

### WALL TYPE / LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- NEW 1 HOUR FIRE RATED WALL - 2X6 WOOD STUDS 16" O. C. W/ R-21 BATT INSULATION, 1/2" PLYWOOD SHEATHING (EXTERIOR GRADE), ON EXTERIOR SIDE, POLY. VAPOR BARRIER & 5/8" TYPE X GYP. BD. ON INSIDE. FINISHED WITH SIDING AT EXTERIOR.

### WINDOW TYPES

FOR ALL NEW WINDOWS AND SLIDING DOOR AT THE PROPOSED THIRD FLOOR:

- ALL NEW WINDOWS SHALL MEET ENERGY CODE REQUIREMENTS.
- NEW WINDOW: ANDERSEN 100 SERIES (OR EQUAL) CASEMENT WINDOWS, FINISHES AS FRAME SELECTED BY OWNER.
- HARDWARE: AS SELECTED BY OWNER.
- GLAZING: PLAIN FLAT GLASS (TEMPERED).
- PROVIDE & INSTALL ALL ACCESSORIES, COMPONENTS AS REQUIRED. INSTALL ALL AS PER MANUFACTURER'S INSTRUCTIONS.
- WHERE REQUIRED BY CODE, WINDOWS SHALL BE PROVIDED WITH FALL PREVENTION DEVICES OR OPENING LIMITING DEVICES. FALL PREVENTION DEVICES TO COMPLY WITH ASTM F 2090. FALL PREVENTION DEVICES TO BE SELF-ACTING, PREVENT THE PASSAGE OF A 4" Ø SPHERE, & HAVE RELEASE MECHANISMS FOR EMERGENCY ESCAPE.



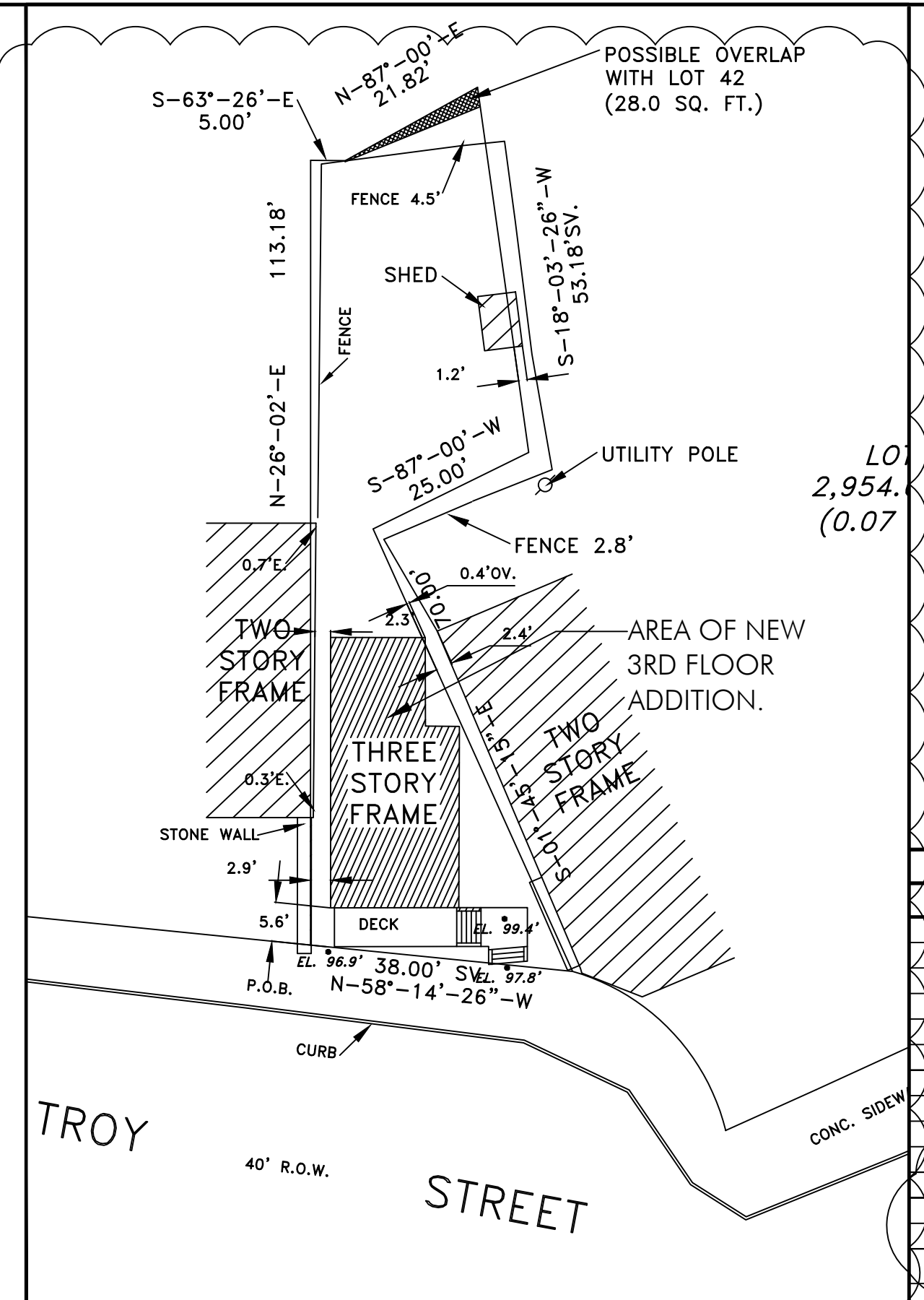
3 FRONT VIEW OF EXISTING HOUSE



4 BACK VIEW OF EXISTING HOUSE



2 1000 FT RADIUS LOCATION MAP



1 PROPOSED SURVEY

### PROJECT DATA

ADDRESS: 24 TROY STREET, HOBOKEN, NJ 07307  
 BLOCK: 4702  
 LOT: 34  
 ZONE: R-1  
 USE GROUP: IBC R-3/IBC-NJ R-5

EXISTING:  
 BASEMENT - SHARED LAUNDRY AND STORAGE  
 FLOOR 1 - DWELLING UNIT 1  
 FLOOR 2 - DWELLING UNIT 2

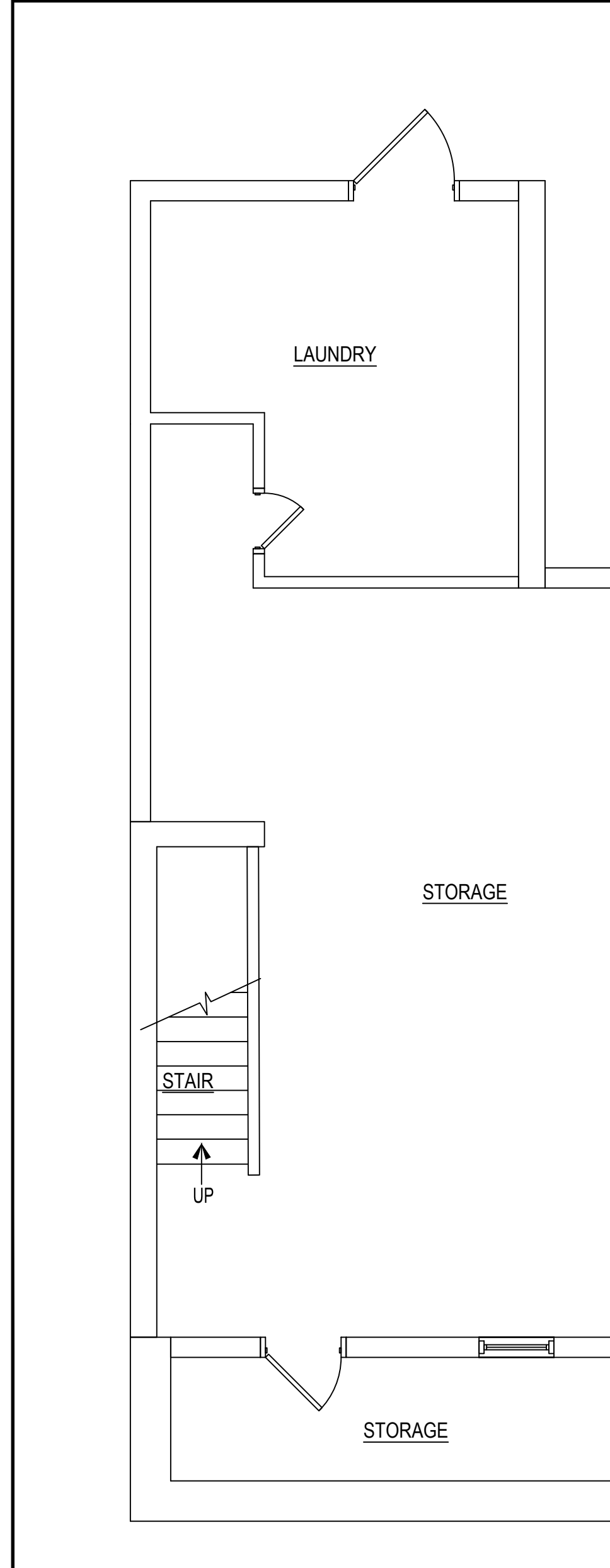
PROPOSED:  
 BASEMENT - SHARED LAUNDRY AND STORAGE (NO CHANGE)  
 FLOOR 1 - DWELLING UNIT 1 (NO CHANGE)  
 FLOOR 2 - DWELLING UNIT 2  
 FLOOR 3 - DWELLING UNIT 2 (PROPOSED ADDITION)

CONSTRUCTION CLASSIFICATION: 5B. 2 STORY FRAME DWELLING  
 SITE AREA: 3,108 SF (NO CHANGE)  
 FLOOR AREAS: EXISTING BASEMENT 630 SF NO CHANGE  
 EXISTING FIRST FLOOR 635 SF NO CHANGE  
 EXISTING SECOND FLOOR 635 SF NO CHANGE  
 PROPOSED THIRD FLOOR 635 SF  
 TOTAL EXISTING BUILDING AREA: 1,900 SF  
 TOTAL PROPOSED BUILDING AREA: 2,535 SF

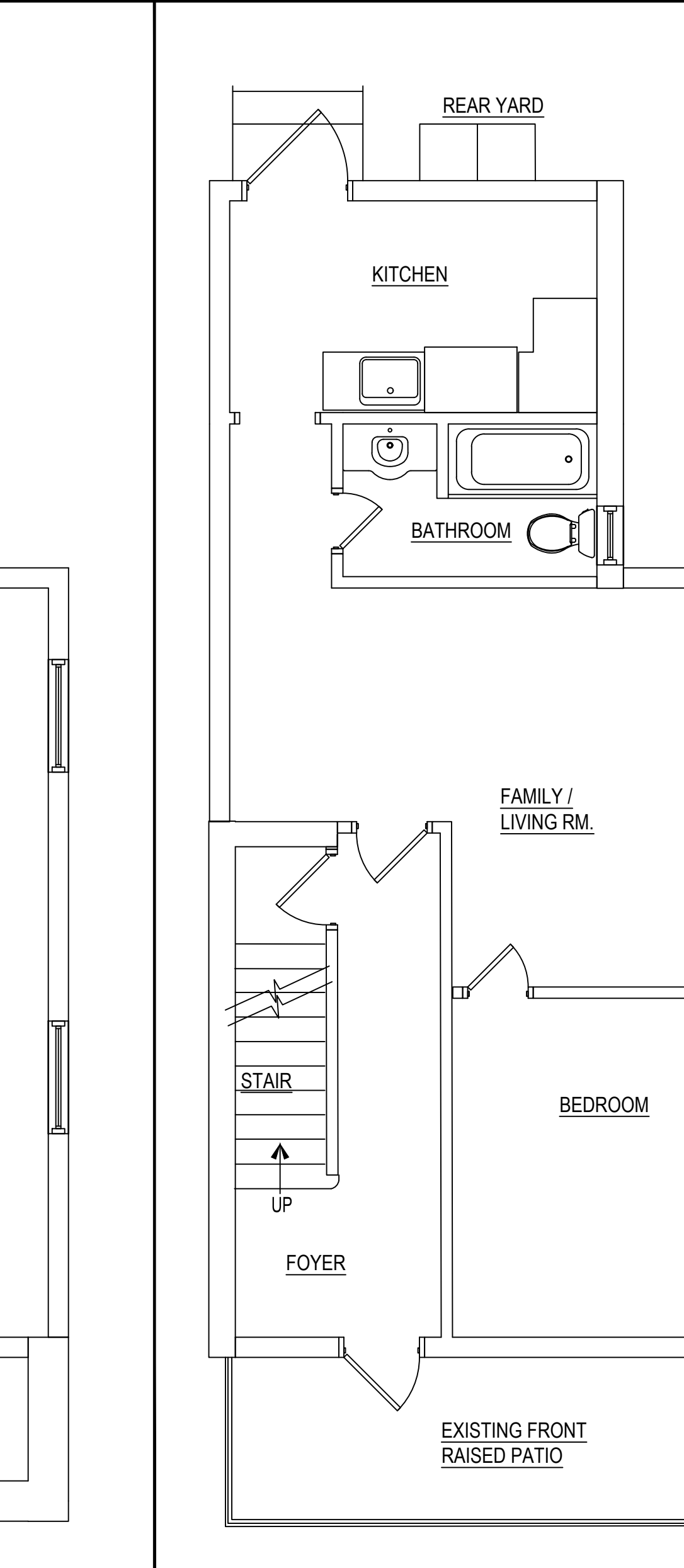
BIKE AND VEHICLE PARKING: N/A. NONE EXISTING. NO CHANGE.

### ZONING TABLE ZONE R-1

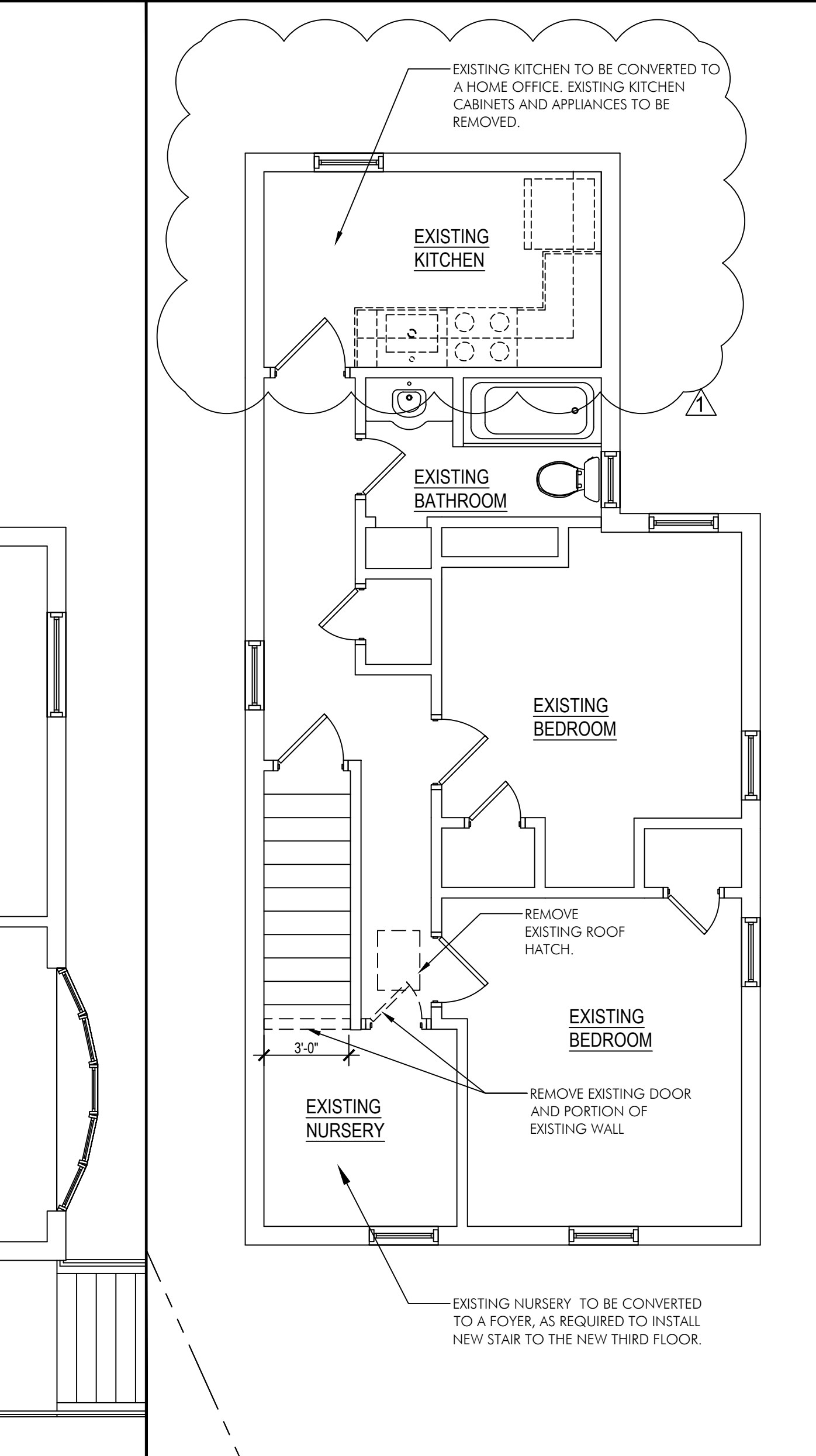
|                                  | REQUIRED              | PROPOSED  | VARIANCE REQUIREMENT              |
|----------------------------------|-----------------------|-----------|-----------------------------------|
| LOT AREA                         | 2,500 SF              | NO CHANGE |                                   |
| LOT WIDTH                        | 25'                   | NO CHANGE |                                   |
| LOT DEPTH                        | 100'                  | NO CHANGE |                                   |
| FRONT YARD SETBACK               | PREDOMINANT ON STREET | NO CHANGE |                                   |
| SIDE YARD SETBACK                | 2'                    | NO CHANGE |                                   |
| COMBINED BOTH SIDES              | 5.1'                  | NO CHANGE |                                   |
| REAR YARD SETBACK                | 30'                   | NO CHANGE |                                   |
| BUILDING FLOOR TO CEILING HEIGHT |                       |           |                                   |
| BASEMENT                         | 8'-0"                 | NO CHANGE |                                   |
| FIRST FLOOR                      | 9'-0"                 | NO CHANGE |                                   |
| 2ND FLOOR                        | 9'-0"                 | NO CHANGE |                                   |
| 3RD FLOOR                        | 9'-0"                 | 9'-0"     | YES, EXISTING HEIGHT = 35'-4 1/2" |
| BUILDING HEIGHT                  | 29'-2"                | 37'-6"    |                                   |
| BUILDING STORES                  | 3                     | 3         |                                   |
| BUILDING COVERAGE                | 60%                   | NO CHANGE |                                   |
| IMPERVIOUS COVERAGE              | 85%                   | NO CHANGE |                                   |
| LANDSCAPING REQUIREMENT          | 60%                   | NO CHANGE |                                   |



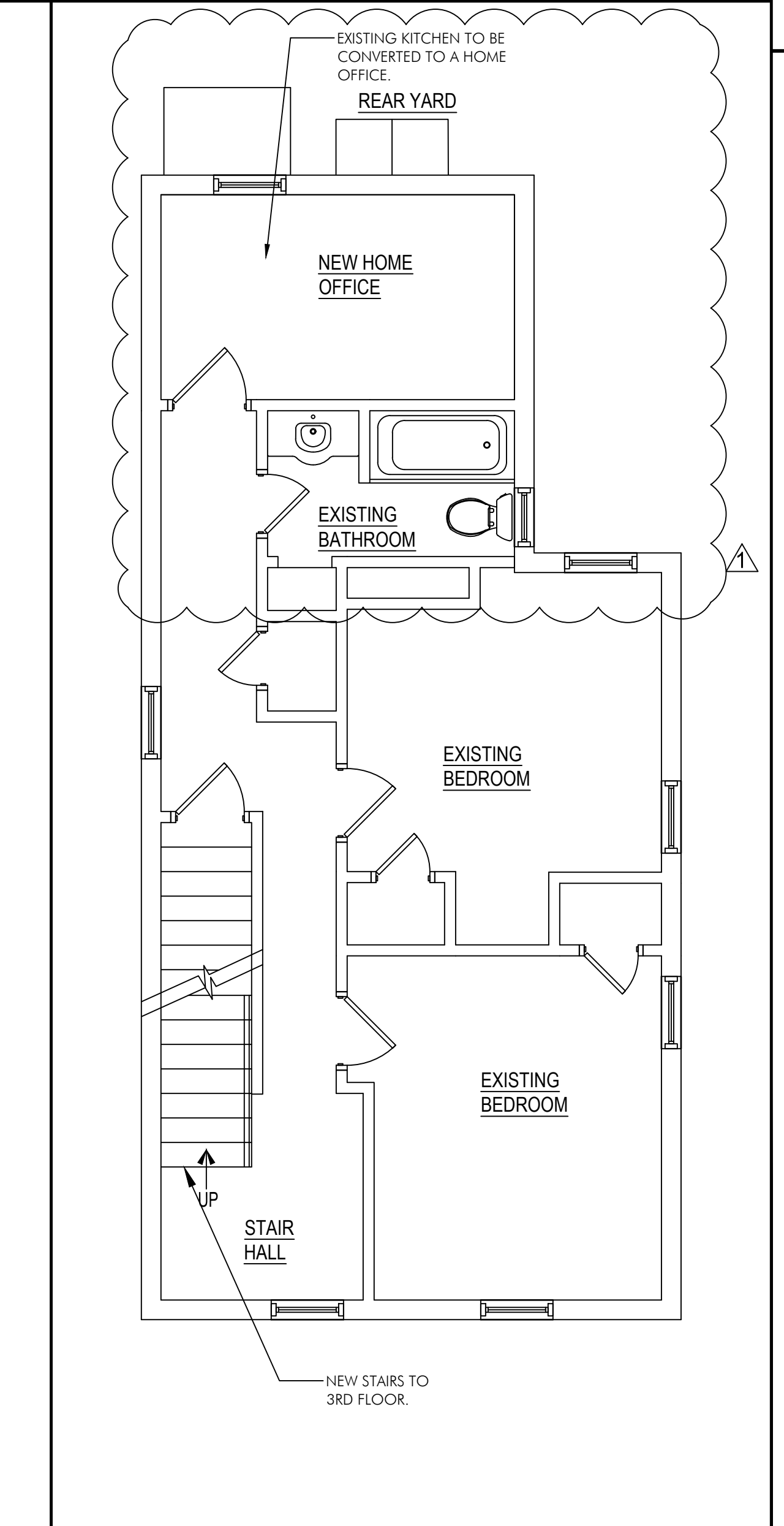
9 EXISTING BASEMENT FLOOR PLAN (NO CHANGE)



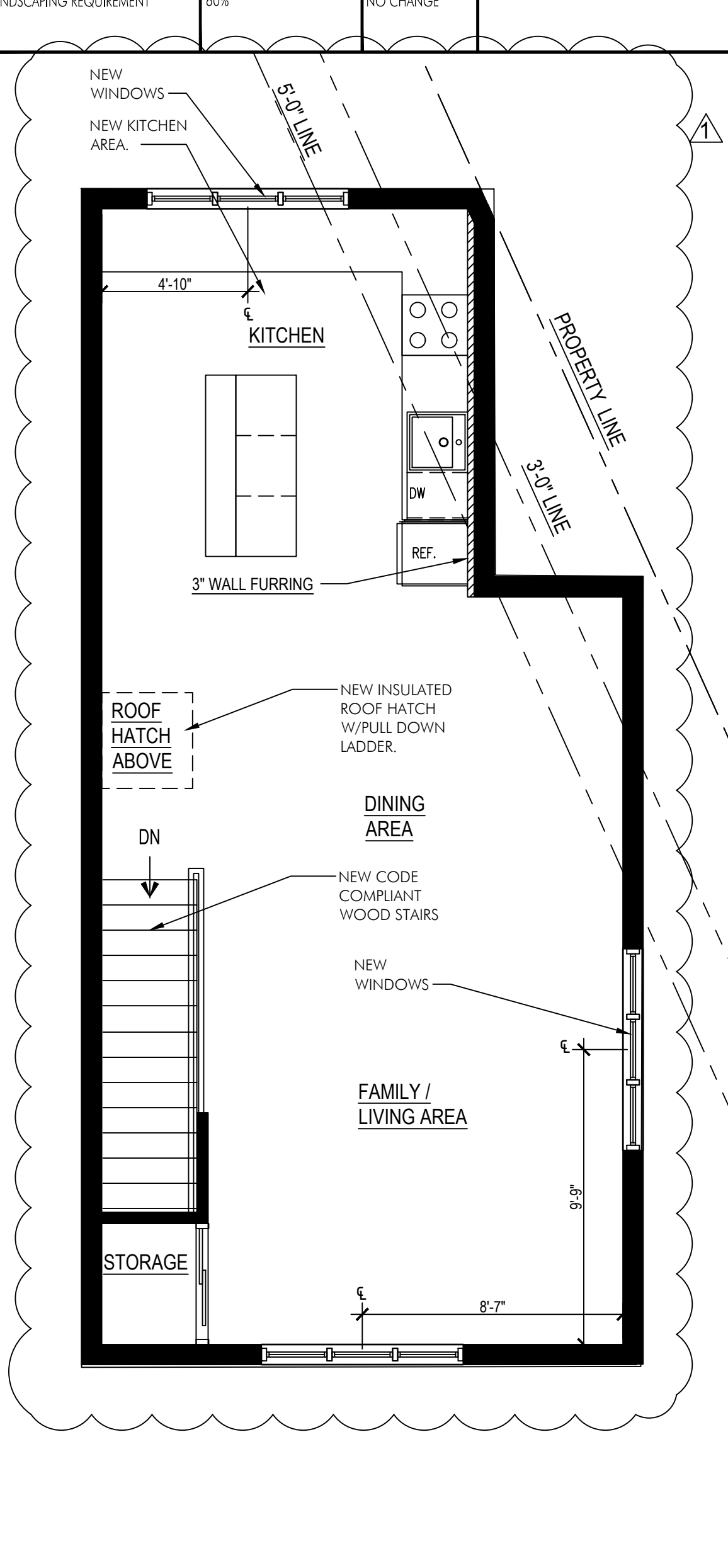
8 EXISTING 1ST FLOOR PLAN (NO CHANGE)



7 2ND FLOOR DEMO PLAN



6 PROPOSED 2ND FLOOR



5 PROPOSED 3RD FLOOR PLAN

**AAVCON**  
ARCHITECTURE AND DESIGN

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 3. 02/10/2021 RE-ISSUED FOR BOARD HEARING WITH REVISION

Project name:  
**INTERIOR MODIFICATIONS AND ADDITION OF HOUSE AT 24 TROY ST, JERSEY CITY, NJ 07307**

Drawing title:  
**PROPOSED FLOOR PLANS**

Job no.: 200106.00 Scale: AS NOTED  
 NORTH: Drawing no.: **Z-1**