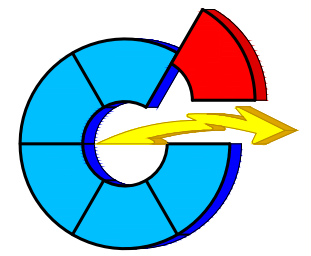


1 SITE MAP
Z-1 N.T.S.

115 BRUNSWICK STREET., JERSEY CITY, NJ SITE PLAN FOR G.A.R. CALCULATION

ADOPTED CODES:
1. NEW JERSEY UNIFORM CONSTRUCTION CODE AS AMENDED N.J.A.C. 5:23 et al
2. 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY N.J.A.C. 5:23-3.14
3. 2015 NATIONAL STANDARD PLUMBING CODE AS AMENDED BY N.J.A.C. 5:23-3.15
4. JOHN E. GRIBBIN- INTRODUCTION TO HYDRAULICS AND HYDROLOGY (FOURTH EDITION)
5. 2018 JERSEY CITY FORESTRY STANDARDS.

FLEX ENGINEERING
CONSULTING ENGINEERS



Consulting Engineers
3133 Central Ave.
Suite 202 U.C.
New Jersey, 07087
Main: 201-974-9570
Fax: 212-624-0284
www.FlexEngineer.com

DRAWING APPROVAL PROCESS:

DESIGN: RVV	DRAW: RVV	CHECKED: RVV	APPROVED: RVV
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DESIGN PROFESSIONAL:

RUDY V. VAZQUEZ, PE
(NY) LIC.# 083403-1
(NJ) LIC.# 24GE04511500
(FL) LIC.# 63722
NCEES Reg. # 27048

Rudy Vazquez

ENGINEER HAS NOT BEEN RETAINED FOR FIELD INSPECTIONS

DRAWING SHEET SCHEDULE:

SHT#:	NAME:
Z-1	SITE PLAN

NO CHANGES SHALL BE MADE UNLESS A WRITTEN CONSENT FOR THE DEVIATION IS APPROVED BY THE ARCHITECT OR ENGINEER

REVISION RELEASE SCHEDULE:

REV#:	DATE:	RELEASE / CHANGES:
0	02-25-22	CUSTOMER RELEASE

KEY PLAN:

BLOCK 11006 LOT 16

DEVIATIONS:

ALL CONDITIONS ON THIS SET OF PRINTS ARE TO BE USED EXACTLY AS PRESCRIBED. ANY DEVIATION WILL DISRUPT THE SYSTEM AND MAY CAUSE OTHER ITEMS NOT TO FUNCTION AS INTENDED OR FAIL.

DRAWING TITLE:

SITE PLAN

PROJECT:

SITE PLAN FOR G.A.R. CALCULATION

SITE:

115 BRUNSWICK ST., JERSEY CITY, N.J.

OWNER:

115-117 BRUNSWICK REALTY, LLC

PROJECT:

PR21-0148

SIZE:

D

SCALE:

AS NOTED

DRAWING:

DC21-0195

SHEET:

Z-1

GAR Calculations Worksheet						
GAR Elements	Multiplier	Square footage proposed	# proposed	native species bonus	food cultivation bonus	irrigation bonus*
Landscaped areas with a soil depth of less than 24" (b, c)	0.3	174				
Landscaped areas with a soil depth of 24" or more (b, c)	0.6					
Ground covers, or other plants less than 2' tall at maturity (a, b, c)	0.2					
Plants, not including grasses, at least 2' tall at maturity (a, b, c)	0.3					
Tree canopy for all trees, 2.5" to 6" in diameter (a, c)	0.5					
Tree canopy for new trees 6.1" to 12" in diameter (a, c)	0.6					
Tree canopy for new trees 12.1" in diameter and above (a, c)	0.7					
Tree canopy for preservation of existing trees 18" to 24" in diameter (c)	0.8					
Tree canopy for preservation of existing trees 24" diameter or larger (c)	0.7					
Vegetated walls, plantings on a vertical element (b, c)	0.6					
Extensive green roof over at least 2" but less than 8" of growth medium (b, c)	0.7					
Intensive green roof over at least 8" of growth medium (b, c)	0.8					
Permeable/Porous/Pervious paving or a deck atop at least 6" and less than 2" of soil or gravel	0.4					
Permeable/Porous/Pervious paving or a deck atop at least 2" of soil or gravel	0.5					
Enhanced tree growth systems (see definitions)	0.4					
Bioremediation facilities (see definitions)	0.4					
Retention or Detention tanks (in cubic feet)	0.3					
WaterSense certified fixtures (check if all fixtures in kitchen and bath comply)	0.3					
Water features (fountains, pools, etc.) using at least 50% recycled water, harvested water, and/or gray water *	0.2					
		52.2	52.2			
		1768				
TOTAL GAR PROPOSED		0.03				

Note: Permeable/Porous/Pervious paving credits may not exceed 1/3 of the total GAR proposed.

* Irrigation bonus for harvested (see def) or graywater irrigation system requires using at least 50% recycled water, harvested water, and/or graywater *

CITY OF JERSEY CITY -- ZONING TABLE OF BULK REQUIREMENTS						
R-5 LOW RISE RESIDENTIAL, MIXED USE ZONE						
BLOCK 11006, LOT 16						
	UNITS	REQUIRED / PERMITTED	EXISTING	STATUS	PROPOSED	STATUS
PERMITTED PRINCIPAL USES		Residential. Cafes on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefronts. Any combination of the above. See Note 1	Mixed use residential and ground-floor commercial.	C	Mixed use residential and ground-floor cafe.	V
MIN. LOT SIZE		All lots legally existing at the time of adoption of this section (2016) are now conforming.	1,768	C	1,768	C
MIN. LOT SIZE	sf	1,800	1,768	C	1,768	C
MIN. LOT WIDTH	ft	18	26	C	26	C
MIN. LOT DEPTH	ft	100	68	C	68	C
MIN. FRONT YARD SETBACK	ft	Must meet adjacent structure setback closest to the predominant blockfront setback.	Meets adjacent structure setbacks closest to predominant blockfront setback.	C	Meets adjacent structure setbacks closest to predominant blockfront setback.	C
MIN. REAR YARD SETBACK	ft	30	18'-1"	ENC	18'-1"	ENC
SIDE YARD SETBACK	ft	Zero, except where there a window exists on an adjacent structure. In that instance, the building must be setback a minimum 3 feet 1 inch, starting at least 1 foot before the window.	Zero	C	Zero	C
MAX. BUILDING HEIGHT	stories / ft	3 stories with a fourth floor setback a minimum of 15 feet from the front of the building. / 42 feet.	3 / <30	C	3 / <30	C
MIN. FLOOR TO CEILING HEIGHT	ft	9	8'-7" / 8'-5" / 8'-5"	ENC	8'-7" / 8'-5" / 8'-5"	ENC
DENSITY	units per acre	See Note 2	99	ENC	99	ENC
MAX. BUILDING COVERAGE	%	70	68.0	C	68%	C
MAX. LOT COVERAGE	%	80	90.0	ENC	90%	ENC
PARKING STANDARDS	spaces	Parking is prohibited on any lots that have sole frontage on Brunswick Street, Monmouth Street, or Coles Street.	No parking - Lot has sole frontage on Brunswick Street.	C	No parking - Lot has sole frontage on Brunswick Street.	C
LANDSCAPING STANDARDS		All properties are required to provide street trees, except where it can be demonstrated to Planning Staff that it is not possible to plant trees due to underground constraints such as water or utility lines. All street trees shall be in accordance with the design standards in 345-66.B. In the event a street tree is removed for construction, required repair/replacement, or for any other purpose, restoration of a street tree is required in accordance with the design standards in 345-66.B. At least 20% of every lot shall be landscaped with one of the following materials: Reinforced lawn, ground cover, rain garden, bioswales, plants that are native, non-invasive and proven drought resistant in an urban environment.	NONE	ENC	NONE	ENC
DESIGN STANDARDS		Buildings shall be designed to present a harmonious appearance in terms of architectural style and materials and shall be encouraged to incorporate historic elements found throughout the surrounding area. Blank walls without fenestration, specifically the non-habitable portion of the building within the floor elevations, shall incorporate facade articulation, recessed portions of the street wall, a planter/landscaping buffer, stairs, porches, or any other architectural techniques to ensure visual connectivity between the selected first floor and the sidewalk. Buildings where ground floor retail is permitted shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.	EXISTING	C	EXISTING	C

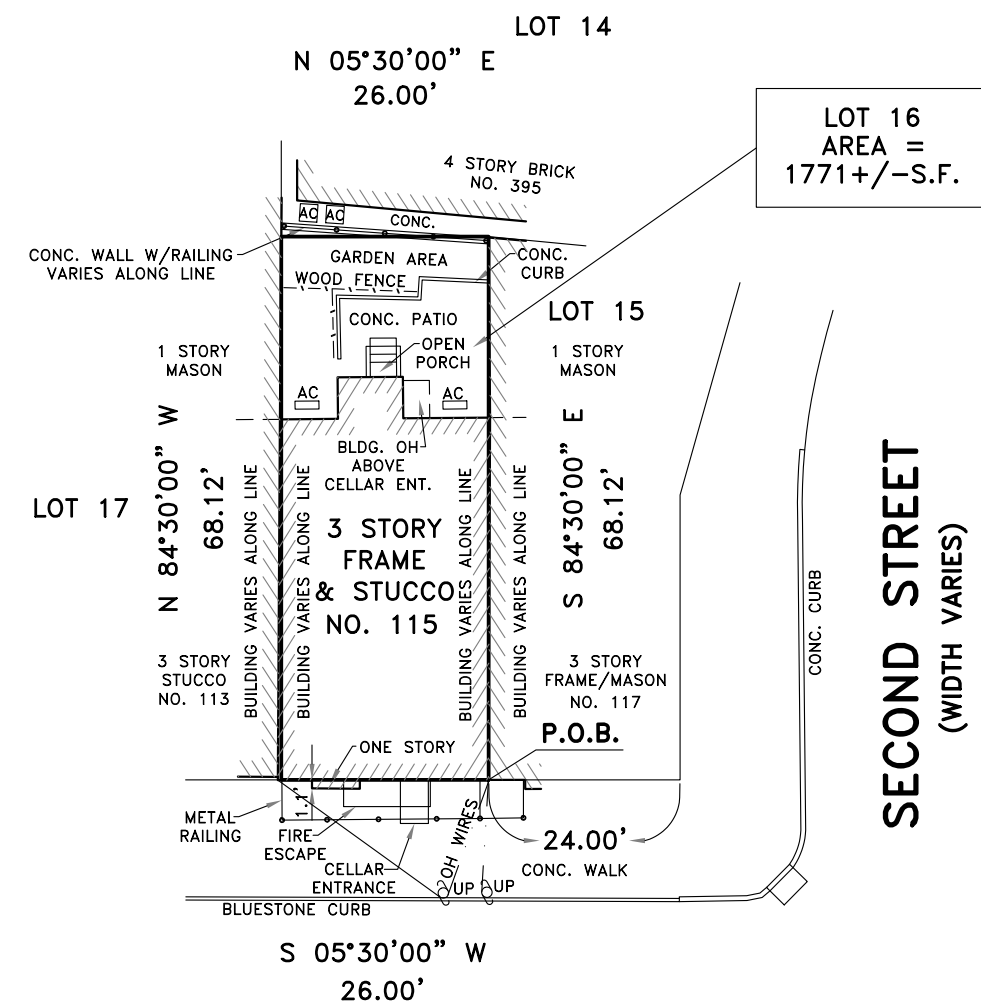
NOTES:
1. Additional permitted principal uses include: Retail sales of goods and services on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefronts. Professional offices and medical offices on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefronts. Schools. Governmental uses. Houses of worship. Parks and playgrounds. Home occupations (see Subsection 345-60.1.2. Standards for Specific Accessory Uses, a. Home Occupations). Live work. Any building that can be dated back to 1980 shall not be demolished without written consent from the Historic Preservation Officer. It is within the Historic Preservation Officer's purview to refer the determination of the appropriateness of demolition to the Historic Preservation Commission. Any appeal of the Historic Preservation Officer or Historic Preservation Commission shall be reviewed by the Zoning Board of Adjustment.
2. Mezzanines are not permitted. No existing mezzanines. None proposed. Any rooftop deck and its surrounding barrier, required by code, must be setback a minimum of five feet from the front of the building. Rooftop deck shall not cover more than thirty percent (30%) of the roof's available surface, area except where a green roof is installed. Where a green roof is installed, the remaining roof area, inclusive of the setback requirements, can be covered up to fifty percent (50%); the rest must be a green roof installation. No existing green roof. None proposed.

C	Complies					
V	Variance Required					
ENC	Existing Non-Conforming Condition					
N/A	Not Applicable					
JC LDO	Jersey City Land Development Ordinance Chapter 345					

NOTE 1: CALL BEFORE YOU DIG 811
TICKET #220-332-280

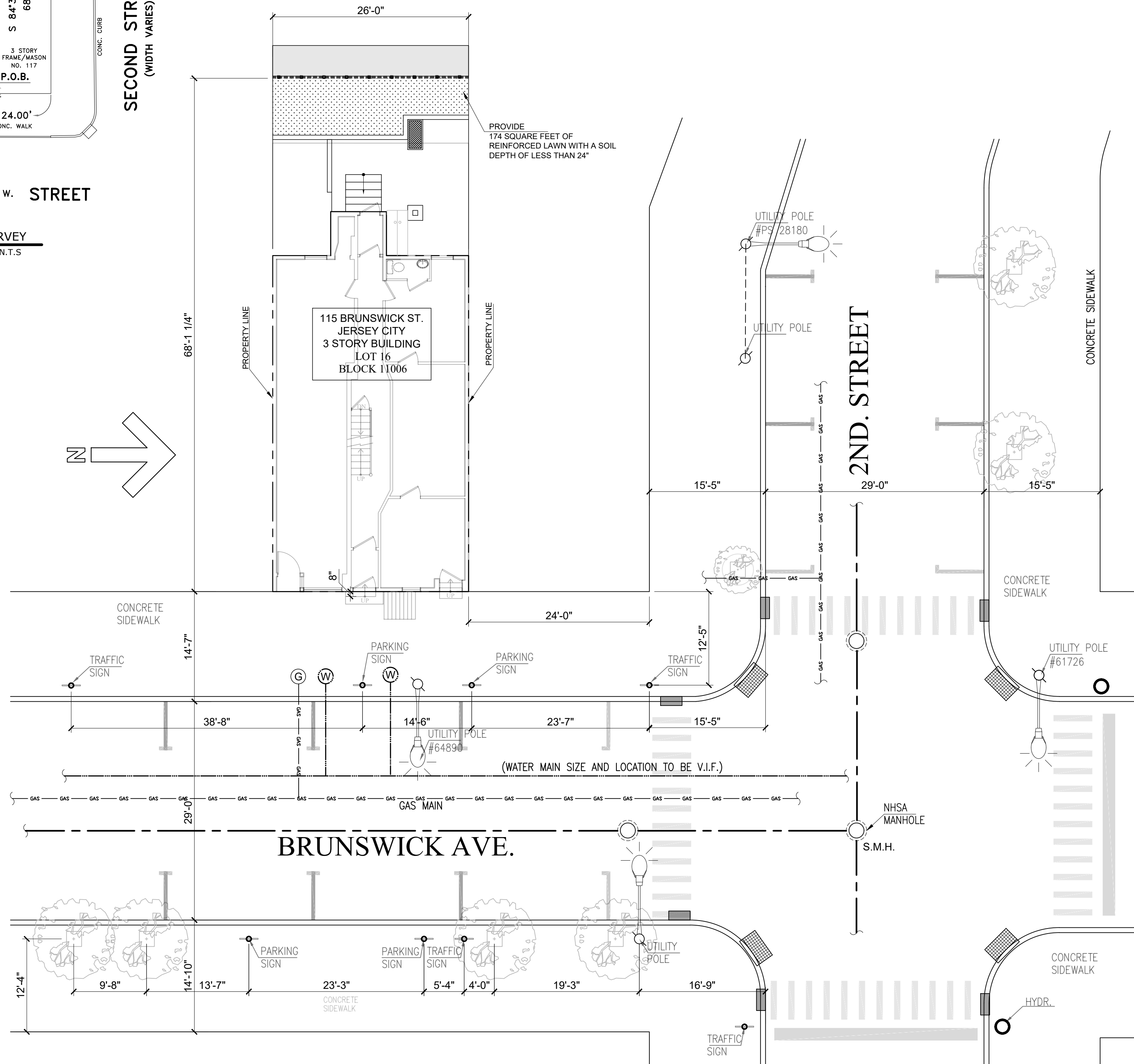
NOTE 2: MARK-OUT HAS BEEN ORDERED
TICKET #220-332-280

BLOCK 11006



BRUNSWICK 50' W. STREET

2 SURVEY
Z-1 N.T.S.



3 SITE PLAN
Z-1 1/2\"/>