

ZONING CALCULATIONS					
ZONING	ZONING ORD. SECTION NO.	REQUIRED / PERMITTED	EXIST'G	PROPOSED	VARIANCE REQUIRED ?
Use	345-58 (B)	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE	NO
Expansion of a non conforming structure					NO
Lot area, min.	345-58 (G) (1)	1,800 S.F.	812.50 S.F.	812.50 S.F.	NO
Lot width, min.	345-58 (G) (2)	18 FEET	12.50 FEET	12.50 FEET	NO
Lot depth, min.	345-58 (G) (3)	100 FEET	65.00 FEET	65.00 FEET	NO
Building coverage, max.	345-58 (G) (9)	60%	47.69%	60.00%	NO
Lot coverage, max.	345-58 (G) (9)	80%	99.57%	82.41%	YES
Gross floor area			1,162.5 S.F.	1,400 S.F.	N/A
Floor area ratio			1.43	1.72	
Building height (floors), max. (2)	345-58 (G) (8)	4 STORIES	3 STORIES	3 STORIES	NO
Building Height (feet), max. (3)	345-58 (G) (8)	40 FEET	29'-0"	29'-0"	NO
Front yard, min-max	345-58 (G) (4-5)	ADJ-10 FEET	ADJ (4.3')	ADJ (4.3')	NO
Floor to floor heights			1st Flr: 8'-4" 2nd Flr: 9'-4" 3rd Flr: 9'-0"	1st Flr: 8'-4" 2nd Flr: 9'-4" 3rd Flr: 9'-0"	NO
Rear yard, min (4)	345-58 (G) (6)	30 FEET	29'-8 1/2"	21'-8 1/2"	YES
Side yard, min.	345-58 (G) (7)	0 FEET	0.0'	0.0'	E.N.C.
Dwelling Units, max. (6)	345-58 (G) (11)	1.40	1	1	NO
Parking, max. (7)	345-58 (G) (13)	NONE	NONE	NONE	NO
(1) Maximum lot coverage is 80% & maximum building coverage is 60%.					
(2) Note that a basement used for residential or commercial use counts as a floor; see definitions to properly distinguish between basement and cellar.					
(3) Building height is measured above Base Flood Elevation - read the district zoning so that you report existing and proposed height properly.					
(4) Rear yard must equal 30% of the lot depth if depth is less than 100ft; measure from rear lot line to rearmost architecture feature (e.g. stair, deck)					
(5)					
(6) 75 units per acre = 43560 sf/75 = 580.8 sf per unit. 2,560 sf /580.8 = 1.40 units					
(7) No on-site parking is permitted on any lot with less than 10 dwelling units					

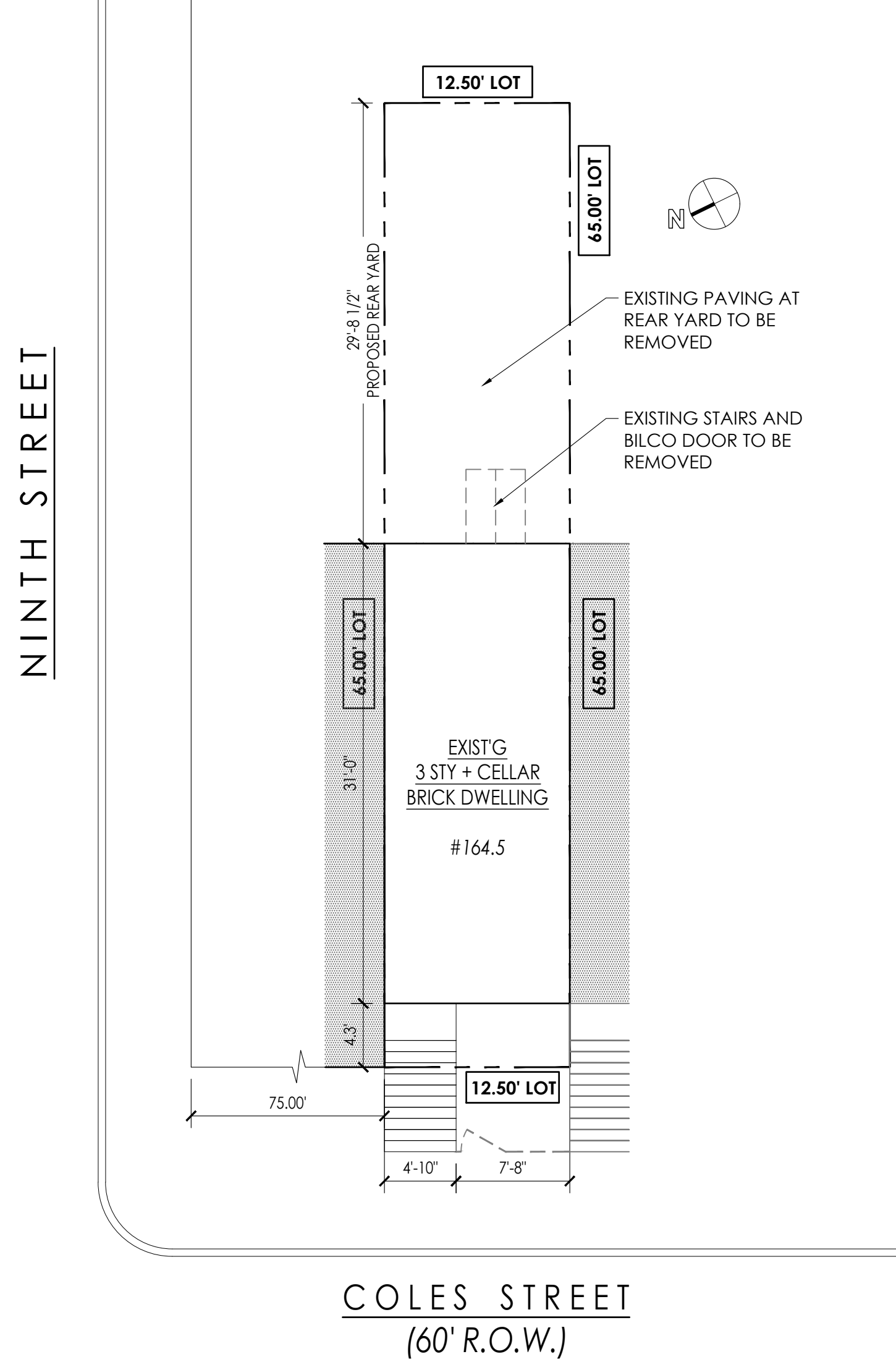


## 1 ZONING CALCULATIONS

N.T.S

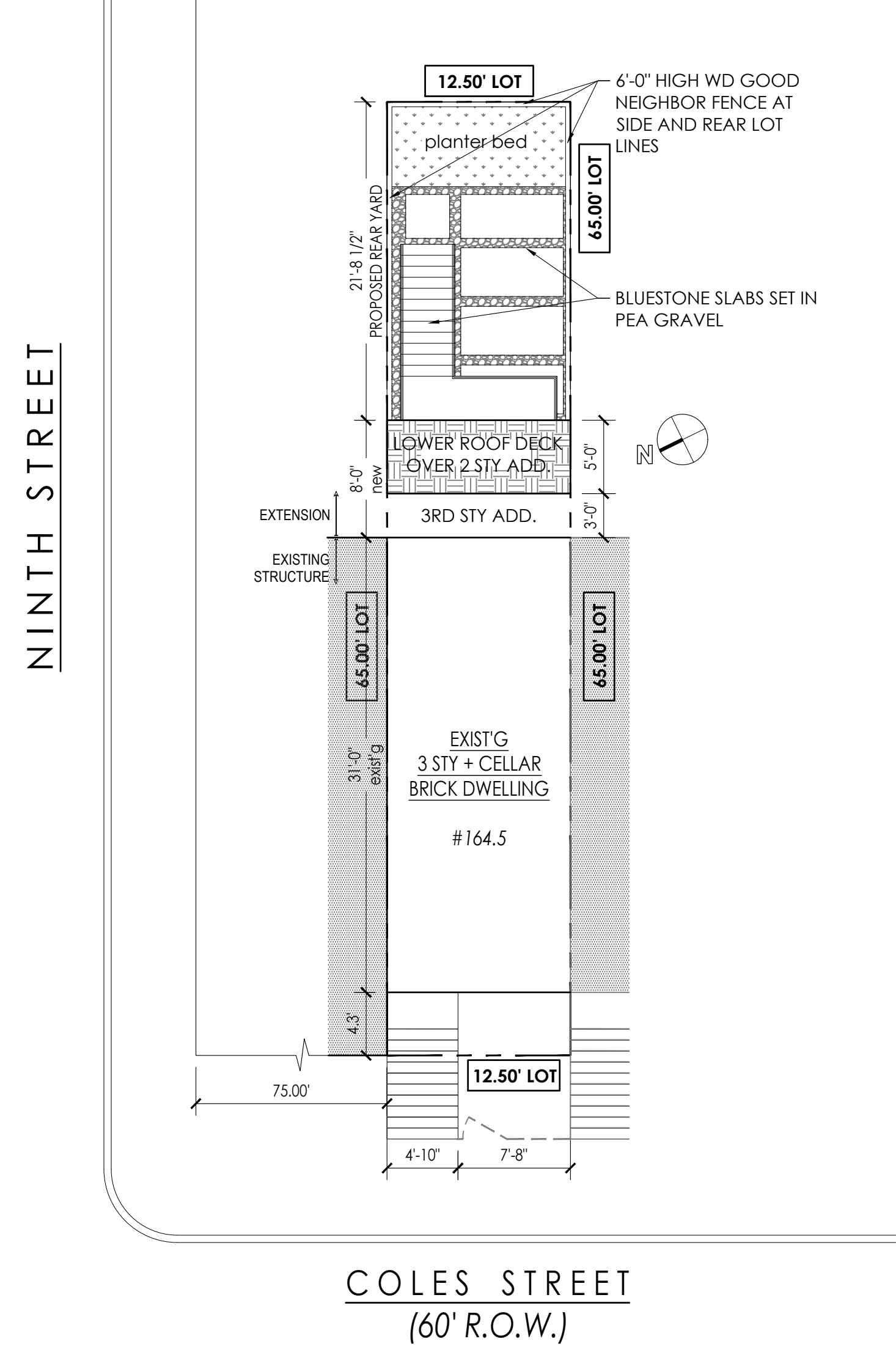
## 3 BLOCK DIAGRAM

1" = 20'-0"



## 2 EXISTING SITE PLAN

1/8" = 1'-0"



## 4 PROPOSED SITE PLAN

1/8" = 1'-0"

JENSEN C. VASIL  
ARCHITECT P.C.

205 12TH STREET  
HOBOKEN, NJ 07030  
NJ LICENSE # 16864

(1) 201.850.1055  
jensen@jcvarch.com  
www.jcvarch.com

BUILDING DEPARTMENT STAMPS

Revision Table:		
No.	Date:	Revision:
1	02.16.2021	FOR HPC SUBMISSION
2	04.13.2021	REVISED FOR HPC SUBMISSION
3	10.01.2021	REVISED FOR HPC SUBMISSION

OWNER:  
Brito/Ann Residence  
1 6 4 . 5 C o l e s S t r e e t  
JERSEY CITY, NJ 07302

PROJECT / LOCATION:  
1 family alteration / addition  
1 6 4 . 5 C o l e s S t r e e t  
JERSEY CITY, NJ 07302

DRAWING TITLE  
ZONING CHART, SITE PLANS,  
AND BLOCK DIAGRAM

SEAL & SIGNATURE	INITIAL DATE PROJECT No	11.30.2020 164.5Coles.2020
DRAWING #		HPC-1



SITE LOCATION



SITE LOCATION



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ARCHITECT P.C.

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OWNER:  
Bruto/Ann Residence  
164.5 Coles Street  
JERSEY CITY, NJ 07302

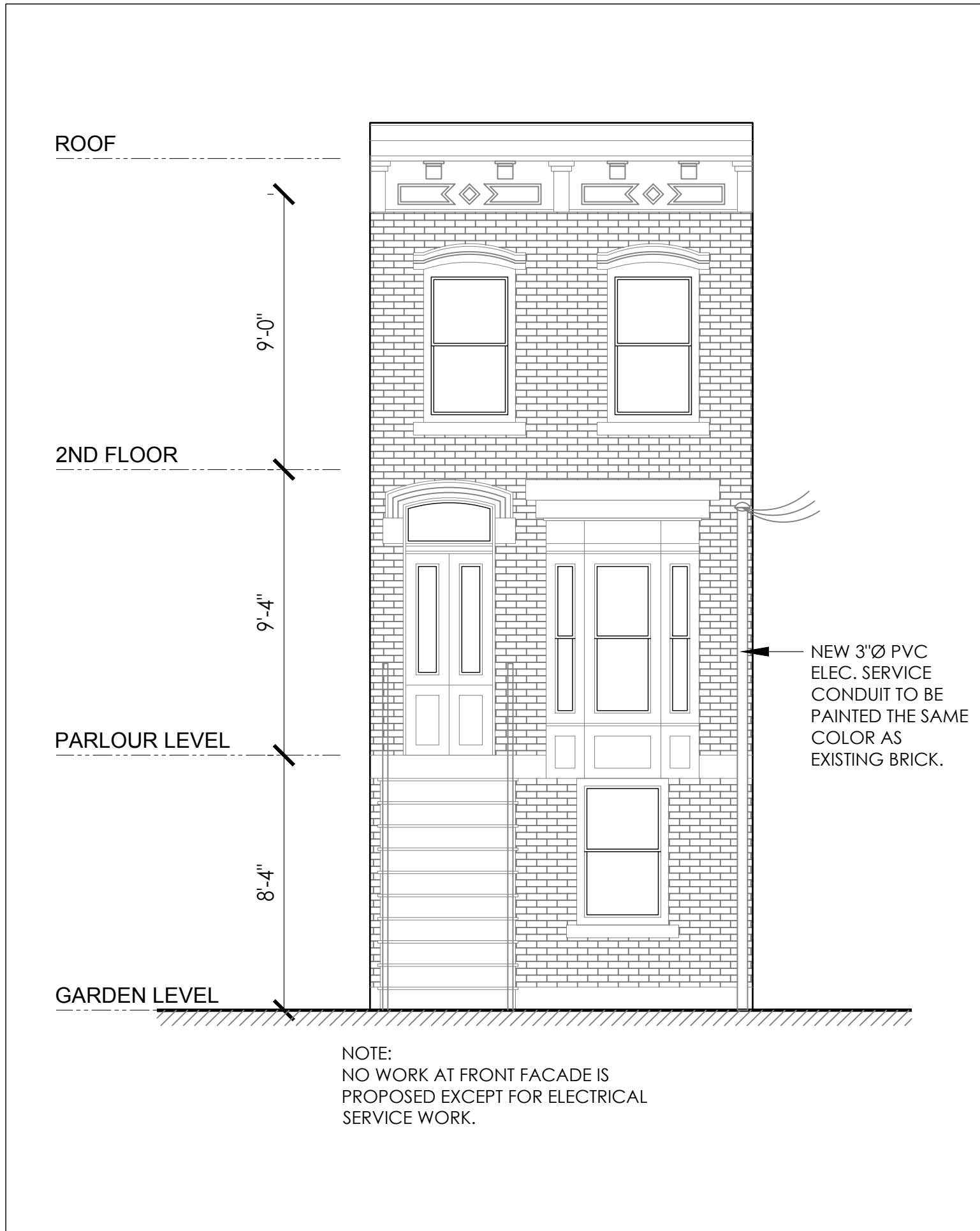
PROJECT / LOCATION:  
1 family alteration / addition  
164.5 Coles Street  
JERSEY CITY, NJ 07302

DRAWING TITLE  
SURROUNDING AREA PHOTO  
PAGE

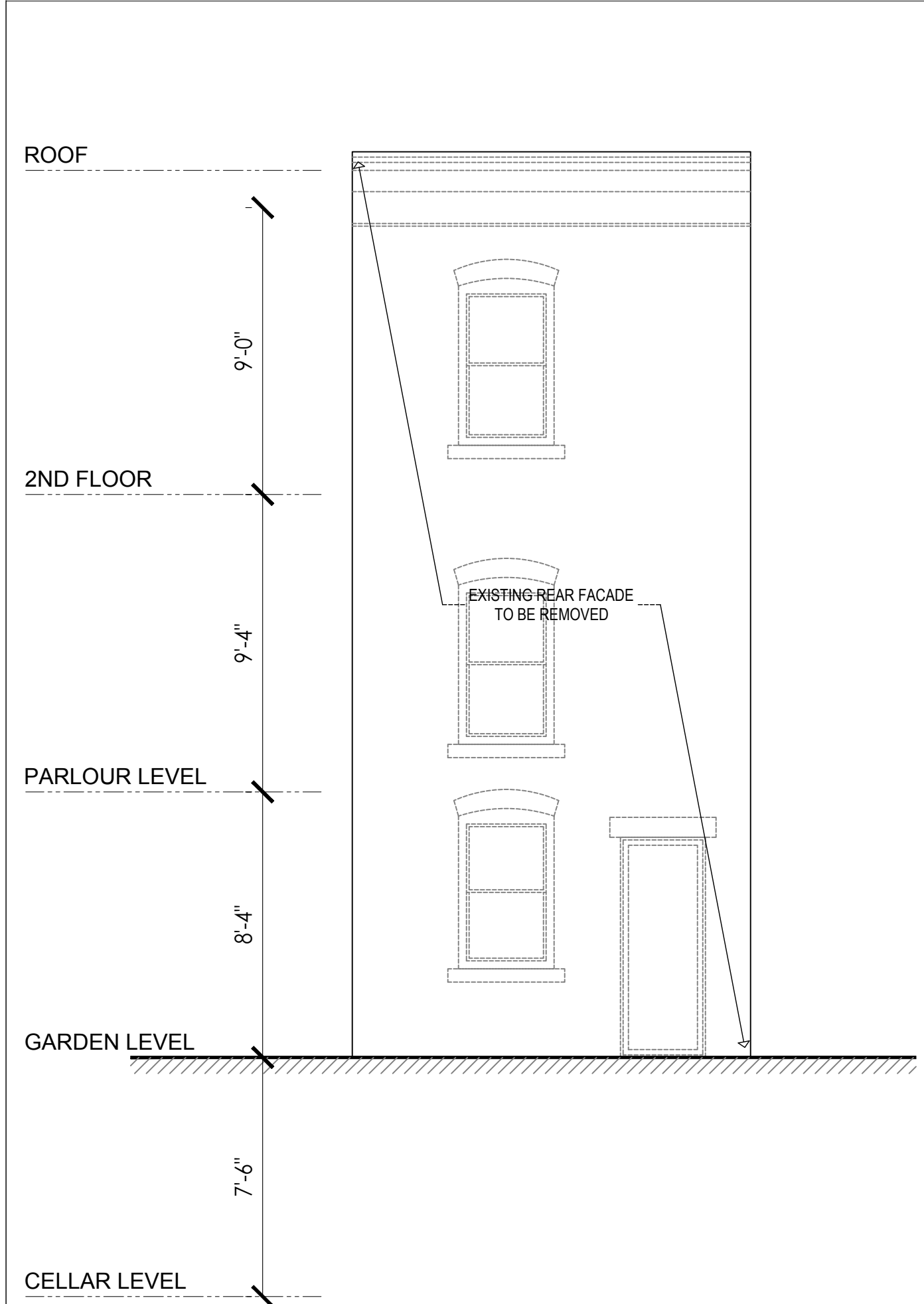
SEAL & SIGNATURE  
INITIAL DATE  
PROJECT No

DRAWING #  
HPC-2

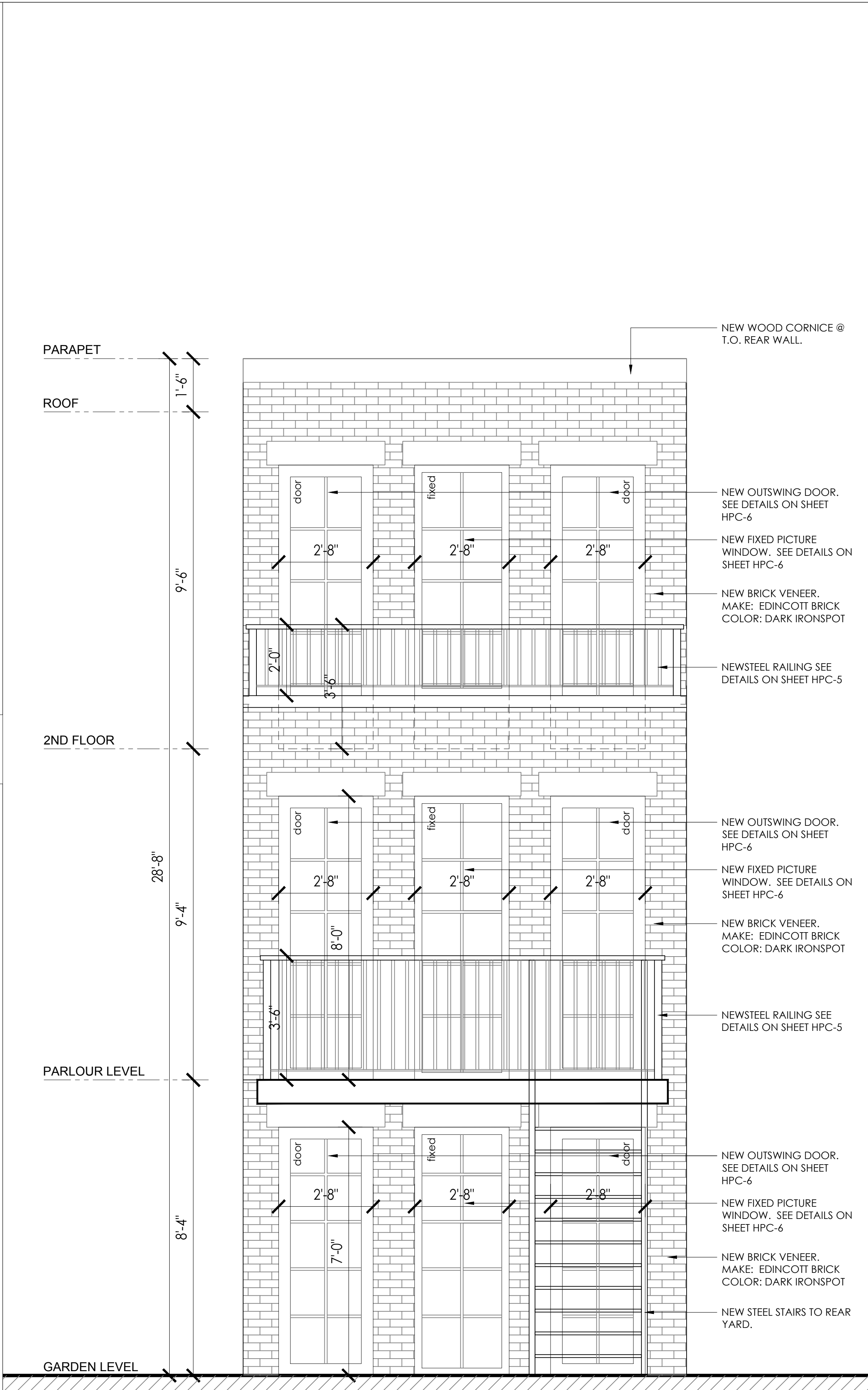




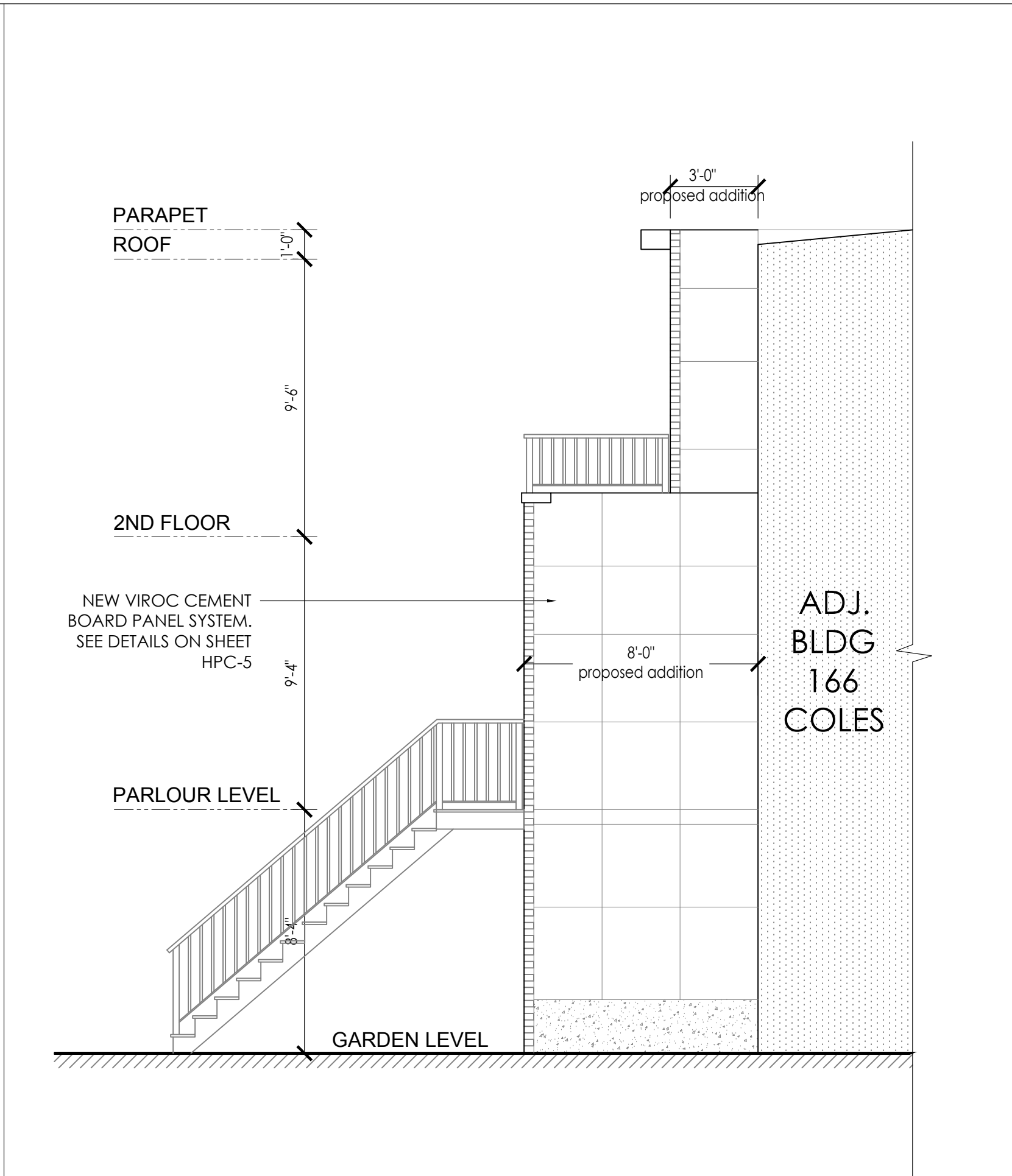
1 EXIST'G FRONT ELEVATION (NO WORK)  
1/4"=1'-0"



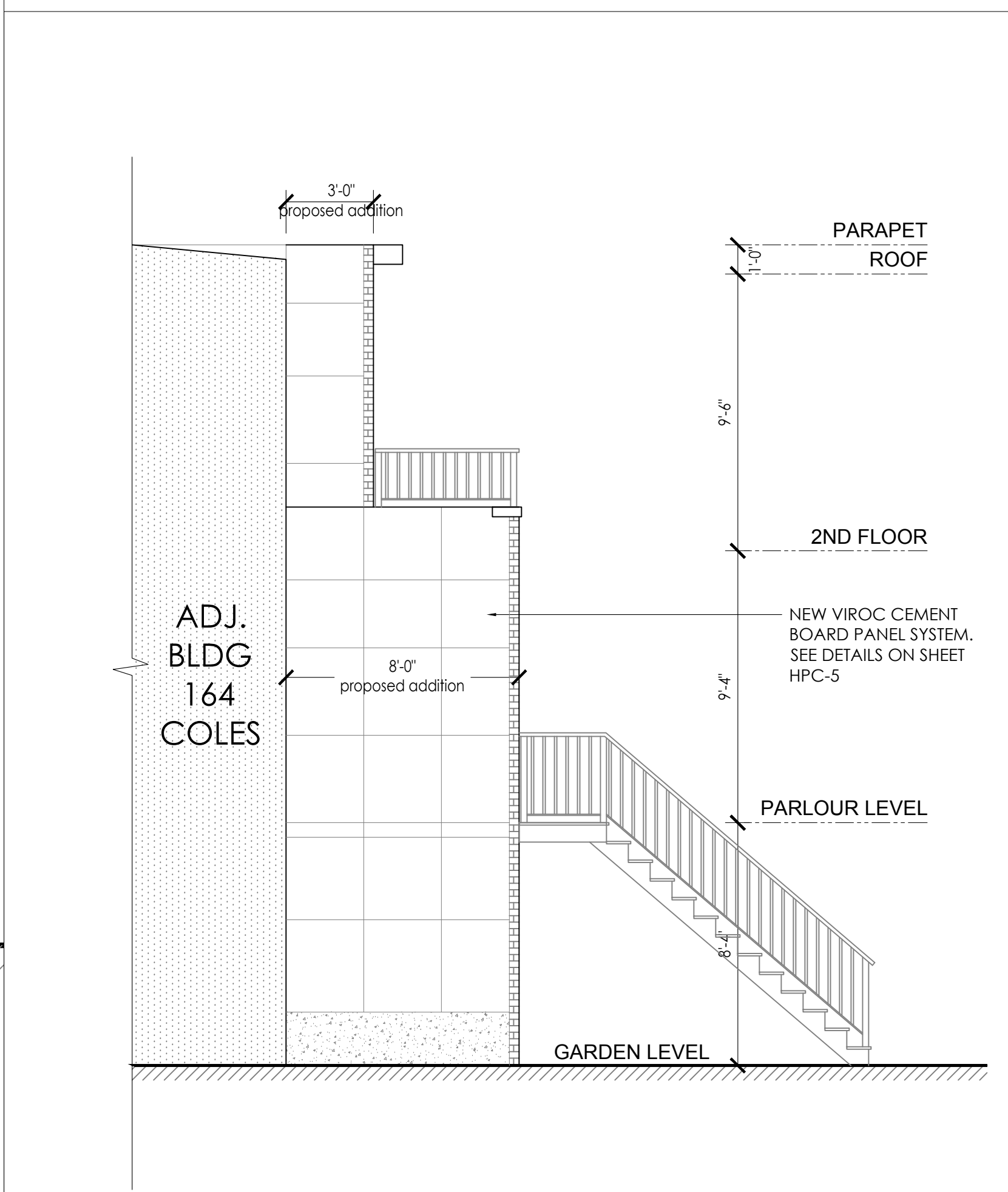
2 EXIST'G REAR ELEVATION  
1/4"=1'-0"



3 PROPOSED REAR ELEVATION  
1/2"=1'-0"



4 PROPOSED NORTH SIDE ELEVATION  
3/16"=1'-0"



5 PROPOSED SOUTH SIDE ELEVATION  
3/16"=1'-0"

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DRAWING TITLE  
EXTERIOR ELEVATIONS

SEAL & SIGNATURE  
INITIAL DATE  
PROJECT No

11.30.2020  
164.5Coles.2020

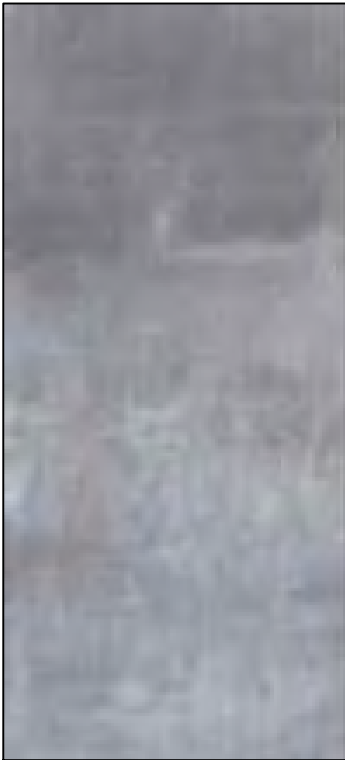
DRAWING #  
HPC-4



### REAR EXTERIOR CLADDING

3/4" THK. STANDARD SIZED FACE BRICK

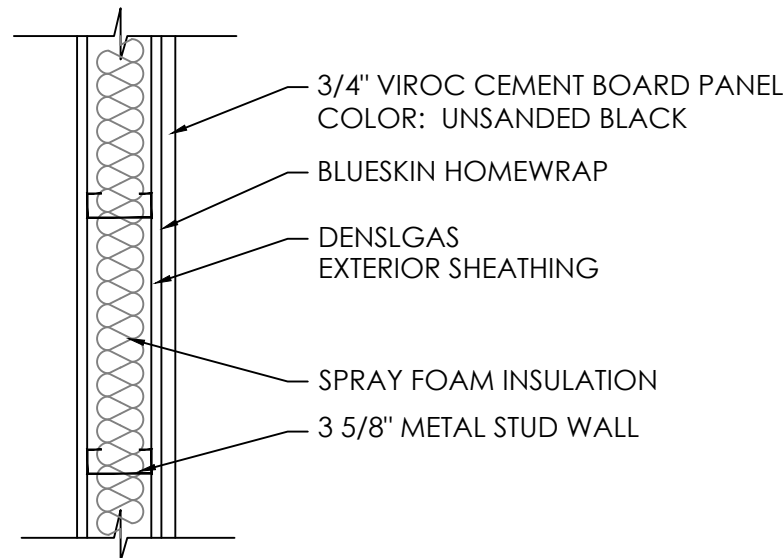
MFRG: EDINCOTT  
COLOR: DARK IRONSPOT



### SIDE EXTERIOR CLADDING

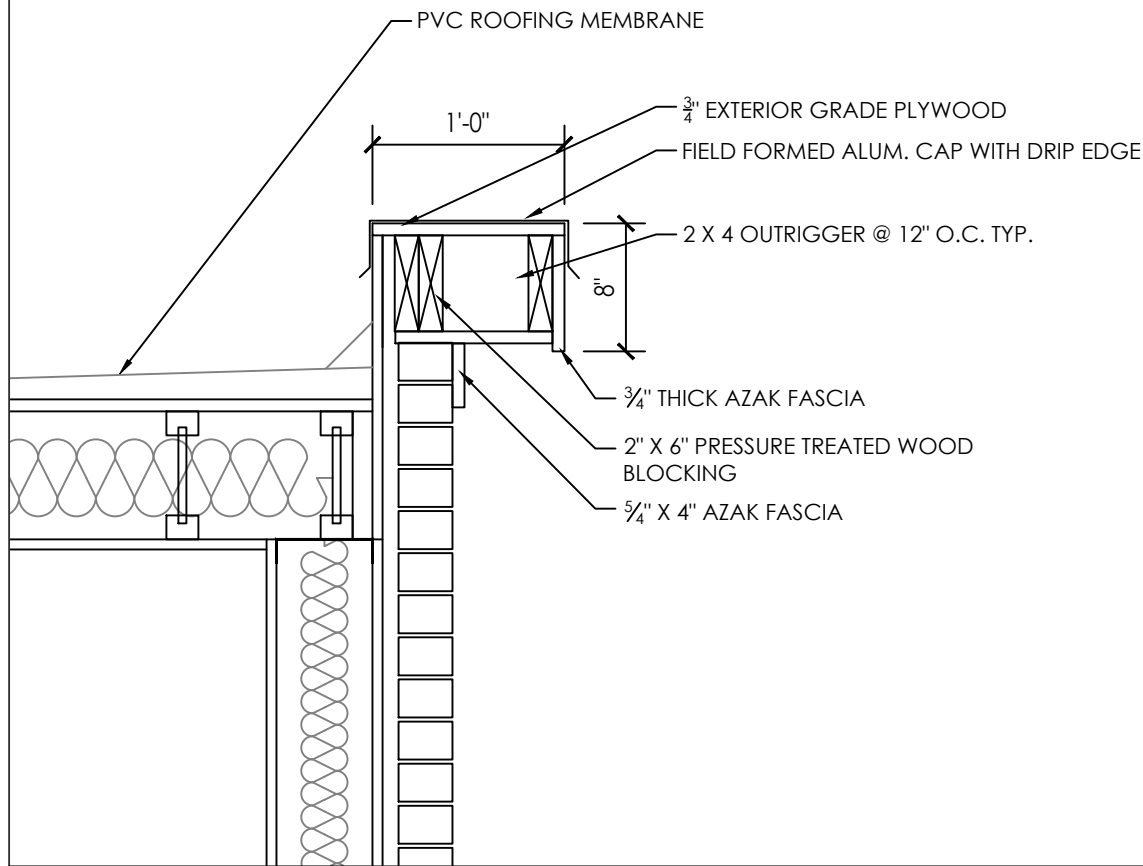
3/4" THK. FIBER CEMENT BOARD  
PANELS FIELD CUT TO SIZE.

MFRG: VIROC NY  
COLOR: BLACK, UNSANDED



### 1 TYP. SIDE WALL SECTION

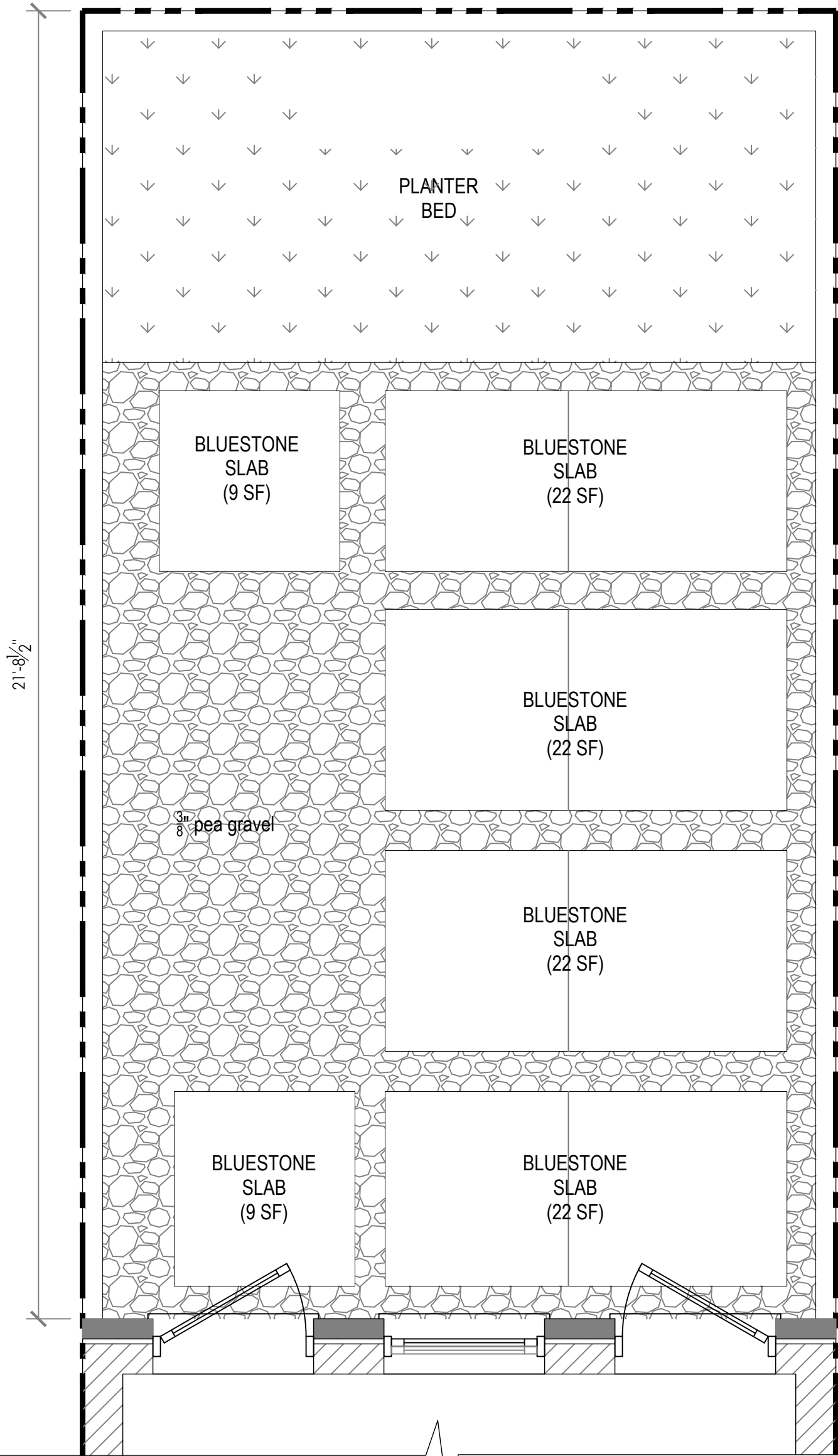
1"=1'-0"



### 2 TYP. REAR CORNICE DETAIL

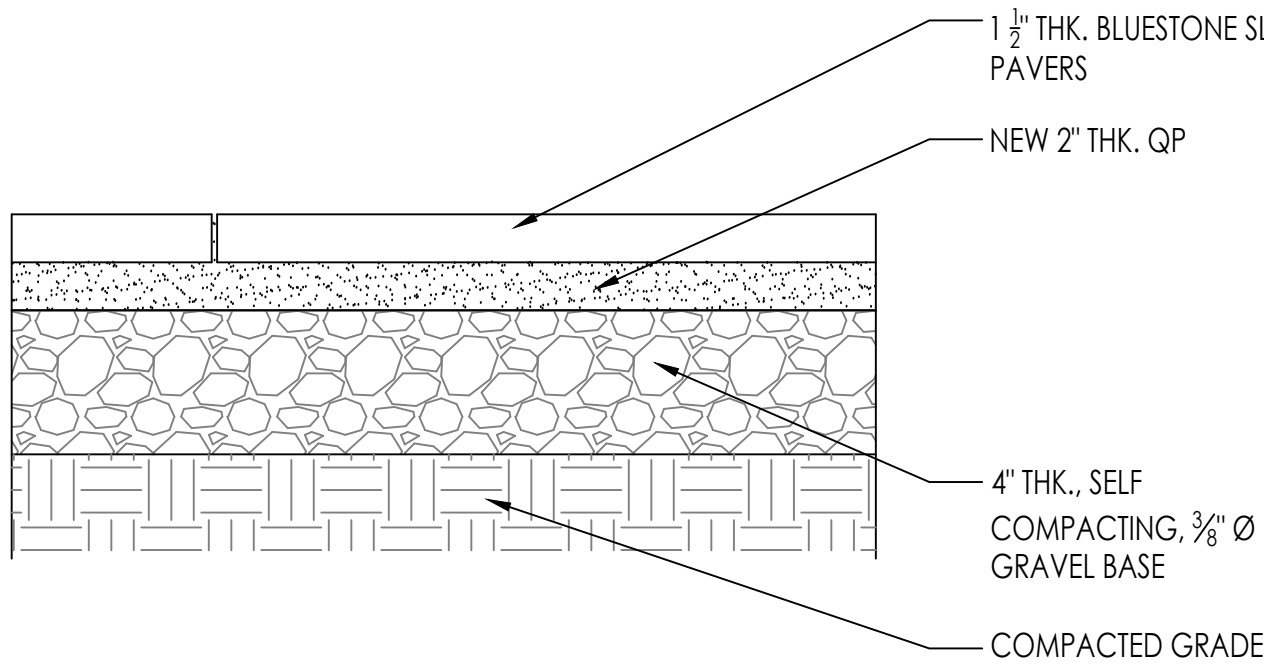
1"=1'-0"

IMPERVIOUS REAR YARD COVERAGE  
REAR YARD AREA: 271 SF  
PAVERS: 106 SF  
IMPERVIOUS COVERAGE: 271 / 106 = 39.11%



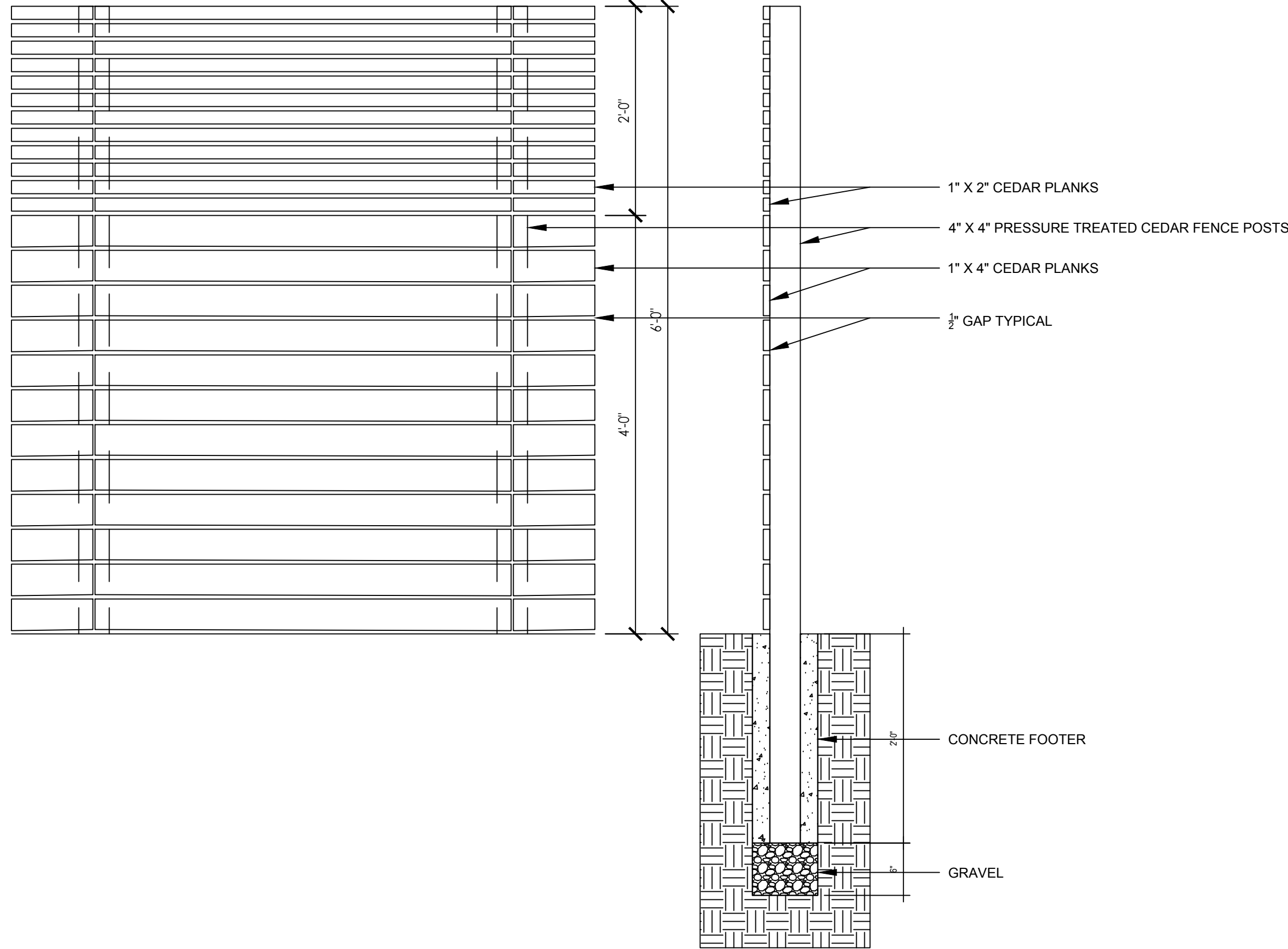
### 3 ENLARGED REAR YARD PLAN

1/2"=1'-0"



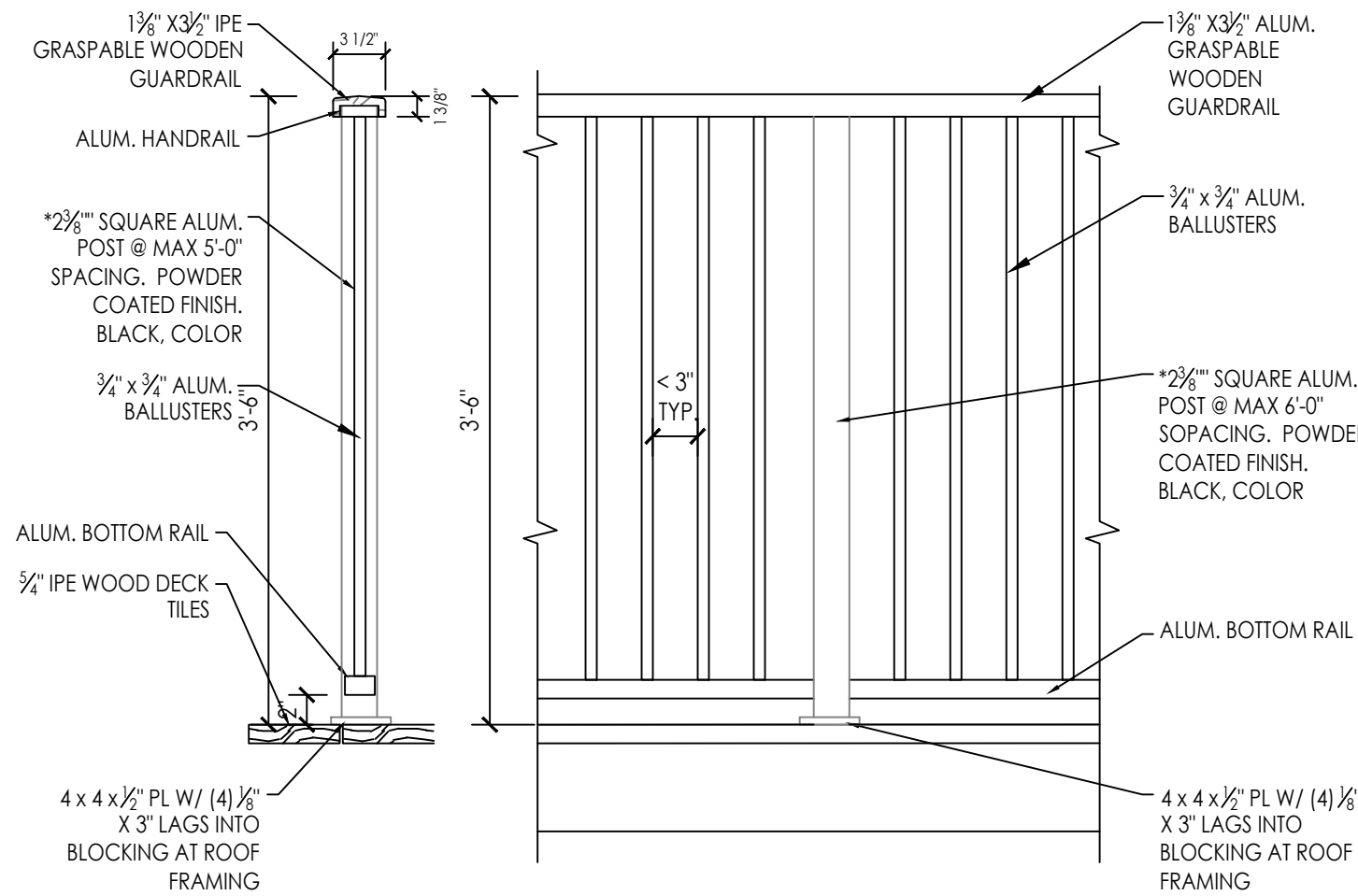
### 4 TYP. PAVER DETAIL

3"=1'-0"



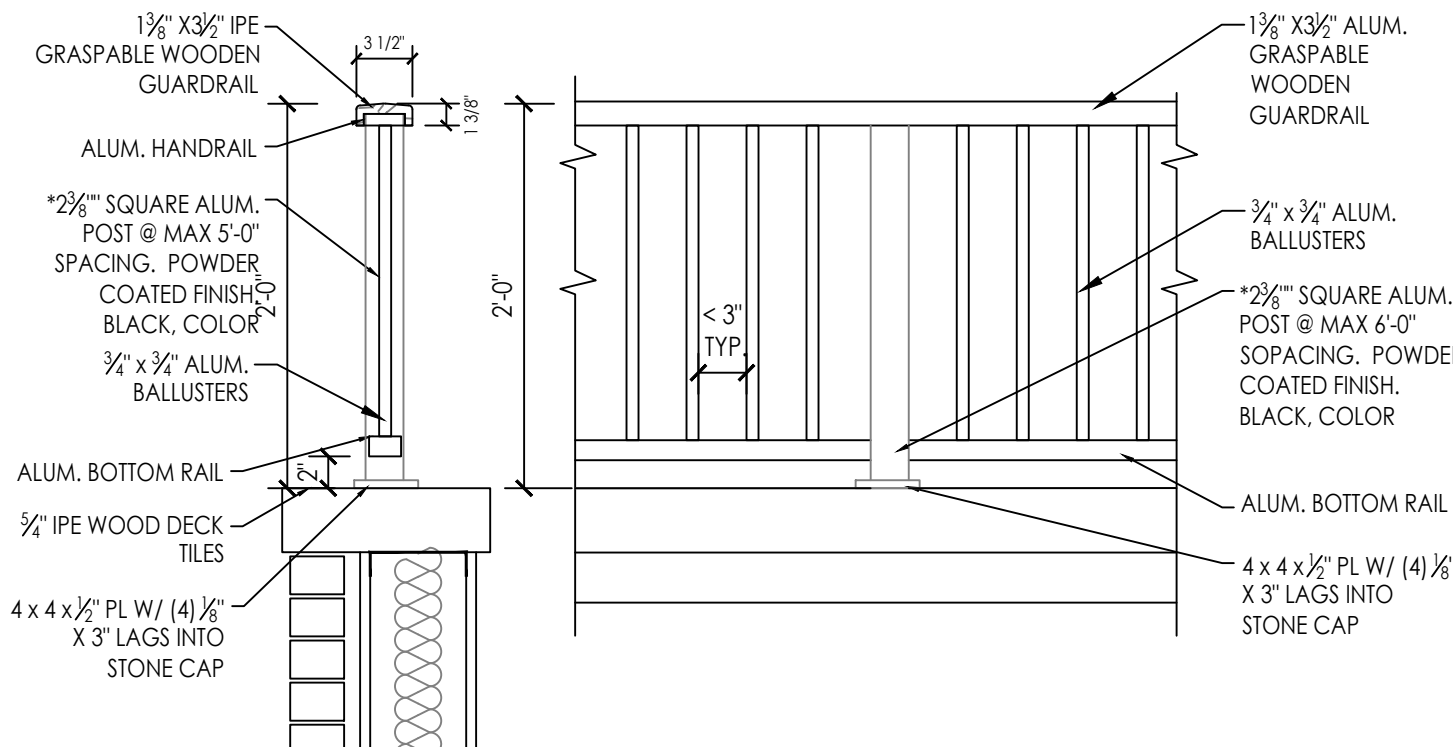
### 5 ENLARGED FENCE DETAIL

1"=1'-0"



### 6 TYP. RAILING 1 DETAIL

1"=1'-0"



### 7 TYP. RAILING 2 DETAIL

1"=1'-0"

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DRAWING TITLE  
TYPICAL DETAILS

SEAL & SIGNATURE  
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PROJECT No

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164.5Coles.2020

DRAWING #  
HPC-5