

# NEW 7 STORY RESIDENTIAL BUILDING WITH MEZZANINE & 59 RESIDENTIAL UNITS

## 387 8TH STREET

BLOCK 9802 ; LOTS 2,35,36, JERSEY CITY  
HUDSON COUNTY, NEW JERSEY 07302

THE APPLICANT WILL ADDRESS AND/OR COMPLY WITH THE COMMENTS OF THE JERSEY CITY REVIEW AGENTS

ZONING TABULATIONS		ZONE NC (LOTS 35 & 36)		VAR. REQ'D.
NEIGHBORHOOD COMMERCIAL DISTRICT				
	ORDINANCE	PROPOSED		
345-45 B(4)	PERMITTED USE	RESIDENTIAL ABOVE GROUND FLOOR	54 RESIDENTIAL UNITS ABOVE PARKING	NO
345-45 D(2)	LOT AREA (MIN)	2,500 S.F.	15,000 SF	NO
345-45 D(3)	LOT WIDTH (MIN)	25'-0"	150' ON 8TH	NO
345-45 D(4)	LOT DEPTH (MIN)	100'-0"	100'-0"	NO
345-45 D(5)	FRONT YARD SETBACK	NONE	1ST-6TH FLOORS, 0'-0" ON 8TH 1ST-6TH FLOORS, 0'-0" ON DIVISION 7TH FLOOR, 23'-0" ON 8TH 7TH FLOOR, 20'-0" ON DIVISION	NO
345-45 D(6)	SIDE YARD SETBACK MIN.	NONE	12'-6" SETBACK ON EASTERN SIDE AT THE 6TH & 7TH FLOORS	NO
345-45 D(7)	REAR YARD SETBACK MIN.	15'-0"	FIRST FLOOR 2ND TO 6TH FLOOR @ NORTH END 2ND TO 6TH FLOOR @ SOUTH END FROM BALCONY 2ND TO 6TH FLOOR @ SOUTH END FROM PRINCIPAL BLDG. 7TH FLOOR @ SOUTH END FROM PRINCIPAL BLDG.	0'-0" 0'-0" 10'-0" 15'-0" 30'-0"
345-45 D(8)	BUILDING HEIGHT (MIN)	3 STORIES	7 STORIES, 76'-0"	NO
345-45 D(4)	BUILDING HEIGHT (MAX.)	5 STORIES	7 STORIES, 76'-0"	YES
345-45 D(4-E)	MIN. FLOOR TO CEILING HGT.	9'-0" FLR. TO CL.	9'-6"	NO
345-45 D(4-E)	MAX. FLOOR TO CEILING HGT.	12'-0" FLR. TO CL.	RESIDENTIAL FLOOR LOWER PARKING LVL.	9'-8" 12'-0"
345-45 E(1)	OFF STREET PARKING (MIN)	SEE NOTE A	60	NO

NOTE A - PARKING CALCULATION:  
DWELLING UNITS SHALL PROVIDE ON SITE, MIN. OF 1.0 SPACES PER UNIT = 54 SPACES  
54 SPACES REQUIRED - 60 SPACES PROVIDED  
2 ADA SPACES REQUIRED - 2 ADA SPACES PROVIDED

NOTE B - BICYCLE STORAGE IS PROVIDED FOR 30 BIKES (INDOOR) FOR THE RESIDENTIAL COMPONENT

**UNIT BREAKDOWN**  
1 BED = 2  
1 BED + DEN = 13  
2 BED = 36  
2 BED + DEN = 1  
3 BED = 5  
TOTAL = 54

BUILDING AREA = 15,000 SF  
1ST FLOOR, FOOTPRINT = 15,000 SF, LOT COVERAGE = 100%  
2ND THRU 5TH FLOOR, FOOTPRINT = 13,224 SF, LOT COVERAGE = 88.2%

6TH FLOOR, FOOTPRINT = 12,555 SF, LOT COVERAGE = 83.7%  
7TH FLOOR, FOOTPRINT = 4,912 SF, LOT COVERAGE = 32.8%

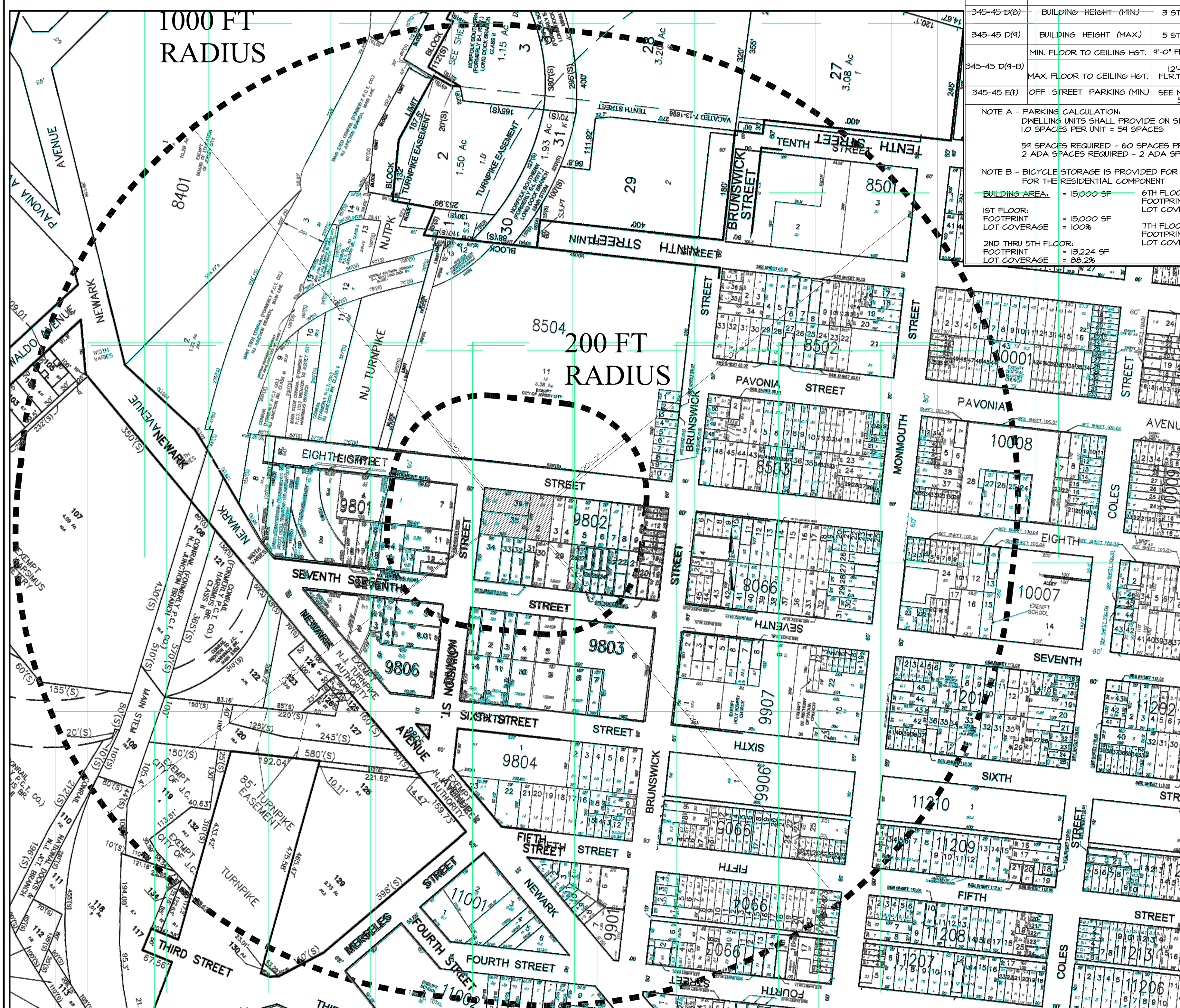
ZONING TABULATIONS		ZONE R-1 (LOT 2)		VAR. REQ'D.
ONE AND TWO FAMILY HOUSING DISTRICT				
	ORDINANCE	PROPOSED		
345-40.1 B(2)	PERMITTED USE	1 & 2 FAMILY RESIDENTIAL	54 RESIDENTIAL UNITS ABOVE PARKING	NO
345-40.1 E(1)	LOT AREA (MIN)	2,500 S.F.	15,000 SF	NO
345-40.1 E(2)	LOT WIDTH (MIN)	25 FT.	150' ON 8TH	NO
345-40.1 E(3)	LOT DEPTH (MIN)	100 FT	100'-0"	NO
345-40.1 E(4)	FRONT YARD SETBACK	NONE (PREDOMINANT SHALL APPLY)	1ST-6TH FLOORS, 0'-0" ON 8TH 1ST-6TH FLOORS, 0'-0" ON DIVISION 7TH FLOOR, 23'-0" ON 8TH 7TH FLOOR, 20'-0" ON DIVISION	NO
345-40.1 E(5)	SIDE YARD SETBACK MIN.	MIN 2 FT (ONE/5 FT) BOTH OF ADJACENT DWELLING IS DETACHED WITH SIDE YARD	PREDOMINANTLY 0'-0"	NO
345-40.1 E(6)	REAR YARD SETBACK MIN.	20 FT (MIN)	FIRST FLOOR 2ND TO 6TH FLOOR @ NORTH END 2ND TO 6TH FLOOR @ SOUTH END FROM BALCONY 2ND TO 6TH FLOOR @ SOUTH END FROM PRINCIPAL BLDG. 7TH FLOOR @ SOUTH END FROM PRINCIPAL BLDG.	0'-0" 0'-0" 10'-0" 15'-0" 30'-0"
345-40.1 E(7)	BUILDING HEIGHT (MAX.)	2.5 STORIES & 35 FEET	7 STORIES, 76'-0"	YES
345-40.1 E(8)	MAX. BUILDING COVERAGE	60%	100%	YES
345-40.1 E(9)	MAX. LOT COVERAGE	85%	100%	YES
345-10 C	OFF STREET PARKING (MIN)	SEE NOTE A	60	NO

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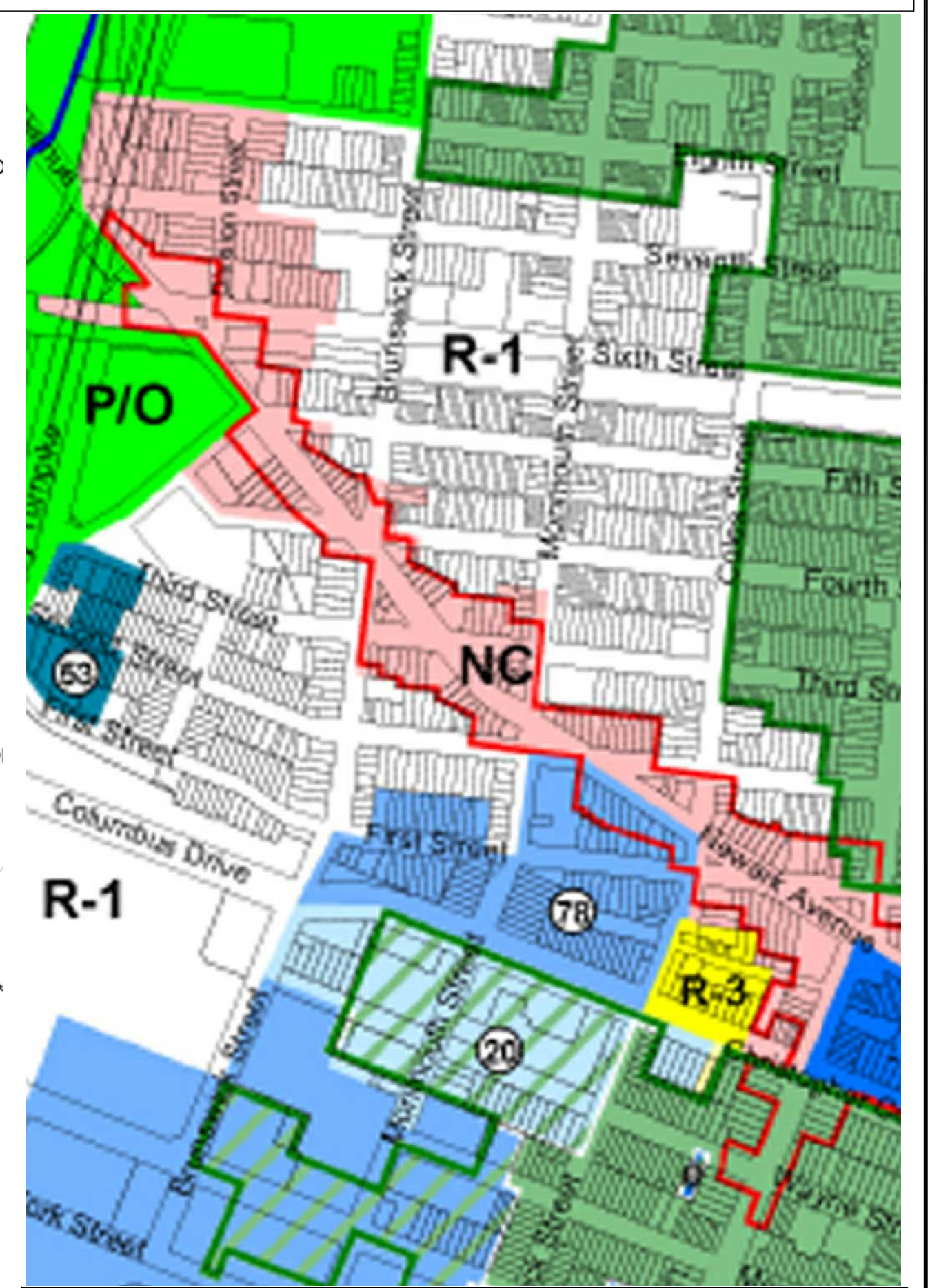
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6TH FLOOR, FOOTPRINT = 12,555 SF, LOT COVERAGE = 83.7%  
7TH FLOOR, FOOTPRINT = 4,912 SF, LOT COVERAGE = 32.8%



- ZONING DISTRICTS**
- R-1 ONE AND TWO FAMILY HOUSING
  - R-1A ONE AND TWO FAMILY HOUSING
  - R-1F ONE AND TWO FAMILY HOUSING
  - R-2 MULTI-FAMILY ATTACHED HOUSING (4 STC)
  - R-3 MULTI-FAMILY MID-RISE
  - R-4 MULTI-FAMILY HIGH-RISE
  - H HISTORIC DISTRICTS
  - OR OFFICE/RESIDENTIAL
  - NC NEIGHBORHOOD COMMERCIAL
  - C/A COMMERCIAL/AUTOMOTIVE
  - HC HIGHWAY COMMERCIAL
  - CBD CENTRAL BUSINESS DISTRICT
  - U UNIVERSITY
  - M MEDICAL
  - G GOVERNMENT
  - I INDUSTRIAL
  - PI PORT INDUSTRIAL
  - WPD WATERFRONT PLANNED DEVELOPMENT
  - DT DESTINATION TOURISM
  - C CEMETERY
  - P/O PARKS/OPEN SPACE
  - NMC NEW JERSEY MEADOWLANDS COMMISSION
- REDEVELOPMENT PLAN AREAS**
- see top right panel for full listing.
- OVERLAY DISTRICTS**
- HISTORIC DISTRICTS
  - RESTAURANT OVERLAY ZONE
  - PALISADE PRESERVATION OVERLAY
  - MARION WORKS OFFICE/RESIDENTIAL
  - SUBDISTRICT A
  - SUBDISTRICT B

- LIST OF GREEN AMENITIES TO BE PROVIDED:**
- CERTIFIED EXTENSIVE GREEN ROOF
  - RAINWATER DETENTION TANK
  - SPRAY FOAM CLOSED CELL INSULATION
  - ENERGY STAR RATED WINDOWS
  - LED LIGHTING
  - WATER REDUCING PLUMBING FIXTURES
  - ENERGY STAR RATED APPLIANCES
  - BICYCLE STORAGE
  - PROVISION FOR ELECTRIC CAR CHARGING STATIONS

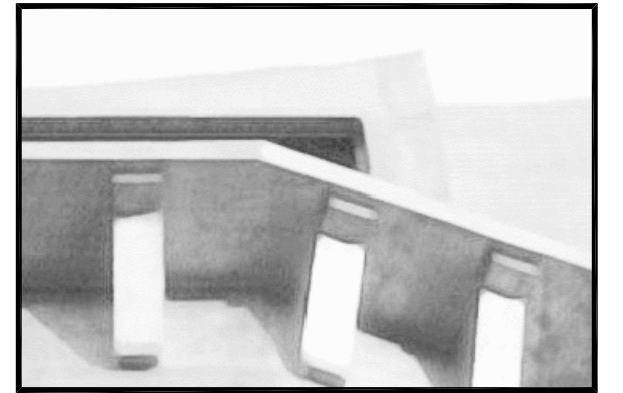


**JERSEY CITY PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ZONING BOARD APPROVAL



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#	Date	Issue
-	03/07/16	Zoning Submittal
-	03/02/16	HPNA Revision
-	02/18/16	GEN. REVISIONS
-	02/10/16	Neighborhood Mtg
-	01/14/16	Zoning Submittal
-	12/07/15	Zoning Review
-	10/22/15	Zoning Review

Applicant  
RAFA REALTY, LLC

Address  
387 8th STREET,  
JERSEY CITY, NEW JERSEY 07302

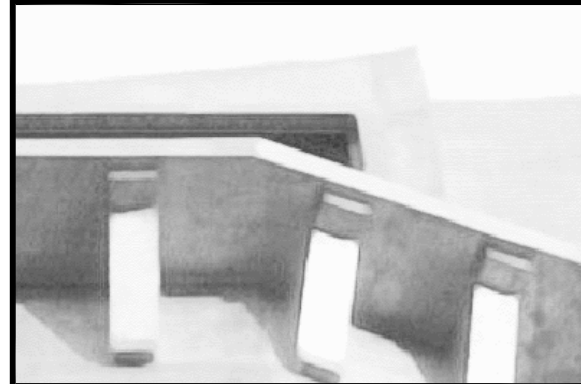
Project Description  
NEW 7 STORY RESIDENTIAL  
BUILDING OVER GARAGE  
WITH MEZZANINE,  
59 RESIDENTIAL UNITS

Project Number: 15-1273  
Drawn by : SS, MJS  
Checked by : FJM, ACV  
Scale : As Noted

Sheet Title  
TITLE SHEET:  
-KEY PLAN  
-VICINITY MAP  
-BLOCK PATERSON  
AVENUE ELEVATION  
DIAGRAM  
-ZONING TABULATION  
CHART

Z-1

ZONING MAP SHOWING THE 1000' RADIUS AND THE 200' RADIUS  
SCALE = 1/128" = 1'-0"



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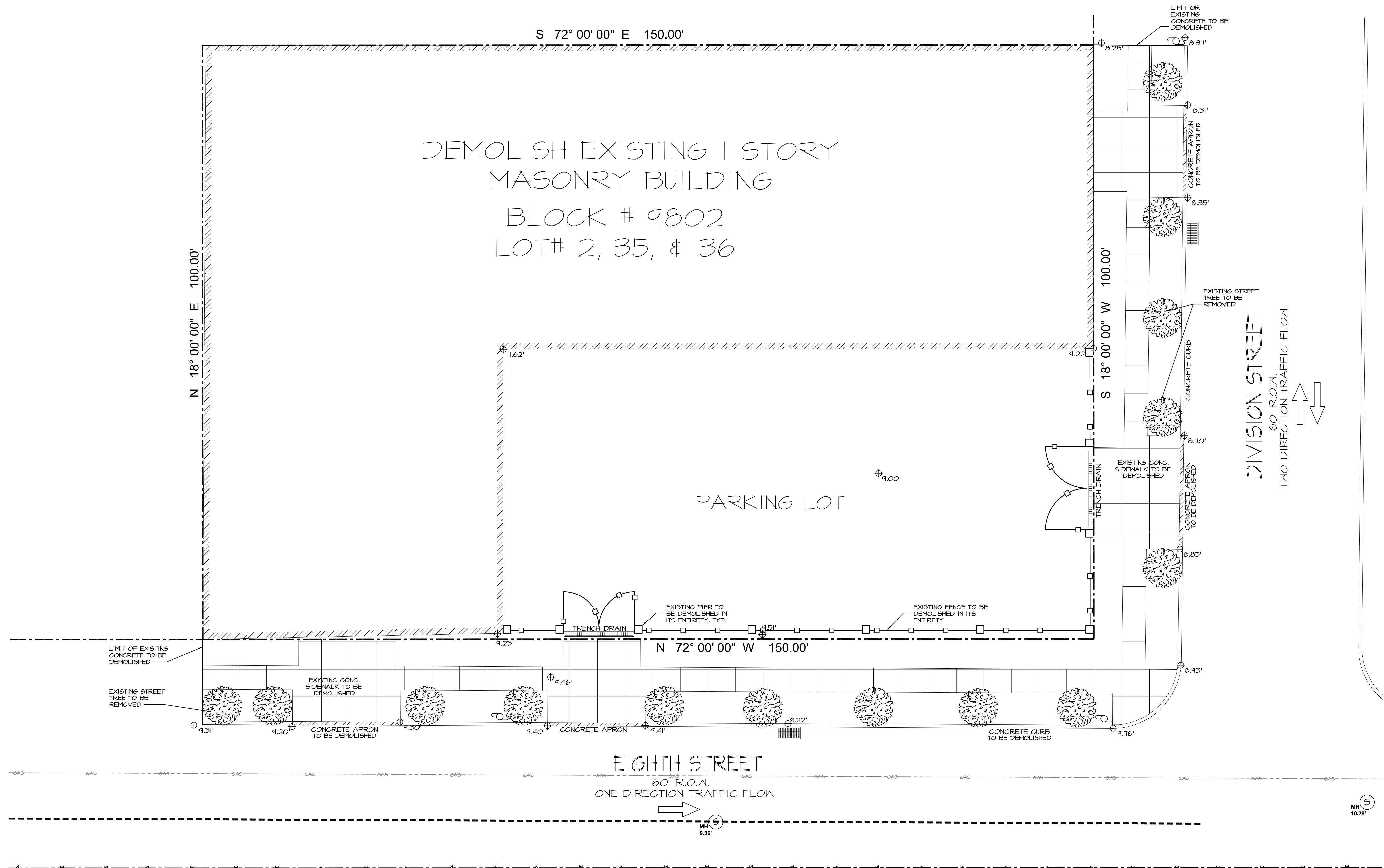
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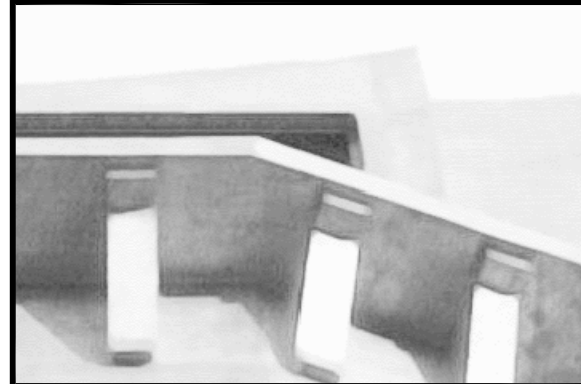
Sheet Title  
EXISTING SITE PLAN

Z-2.1



1 EXISTING SITE PLAN  
SCALE 1/8" = 1'-0"





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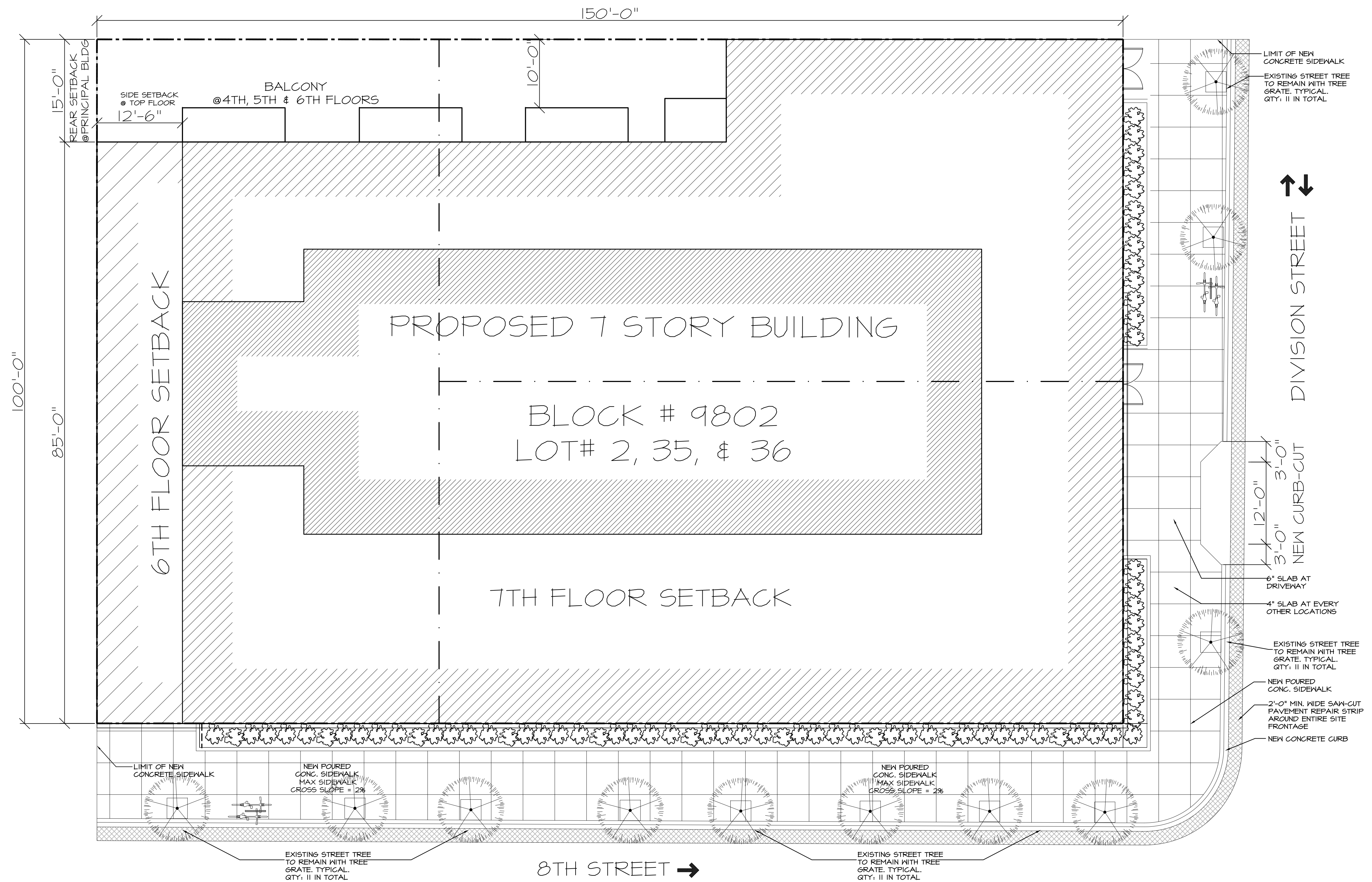
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Sheet Title  
PROPOSED SITE IMPACT  
PLAN

Z-2.2

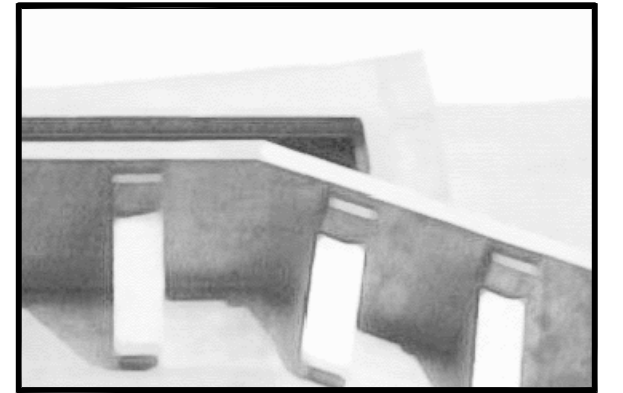


1 PROPOSED SITE IMPACT PLAN  
SCALE 1/8" = 1'-0"









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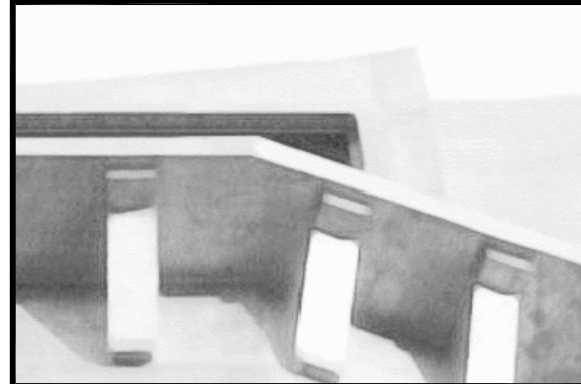
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Sheet Title  
 SECOND FLOOR PLAN

**1 SECOND FLOOR PLAN**  
 SCALE 3/16" = 1'-0"





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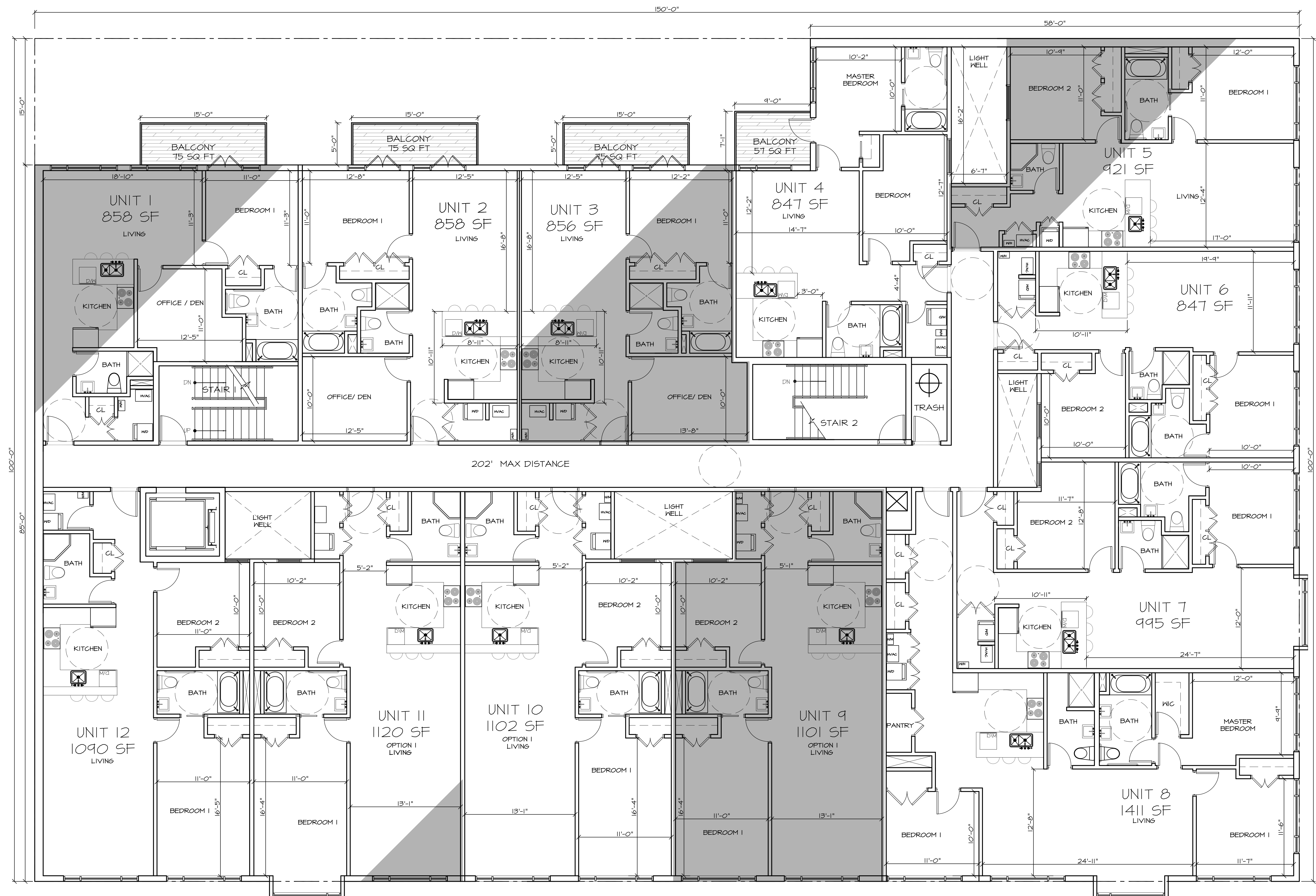
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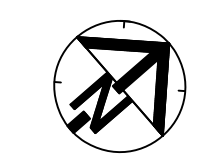
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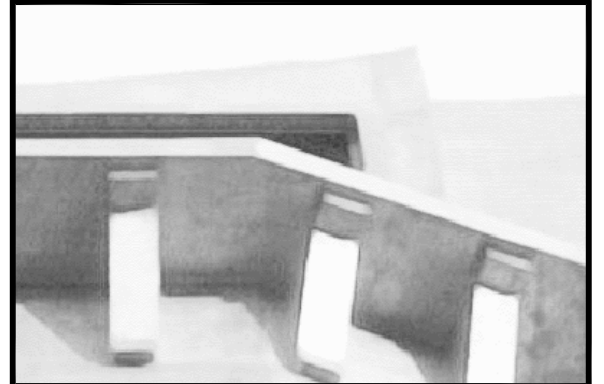
Sheet Title  
THIRD FLOOR PLAN

Z-6



1 THIRD FLOOR PLAN  
SCALE 3/16" = 1'-0"





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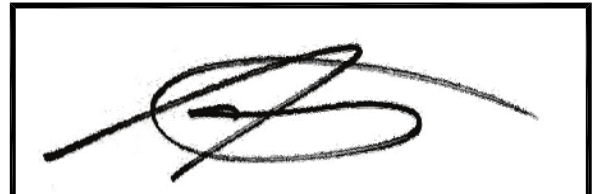
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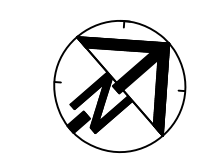
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Sheet Title  
FOURTH FLOOR PLAN

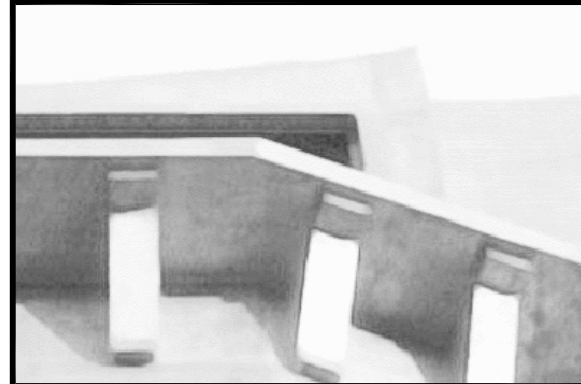
Z-7



FOURTH FLOOR PLAN  
SCALE 3/16" = 1'-0"







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Sheet Title  
FIFTH FLOOR PLAN

Z-8

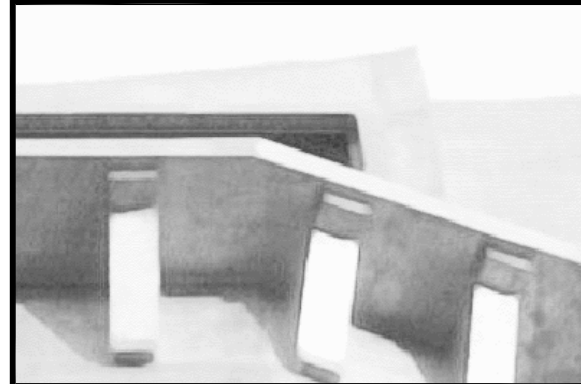


202' MAX DISTANCE

FIFTH FLOOR PLAN

SCALE 3/16" = 1'-0"





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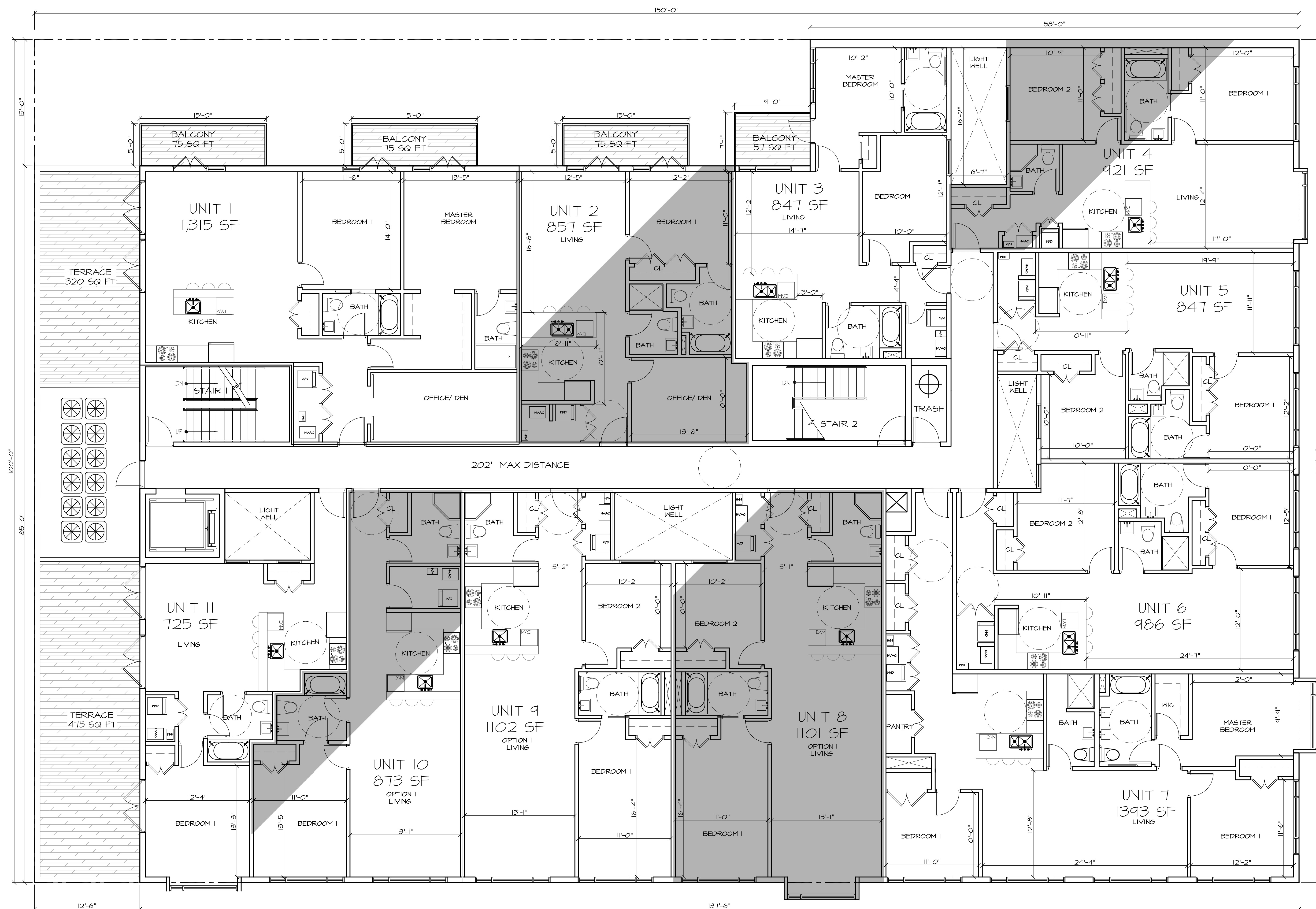
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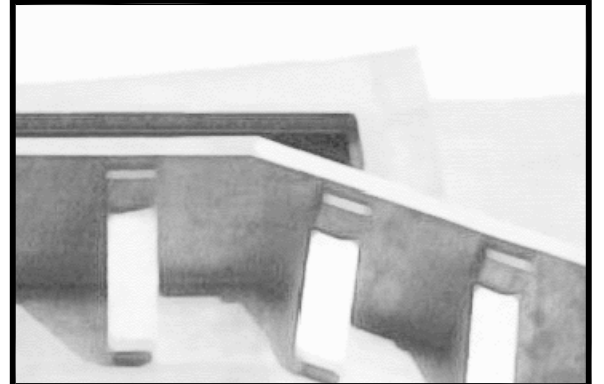
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SIXTH FLOOR PLAN



SIXTH FLOOR PLAN

SCALE 3/16" = 1'-0"





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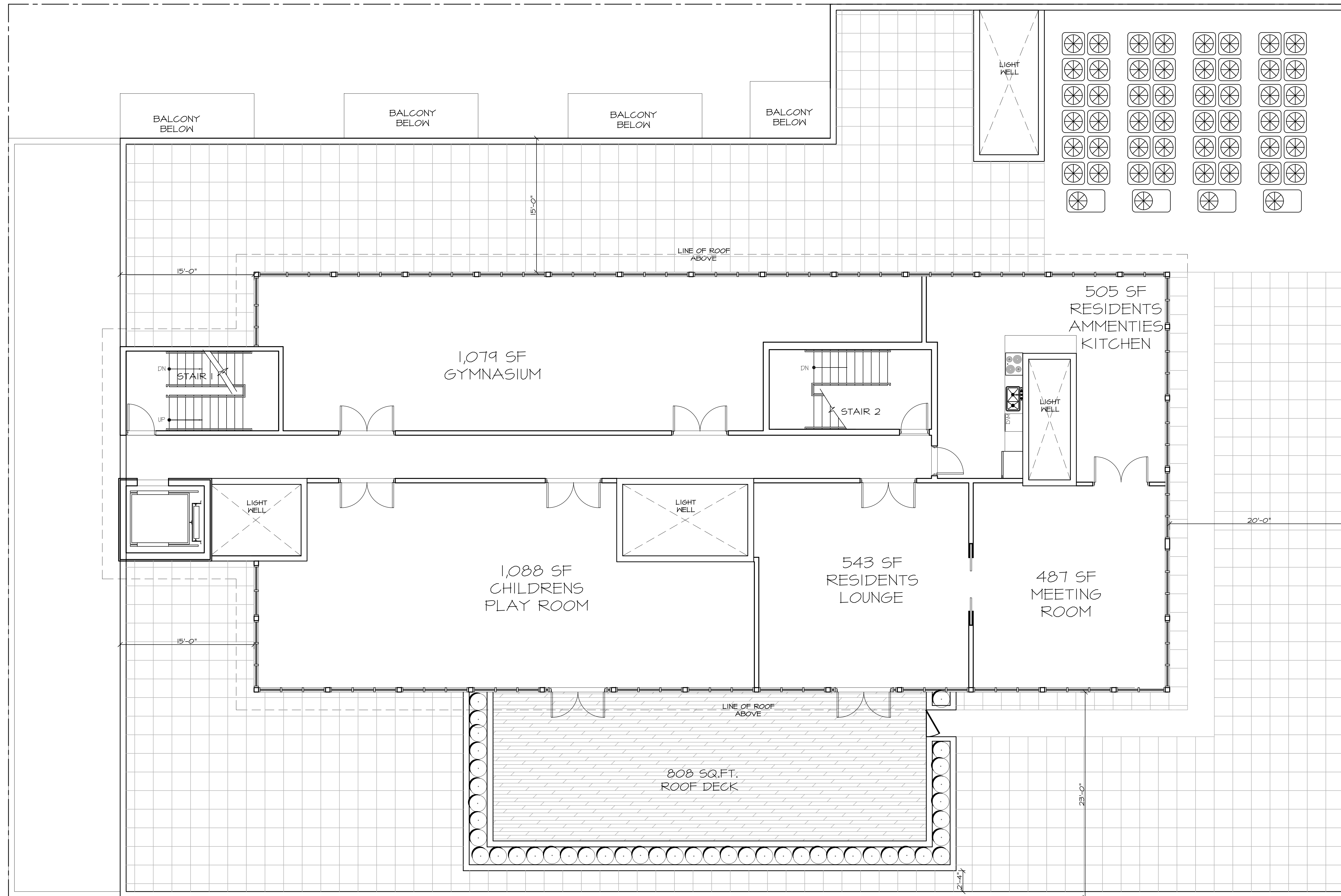
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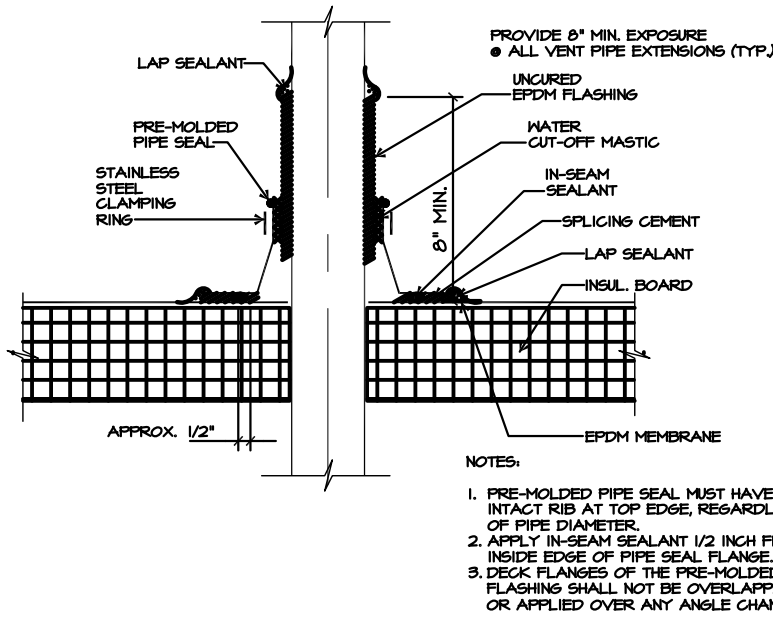
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SEVENTH FLOOR PLAN



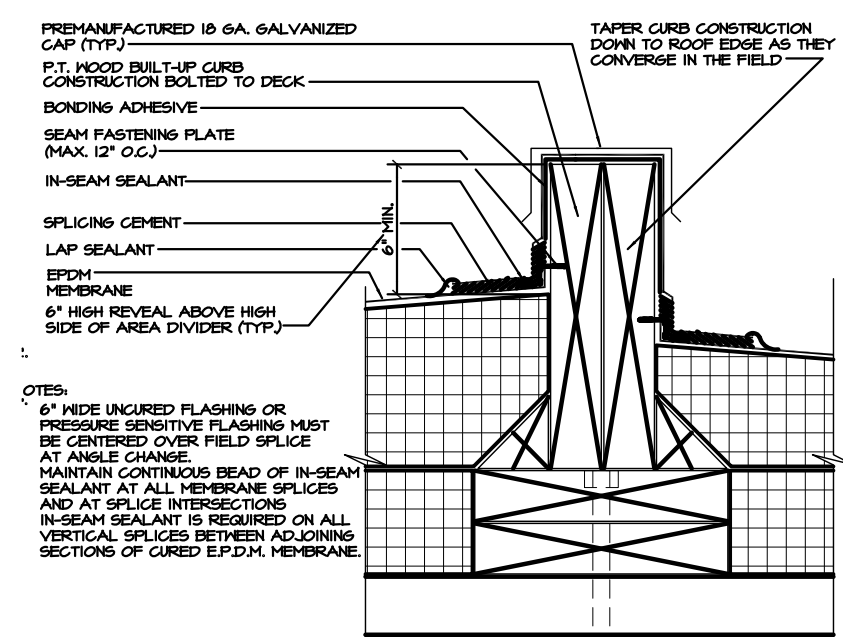
1 SEVENTH FLOOR PLAN  
SCALE 1/8" = 1'-0"



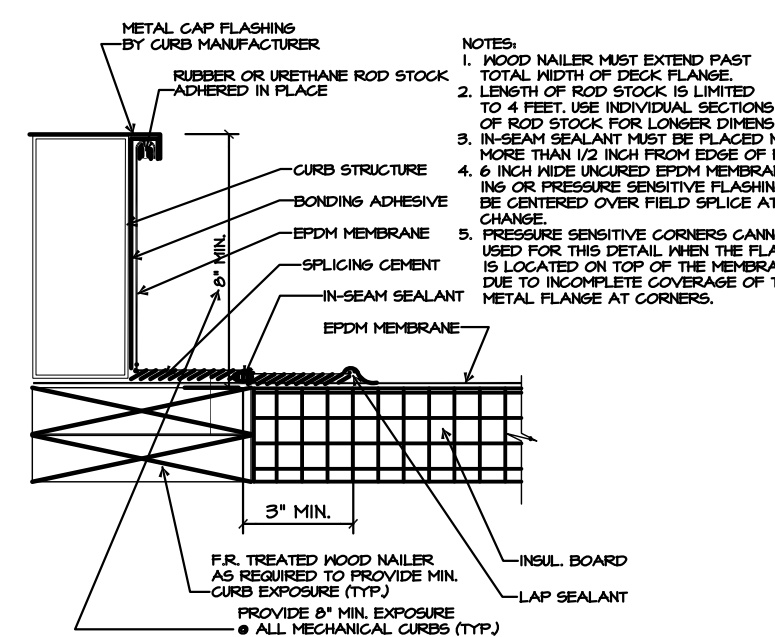
Z-10



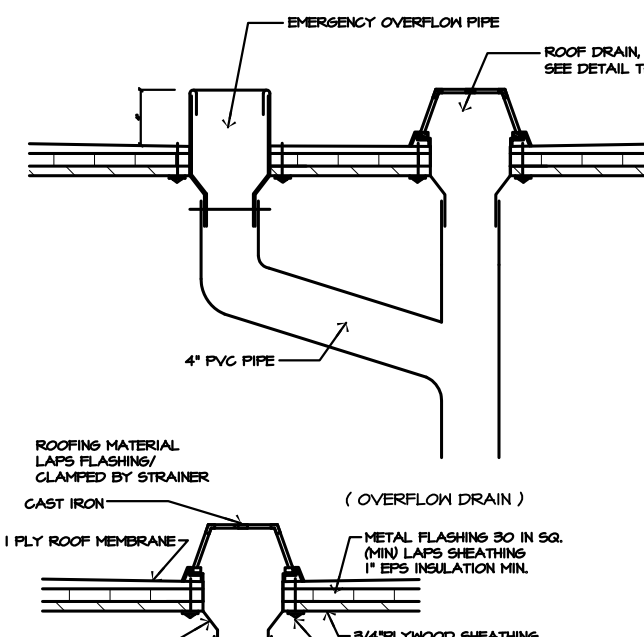
SECTION DETAIL (PRE-MOLDED VENT PIPE EXTENSION)  
SCALE: N.T.S.



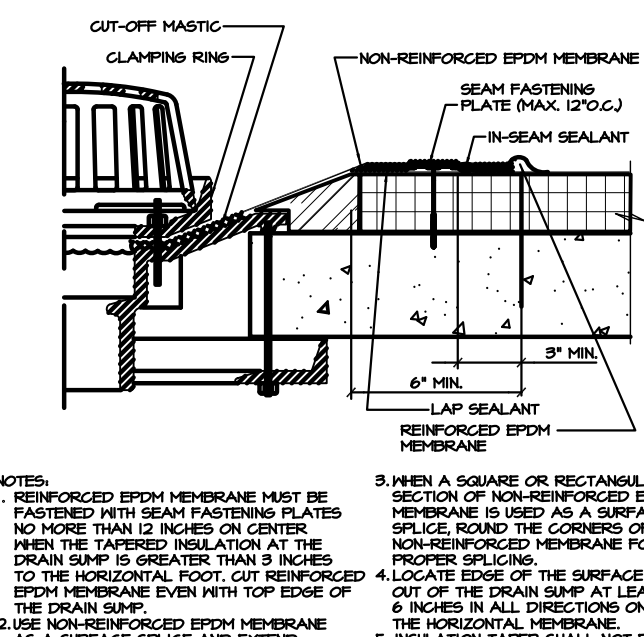
SECTION DETAIL (AREA DIVIDER DETAIL)  
SCALE: N.T.S.



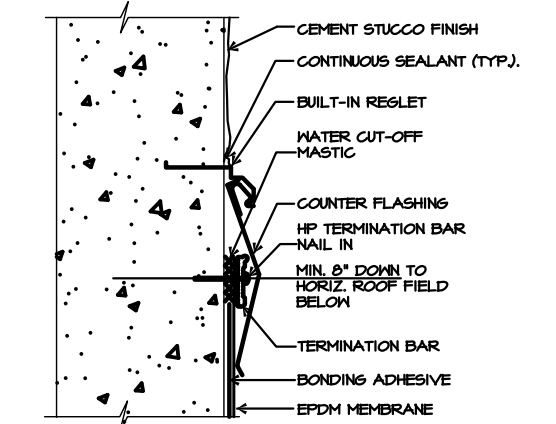
SECTION DETAIL (MECHANICAL CURB)  
SCALE: N.T.S.



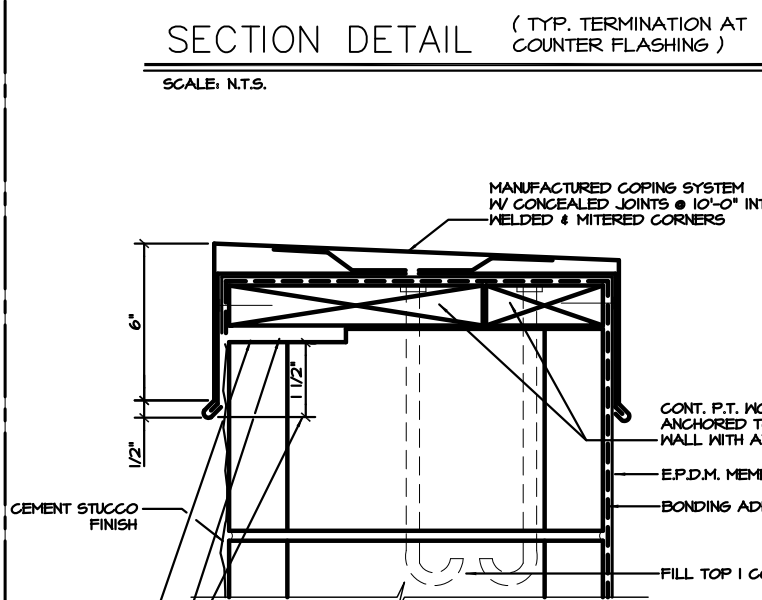
SECTION DETAIL (ROOF DRAIN DETAIL)  
SCALE: N.T.S.



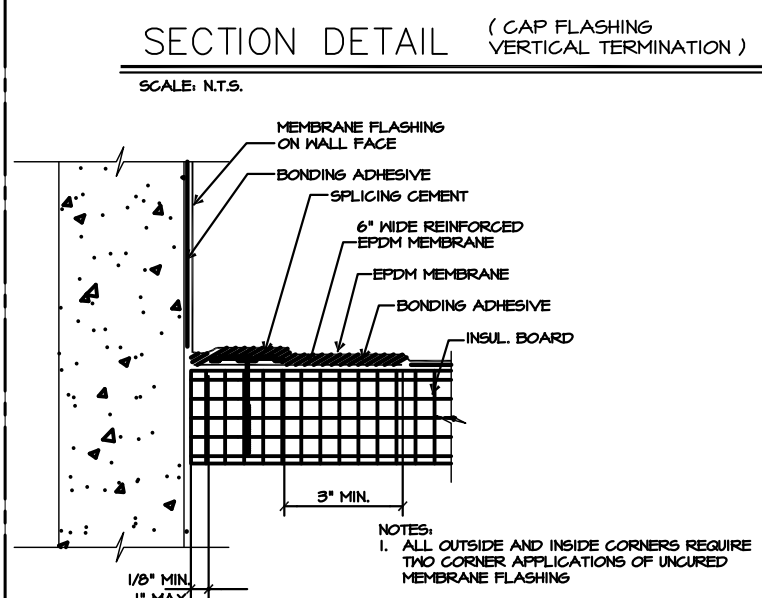
SECTION DETAIL (ROOF DRAIN)  
SCALE: N.T.S.



SECTION DETAIL (ROOF DRAIN)  
SCALE: N.T.S.

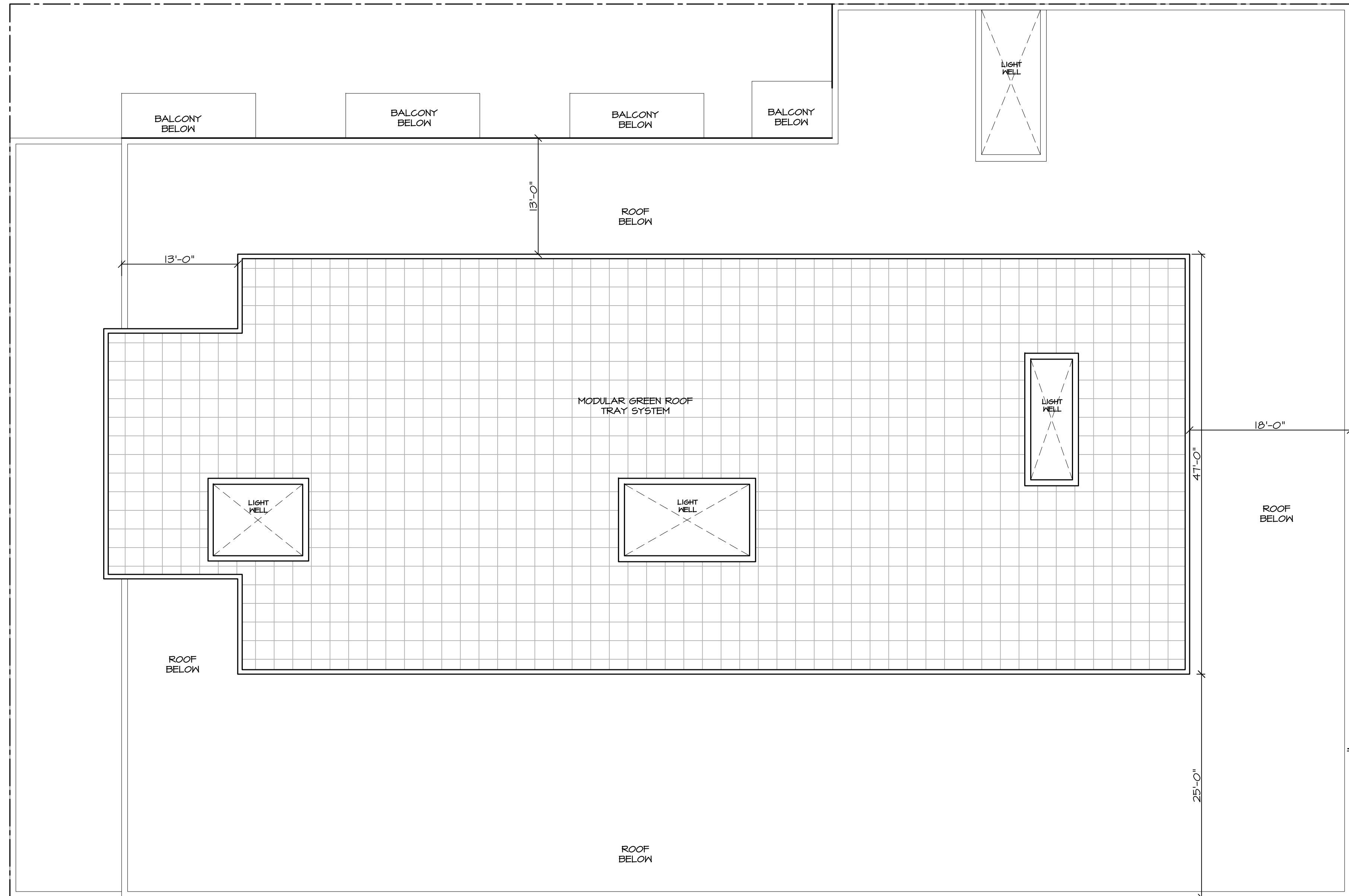


SECTION DETAIL (GAP FLASHING VERTICAL TERMINATION)  
SCALE: N.T.S.

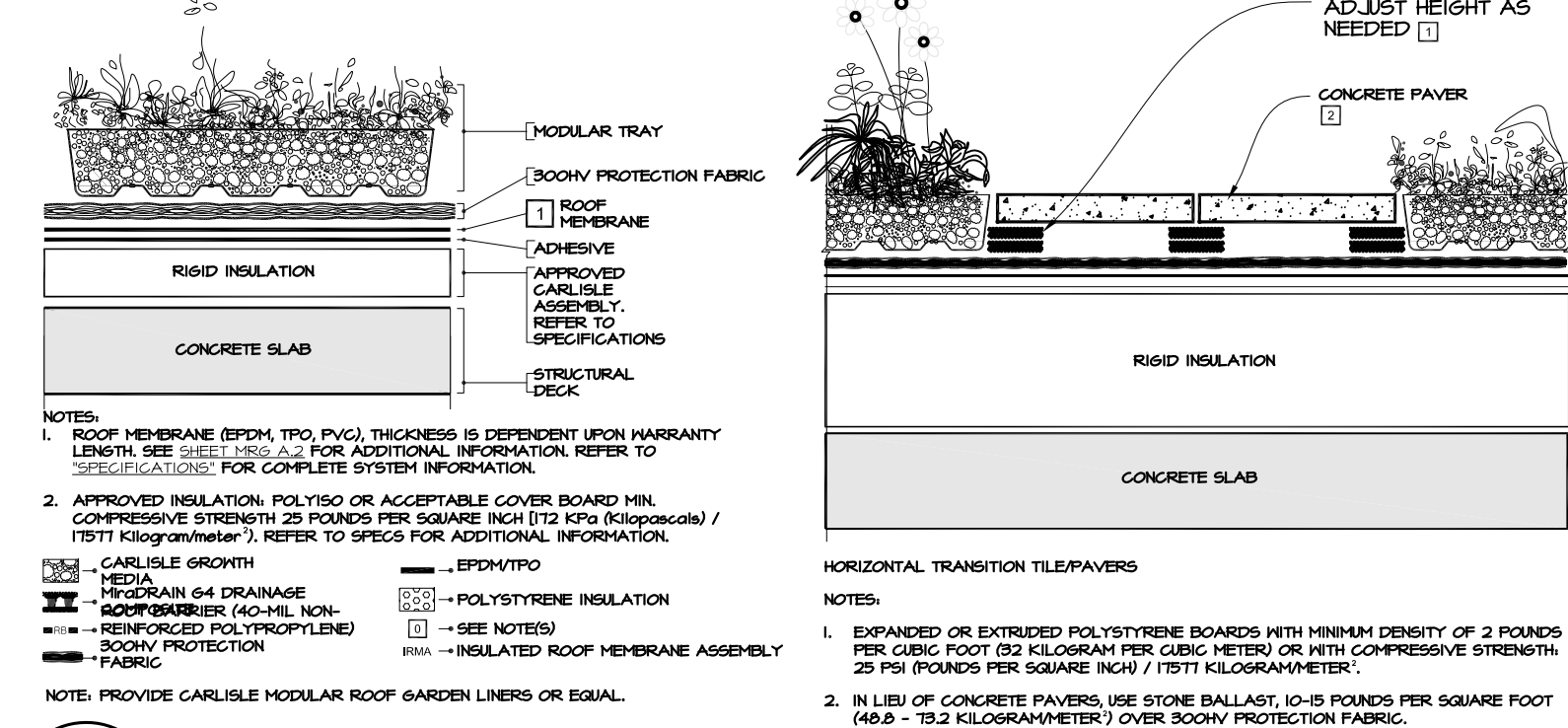


SECTION DETAIL (HEBERANE FLASHING)  
SCALE: N.T.S.

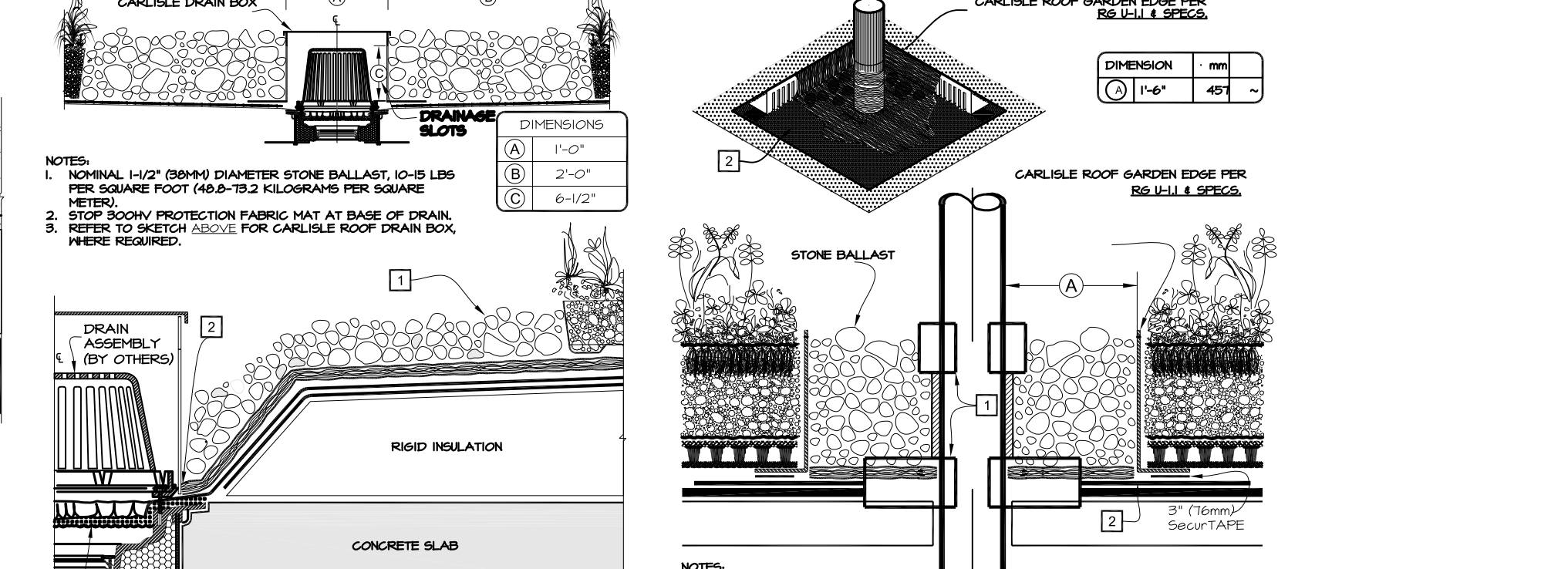
3 ROOFING DETAILS  
SCALE: N.T.S.



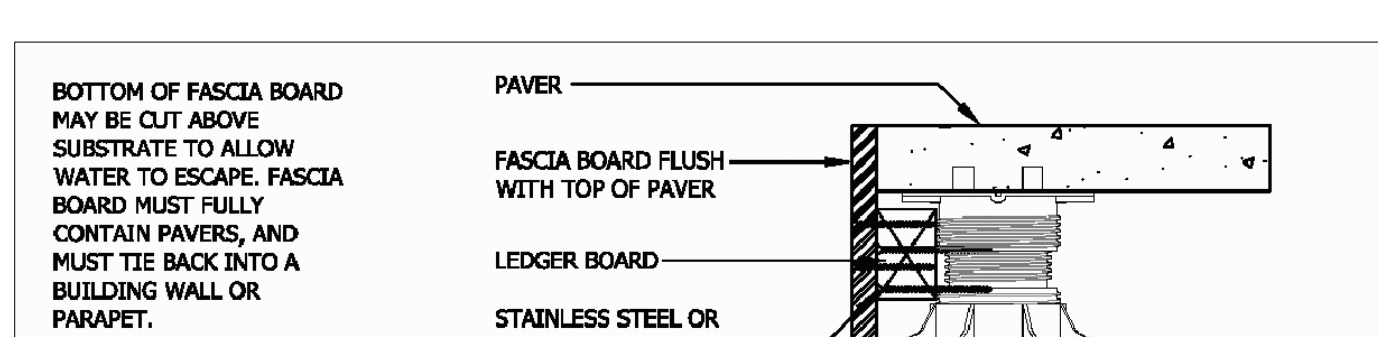
1 ROOF PLAN  
SCALE 1/8" = 1'-0"



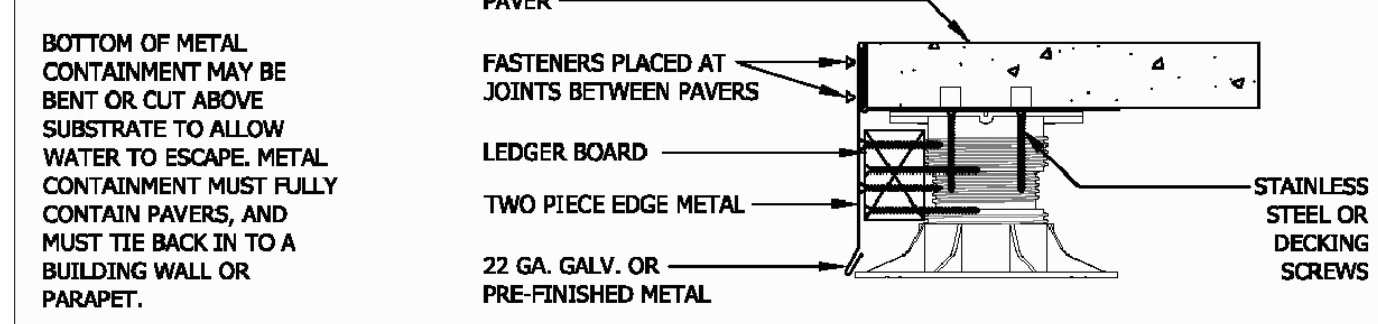
2 GREEN ROOF TRAY DETAIL  
SCALE: N.T.S.



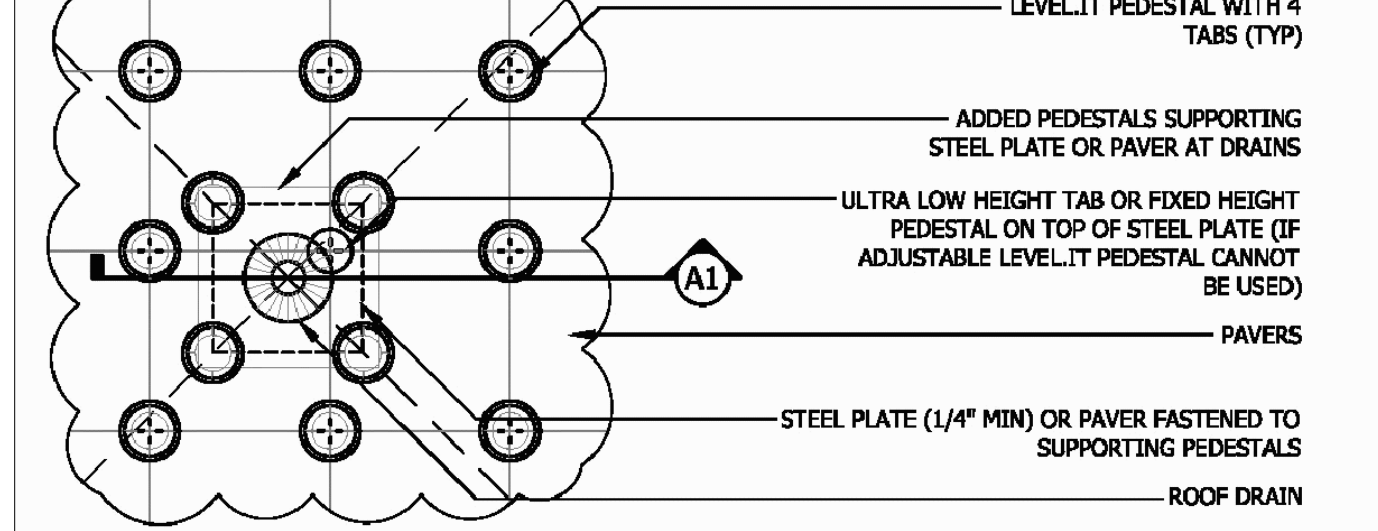
2 PEDESTALS ON FIBs (FLOATING INSULATION BASES)  
SCALE: N.T.S.



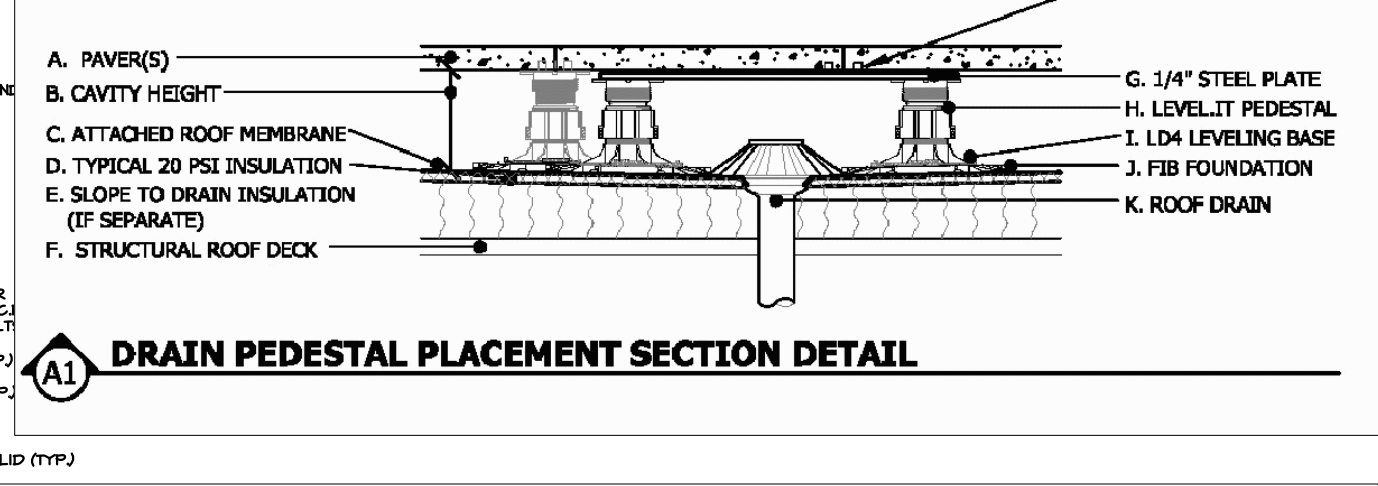
WOOD FASCIA CONTAINMENT



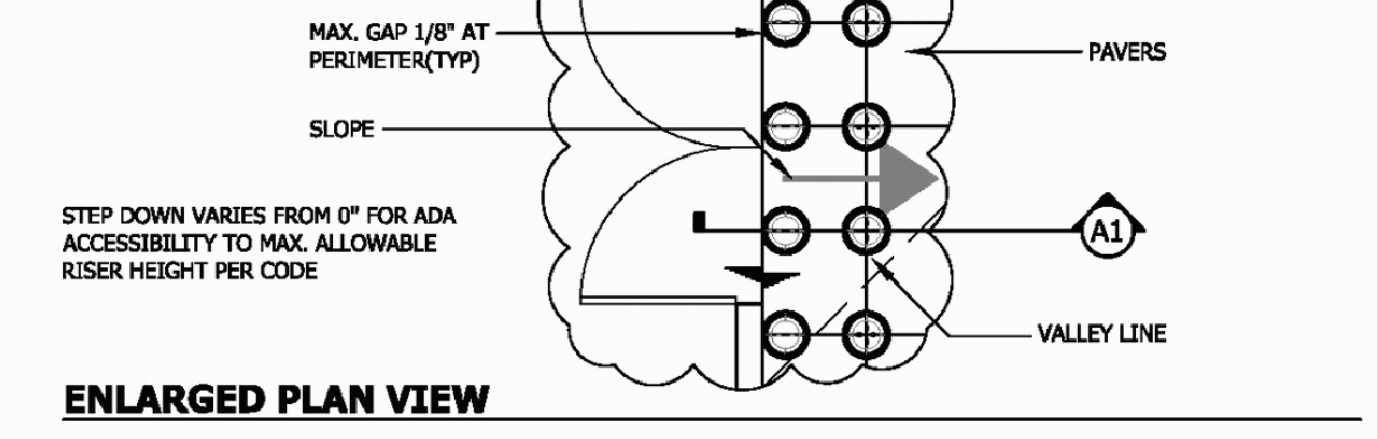
METAL FLASHING CONTAINMENT



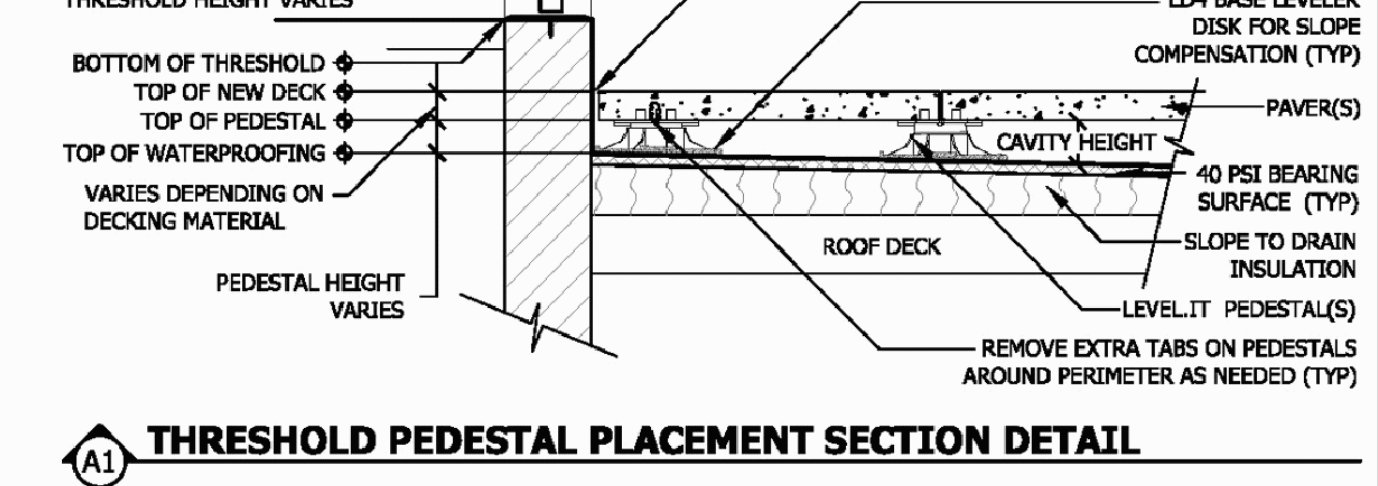
ENLARGED PLAN VIEW



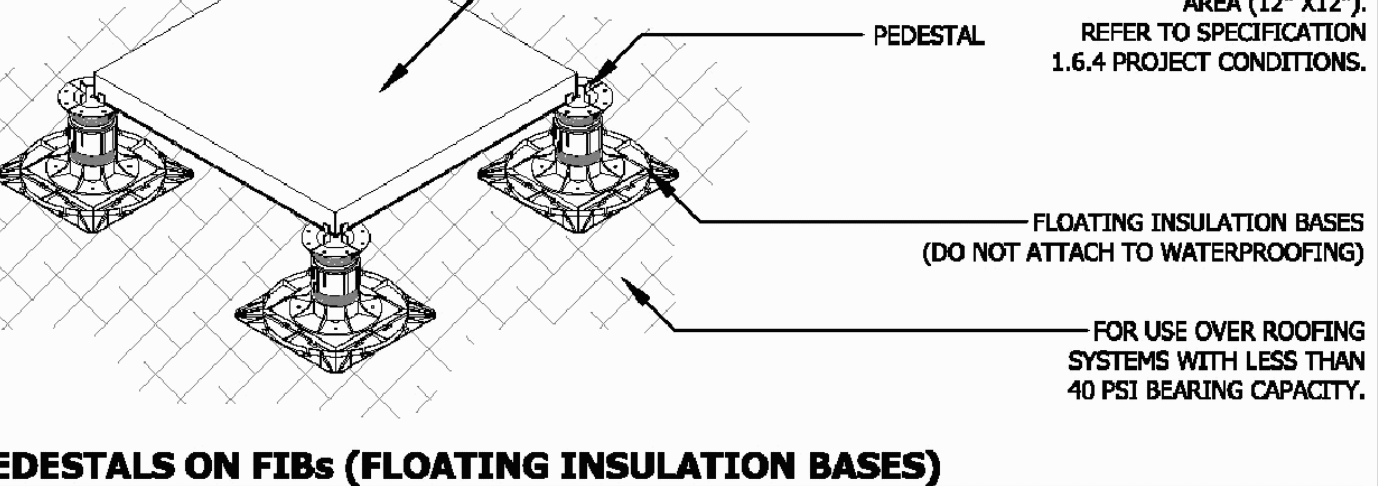
DRAIN PEDESTAL PLACEMENT SECTION DETAIL



ENLARGED PLAN VIEW



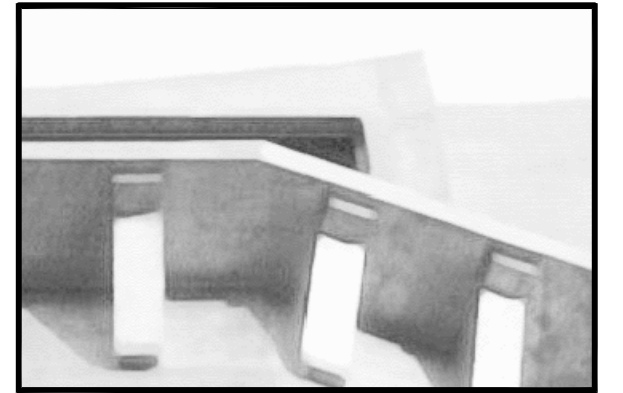
THRESHOLD PEDESTAL PLACEMENT SECTION DETAIL



PEDESTALS ON FIBs (FLOATING INSULATION BASES)

**Bison Innovative Products**  
1975 West 13th Avenue Phone 303.892.0400  
Denver, CO 80204 USA Toll Free 800.333.4234  
BisonIP.com Fax 303.825.5988  
info@BisonIP.com

PEDESTAL DETAILS ONLY FOR DECKING ON ROOF TERRACES (NOT SUBJECT TO FLOODING)  
SCALE: N.T.S.



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Anthony C. Vandermark, Jr. AIA  
NJ License # 17698  
NY License # 32710-1

#	Date	Issue
-	03/07/16	Zoning Submittal
-	03/02/16	HPNA Revision
-	02/18/16	GEN. REVISIONS
-	02/10/16	Neighborhood Mtg
-	01/14/16	Zoning Submittal
-	12/07/15	Zoning Review
-	10/22/15	Zoning Review

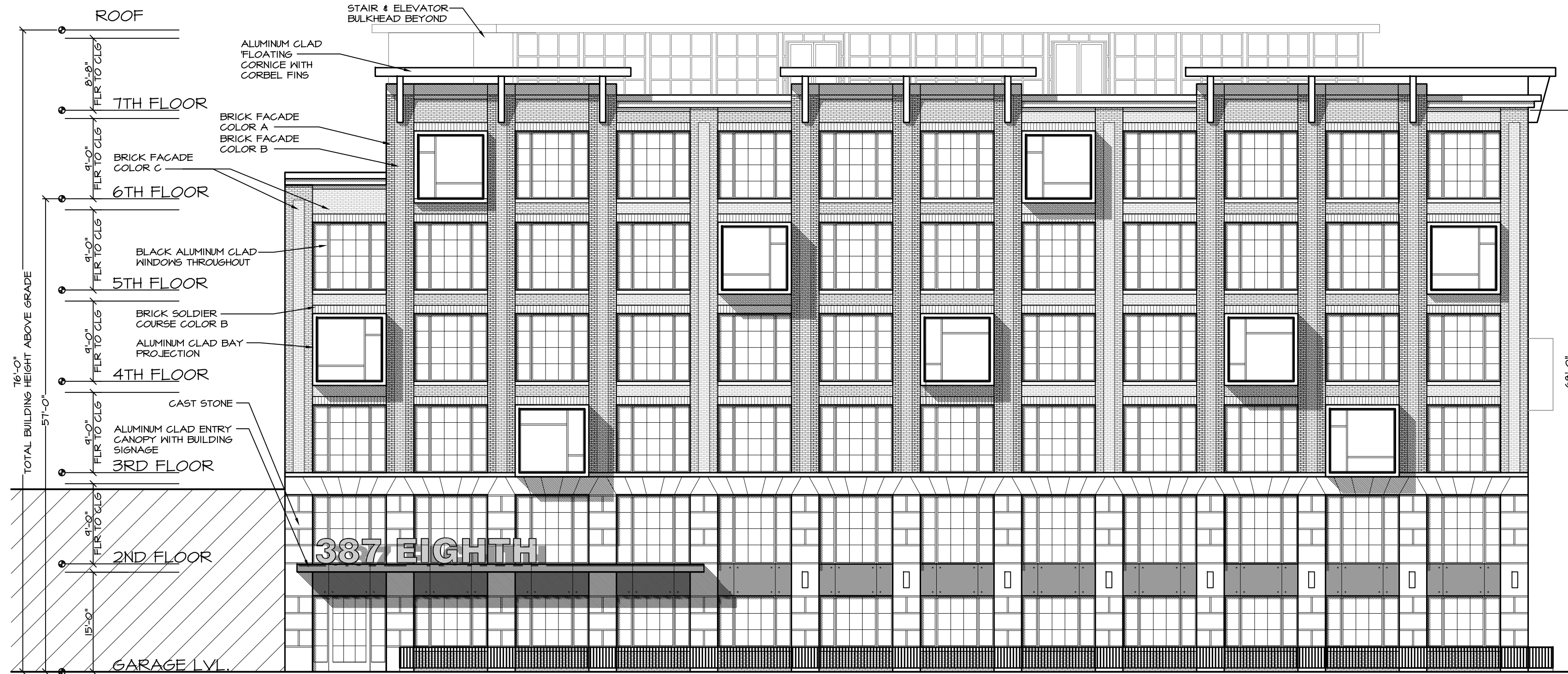
Applicant  
RAFA REALTY, LLC

Address  
387 8th STREET,  
JERSEY CITY, NEW JERSEY 07302

Project Description  
NEW 7 STORY RESIDENTIAL BUILDING OVER GARAGE WITH MEZZANINE, 59 RESIDENTIAL UNITS

Project Number: 15-1273  
Drawn by: SS, MJS  
Checked by: FJM, ACV  
Scale: As Noted

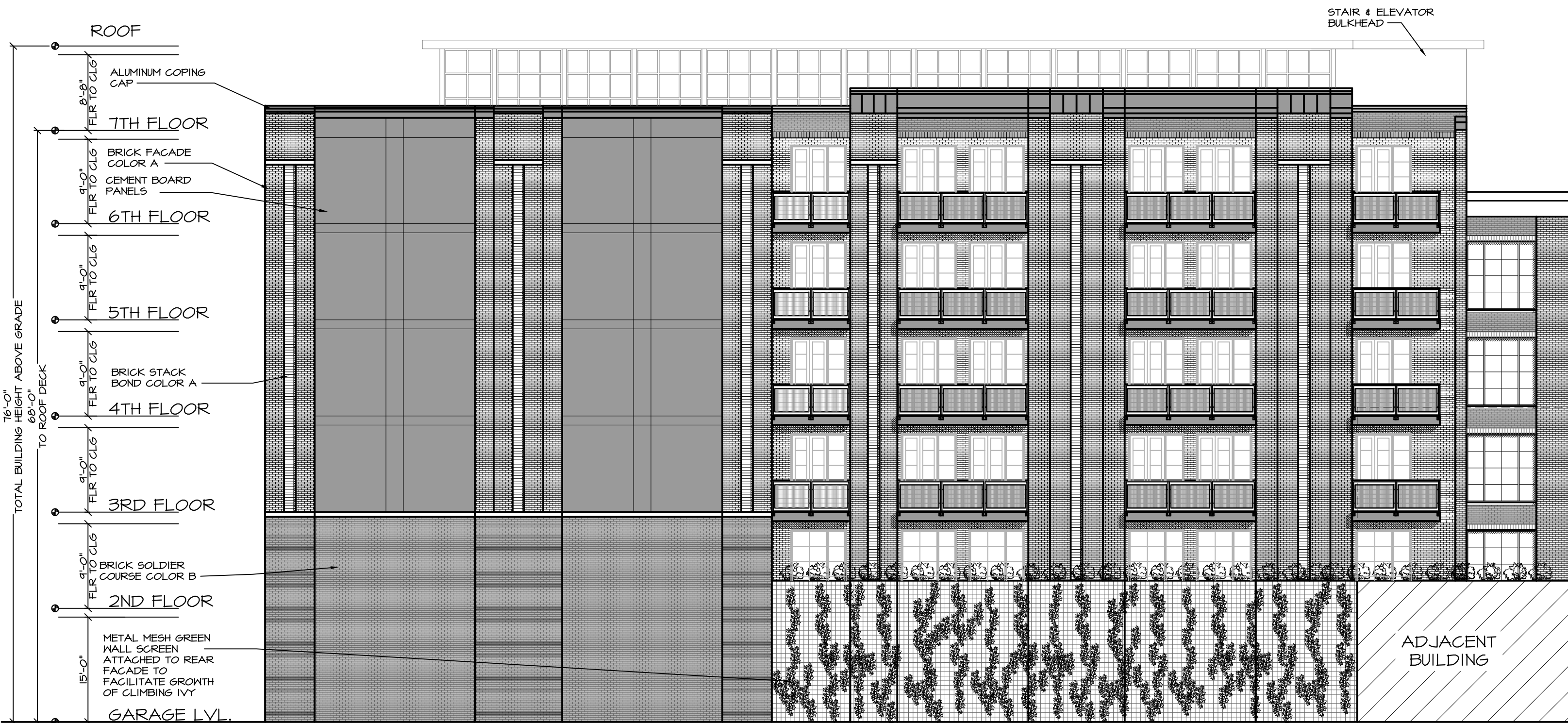
Sheet title  
ROOF PLAN, ROOFING AND DECKING DETAILS



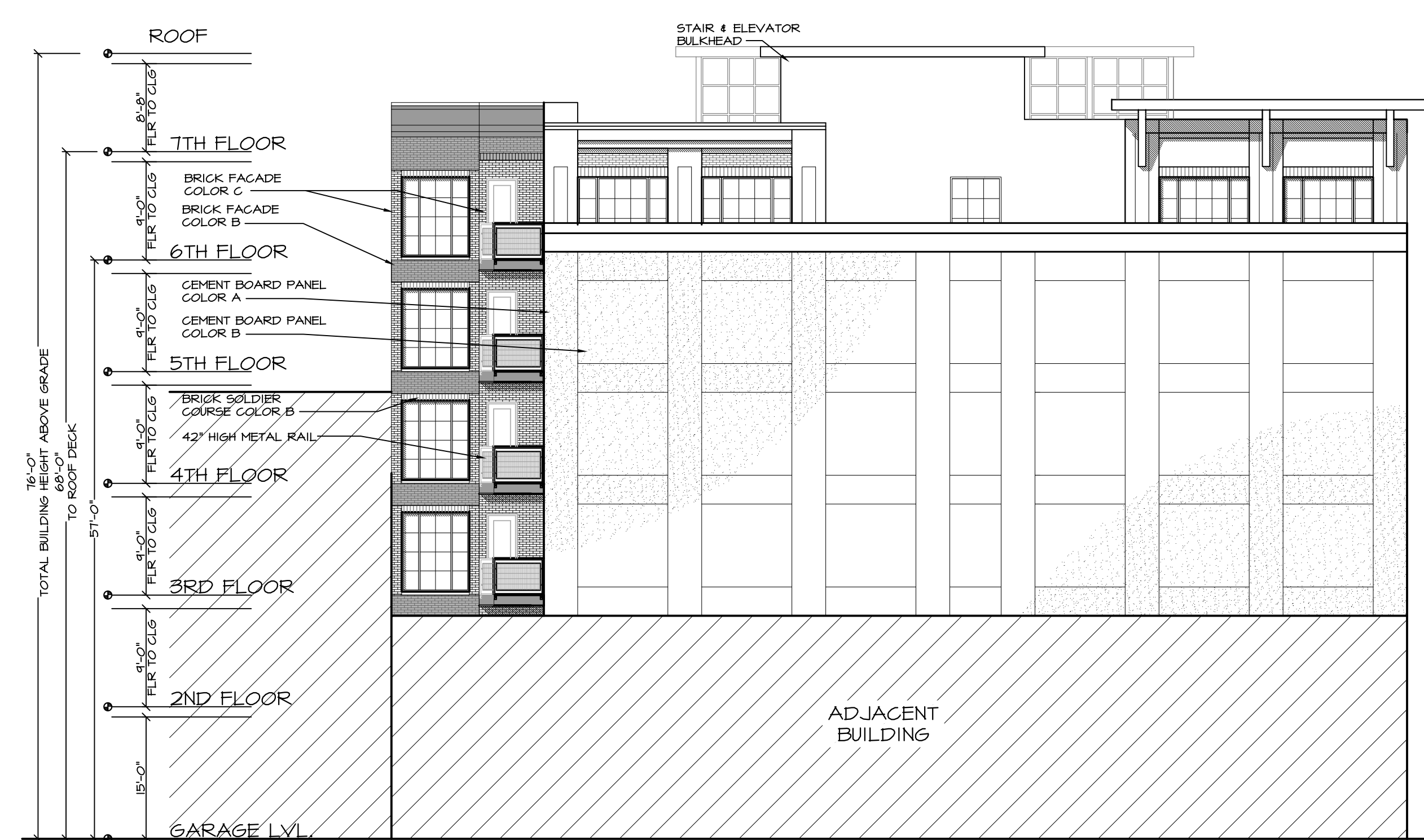
1 8TH STREET ELEVATION  
SCALE 3/32" = 1'-0"



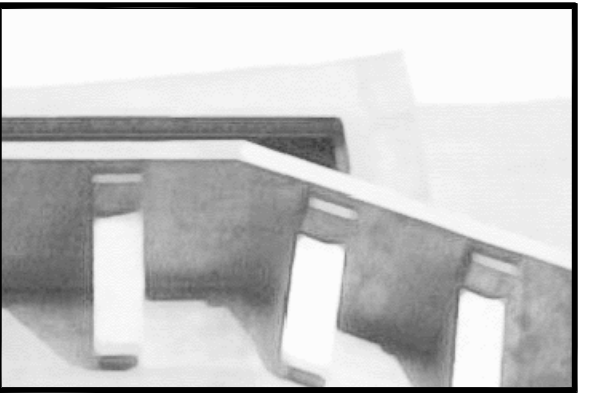
2 DIVISION STREET ELEVATION  
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION  
SCALE 3/32" = 1'-0"



4 EAST ELEVATION  
SCALE 3/32" = 1'-0"



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RAFA REALTY, LLC

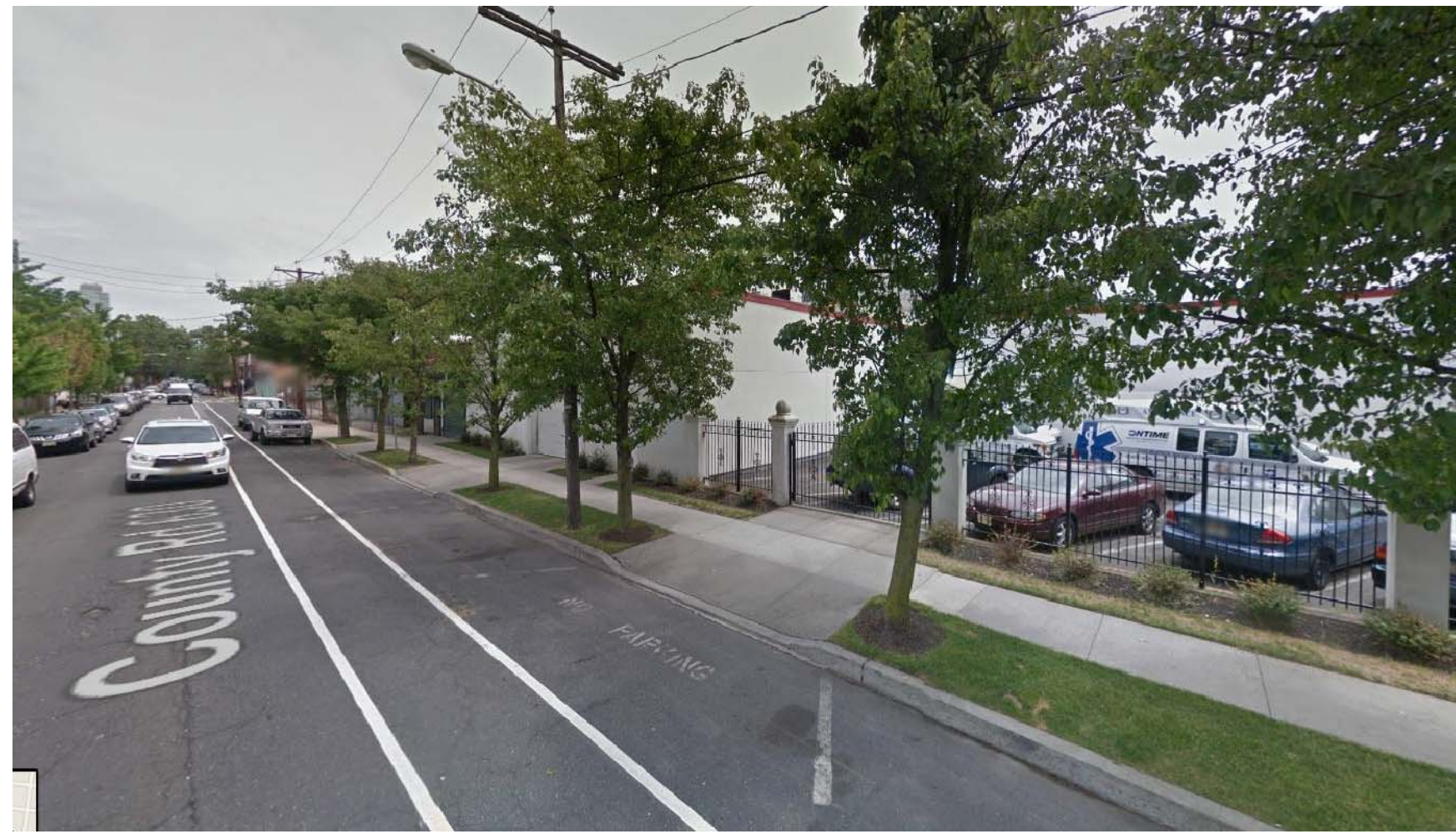
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BUILDING OVER GARAGE  
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Sheet Title  
BUILDING ELEVATIONS

Z-12



1 8TH STREET LOOKING EAST  
SCALE: N.T.S.



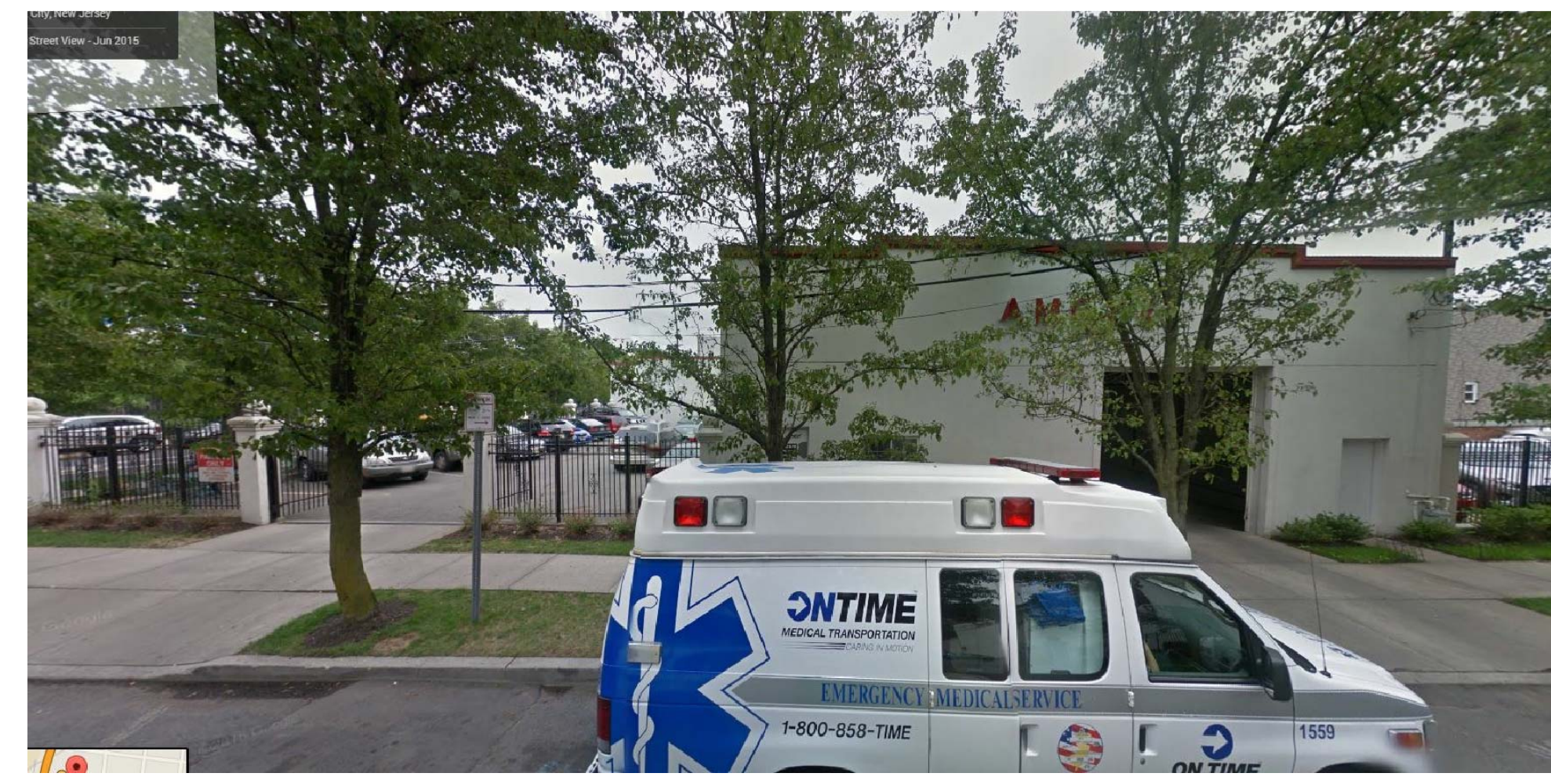
2 8TH STREET EXISTING FACADE  
SCALE: N.T.S.



3 8TH STREET LOOKING WEST  
SCALE: N.T.S.



4 DIVISION STREET LOOKING NORTH  
SCALE: N.T.S.



5 DIVISION STREET EXISTING FACADE  
SCALE: N.T.S.



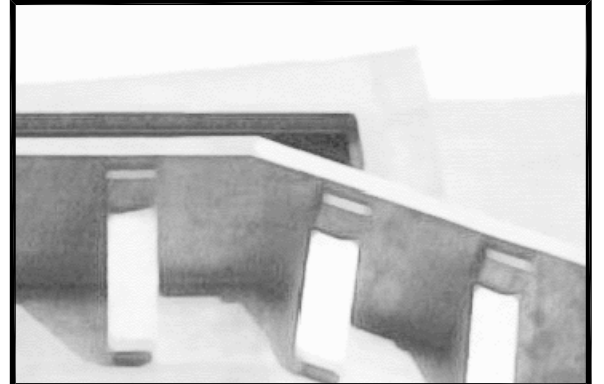
6 DIVISION STREET LOOKING SOUTH  
SCALE: N.T.S.



7 SITE  
SCALE: N.T.S.



8 AERIAL VIEW OF SITE  
SCALE: N.T.S.



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Sheet Title  
SITE PHOTOGRAPHS