  
**PL-2.1**

2/2/2021 4:28:11 PM G:\arquitectura Varela Dropped\Arquitectura Varela\2020\20-083 - 26 Manhattan Ave - JC Drawings\20-083 - 26 Manhattan Ave - JC (new design).rvt

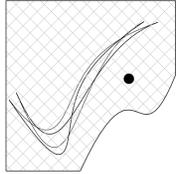


**1 EXISTING RIGHT ELEVATION**  
PL-2.2 1/4" = 1'-0"

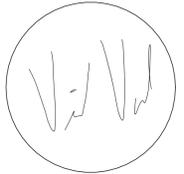
**2 PROPOSED RIGHT ELEVATION**  
PL-2.2 1/4" = 1'-0"



CLIENT \_\_\_\_\_  
PROJECT  
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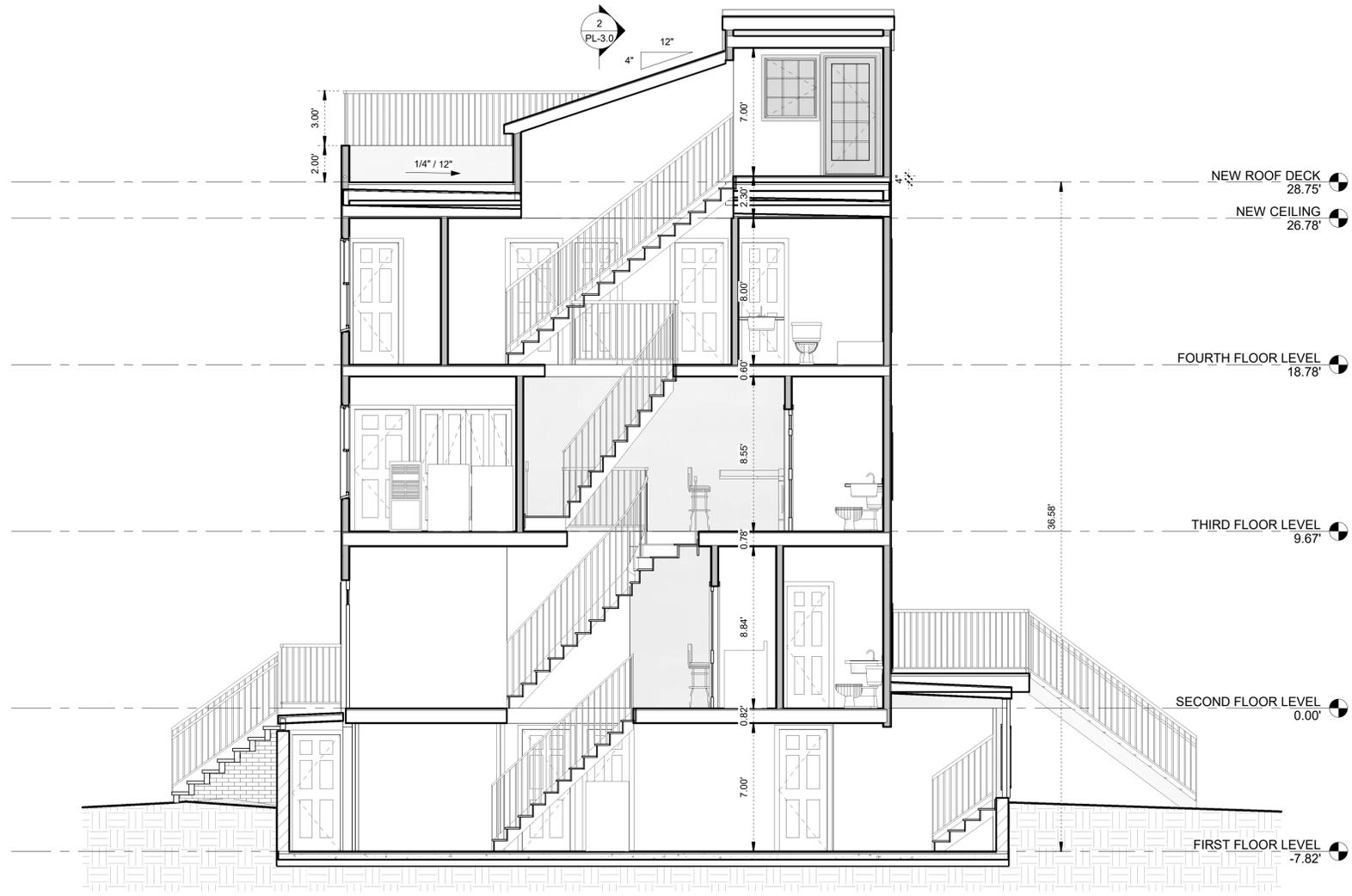


SHEET  
**ELEVATIONS -  
RIGHT**

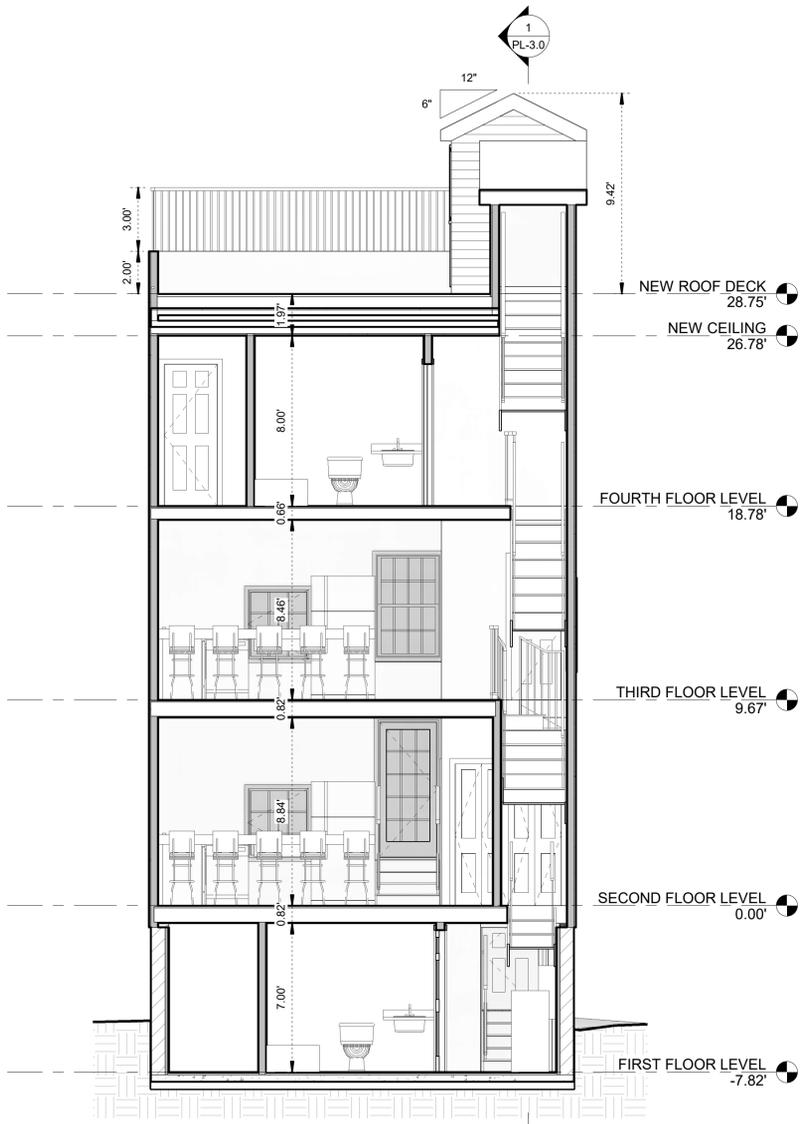
#	REVISION	DATE

Date 02/03/21  
Drawn by **DA**  
Checked by **VV**

**20-083**  
**PL-2.2**

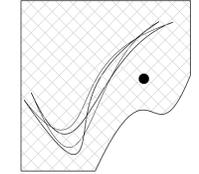


**1** LONGITUDINAL SECTION  
PL-3.0 1/4" = 1'-0"

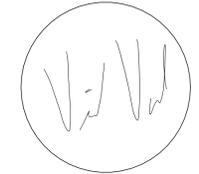


**2** TRANSVERSE SECTION  
PL-3.0 1/4" = 1'-0"

CLIENT \_\_\_\_\_  
PROJECT  
**RENOVATION & NEW ROOF DECK  
(TWO-FAMILY)**  
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SHEET  
**CROSS SECTIONS**

#	REVISION	DATE

Date 02/03/21  
Drawn by **DA**  
Checked by **VV**

20-083  
**PL-3.0**