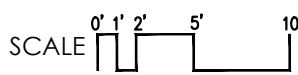


SCALE 0' 1' 2' 5' 10'



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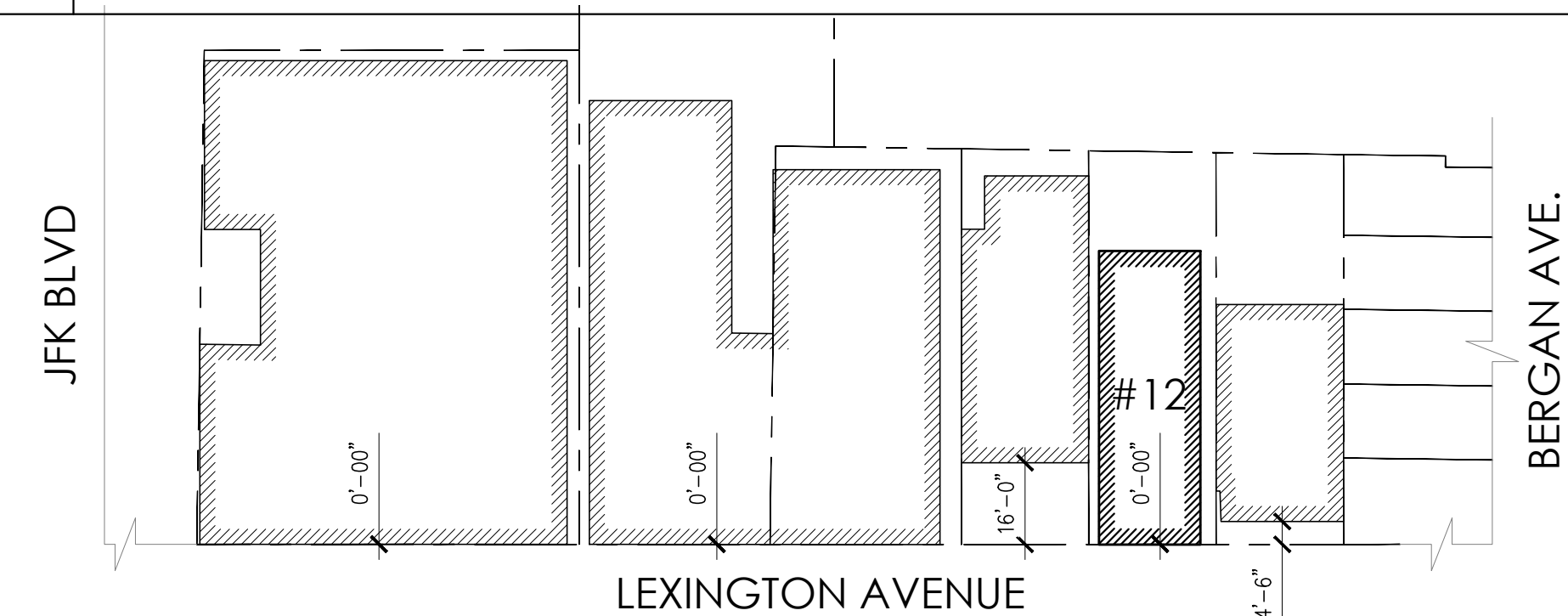
ZONE R1 - COMPARISON CHART

	PERMITTED	EXISTING	PROPOSED	VARIANCE	COMMENT
PRINCIPAL USE	1 & 2 FAMILY	VACANT	2 FAMILY	NO	
MINIMUM LOT AREA	2,500 SQ.FT.	1,943.48 SQ.FT.	NO CHANGE	NO	UNDERSIZED LOT
MINIMUM LOT WIDTH	25 FT.	25 FT.	NO CHANGE	NO	
MINIMUM LOT DEPTH	100 FT.	77.96 FT. / 77.54 FT.	NO CHANGE	NO	EXISTING CONFORMING CONDITION
FRONT YARD SETBACK	PREDOMINANT	VACANT	0 FT	NO	
MINIMUM REAR YARD SETBACK	20 FT.	VACANT	20 FT./ 20.5 FT.	NO	
COMBINED FRONT&REAR SETBACK	35 FT.	VACANT	20 FT.	YES	
MINIMUM SIDE YARD SETBACK	2FT./3FT. 1IN.	VACANT	3FT. 1IN. BOTH	NO	
TOTAL SIDE YARDS	5 FT. 1IN.	VACANT	6FT. 2IN.	NO	
MAX. BUILDING HT. (FLAT ROOF)	30 FT. 3 STORIES	VACANT	30 FT. 3 STORIES	NO	
MIN. FLOOR TO CEILING HEIGHT	9 FT.	VACANT	9 FT.	NO	
MAX. BUILDING COVERAGE	60%	VACANT	54%	NO	
MAX. LOT COVERAGE	85%	UNKNOWN	82%	NO	
PARKING	NONE	NONE	NONE	NO	
MAX. CURB CUT WIDTH	10 FT.	NONE	NONE	NO	
MAX. DRIVEWAY WIDTH	10 FT.	NONE	NONE	NO	
MAX. GARAGE DOOR WIDTH	10 FT.	NONE	NONE	NO	
FRONT YARD LANDSCAPING	30%	NONE	NONE	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.

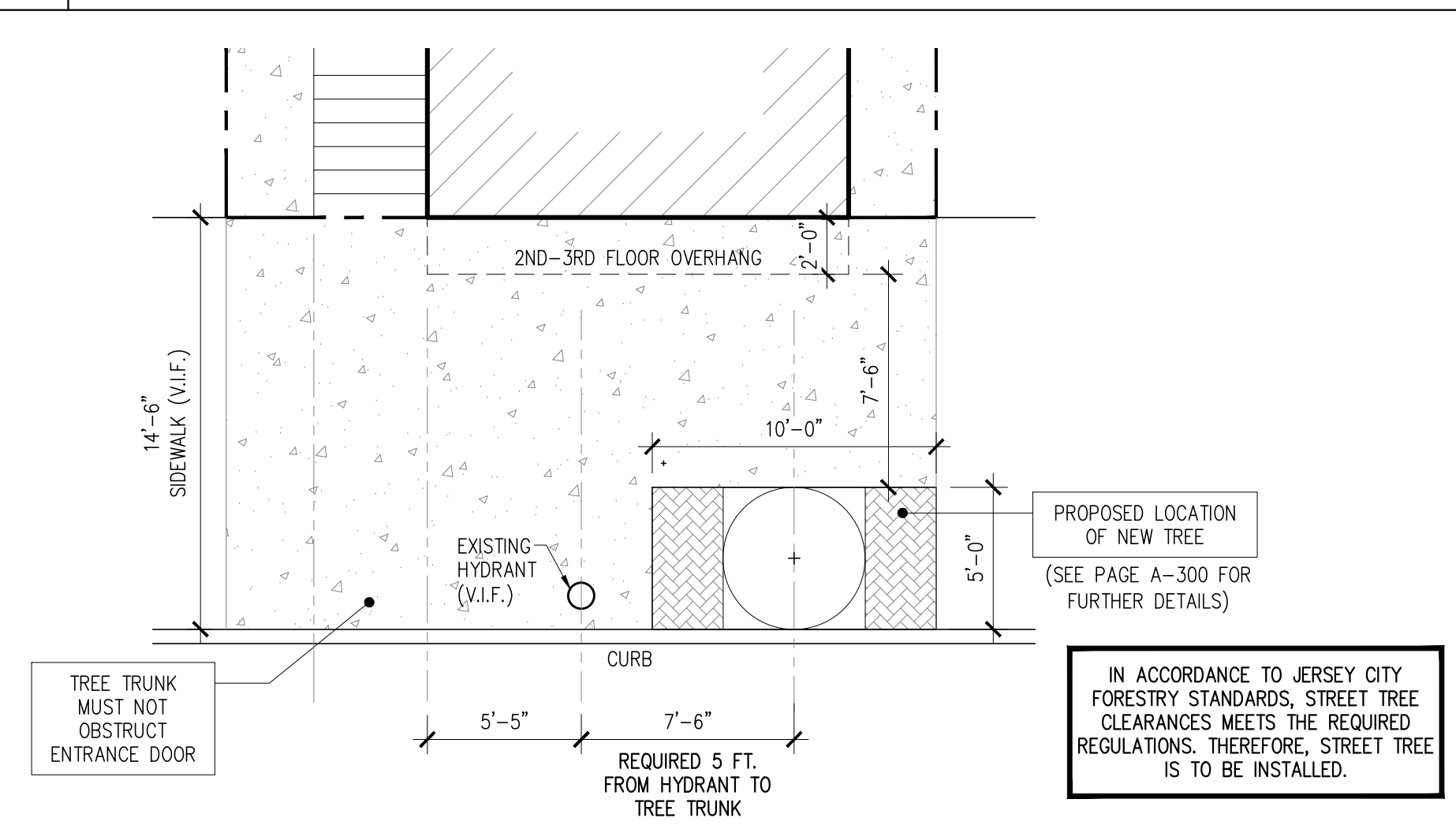
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MATION

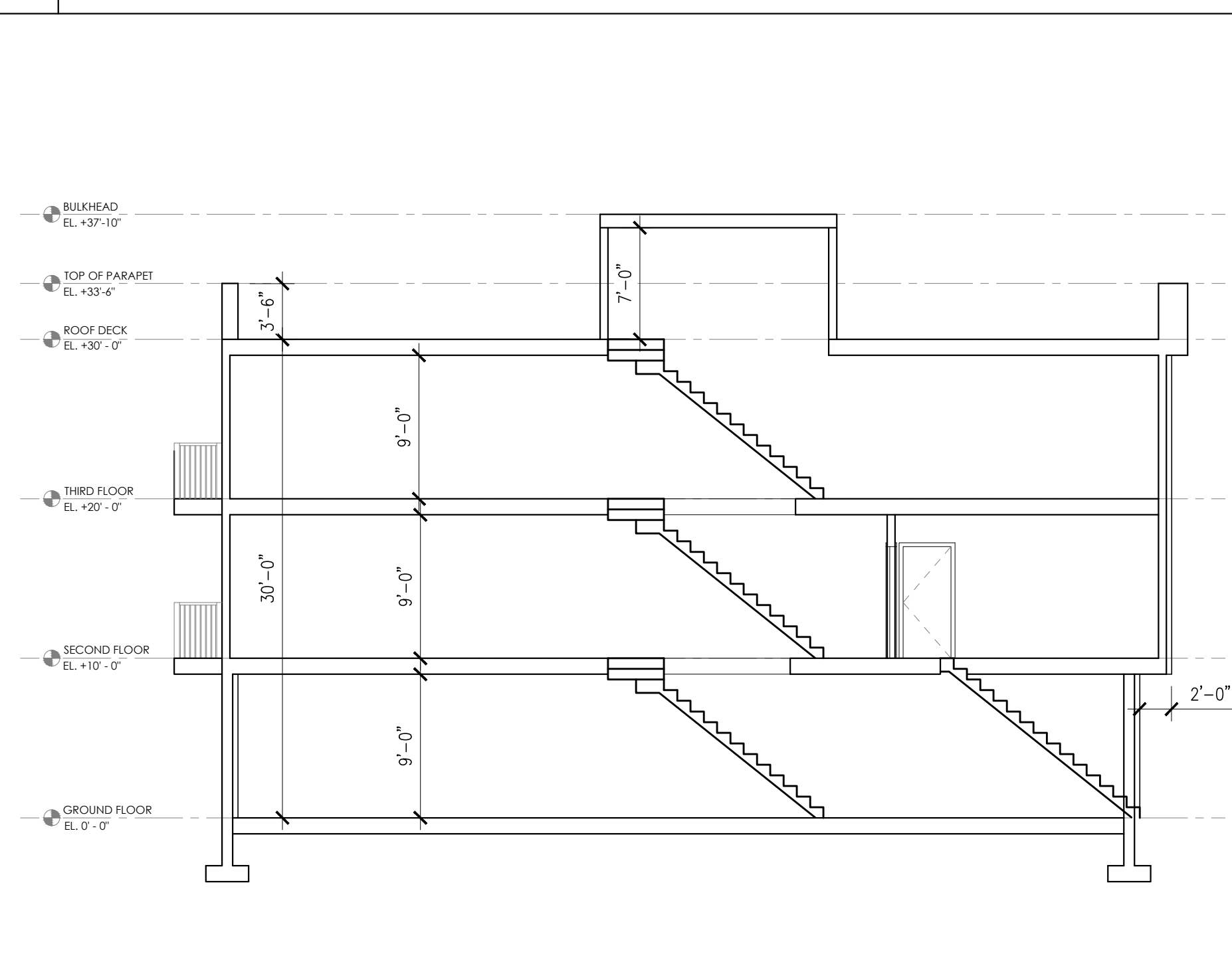


ADDRESS	12 LEXINGTON AVE. JERSEY CITY, NEW JERSEY
BLOCK	18402
LOT	19
ZONING DISTRICT	R-1
ZONING USE GROUP	R5
CONSTRUCTION CLASS	5A
NUMBER OF STORIES	3
HIEGHT OF STRUCTURE	30 FT.
AREA- LARGEST FLOOR	1,086.67 SQ. FT.
FAR	1.64

GROSS AREA	GROUND FLOOR	1,040.34 SQ. FT.
	SECOND FLOOR	1,052.00 SQ. FT.
	THIRD FLOOR	1,086.67 SQ. FT.
	TOTAL SQ. FT.	3,179.01 SQ. FT.
VOLUME	GROUND FLOOR	10,403.4 CU. FT.
	SECOND FLOOR	10,520.0 SQ. FT.
	THIRD FLOOR	10,866.7 SQ. FT.
	TOTAL VOLUME	31,790.1 SQ. FT.

UNIT SQUARE FOOTAGE		
UNIT 1 (2) bedrooms	GROUND FLOOR	877.75 SQ. FT.
	SECOND FLOOR	485.22 SQ. FT.
	TOTAL SQ. FT.	1,362.97 SQ. FT.
UNIT 2 (2) bedrooms	SECOND FLOOR	477.74 SQ. FT.
	THIRD FLOOR	1,003.53 SQ. FT.
	TOTAL SQ. FT.	1,481.27 SQ. FT.

NOT TO SCALE



The logo for RAD ELL is presented in a black and white format. On the left, the letters 'RA' are rendered in a large, tall, condensed serif font. Below the 'RA' is a square containing a black and white geometric design, which is a variation of the Golden Spiral. To the right of the logo, the text 'Design & Consultants LLP' is written in a bold, sans-serif font. Below this, the address '761 Montgomery Street' and 'Jersey City' are listed, followed by the phone number '(201) 918-6015' and the website 'www.radellp.com'. At the bottom, a small copyright notice reads '© RA Design & Consultants LLP 2021'.

FOR PREPARATION OF BOARD APPLICATION
NOT FOR CONSTRUCTION
03.12.2021

DRAWING TITLE	BSCAN STICKER
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SITE/ SURVEY/ ZONING

PROJECT NAME AND ADDRESS

12 LEXINGTON AVENUE
JERSEY CITY, NJ
BLOCK 18402 , LOT 19

CONSTRUCTION OF A NEW 2-FAMILY DWELLING

[illegible]

12 LEXINGTON RE LLC
50 CORTLAND AVE. HICKSVILLE, NY 11801

DRAWN BY

VN

CHECKED BY

BY

RA PROJECT NO

PROJECT NO.	BUILDING PLAN ID NUMBER
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PAGE NO.

Z-100.00



**Design &
Consultants
LLP**

**761
Montgomery Street
Jersey City
New Jersey 07306**

**(201)918-6015
www.radellp.com**
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WINDOW SCHEDULE

	WINDOW MANU./ WINDOW STYLE	WINDOW DIM. W H	AREA (SQ. FT.)	COMMENTS
①	ANDERSEN TW24410	2'-5 5/8" 5'-0 7/8"	12.52	LOW-E4 DOUBLE HUNG
②	ANDERSEN TW3046*	3'-2 1/2" 4'-8 3/4"	15	LOW-E4 DOUBLE HUNG EGRESS WINDOW
③	ANDERSEN TW30210	3'-2 1/2" 3'-0 7/8"	9.76	LOW-E4 DOUBLE HUNG

DOOR SCHEDULE

	DOOR TYPE	DOOR DIM. W H	AREA (SQ. FT.)	COMMENTS
①	MAIN DOOR	3'-0" 6'-8"	20.01	
②	INTERIOR DOORS	2'-8" 6'-8"	17.80	SOME MAY BE LOUVERED AS PER CODE
③	CLOSET DOORS	4'-0" 6'-8"	26.68	SOME MAY BE LOUVERED AS PER CODE
④	PATIO DOOR	6'-0" 6'-8"	40.02	LOW-E4 SLIDING DOOR
⑤	CLOSET DOOR	1'-6" 6'-8"	10	SOME MAY BE LOUVERED AS PER CODE
⑥	CLOSET DOOR	3'-0" 6'-8"	20.01	SOME MAY BE LOUVERED AS PER CODE

FOR PREPARATION OF BOARD APPLICATION
NOT FOR CONSTRUCTION
03.12.2021

DRAWING TITLE BSCAN STICKER

ELEVATIONS

PROJECT NAME AND ADDRESS

12 LEXINGTON AVENUE
JERSEY CITY, NJ
BLOCK 18402, LOT 19

CONSTRUCTION OF A NEW
2-FAMILY DWELLING

OWNER'S NAME AND ADDRESS

12 LEXINGTON RE LLC
50 CORTLAND AVE, HICKSVILLE, NY 11801

DRAWN BY

VN

SCALE
AS NOTED

SEAL

CHECKED BY

RC/MS

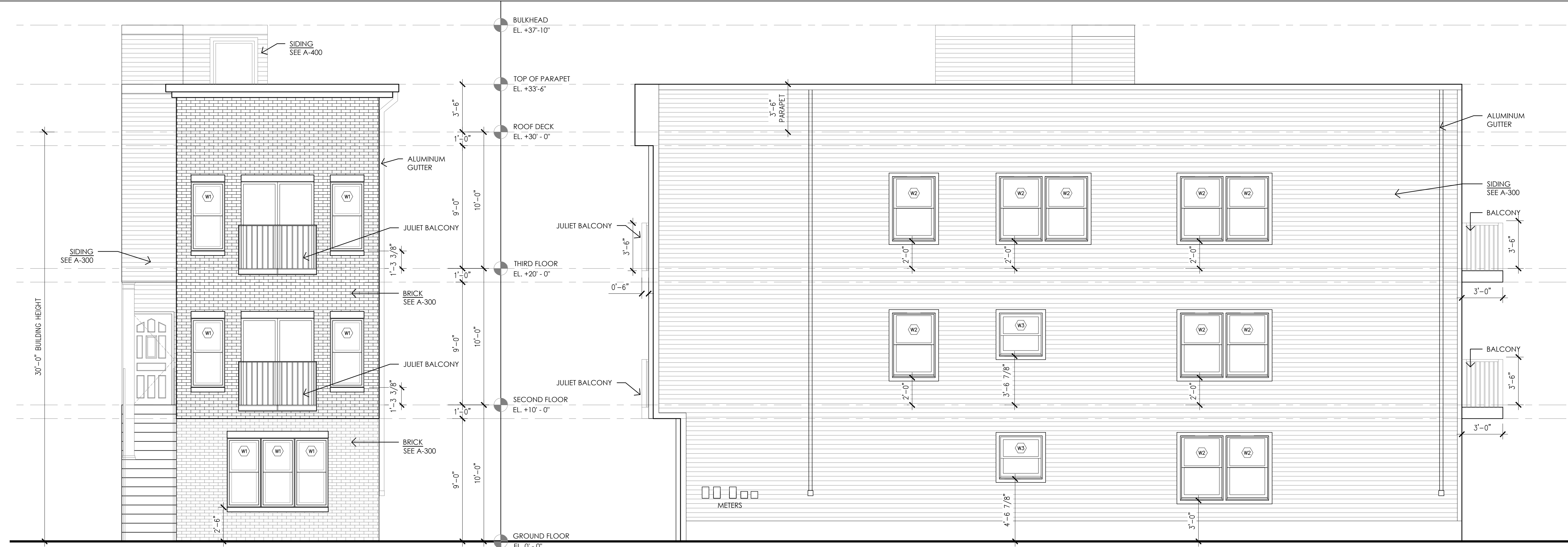
DATE
MARCH 12, 2021

RA PROJECT NO.

BUILDING PLAN ID NUMBER

PAGE NO.

A-200.00

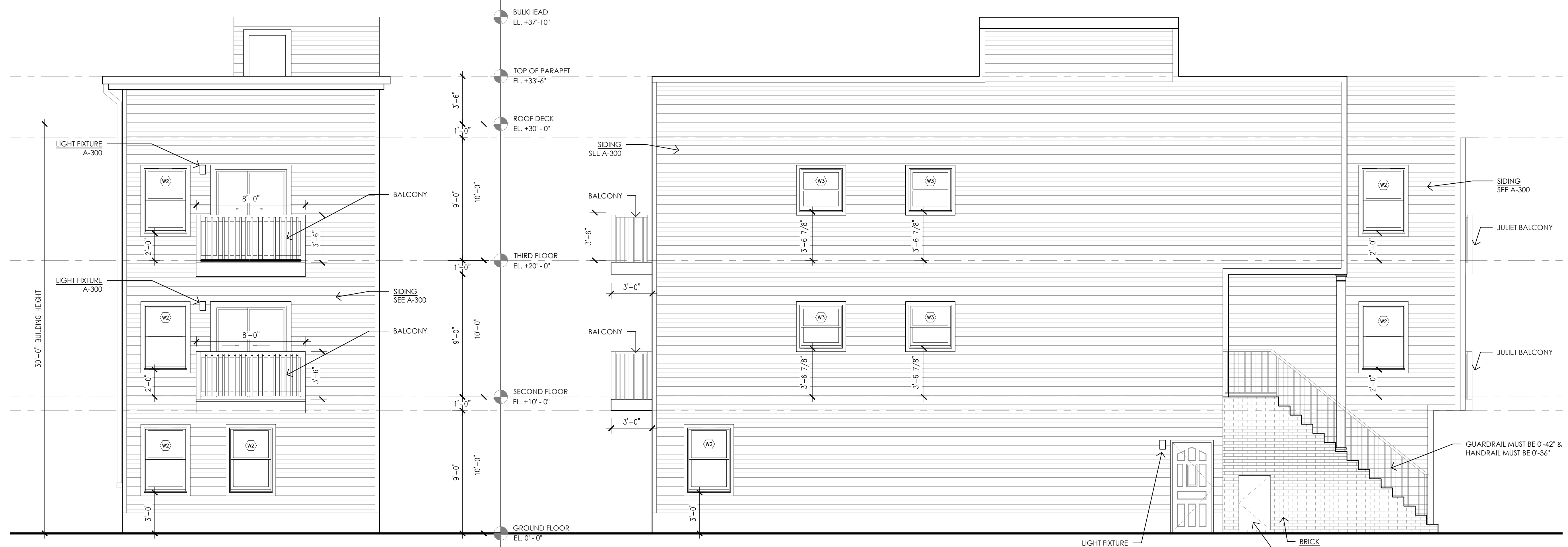


1 SOUTH WEST (FRONT) ELEVATION

SCALE: 0 1' 2' 4' 8'

2 SOUTH EAST ELEVATION

SCALE: 0 1' 2' 4' 8'



3 NORTH EAST (REAR) ELEVATION

SCALE: 0 1' 2' 4' 8'

4 NORTH WEST ELEVATION

SCALE: 0 1' 2' 4' 8'

