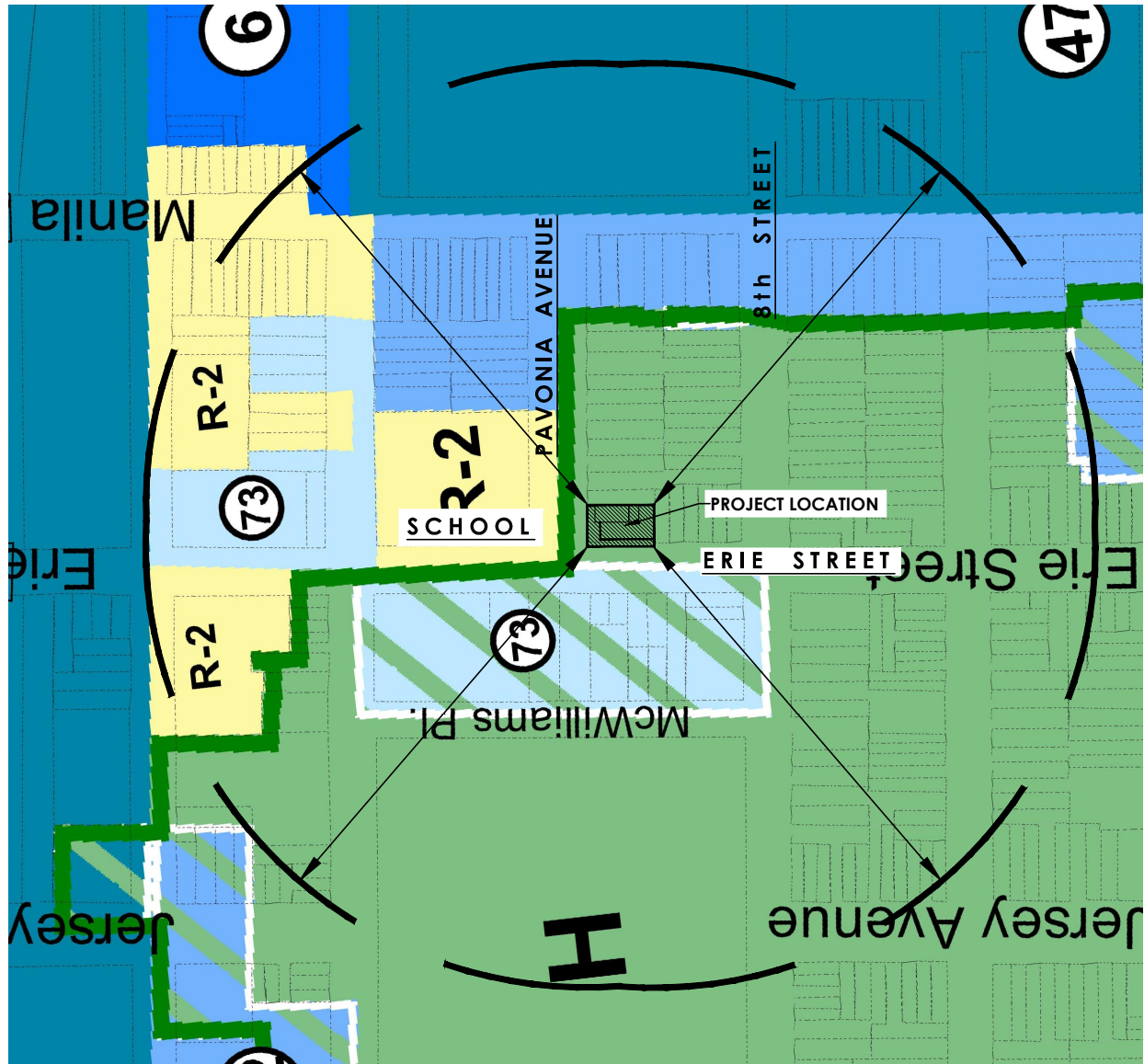
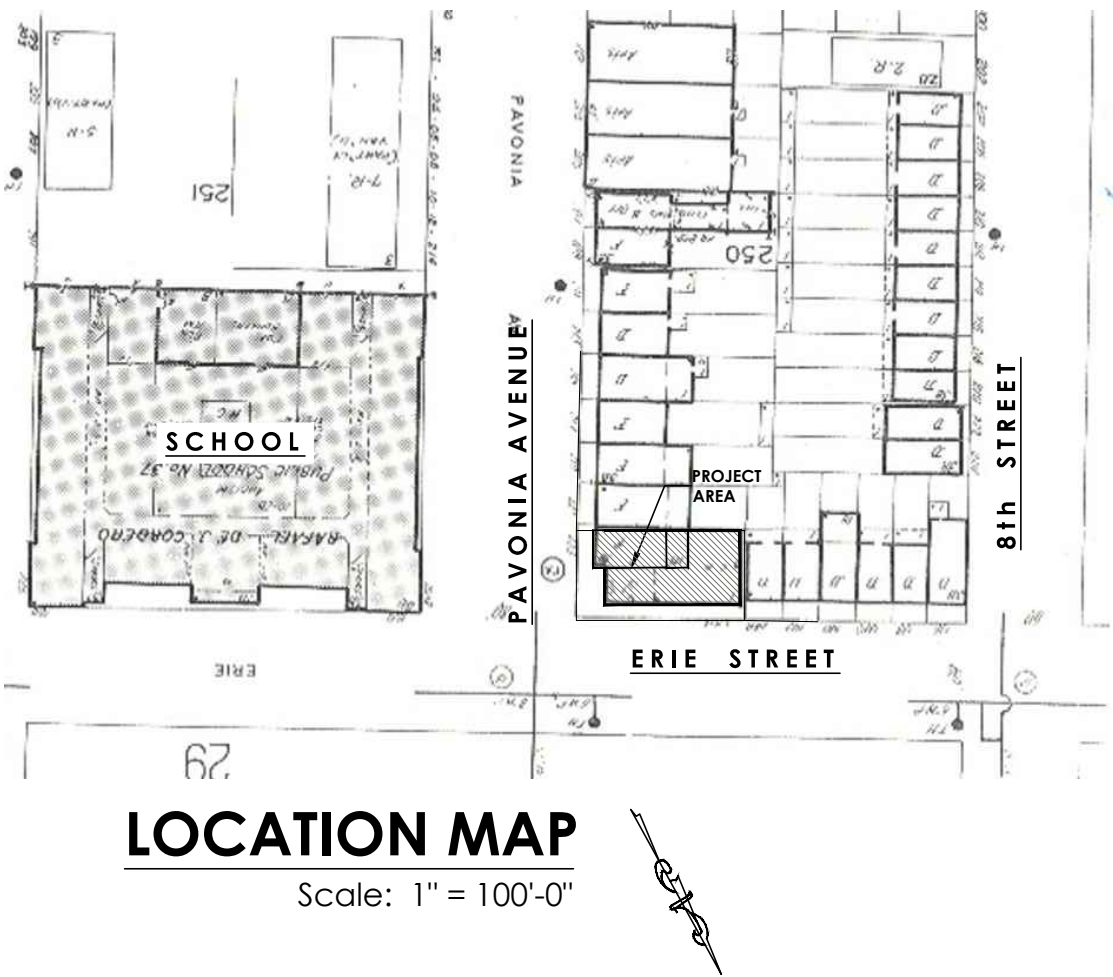


SITE WORK & EXTERIOR RESTORATION OF 223-225 PAVONIA AVENUE

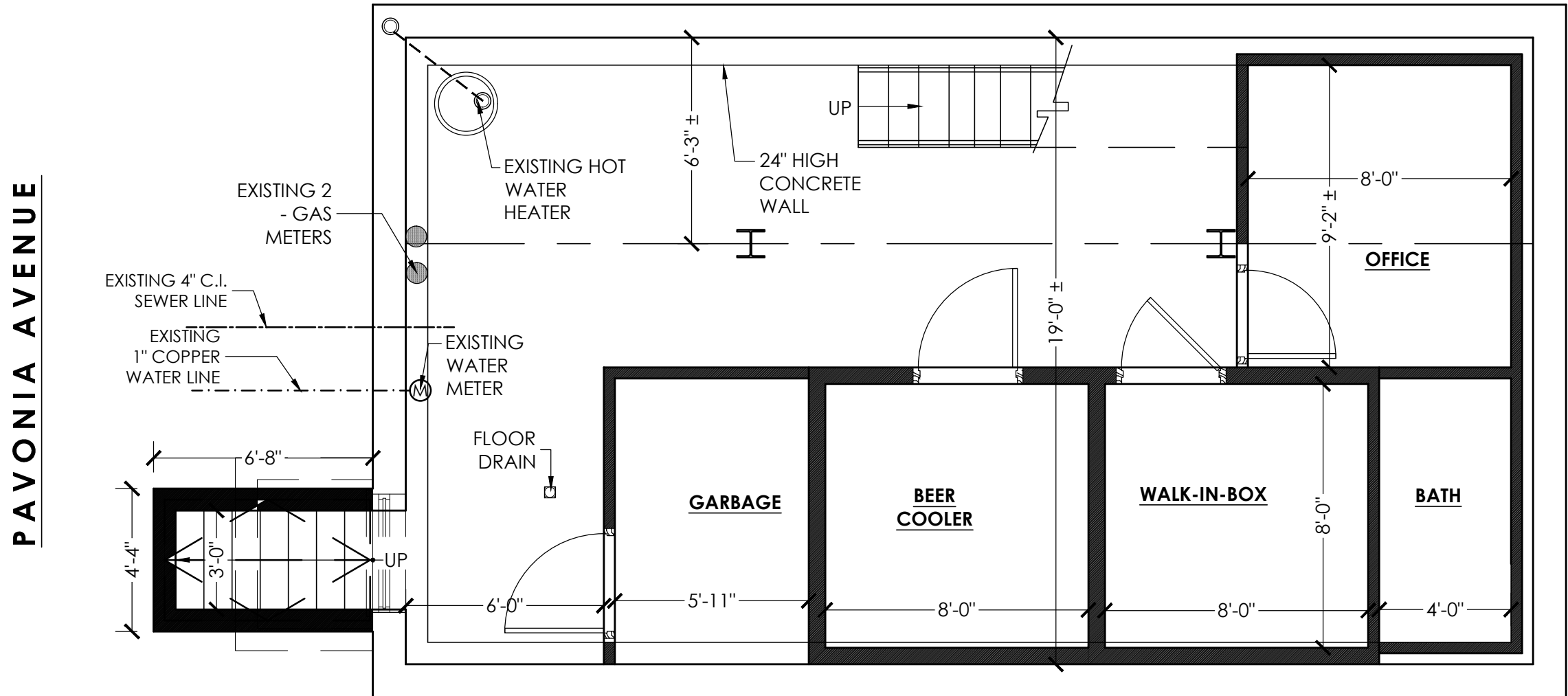
BLOCK 10105 (FKA 250) LOT 1 (FKA W) JERSEY CITY, NEW JERSEY



KEY MAP Scale: 1" = 200'-0"



LOCATION MAP Scale: 1" = 100'-0"



BASEMENT PLAN Scale: 1/4" = 1'-0"



PAVONIA AVENUE



PAVONIA AVENUE



ERIE STREET

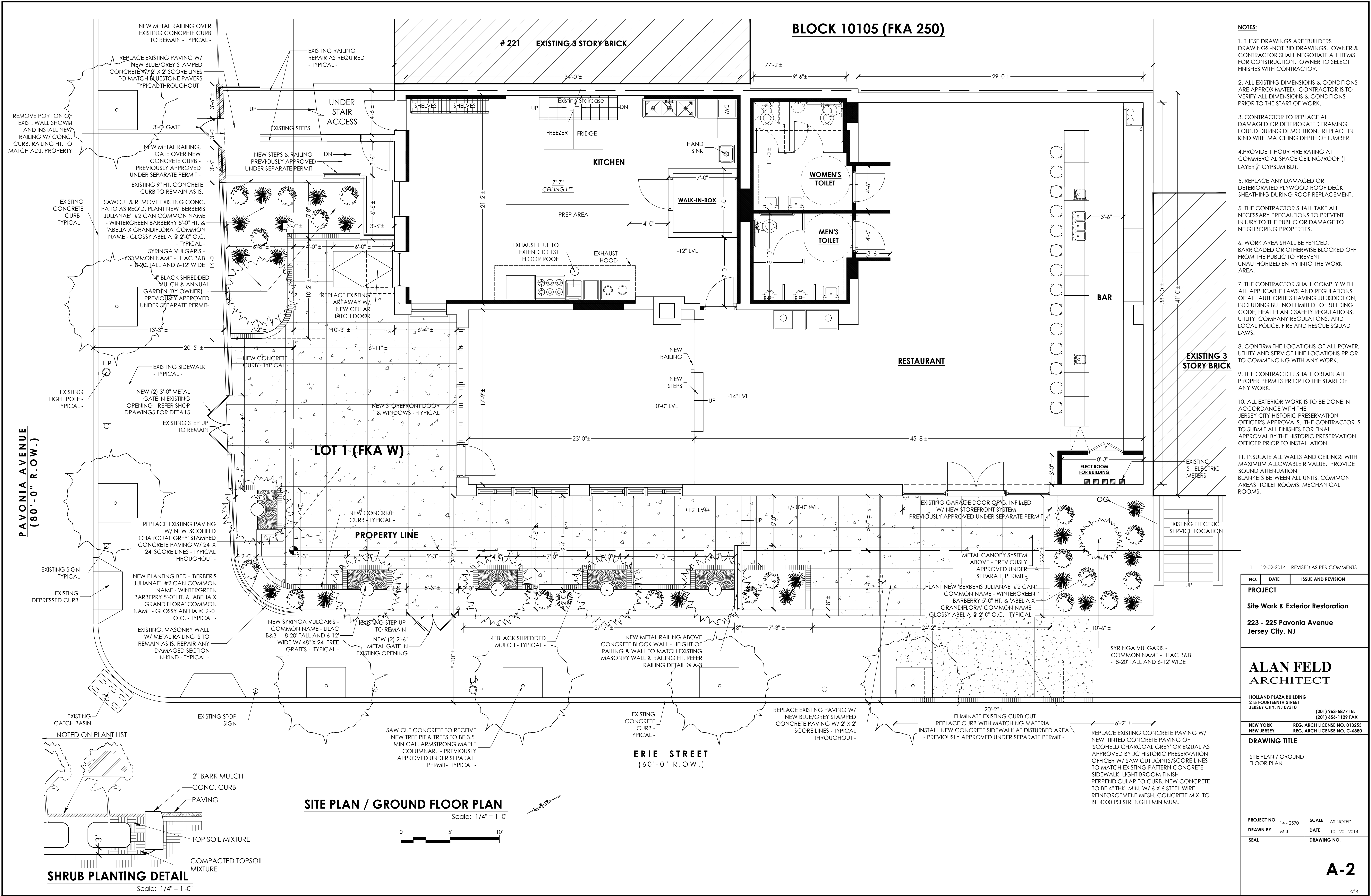


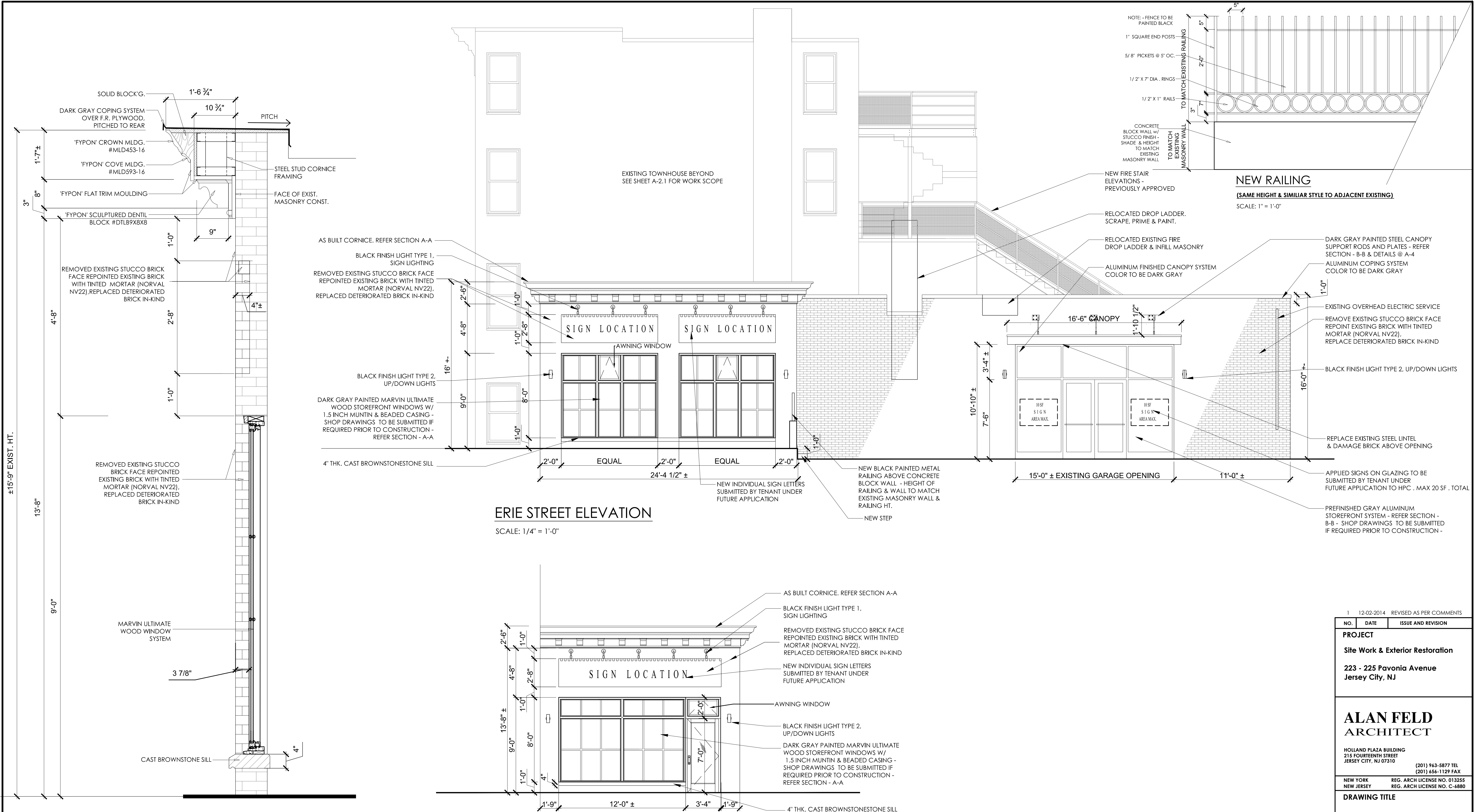
ERIE STREET

BUILDING CODE DATA TABLE INTERNATIONAL BUILDING CODE NEW JERSEY EDITION - 2009																																			
PREVIOUSLY APPROVED:- USE GROUPS: R2 - MULTI-FAMILY RESIDENTIAL M - MERCANTILE (GR. FL. RETAIL) or B - BUSINESS USE (GR. FL. BUSINESS)	CONSTRUCTION CLASSIFICATION: R-2 RESIDENTIAL LEVELS TYPE 3A (PROTECTED) 4 STORIES A-2 - ASSEMBLY - RESTAURANT TYPE 5B (UNPROTECTED)																																		
PROPOSED: USE GROUPS: R2 - MULTI-FAMILY RESIDENTIAL A2 - ASSEMBLY - (RESTAURANT)	BARRIER-FREE ACCESS: RESTAURANT TO BE FULLY ACCESSIBLE RESIDENTIAL USE NOT REQUIRED TO BE ACCESSIBLE																																		
BUILDING DATA : BUILDING HEIGHT: BASEMENT LEVEL STORAGE & MECHANICAL GROUND FLOOR - RESTAURANT 3) RESIDENTIAL STORIES ABOVE GROUND FLOOR (4) STORIES TOTAL TABLE 503 - HEIGHT & AREA LIMITATIONS : TYPE 3A - PROTECTED / USE GROUP R2 : 4 STORIES, UNLIMITED AREA TYPE 5B - UN-PROTECTED / USE GROUP A-2 1 STORY, 6,000 SF TABLE 508.3.3 REQUIRED SEPARATION OF OCCUPANCIES COMMERCIAL KITCHENS NEED NOT BE SEPARATED FROM THE RESTAURANT SEATING AREAS THEY SERVE. TYPE OF CONSTRUCTION - TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE O ANY MATERIALS PERMITTED BY THE IBC CODE TABLE 601 / 602 - FIRE RESISTANCE RATINGS <table><tr><td>STRUCTURAL FRAME</td><td>1 HOUR</td></tr><tr><td>BEARING WALLS</td><td></td></tr><tr><td>EXTERIOR</td><td>2 HOUR</td></tr><tr><td>INTERIOR</td><td>1 HOUR</td></tr><tr><td>NON-BEARING WALLS & PARTITIONS</td><td></td></tr><tr><td>EXTERIOR WALLS < 5' SEPARATION DISTANCE</td><td>0 HOUR 1 HOUR</td></tr><tr><td>FLOOR CONSTRUCTION</td><td>1 HOUR</td></tr><tr><td>ROOF CONSTRUCTION</td><td>1 HOUR</td></tr><tr><td>OTHER SEPARATION ASSEMBLIES :</td><td></td></tr><tr><td>FIRE WALLS (705.4, NOTE a.)</td><td>2 HOURS</td></tr><tr><td>EXIT ENCLOSURES (509.2)</td><td>2 HOURS</td></tr><tr><td>SHAFT ENCLOSURE (707.4)</td><td>2 HOURS</td></tr><tr><td>FIRE SEPARATION - R USE & M USE (TABLE 508.3.3)</td><td>1 HOUR</td></tr><tr><td>CORRIDORS</td><td>0.5 HOURS</td></tr><tr><td>DWELLING UNIT SEPARATION (708.1)</td><td>1 HOUR</td></tr></table> <table><tr><th>OTHER:</th><th>BUILDING DATA CHART</th></tr><tr><td>BUILDING TO HAVE SMOKE DETECTION SYSTEM EXIT ACCESS DOORWAY SEPARATION (EXISTING) EXIT ACCESS TRAVEL DISTANCE (EXISTING) NUMBER OF EXITS FOR RESIDENTIAL PER TABLE 1019.1 - MINIMUM = 2 (EXISTING INTERIOR FIRE STAIR & UPGRADED EXTERIOR FIRE ESCAPE TO STAIR SYSTEM) NUMBER OF EXITS FOR A2 USE PER TABLE 1019.1 - MINIMUM = 2</td><td>RESIDENTIAL UNITS : A. Studio Units 0 B. One Bedroom Units 2 C. Two Bedroom Units 1 TOTAL DWELLING UNITS 3</td></tr></table>		STRUCTURAL FRAME	1 HOUR	BEARING WALLS		EXTERIOR	2 HOUR	INTERIOR	1 HOUR	NON-BEARING WALLS & PARTITIONS		EXTERIOR WALLS < 5' SEPARATION DISTANCE	0 HOUR 1 HOUR	FLOOR CONSTRUCTION	1 HOUR	ROOF CONSTRUCTION	1 HOUR	OTHER SEPARATION ASSEMBLIES :		FIRE WALLS (705.4, NOTE a.)	2 HOURS	EXIT ENCLOSURES (509.2)	2 HOURS	SHAFT ENCLOSURE (707.4)	2 HOURS	FIRE SEPARATION - R USE & M USE (TABLE 508.3.3)	1 HOUR	CORRIDORS	0.5 HOURS	DWELLING UNIT SEPARATION (708.1)	1 HOUR	OTHER:	BUILDING DATA CHART	BUILDING TO HAVE SMOKE DETECTION SYSTEM EXIT ACCESS DOORWAY SEPARATION (EXISTING) EXIT ACCESS TRAVEL DISTANCE (EXISTING) NUMBER OF EXITS FOR RESIDENTIAL PER TABLE 1019.1 - MINIMUM = 2 (EXISTING INTERIOR FIRE STAIR & UPGRADED EXTERIOR FIRE ESCAPE TO STAIR SYSTEM) NUMBER OF EXITS FOR A2 USE PER TABLE 1019.1 - MINIMUM = 2	RESIDENTIAL UNITS : A. Studio Units 0 B. One Bedroom Units 2 C. Two Bedroom Units 1 TOTAL DWELLING UNITS 3
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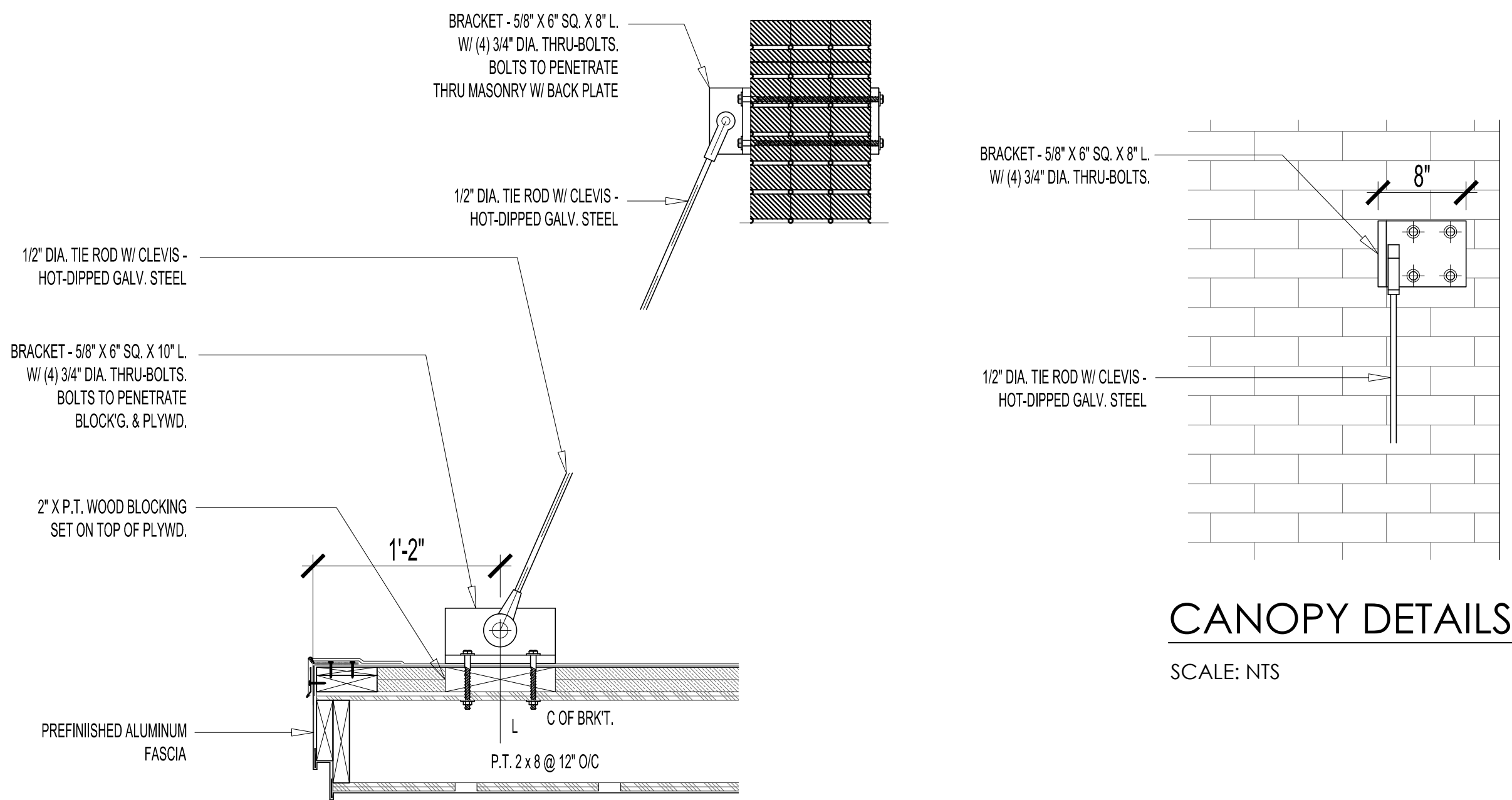
ZONING COMPARISON CHART						
ZONING DISTRICT: H - HISTORIC DISTRICT			PREVIOUSLY APPROVED BUILDING AREA (NET AREAS):			
<ul style="list-style-type: none">● LOCATION: 223-225 PAVONIA AVE.● BLOCK: 10105 (FKA 250) LOT: 1 (FKA W)● LOT AREA: 4,098 S.F. <p>EXISTING USE = EXISTING 2 FAMILY TOWNHOUSE WITH 1 COMMERCIAL</p> <p>PREVIOUSLY APPROVED PROPOSED USE = PROPOSED 3 FAMILY TOWNHOUSE WITH 2 COMMERCIAL SPACES</p> <p>TOTAL COMMERCIAL SPACE AREA HAS DECREASED FROM EXISTING</p> <p>PROPOSED USE = 2ND, 3RD & 4TH FLOOR - PROPOSED 3 FAMILY TOWNHOUSE</p> <p>GROUND FLOOR - ASSEMBLY - CATEGORY TWO RESTAURANT</p>			<ul style="list-style-type: none">● GROUND FLOOR: RETAIL #1 571 SF ± RETAIL #2 1,485 SF ± DUPLEX RESIDENTIAL UNIT - LOWER LEVEL 616 SF ±● 2ND FLOOR DUPLEX RESIDENTIAL UNIT - UPPER LEVEL 830 SF ±● 3RD FLOOR RESIDENTIAL UNIT 632 SF ±● 4TH FLOOR RESIDENTIAL UNIT 632 SF ±● TOTAL NET AREAS: 4,766 NET AREA SF ±● TOTAL GROSS AREA: 5,834 GROSS BUILDING AREA			
			PROPOSED BUILDING AREA (NET AREAS):			
			<ul style="list-style-type: none">● GROUND FLOOR: CATEGORY TWO RESTAURANT 2802 SF ±● 2ND FLOOR RESIDENTIAL UNIT 830 SF ±● 3RD FLOOR RESIDENTIAL UNIT 632 SF ±● 4TH FLOOR RESIDENTIAL UNIT 632 SF ±● TOTAL NET AREAS: 4,896 NET AREA SF ±● TOTAL GROSS AREA: 5,834 GROSS BUILDING AREA			
STANDARDS - HISTORIC DISTRICT (HAMILTON PARK)						
		EXISTING	PLAN STANDARDS	PREVIOUSLY APPROVED	PROPOSED	VARIATIONS REQ.
1	USE:	2 FAMILY TOWNHOUSE & 1 COMMERCIAL SPACE	TOWNHOUSE	3 FAMILY TOWNHOUSE & 2 COMMERCIAL SPACES REDUCED IN OVERALL SIZE	3 FAMILY TOWNHOUSE (NO CHANGE) & A2 - ASSEMBLY - CATEGORY TWO RESTAURANT	YES
2	BUILDING HEIGHT (MAX):	ONE STORY COMMERCIAL FOUR STORY TOWNHOUSE	4 STORIES 40 FEET	NO CHANGE	NO CHANGE	NO
3	LOT AREA (MIN):	4,098 S.F.	1,800 S.F.	4,098 S.F.	4,098 S.F. (NO CHANGE)	NO
4	LOT WIDTH (MIN):	46'-10" +-	18'	46'-10" +-	46'-10" +- (NO CHANGE)	NO
5	LOT DEPTH (MIN):	87'-6" +-	100'	87'-6" +-	87'-6" +- (NO CHANGE)	EXIST NON-CONFORMING
6	LOT AREA (MIN):	4,098 S.F.	1,800 S.F.	4,098 S.F.	4,098 S.F. (NO CHANGE)	NO
7	SETBACKS:					
	SIDEYARD	5'-8" (EXISTING)	0'	5'-8" (EXISTING)	5'-8" (EXISTING) (NO CHANGE)	EXIST NON-CONFORMING
	FRONTYARD REARYARD	16'-7" & 10'-5" (EXISTING) 0' (EXISTING)	MEET EXISTING, MAX 10' MIN 30'	16'-7" & 10'-5" (EXISTING) 0' (EXISTING)	16'-7" & 10'-5" (EXISTING) (NO CHANGE) 0' (EXISTING) (NO CHANGE)	EXIST NON-CONFORMING
8	DENSITY:F.A.R.	2 UNITS EXISTING	75 UNITS PER ACRE (7 UNITS PER)	3 UNITS PROVIDED	3 UNITS PROVIDED (NO CHANGE)	NO
9	LOT COVERAGE (MAX):	100% (EXISTING)	80%	94% (PROPOSED)	94% (PROPOSED) (NO CHANGE)	EXIST NON-CONFORMING
10	PRINCIPAL BUILDING COVERAGE:	76.5% (EXISTING)	60%	76.5% (EXISTING)	76.5% (EXISTING) (NO CHANGE)	EXIST NON-CONFORMING
11	OFF STREET PARKING :	0 PARKING SPACES	NOT PERMITTED	0 PARKING SPACES	0 PARKING SPACES (NO CHANGE)	NO
12	SIGNAGE :			MEETS REQUIREMENTS, FINAL DESIGN TO BE SUBMITTED UNDER SEPARATE APPLICATION	MEETS REQUIREMENTS, FINAL DESIGN TO BE SUBMITTED UNDER SEPARATE APPLICATION	NO

1 12-02-2014 REVISED AS PER COMMENTS		
NO.	DATE	ISSUE AND REVISION
PROJECT		
Site Work & Exterior Restoration		
223 - 225 Pavonia Avenue Jersey City, NJ		
ALAN FELD ARCHITECT		
HOLLAND PLAZA BUILDING 215 FOURTEENTH STREET JERSEY CITY, NJ 07310 (201) 963-5877 TEL (201) 656-1129 FAX		
NEW YORK NEW JERSEY		REG. ARCH LICENSE NO. 013255 REG. ARCH LICENSE NO. C-6880
DRAWING TITLE		
MAPS		
ZONING DATA		
PHOTOGRAPHS		
PROJECT NO.	14 - 2569	SCALE AS NOTED
DRAWN BY	M B	DATE 10 - 16 - 2014
SEAL	DRAWING NO.	
		A-1

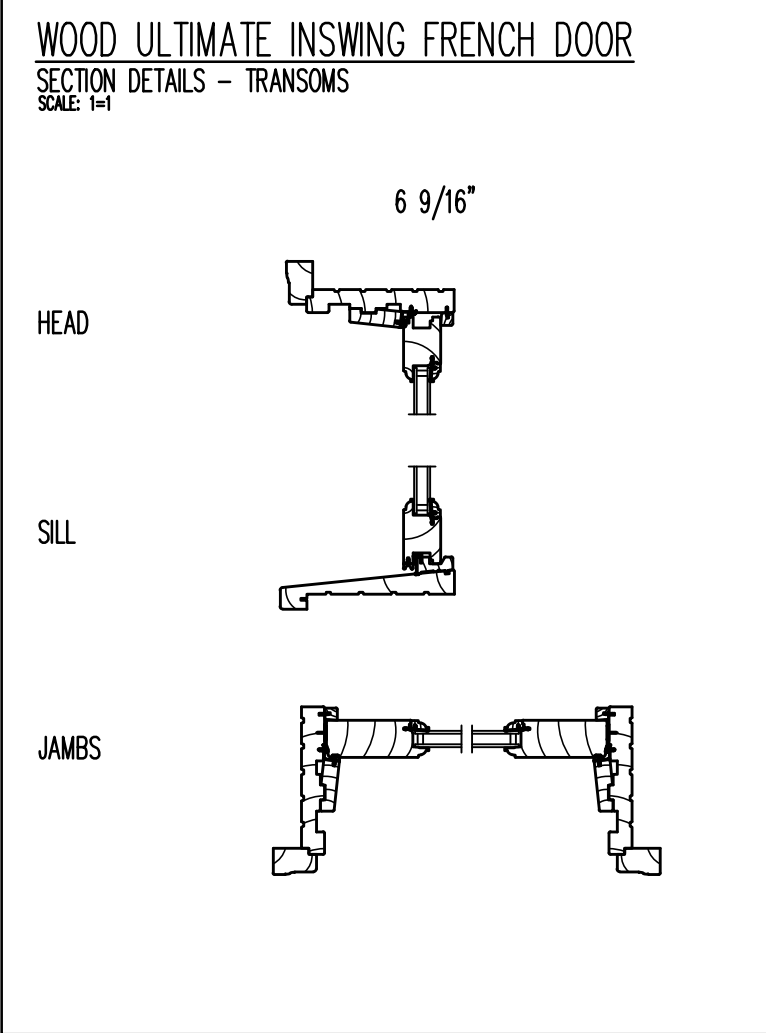
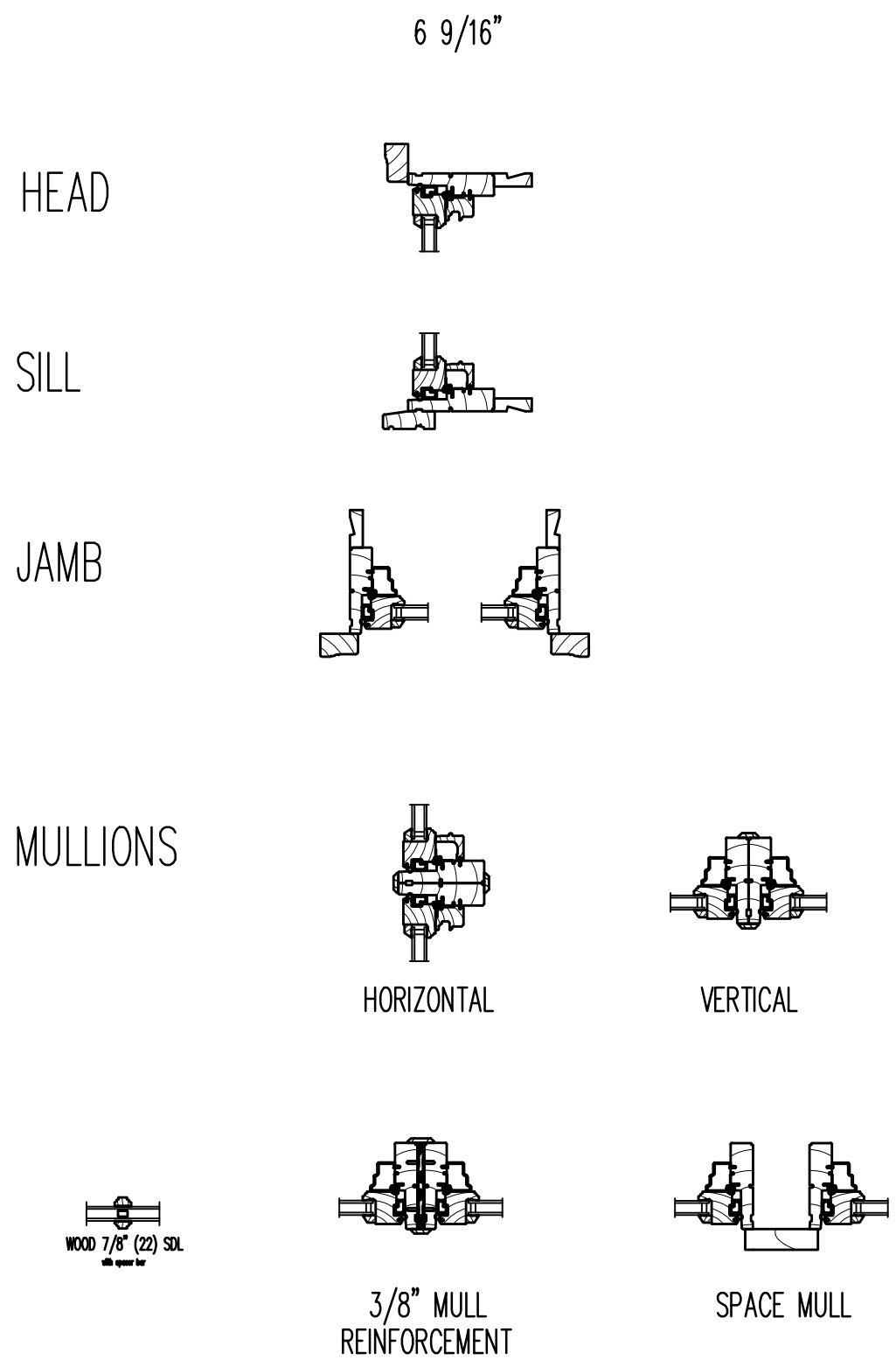




12-02-2014 REVISED AS PER COMMENTS		
NO.	DATE	ISSUE AND REVISION
PROJECT		
Site Work & Exterior Restoration		
223 - 225 Pavonia Avenue Jersey City, NJ		
ALAN FELD ARCHITECT		
HOLLAND PLAZA BUILDING 215 FOURTEENTH STREET JERSEY CITY, NJ 07310 (201) 963-5877 TEL (201) 656-1129 FAX		
NEW YORK NEW JERSEY		REG. ARCH LICENSE NO. 013255 REG. ARCH LICENSE NO. C-6880
DRAWING TITLE		
ELEVATIONS		
SECTION A-A		
RAILING DETAIL		
PROJECT NO. 14 - 2570		SCALE AS NOTED
DRAWN BY M B	DATE 10 - 20 - 2014	
SEAL	DRAWING NO.	
		A-3



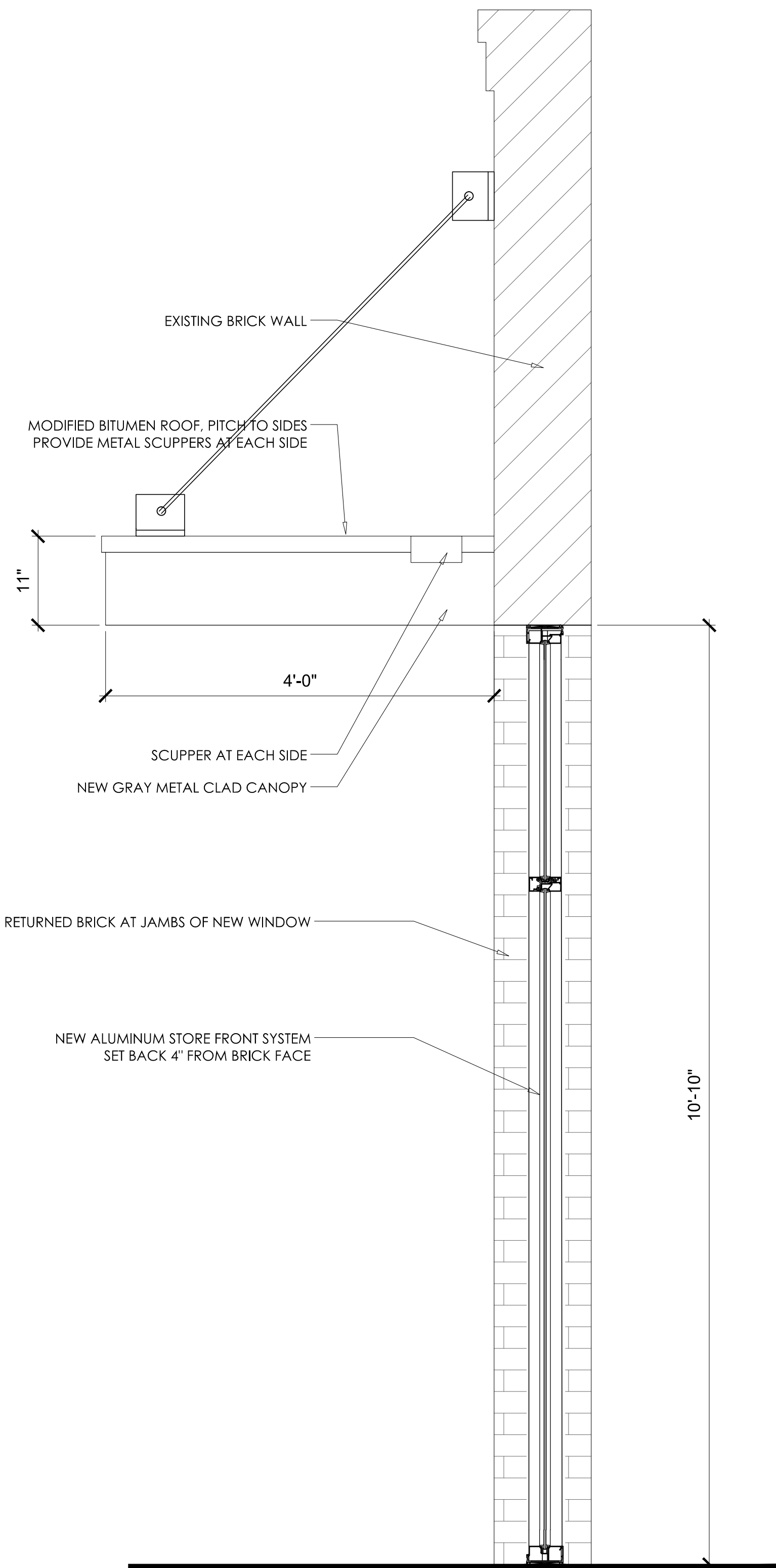
WOOD ULTIMATE CASEMENT PICTURE
SECTION DETAILS - STATIONARY
SCALE: 1=1



NEW WOOD WINDOW & ENTRY
DOOR DETAILS FOR GROUND
FLOOR COMMERCIAL -
RESTAURANT

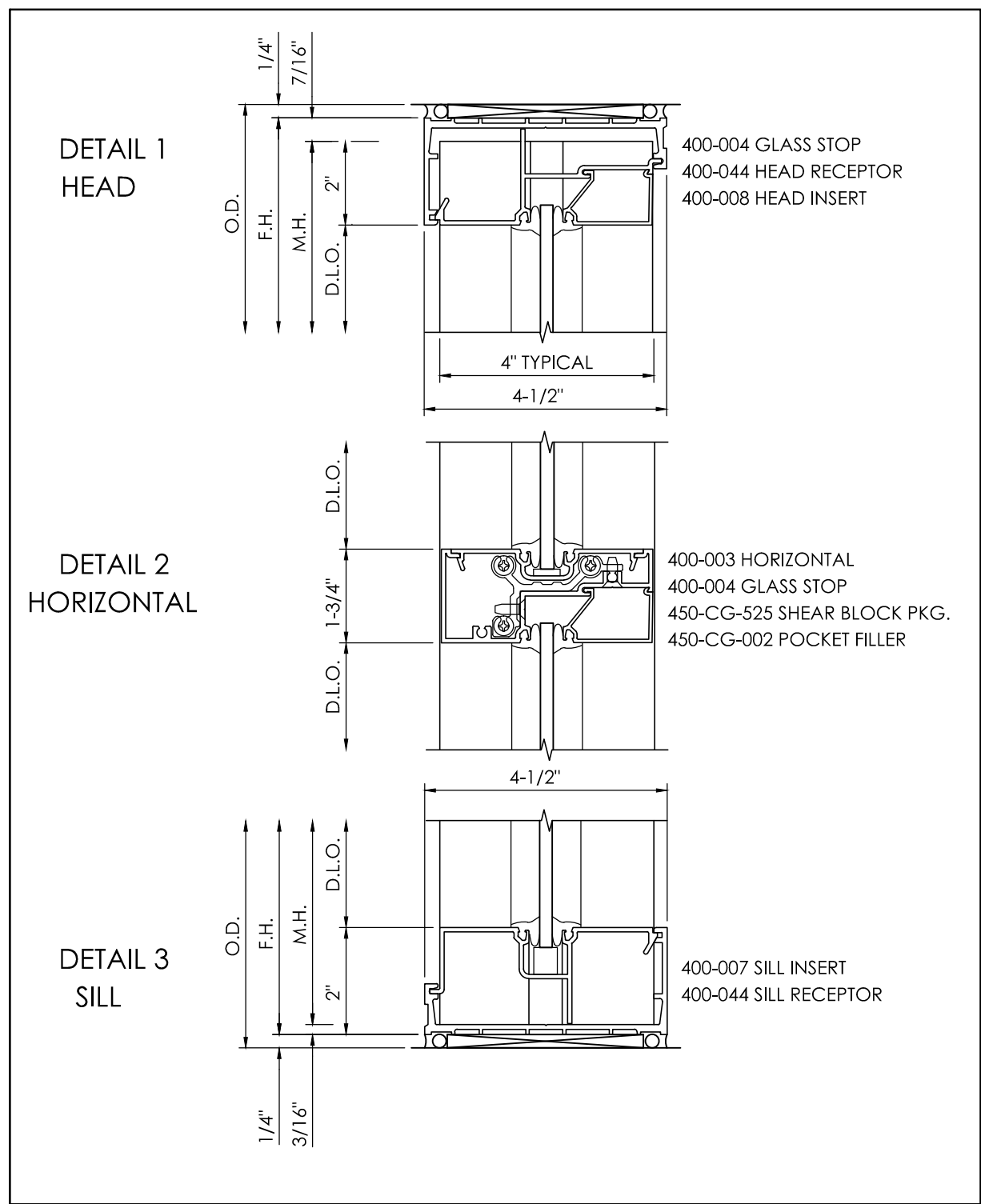
MARVIN OR ARCHITECT APPROVED EQUAL

1. Windows to be painted wood.
2. Windows to have simulated divided lites (see details).



WALL SECTION 'B-B' @ ALUMINUM STOREFRONT
WINDOW AT BRICK STOREFRONT INFILL

SCALE: 1" = 1'-0"



NEW ALUMINUM STOREFRONT
DETAILS FOR REAR GROUND
FLOOR COMMERCIAL -
RESTAURANT

KAWNEER OR ARCHITECT APPROVED EQUAL

1. Windows/door to be prefinished aluminum.

1 12-02-2014 REVISED AS PER COMMENTS		
NO.	DATE	ISSUE AND REVISION
PROJECT		
Site Work & Exterior Restoration		
223 - 225 Pavonia Avenue Jersey City, NJ		
ALAN FELD ARCHITECT		
HOLLAND PLAZA BUILDING 215 FOURTEENTH STREET JERSEY CITY, NJ 07310 (201) 963-5877 TEL (201) 656-1129 FAX		
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DRAWING TITLE		
ELEVATIONS		
SECTION B-B		
DETAILS		
PROJECT NO. 14 - 2570		SCALE AS NOTED
DRAWN BY M B		DATE 10 - 20 - 2014
SEAL		DRAWING NO.
		A-4