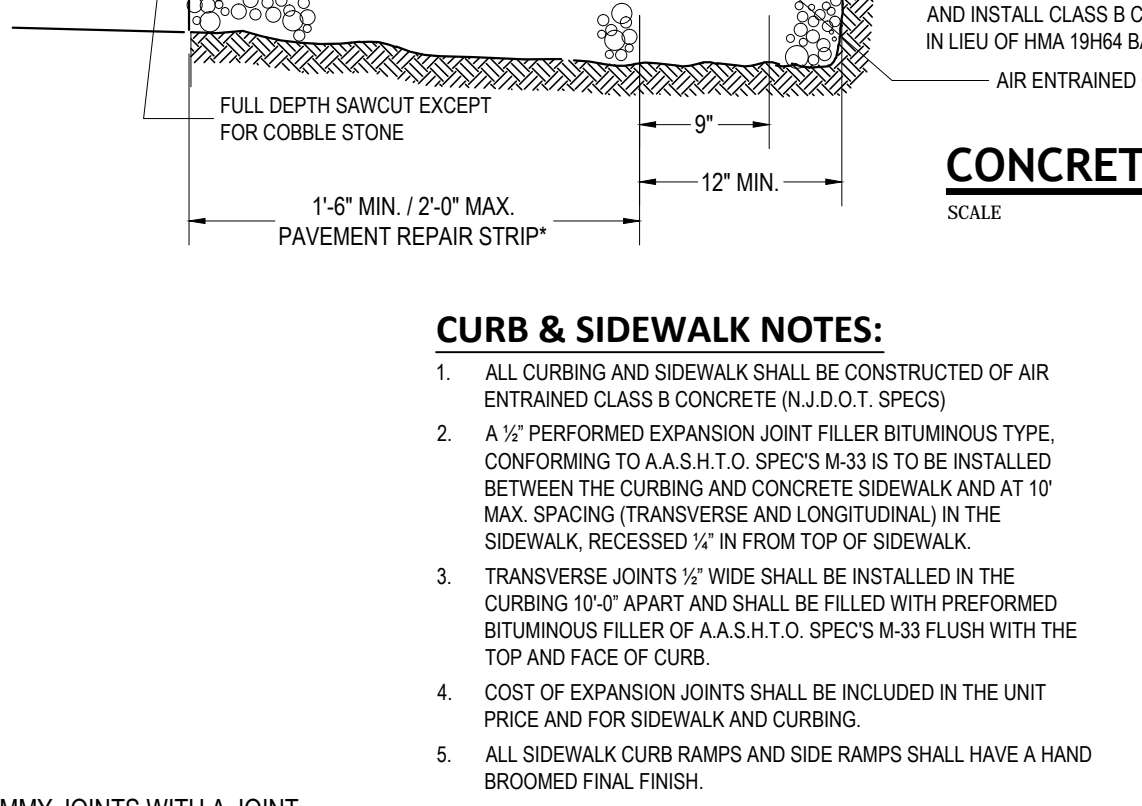
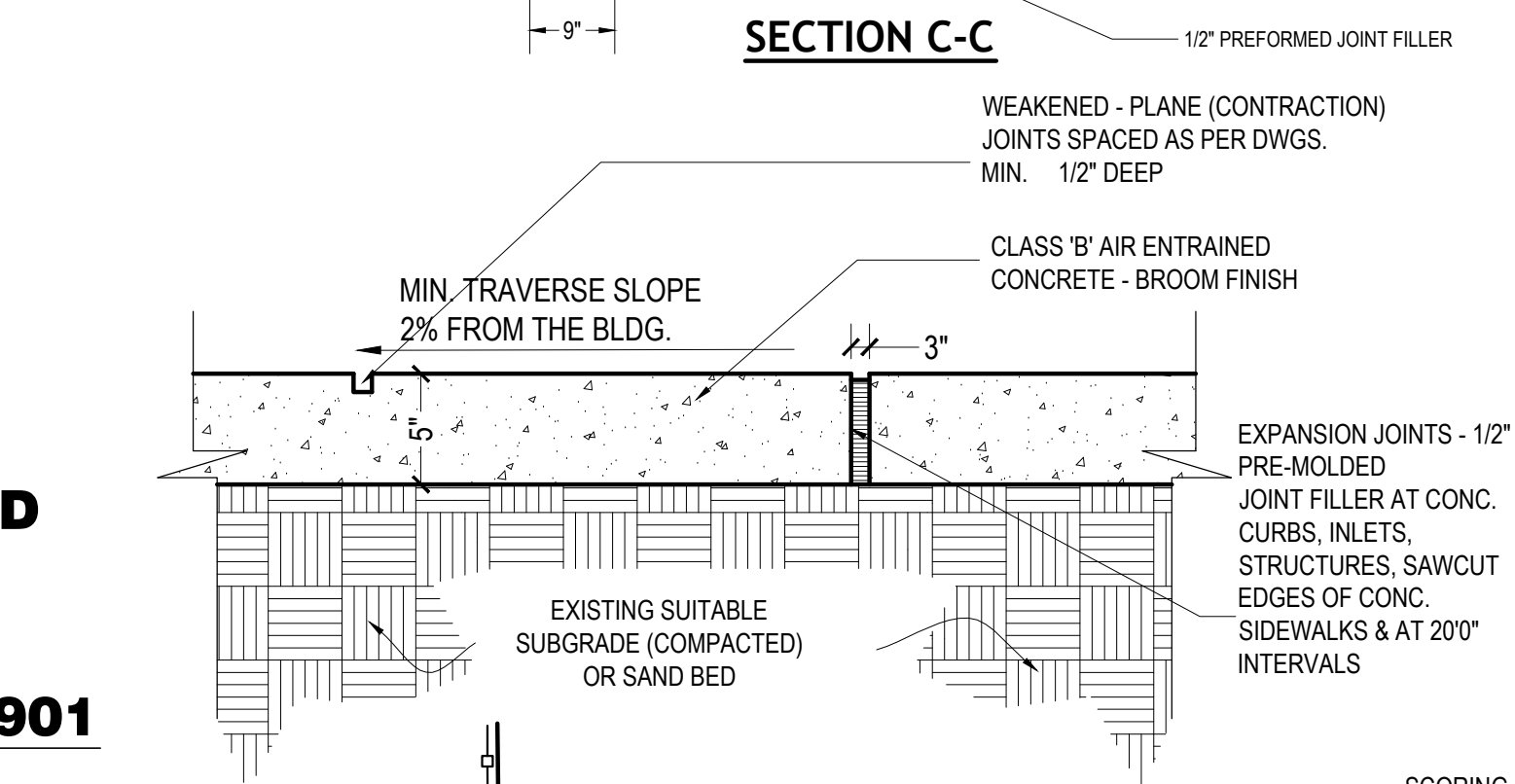
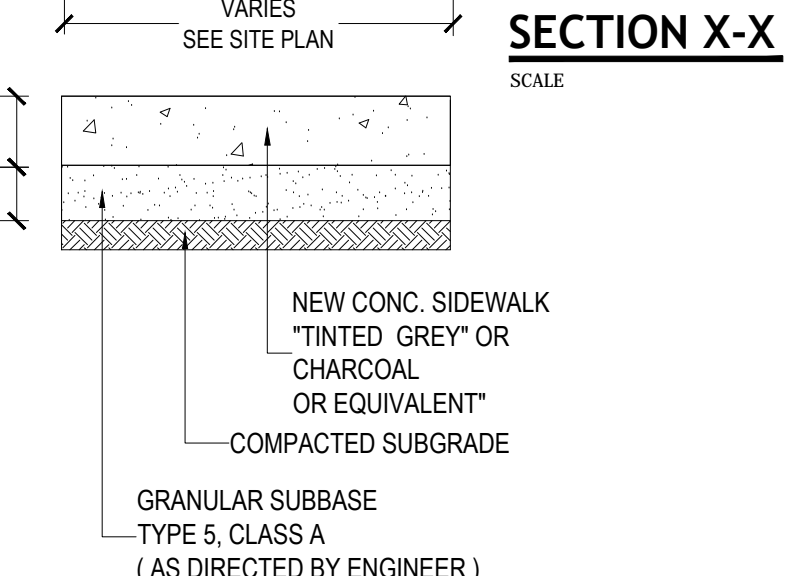
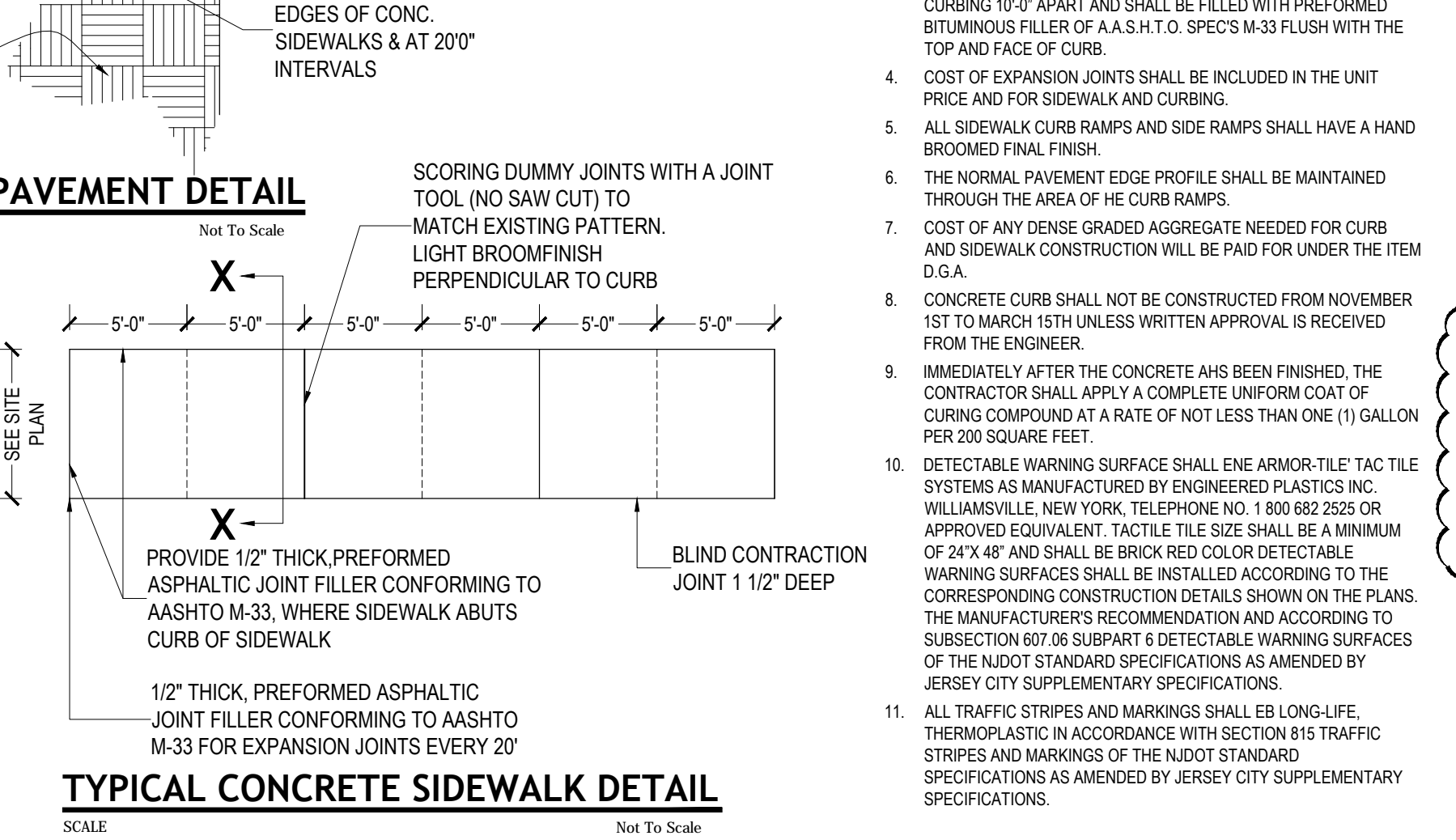
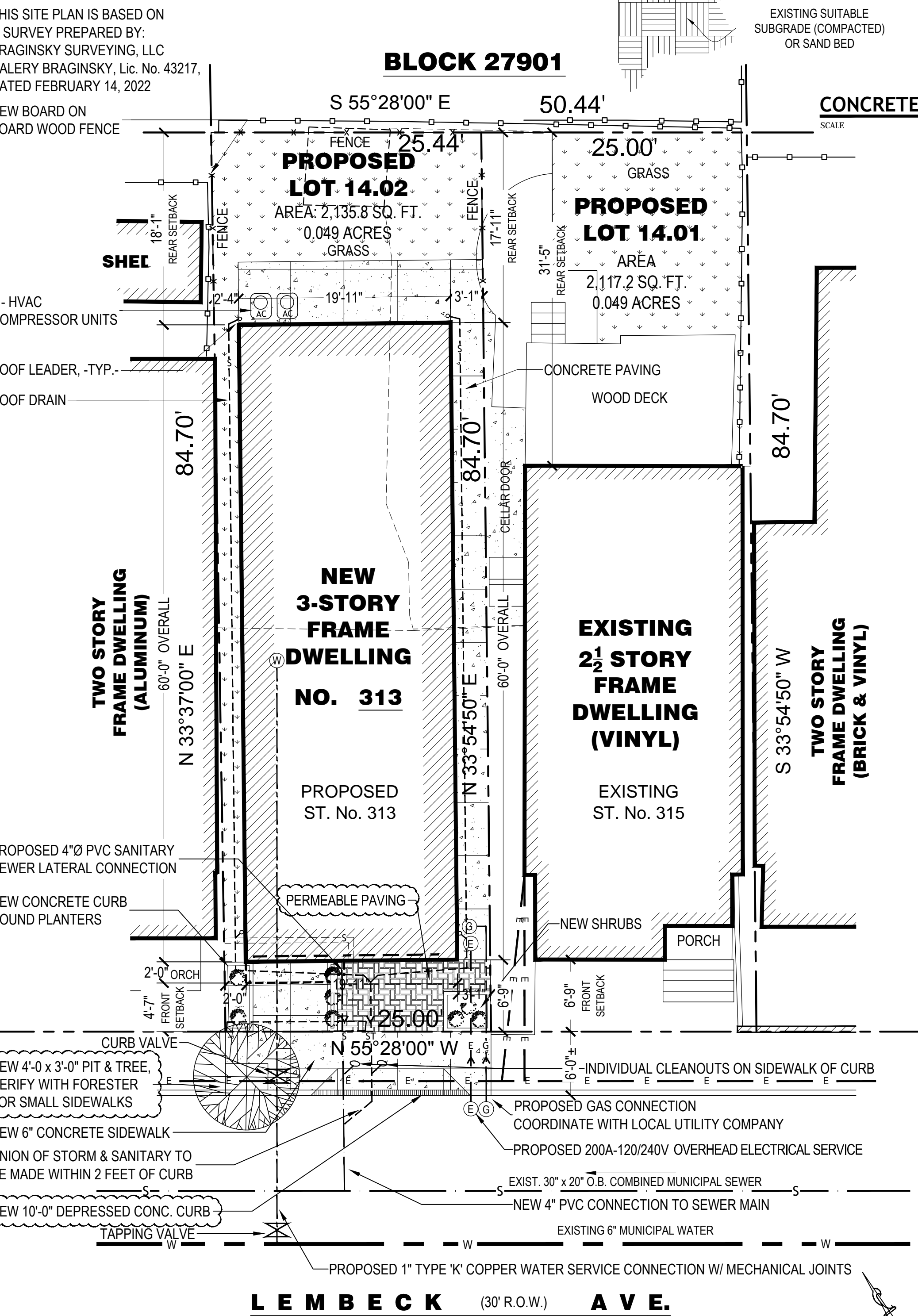


ITEM	REQUIREMENT	PROPOSED		VARIANCE	
		LOT 14.01	LOT 14.02	REQUIRED	REQUIRED
USE	R-1 ONE AND TWO FAMILY HOUSING DISTRICT	2 DWELLING UNITS	NO	2 DWELLING UNITS	NO
LOT AREA: MIN.	2,500 SQ. FT.	2,117.2 SQ. FT.	YES	2,135.8 SQ. FT.	YES
LOT WIDTH: MIN.	25 FT.	25 FT.	NO	25 FT.	NO
LOT DEPTH: MIN.	100 FT.	84.70 FT.	NO *	84.70 FT.	NO *
FRONT YARD: MIN.	6.75 FT.	6.75 FT.	NO	4.58 FT.	YES
FRONT YARD: FRONT YARD SETBACK SHALL MATCH THE SETBACK OF THE PRIMARY BUILDING FACADE OF THE CLOSEST PERMITTED USE ON EITHER SIDE OF THE SUBJECT PARCEL, PROVIDED THAT THE BUILDING SETBACK TO BE MATCHED SHALL BE CLOSEST TO THE PREDOMINANT (MOST FREQUENTLY OCCURRING) SETBACK ON THE BLOCKFRONT.					
SIDE YARD: min. ONE	2 FT.	1.50 FT.	NO *	2 FT.	NO
BOTH	5 FT.	4.75 FT.	NO *	5.08 FT.	NO
REAR YARD: min. FRONT YARD + REAR YARD + AT LEAST 25 FT. BUT REAR NOT LESS THAN 5 FT.	28.50 FT.	31.40 FT.	NO	17.92 FT.	YES
LANDSCAPING	30% OF FRONT YARD = 49.35 SF	0.00 SF	NO *	50.52 SF	NO
HEIGHT: max.	36 FT.	36.00 FT.	NO	35.00 FT.	NO
	3 STORIES	3 STORIES	NO	3 STORIES	NO
LOT COVERAGE: max.	85%	83.61%	NO	78.49%	NO
BUILDING COVERAGE: max.	60%	43.36%	NO	55.98%	NO
GARAGE WITH: min.	13 FEET	N/A	NO	11.25 FEET	YES



* PRE-EXISTING NON-CONFORMING CONDITION



CURB & SIDEWALK NOTES:

- ALL CURBING AND SIDEWALK SHALL BE CONSTRUCTED OF AIR ENTRAINED CLASS B CONCRETE (N.J.D.O.T. SPECS).
- A 1/2" PERFORMED EXPANSION JOINT FILLER BITUMINOUS TYPE, CONFORMING TO A.A.S.H.T.O. SPECS M-33 IS TO BE INSTALLED BETWEEN THE CURBING AND CONCRETE SIDEWALK AND AT 10' MAX. SPACING (TRANSVERSE AND LONGITUDINAL) IN THE SIDEWALK, RECESSED 1/2" IN FROM TOP OF SIDEWALK.
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURBING 10' APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS FILLER OF A.A.S.H.T.O. SPECS M-33 FLUSH WITH THE TOP AND FACE OF CURB.
- COST OF EXPANSION JOINTS SHALL BE INCLUDED IN THE UNIT PRICE AND FOR SIDEWALK AND CURBING.
- ALL SIDEWALK CURB RAMP AND SIDE RAMP SHALL HAVE A HAND BROOMED FINISH.
- THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
- COST OF ANY DENSE GRADED AGGREGATE NEEDED FOR CURB AND SIDEWALK CONSTRUCTION WILL BE PAID FOR UNDER THE ITEM D.G.A.
- CONCRETE CURB SHALL NOT BE CONSTRUCTED FROM NOVEMBER 1ST TO MARCH 15TH UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- IMMEDIATELY AFTER THE CONCRETE HAS BEEN FINISHED, THE CONTRACTOR SHALL APPLY A COMPLETE UNIFORM COAT OF CURING COMPOUND AT A RATE OF NOT LESS THAN ONE (1) GALLON PER 200 SQUARE FEET.
- DETECTABLE WARNING SURFACE SHALL BE ENRICHED WITH 5% TAC TILE SYSTEMS AS MANUFACTURED BY ENGINEERED PLASTICS INC. WILLIAMSVILLE, NEW YORK, TELEPHONE NO. 1 800 682 2525 OR APPROVED EQUIVALENT. TACTILE TILE SIZE SHALL BE A MINIMUM OF 4" X 4" AND SHALL BE BRICK RED COLOR OR DETECTABLE WARNING SURFACES SHALL BE INSTALLED ACCORDING TO THE CORRESPONDING CONSTRUCTION DETAILS SHOWN ON THE PLANS. THE MANUFACTURER'S RECOMMENDATION AND ACCORDING TO SUBSECTION 801.26 SUBPART 6 DETECTABLE WARNING SURFACES OF THE NJDOT STANDARD SPECIFICATIONS AS AMENDED BY JERSEY CITY SUPPLEMENTARY SPECIFICATIONS.
- ALL TRAFFIC STRIPES AND MARKINGS SHALL BE LONG-LIFE, THERMOPLASTIC IN ACCORDANCE WITH SECTION 815 TRAFFIC STRIPES AND MARKINGS OF THE NJDOT STANDARD SPECIFICATIONS AS AMENDED BY JERSEY CITY SUPPLEMENTARY SPECIFICATIONS.

Sidewalk Width	Tree Pit		Exposed Planting Area		Detail Page Number
	Width (ft)	Length (ft)	Width (ft)	Length (ft)	
10' and greater	5	10	5	5	ii, v, vi
Standard	4	12	2	4	vi
8'-9" Narrow	5	10	2	3	viii
Less than 8'	Must see Forester				

TREE PLANTING NOTES:

- GAS OR ELECTRIC LINES SHALL BE 2" MINIMUM FROM EDGE OF TREE PIT. OIL FILLED PIPES SHALL BE 4" MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2" FROM TRUNK.
- TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS.
- MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
 - TO UTILITY POLES AND/OR LIGHTS SHALL BE 15'.
 - TO WATER MAIN OVER 20" DIA. SHALL BE 6'.
 - TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 5'.
 - TO CURB SHALL BE 7'.
 - TO FIRE HYDRANT SHALL BE 5'.
 - TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
- MINIMUM DISTANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 5'.
- NO TREES SHALL BE INSTALLED BETWEEN UTILITY VAULTS AND CURB.
- DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES.
- TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TRUE TO FORM.
- MAINTENANCE TRACKING TAG SHALL BE ATTACHED TO STURDY SCAFFOLD BRANCH.
- NO PAVERS, 4 SIDED TREE GUARDS, OR OTHER MATERIALS SHALL BE PLACED WITHIN THE TREE BED.
- CUT AND REMOVE BURLAP FROM TOP 2/3 OF ROOT BALL. REMOVE WIRE BASKET COMPLETELY.
- FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
- INSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSPLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
- CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS FOR EACH TREE PLANTED.
- TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
 - ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% - 12%
 - THE pH SHALL BE IN THE RANGE OF 6.0 TO 7.0 INCLUSIVE, UNLESS OTHERWISE APPROVED OR SPECIFIED BY THE JERSEY CITY FORESTER
- SOIL TEXTURAL ANALYSIS: TOP SOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

ROCKS, STONE AND GRAVEL >2.0 mm <5%	SAND (0.05-2.0 mm) 40 - 60%
SILT (0.002 - 0.05mm) 20 - 50%	CLAY (<0.002 mm) 20% MAXIMUM 14.5

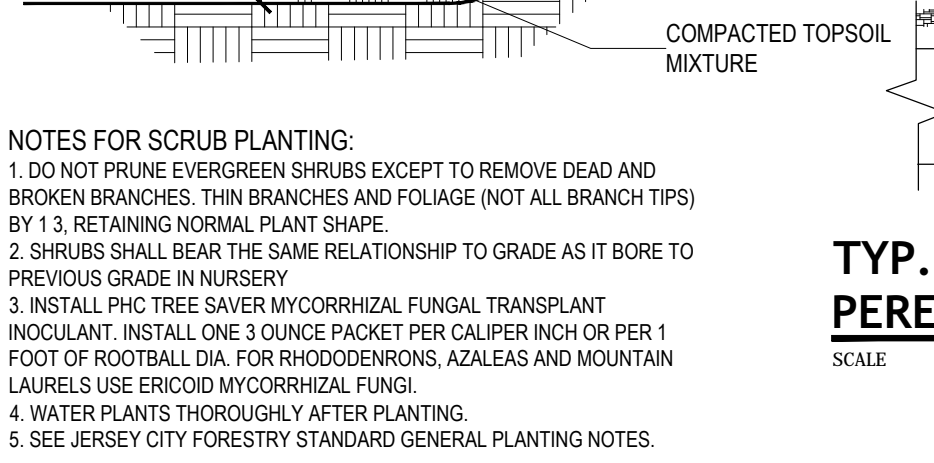
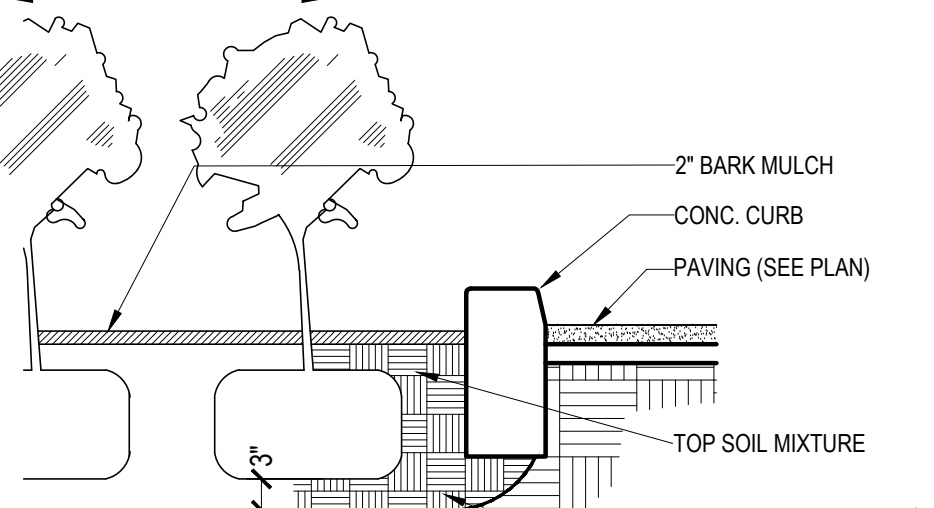
 WHEN TOPSOIL OTHERWISE COMPLIES WITH THE REQUIREMENTS OF THE SPECIFICATION BUT SHOWS A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY THE FORESTER.
- ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS

AMOUNT OF IMPERVIOUS SURFACE:
 LOT 14.01: TOTAL LOT AREA: 2,117.2 SF, EXISTING IMPERVIOUS AREA: 2,117.2 SF, PROPOSED IMPERVIOUS AREA: 1,770.3 SF ±

FLOOR AREA PER UNIT:
 UNIT 1 1ST FLOOR: 1,135 SF
 2ND FLOOR: 1,328 SF
 TOTAL UNIT 1: 2,463 SF

LOT 14.02 AREA: 2,135.8 SF
 EXISTING IMPERVIOUS: 1,884.8 SF ±
 PROPOSED IMPERVIOUS AREA LOT 14.02: 1,633.68 SF

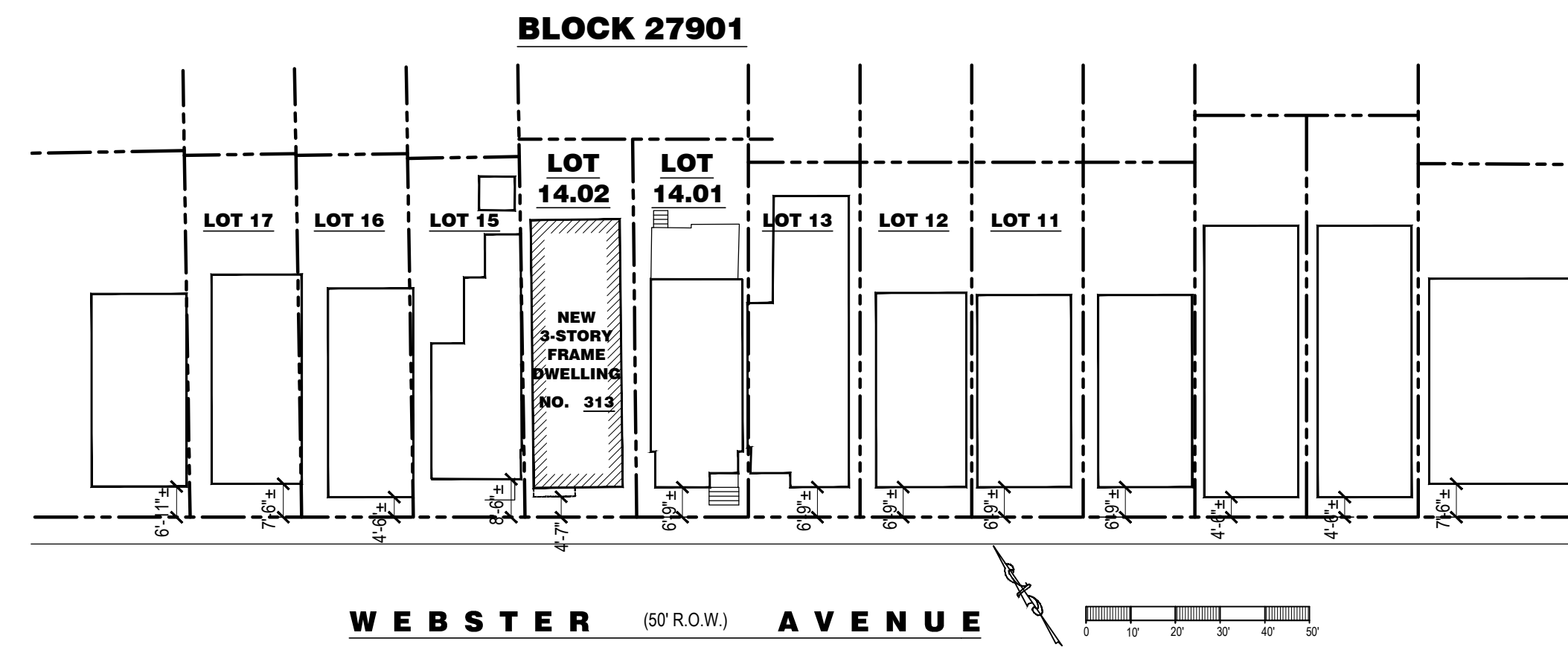
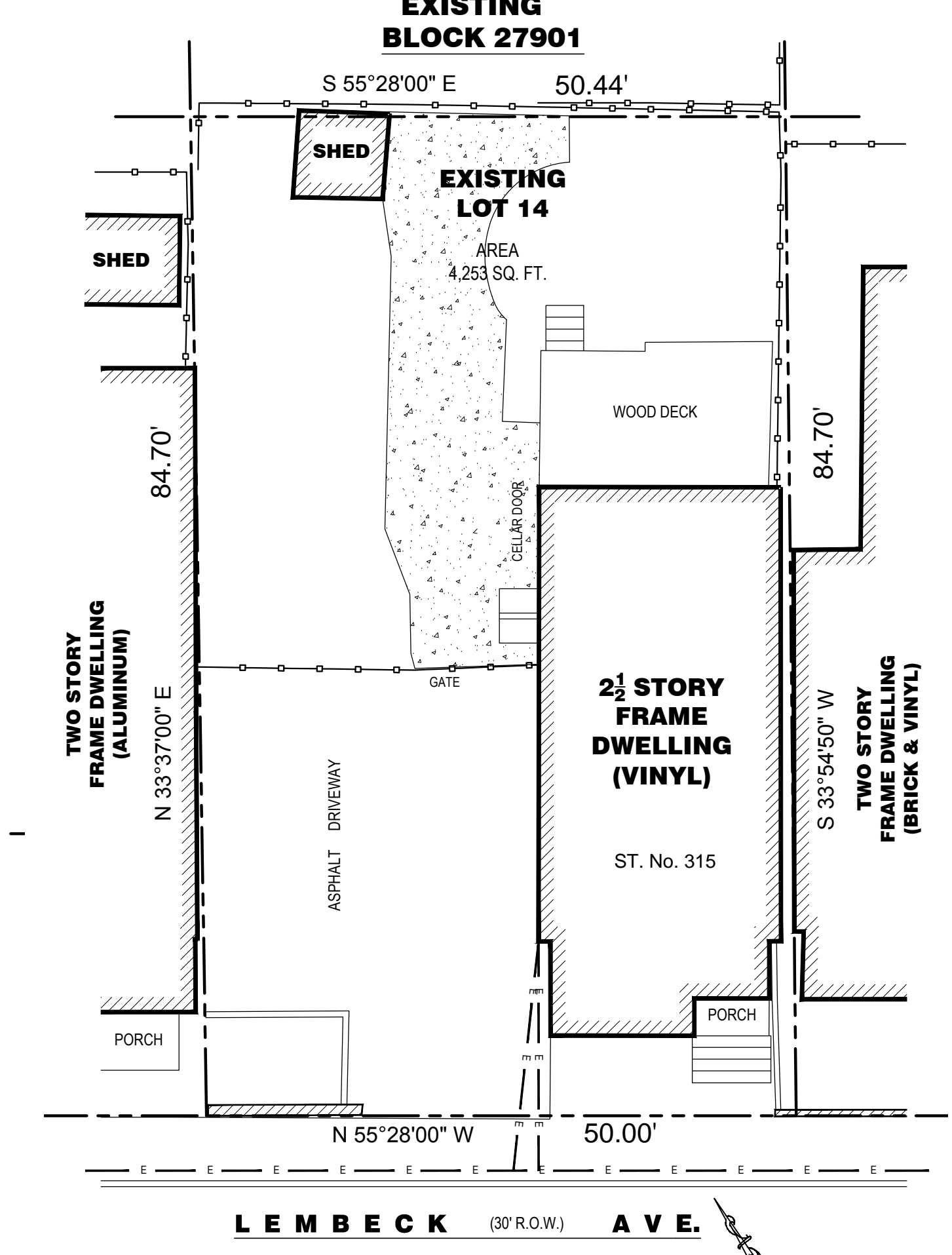
UNIT 2 1ST FLOOR: 60 SF
 2ND FLOOR: 84 SF
 3RD FLOOR: 1,124 SF
 TOTAL UNIT 2: 1,268 SF



NOTE: ALL TREE & SCRUB PLANTING TO BE AS PER NEW JERSEY CITY FORESTRY STANDARDS

KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
	PINUS MUGO	MUGU PINE	18" - 24"	O.C.
	JUNIPERUS SARGENTI	SARGENT JUNIPER	3"-4"	

VERIFY ALLOWED TREE WITH THE NEW JERSEY CITY FORESTRY STANDARDS



PROJECT
 LOT SUBDIVISION AND NEW (1) 2-FAMILY HOUSE
 313-315 LEMBECK AVE. JERSEY CITY, NJ
 BLOCK 27901
 PROPOSED LOTS 14.01 & 14.02

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 NEW JERSEY REG. ARCH. LICENSE NO. C-6880

DRAWING TITLE
 DATA ZONING DATA SITE PLAN LOCATION MAP DETAILS

PROJECT NO. 22-4332 SCALE AS NOTED
 DRAWN BY AP DATE 04-06-2022
 SEAL DRAWING NO.

A-1

OF 3

CONSTRUCTION COMPLY WITH THE FOLLOWING CODES:

1. THE NEW JERSEY UNIFORM CONSTRUCTION CODE AS AMENDED BY N.J.A.C. 5:23-2.20
2. 2018 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY N.J.A.C. 5:23-3.21
3. 2018 NATIONAL STANDARD PLUMBING CODE AS AMENDED BY N.J.A.C. 5:23.3.15
4. 2017 NATIONAL ELECTRIC AS AMENDED BY N.J.A.C. 5:23-3.16
5. 2018 INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL) AS AMENDED BY N.J.A.C. 5:23-3.18
6. 2018 INTERNATIONAL MECHANICAL CODE AS AMENDED BY N.J.A.C. 5:23-3.20
7. 2018 INTERNATIONAL FLUE GAS CODE AS AMENDED BY N.J.A.C. 5:23-3.22
8. THE REHABILITATION SUBCODE BY N.J.A.C. 5:23-6
9. 2018 INTERNATIONAL FIRE CODE, NEW JERSEY EDITION
10. UNIFORM FIRE CODE BY N.J.A.C. 5:70 - 76

LEGEND

	NEW 2" x 4" @ 16" O.C. WOOD STUDS W/ 1/2" GYP. BD. EACH SIDE.
	NEW 2" x 4" @ 16" O.C. WOOD STUDS W/ 1/2" GYP. BD. ON EACH SIDE W/ VINYL SIDING ON 15 LB. FELT ON 1/2" EXT. GYP. BD. TYP. ON EXTERIOR SIDE.
	NEW 2" x 4" @ 16" O.C. WOOD STUDS W/ 5/8" GYP. BD. ON EACH SIDE W/ VINYL SIDING ON 15 LB. FELT ON 5/8" EXT. GYP. BD. TYP. ON EXTERIOR SIDE. ONE HOUR FIRE RATED UL DESIGN NO. U314
	NEW 2" X 4" FURRING STRIPS @ 16" O.C. W/ 1/2" GYP. BD. FINISH @ EXTERNAL MASONRY WALL R-11 BATT INSULATION

INSULATION & FENESTRATION ON REQUIREMENTS BY COMPONENT*

Climate Zone	Fenestration U-Factor ^a	Skylight U-Factor ^a	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value ^b & Depth	Crawl Space Wall R-Value
4	0.35	0.55	49	20/30 13/3 ^c	8/13	19	10/13	10, 2 ft	10/13
5	0.35	0.55	49	20/30 13/3 ^c	8/13	19	10/13	10, 2 ft	15/19

* R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATIONS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION EXCEPT SKYLIGHTS. SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.

c. "13/3" MEANS R-13 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-6 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT.

d. R-6 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

e. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.

f. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. SO "13-4" MEANS R-13 CAVITY INSULATION PLUS R-4 CONTINUOUS INSULATION.

g. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

NOTE: TABLE 402.1.1 APPLIES TO TYPICAL WOOD-FRAMED CONSTRUCTION. STEEL-FRAMED CONSTRUCTION EQUIVALENTS ARE DIFFERENT AND MAY BE FOUND IN TABLE 402.2.2 OF THE IBC.

NO.	DATE	ISSUE AND REVISION
3	09/29/22	MATERIAL COLORS
2	08/26/22	AS PER COMMENTS
1	05/19/22	AREA DATA AREA

PROJECT
LOT SUBDIVISION AND
NEW (1) 2-FAMILY HOUSE

313-315 LEMBECK AVE.
JERSEY CITY, NJ
BLOCK 27901
PROPOSED LOTS 14.01 & 14.02

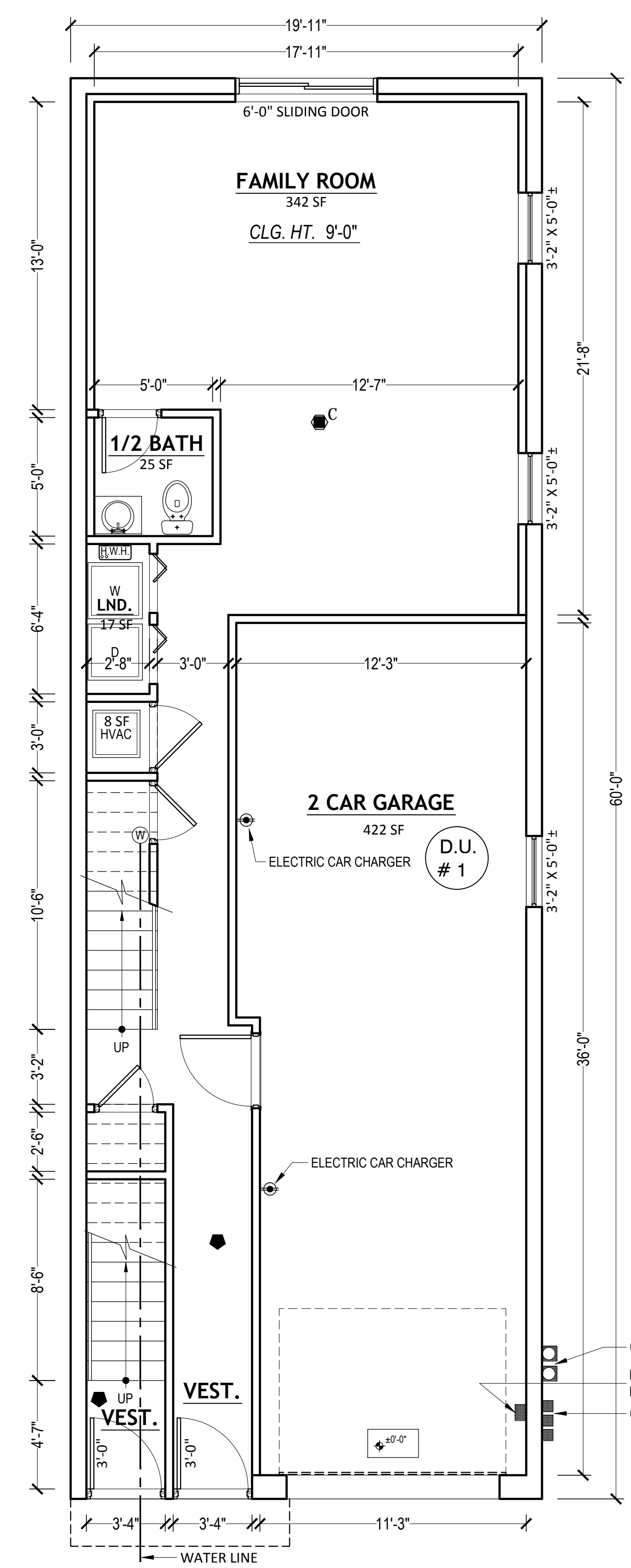
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NEW YORK REG. ARCH. LICENSE NO. 013255
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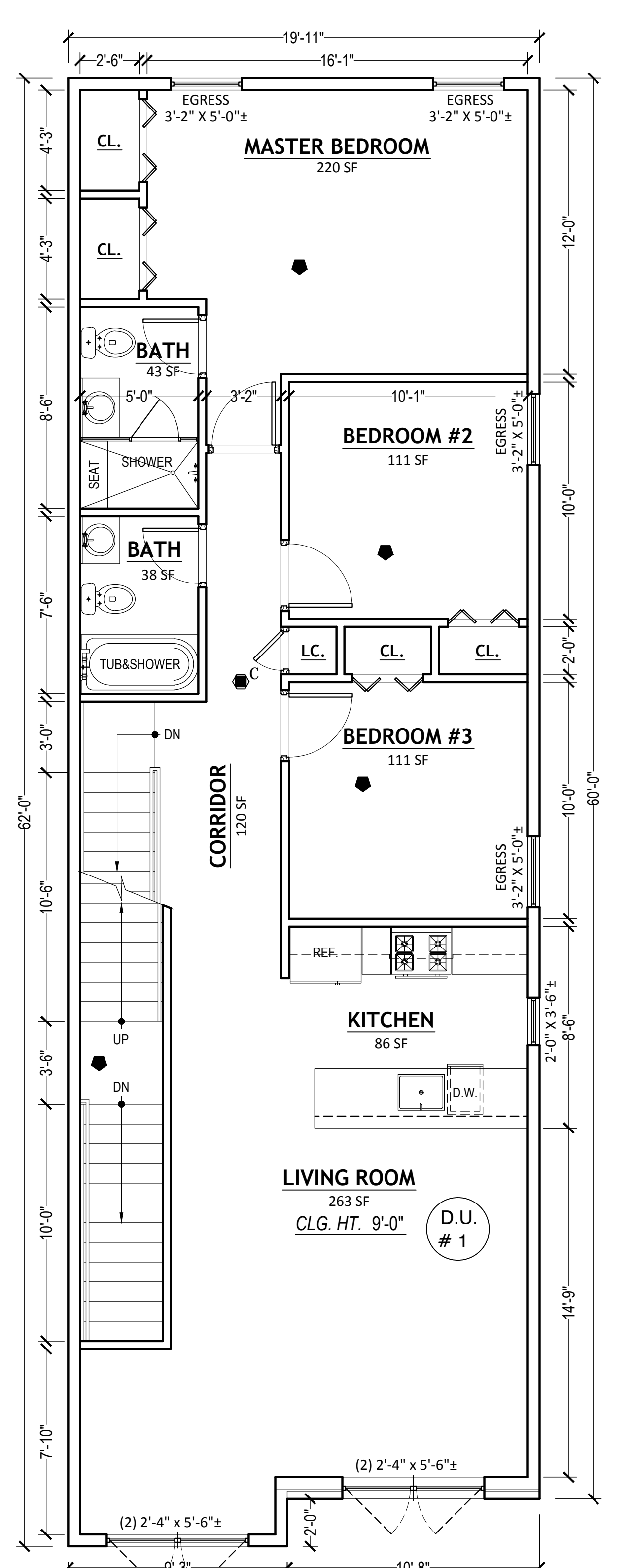
DRAWING TITLE
1ST FLOOR PLAN
2ND FLOOR PLAN
3RD FLOOR PLAN

PROJECT NO. 22-4332 SCALE AS NOTED
 DRAWN BY A P DATE 04-06-2022
 SEAL DRAWING NO.

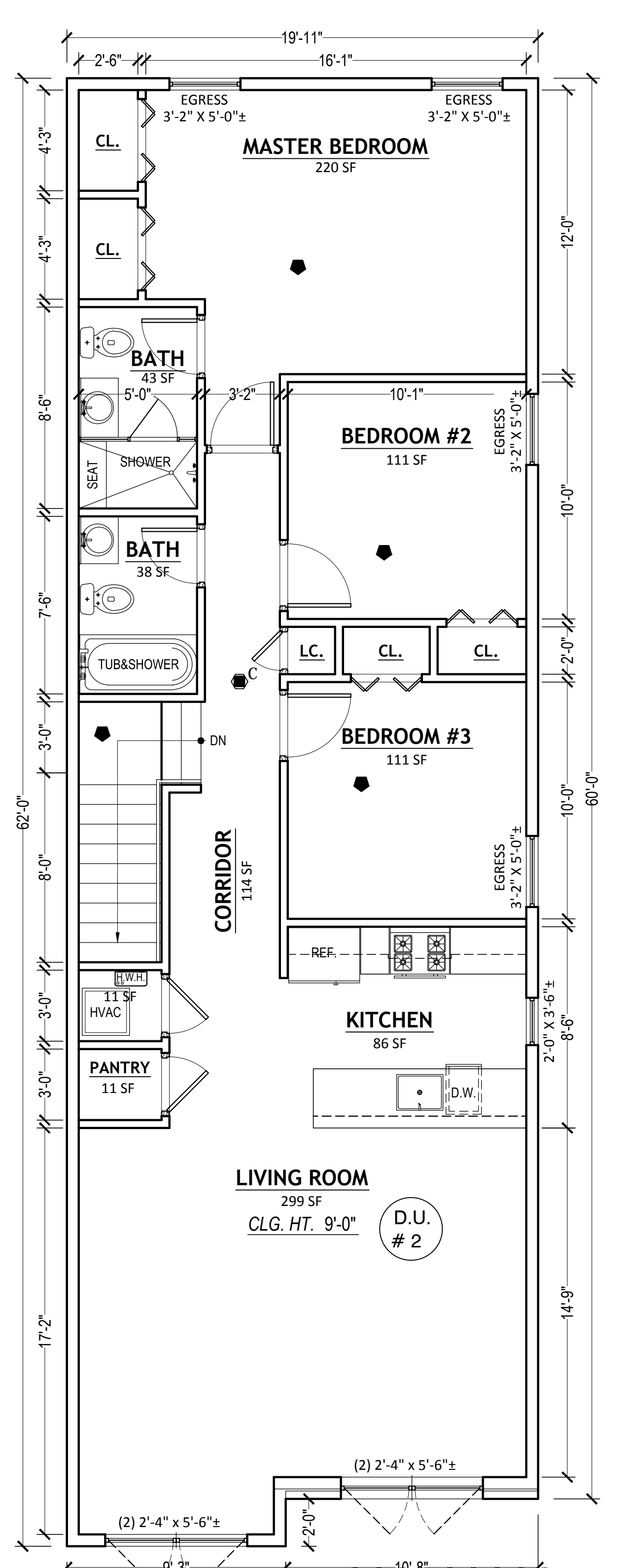
STATE OF NEW JERSEY
 REGISTERED ARCHITECT
 6880
A-2
OF 3



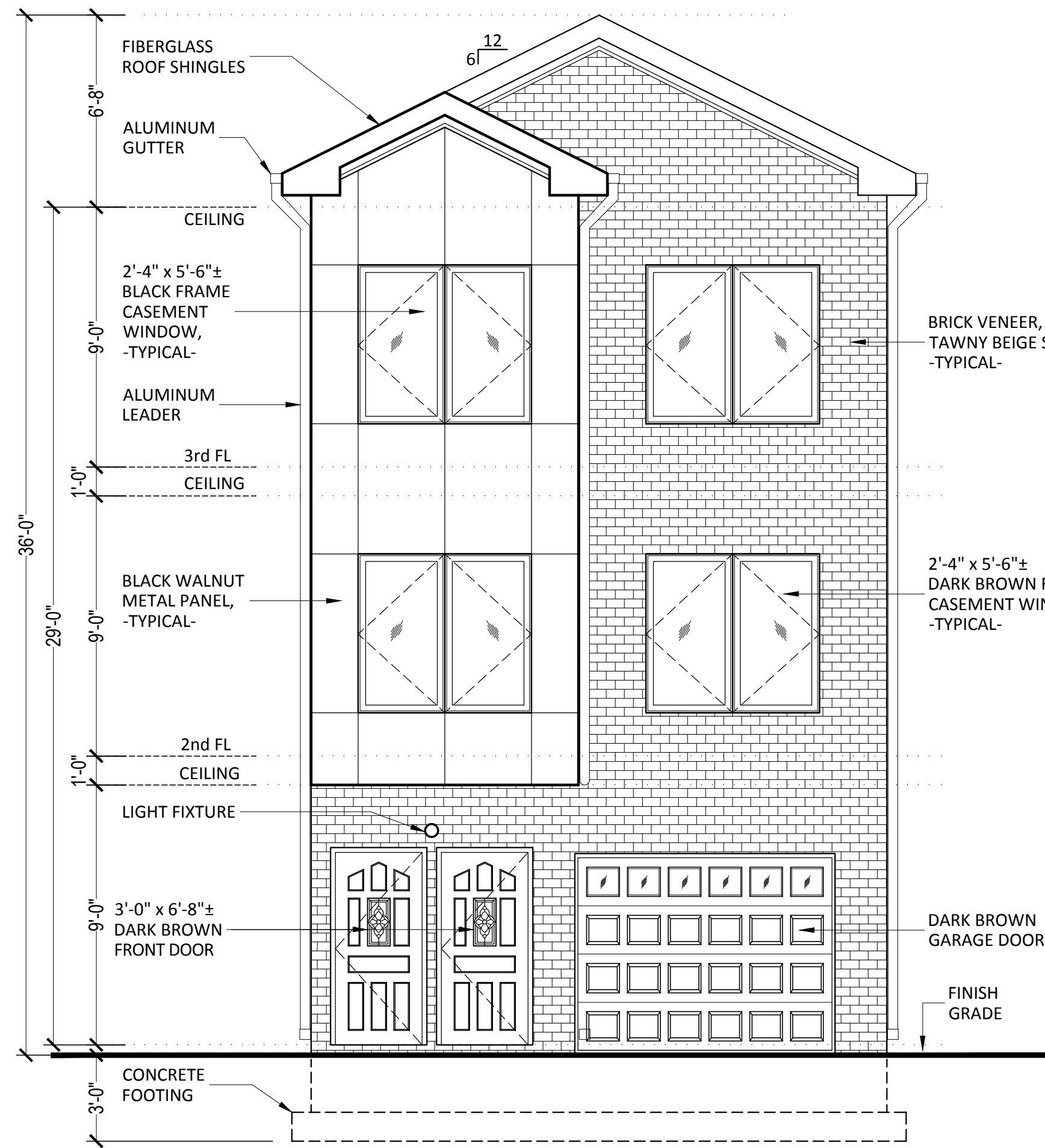
1ST FLOOR PLAN
 SCALE 1/4" = 1'-0" BUILDING GROSS AREA: 1,195 SF.



2ND FLOOR PLAN
 SCALE 1/4" = 1'-0"
 UNIT 1 GROSS AREA:
 2ND FLOOR 1,328 SF.
 1SF FLOOR 1,135 SF.
 TOTAL 2,463 SF.
 BUILDING GROSS AREA: 1,214 SF.



3RD FLOOR PLAN
 SCALE 1/4" = 1'-0"
 UNIT 2 GROSS AREA:
 3RD FLOOR 1,214 SF.
 2ND FLOOR 84 SF.
 1SF FLOOR 60 SF.
 TOTAL 1,268 SF.
 BUILDING GROSS AREA: 1,214 SF.



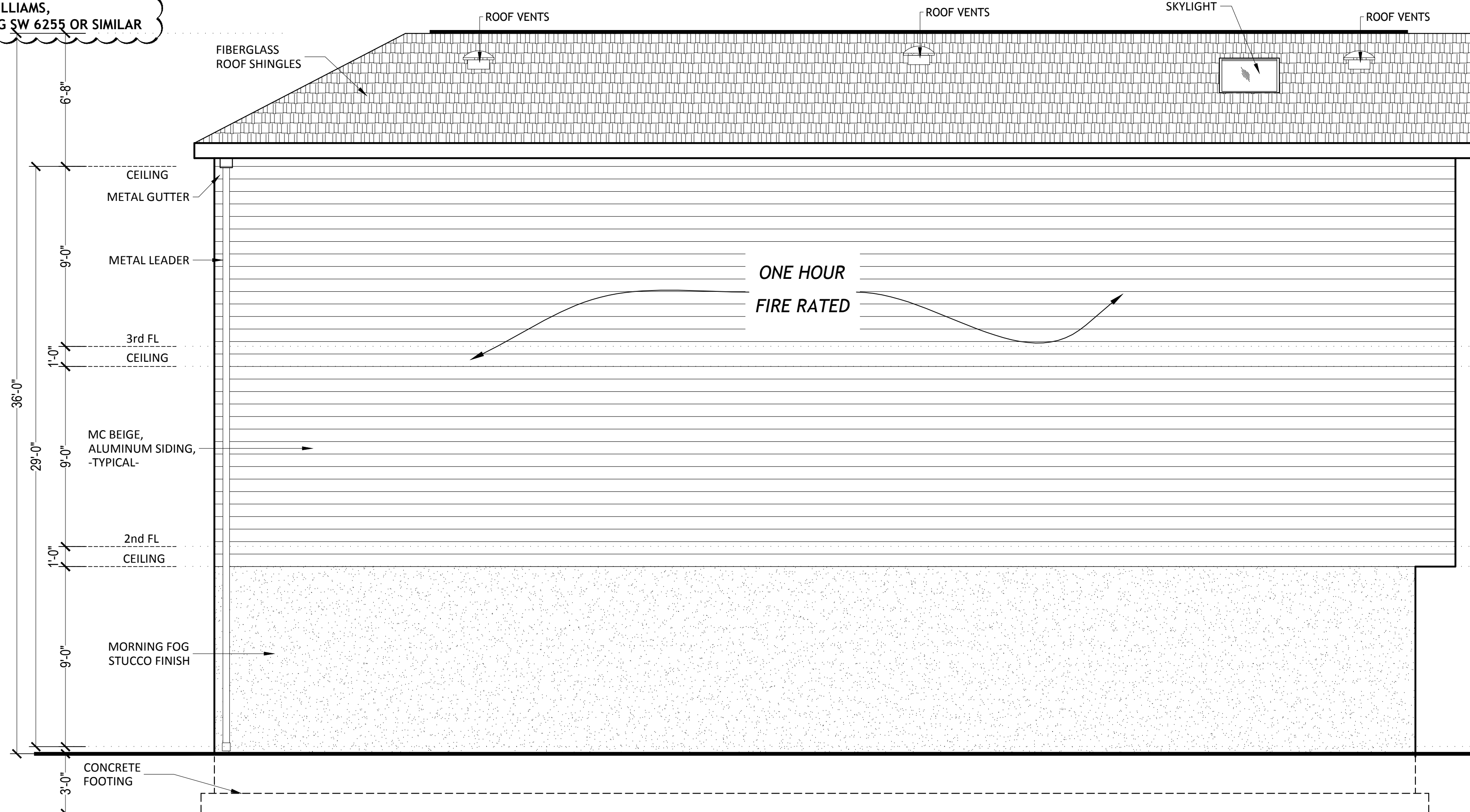
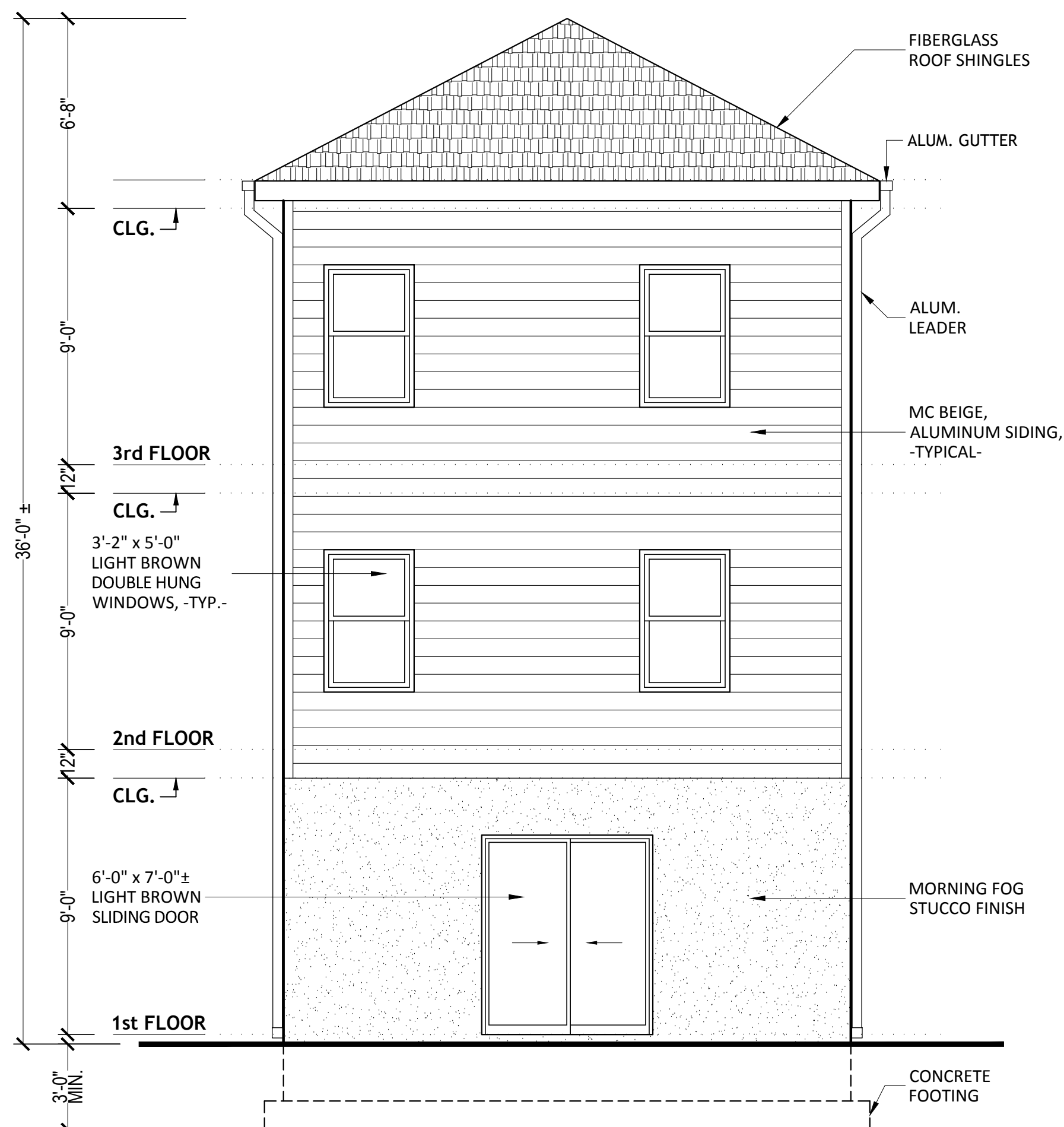
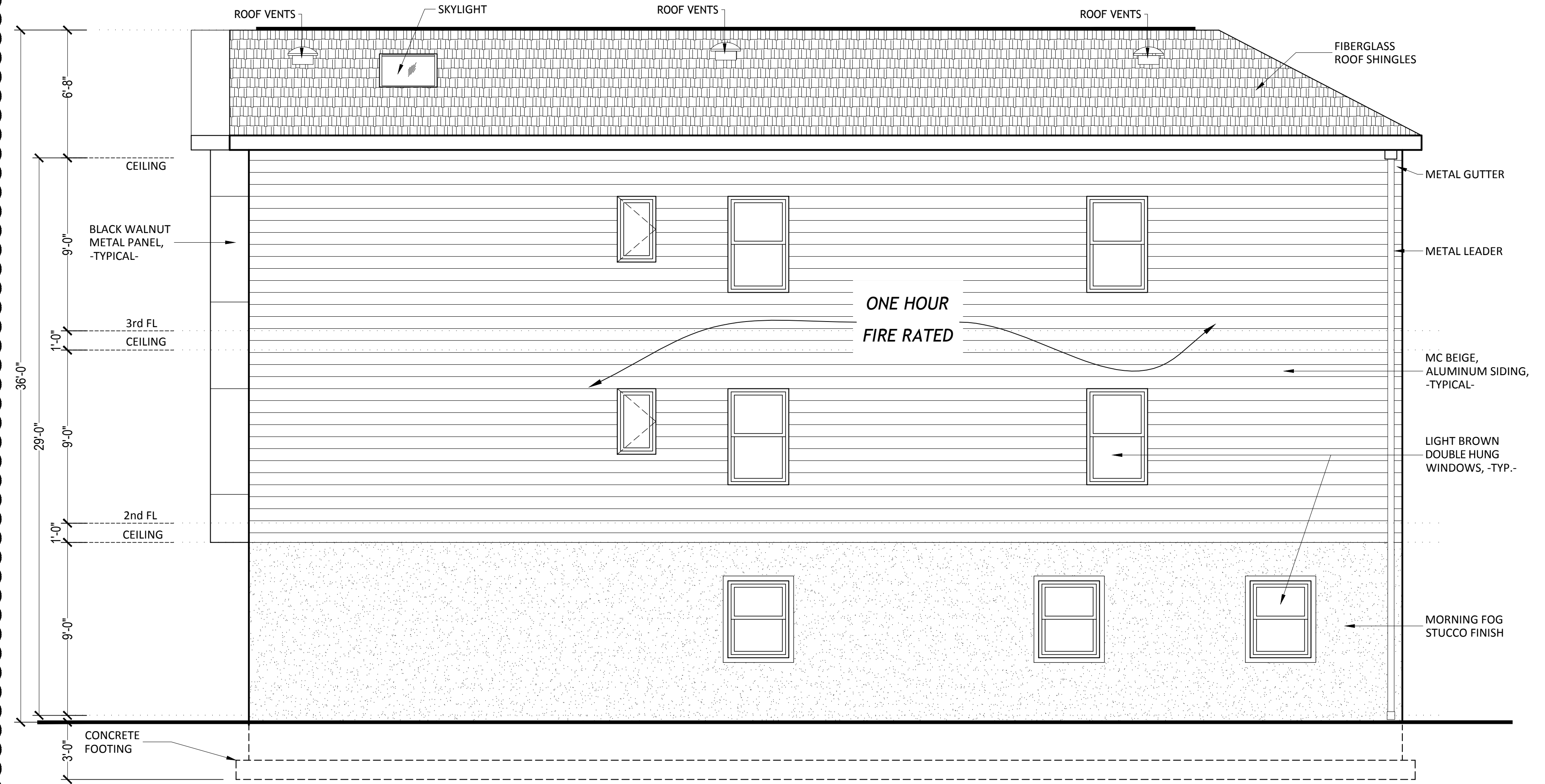
BRICK COLOR: TAWNY BEIGE SMOTH BY GLEN-GERY OR SIMILAR

METAL PANEL: BLACK WALNUT, MHQC 1710 BY MAC METAL ARCHITECTURAL OR SIMILAR

ALUMINUM SIDING: MC BEIGE BY KAYCAN OR SIMILAR

STUCCO: SHERWIN WILLIAMS, COLOR: MORNING FOG SW 6255 OR SIMILAR

SW 6255 Morning Fog



NO.	DATE	ISSUE AND REVISION
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2	08/26/22	AS PER COMMENTS
1	05/19/22	AREA DATA AREA

PROJECT
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DRAWING TITLE

ELEVATIONS

PROJECT NO. 22-4332	SCALE AS NOTED
DRAWN BY A P	DATE 04-06-2022
SEAL	DRAWING NO.



A-3

OF 3