

# 16 TROY STREET

## NEW 3 STORY, 9 UNIT

### MULTI-FAMILY RESIDENTIAL BUILDING

JERSEY CITY, HUDSON COUNTY, NJ

#### ZONING DATA

ADDRESS:	16 TROY STREET, JERSEY CITY NJ		
BLOCK:	-		
LOT:	-		
ZONE:	R-1		
PRINCIPAL USE:	9 UNIT RESIDENTIAL BUILDING		
BULK & YARD	REQUIRED	PROPOSED	VARIANCE REQUIRED
PRINCIPAL USE	1 & 2 FAMILY	MULTI - FAMILY	YES
DENSITY (MAX.)	2 UNITS	9 UNITS	YES
SITE AREA	2,500 S.F.	9,132 S.F.	NO
MIN. LOT SIZE			
MIN. LOT WIDTH	25'-0"	25'-0"	NO
MIN. LOT DEPTH	100'-0"	151'-0"	NO
*FRONT YARD	PREDOMINANT	105'-9"	YES
**SIDE YARD	2'-0" (ONE) 5'-1" (BOTH)	5'-0" (ONE) 16'-6" (BOTH)	NO
*REAR YARD	35'-0" + 25'-6" = 60'-6"	0'-7"	YES
MAX. BLDG. HT.	3 STY. / 30'-0"	3 STY. / 30'-0"	NO
(MIN. TO MAX. FLOOR TO CEILING HEIGHT)	9 FT. TO 12 FT.	9'-0"	NO
MAX. BLDG. COV.	60% = 5,479 SF	45.3% = 4,136 SF	NO
MAX. LOT COV.	85% = 7,762 SF	68.6% = 6,269 SF	NO
FRONT YARD LANDSCAPING	60% = 1,570 S.F.	19% = 500 S.F.	YES
PARKING SPACES	0	9	NO
MAX. CURB CUT	10 FT.	10 FT.	NO
MAX. DRIVEWAY WIDTH	10 FT.	13.5 FT.	YES
GARAGE DIMENSIONS % OF GROUND FLR.	50%	64%	NO
GARAGE DOOR DIMENSIONS	8' H X 7' W	8' H X 7' W	NO
CONSTRUCTION TYPE	5A		
USE GROUP	R2		
BLDG. VOLUME	114,000 CU. FT.		

- \* FRONT YARD + REAR YARD = AT LEAST 35 FT.
- \* REAR YARD = NOT TO BE LESS THAN 20 FT.
- \* FRONT YARD + REAR YARD = 35 FT. + 50% OF DEPTH OVER 100'
- \*\*EXCEPTION: WHERE ADJ. BLDG. HAS WINDOWS ON THE SIDE LOT LINE, THEN 3 FT IS REQ'D. STARTING FROM 1 FT. IN FRONT OF 1ST WINDOW TO THE REAR BUILDING LINE.

#### PROJECT DESCRIPTION

EXTREMELY ABNORMAL LOT  
 NEW 3-STORY RESIDENTIAL BUILDING  
 9 UNITS  
 9 PARKING SPACES IN COVERED PARKING AREA  
 1 ADA ADAPTABLE UNIT ON FIRST FLOOR  
 BICYCLE STORAGE AREA  
 WASHER/DRYER IN ALL UNITS  
 AC IN ALL UNITS  
 1 STREET TREE, MANY TREES/LANDSCAPING ON SITE

#### PROPOSED UNIT COUNT

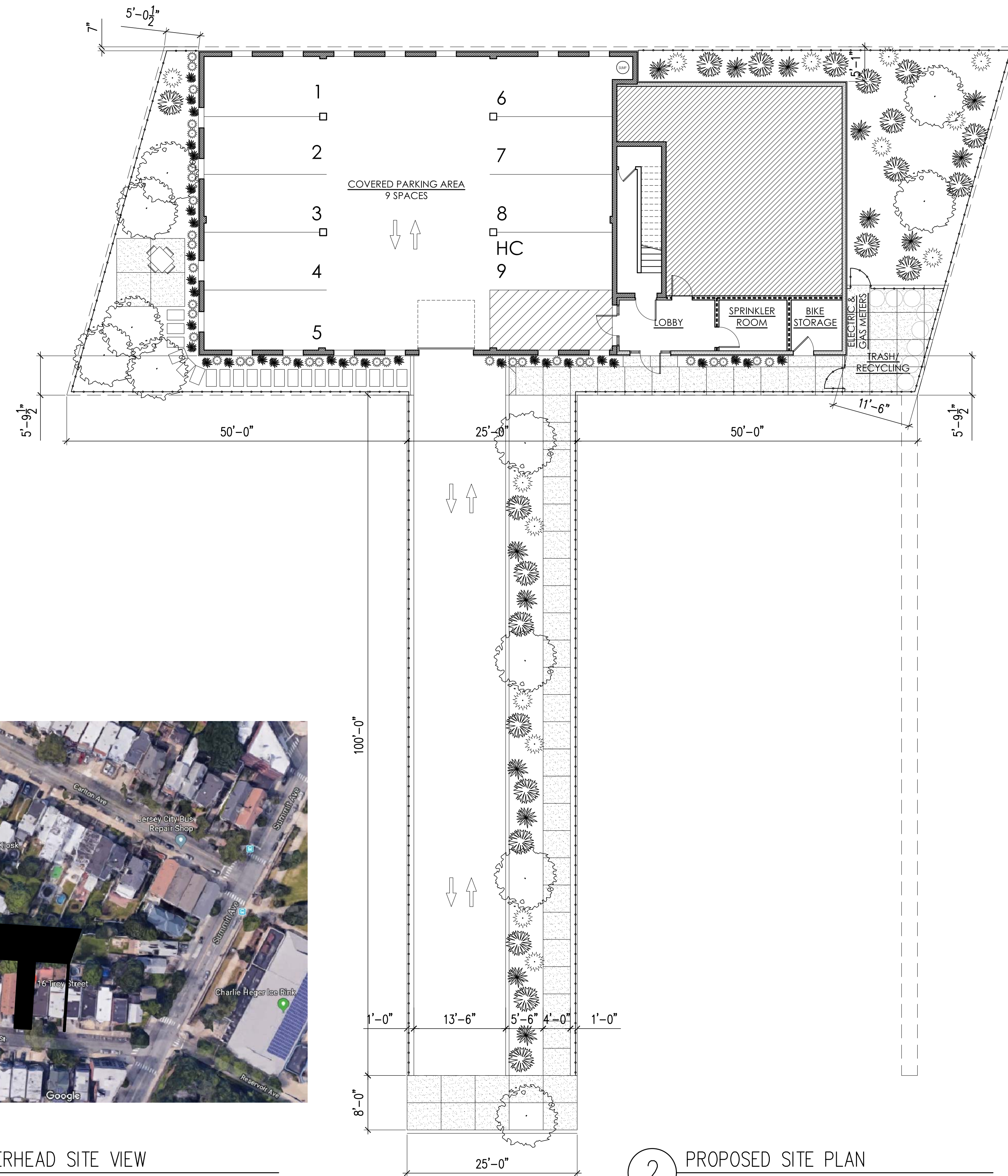
FLOOR	2-BR/2-BTH
3	4
2	4
1	1
TOTAL	9

#### PROPOSED UNIT SIZES

UNIT #	TYPE	SIZE
101	2 BR/ 2 BTH	842 SF
201	2 BR/ 2 BTH	795 SF
202	2 BR/ 2 BTH	795 SF
203	2 BR/ 2 BTH	883 SF
204	2 BR/ 2 BTH	883 SF
301	2 BR/ 2 BTH	795 SF
302	2 BR/ 2 BTH	795 SF
303	2 BR/ 2 BTH	883 SF
304	2 BR/ 2 BTH	883 SF
ROOF	ROOF DECK	885 SF



1 OVERHEAD SITE VIEW  
 SCALE: 1" = 100'-0"



2 PROPOSED SITE PLAN  
 SCALE: 1" = 10'-0"

SEAL:  
 JEFFREY V. LEWIS  
 REGISTERED ARCHITECT  
 NJ LICENSE # A018118

JEFFREY V. LEWIS  
 REGISTERED ARCHITECT  
 368 BROAD STREET SUITE 213  
 NEWARK NJ 07104  
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 E: JEFFREYLEWIS@GMAIL.COM

REVISIONS:

PROJECT:  
 Proposed Multi-Family Residential Building with 9 Units & 9 Parking Spaces

ADDRESS:  
 16 Troy Street  
 Jersey City, NJ 07307

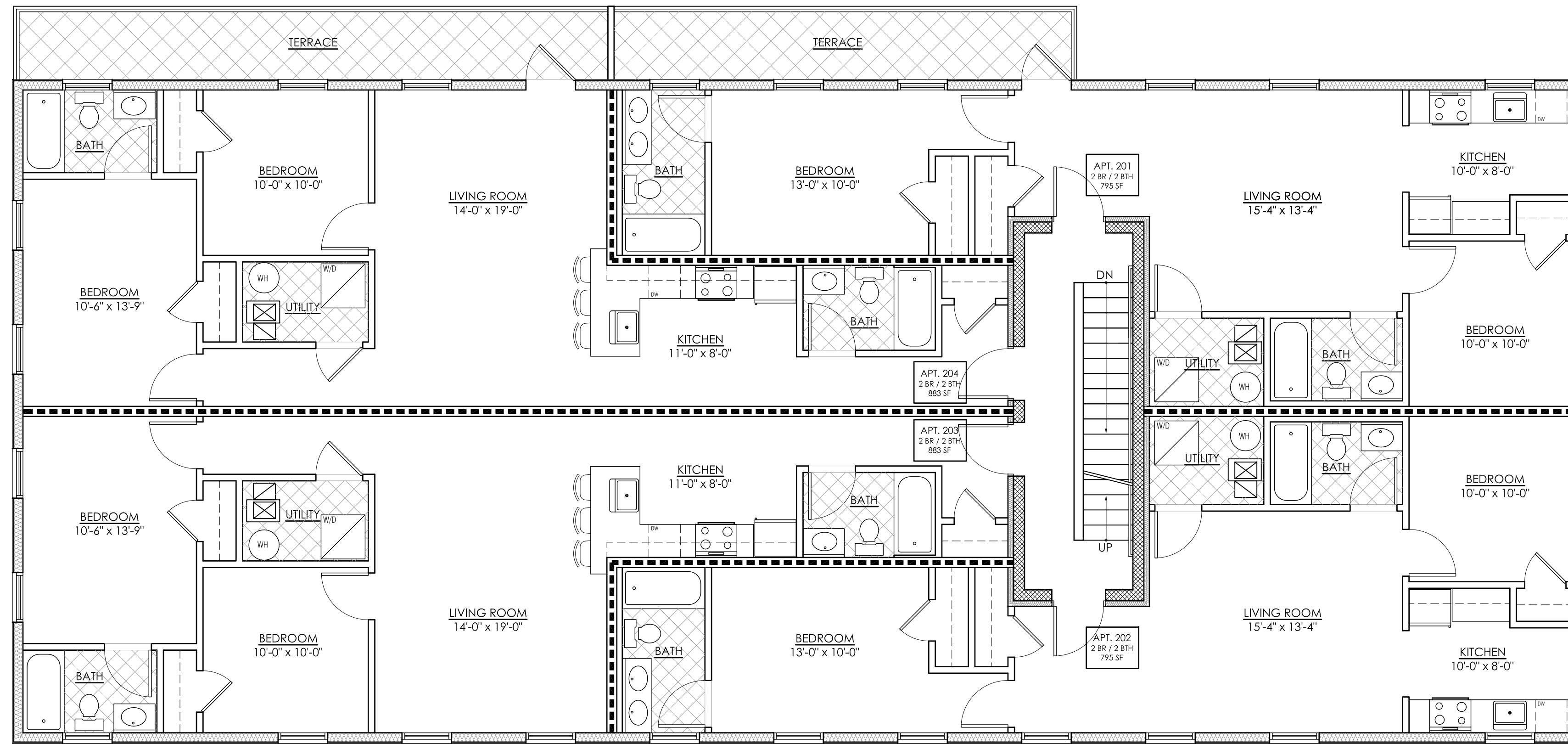
CLIENT:  
 Victor Ghatas

DRAWING INFO:  
 Drawn by: JVL  
 Checked by: JVL  
 Issue date: 2.14.2018  
 Project #: 17008

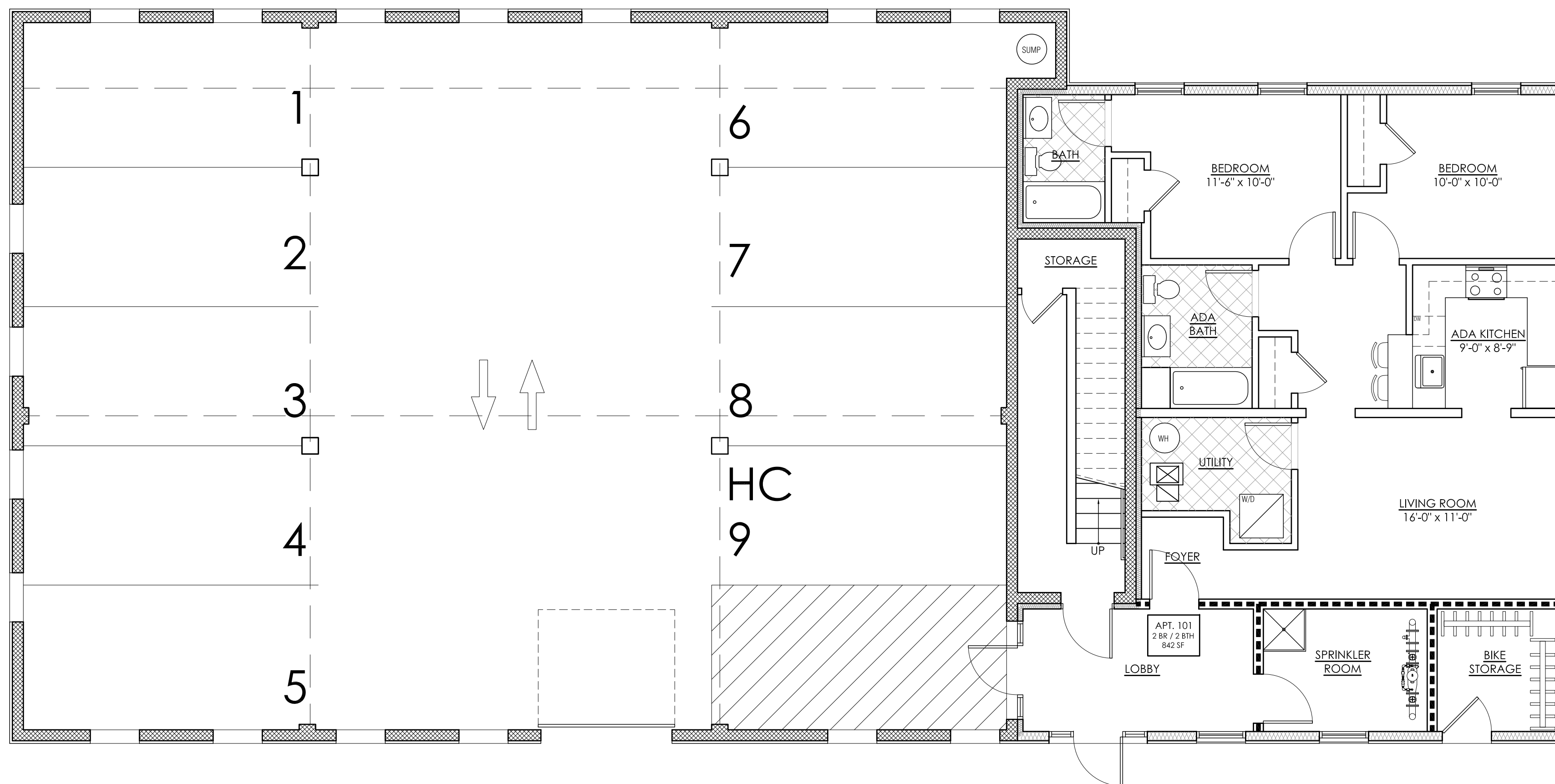
SHEET TITLE:  
 BUILDING DATA & PROPOSED SITE PLAN

SHEET #:  
 A-100





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



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

SEAL:  
  
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NJ LICENSE # A018118

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16 Troy Street  
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CLIENT:  
Victor Ghalas

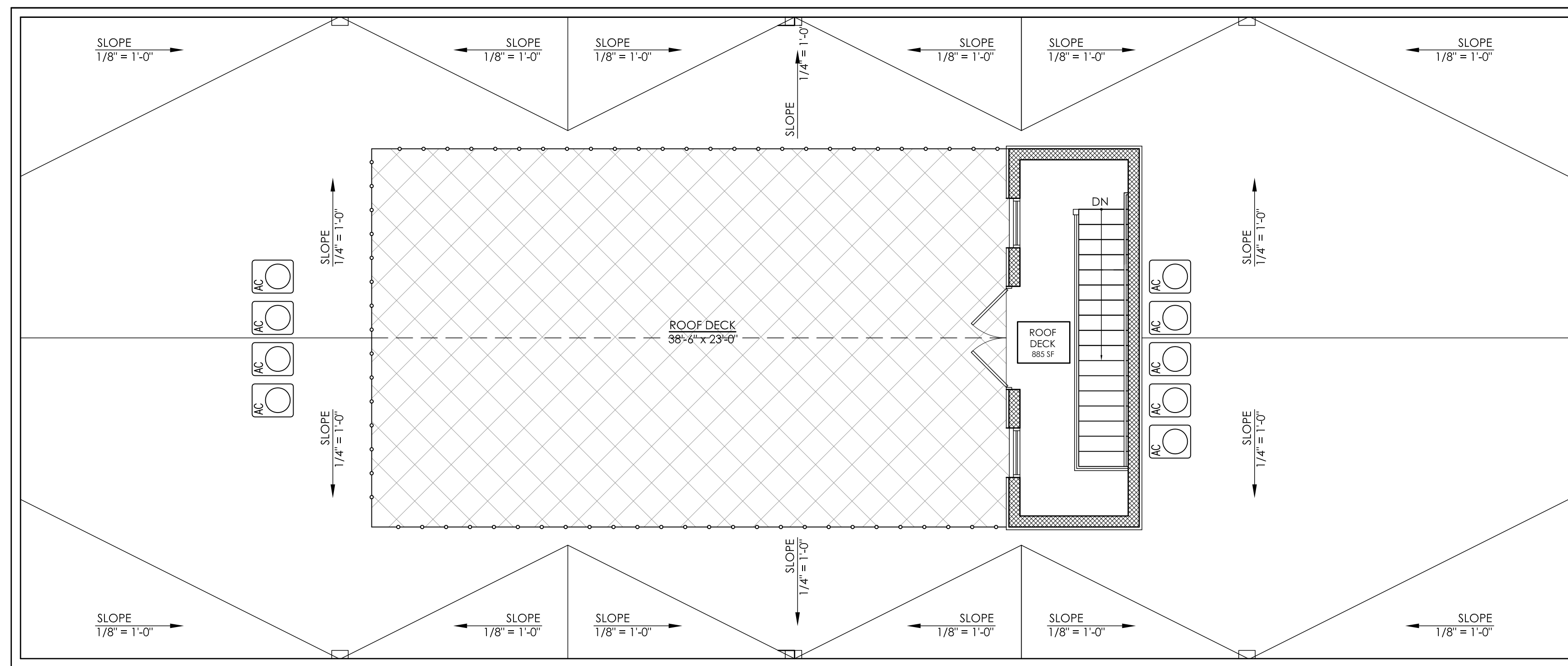
DRAWING INFO:  
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Project #: 17008

SHEET TITLE:  
FIRST & SECOND FLOOR ARCHITECTURAL PLAN

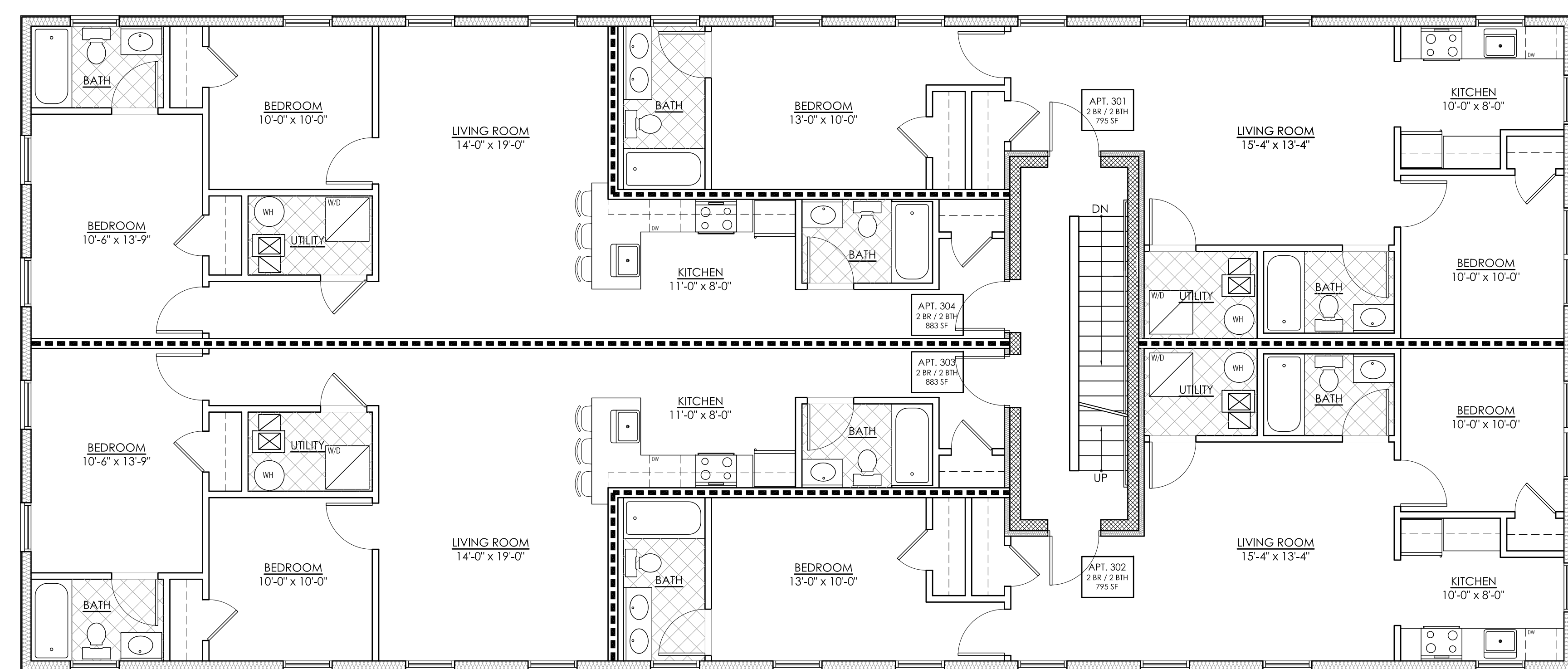
SHEET #:  
A-110

SEAL:  
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**2** ROOF PLAN  
 SCALE: 3/16"=1'-0"



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

REVISIONS:

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 Jersey City, NJ 07307

CLIENT:  
 Victor Ghatas

DRAWING INFO:  
 Drawn by: JVL  
 Checked by: JVL  
 Issue date: 2.14.2018  
 Project #: 17008

SHEET TITLE:  
 THIRD FLOOR & ROOF ARCHITECTURAL PLAN

SHEET #:  
**A-120**

SEAL:

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 NEWARK NJ 07104

REVISIONS:

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SHEET TITLE:  
 BUILDING ELEVATIONS

SHEET #:  
 A-200



1 SOUTH ELEVATION  
 SCALE: 3/16"=1'-0"



3 EAST ELEVATION  
 SCALE: 3/16"=1'-0"



2 NORTH ELEVATION  
 SCALE: 3/16"=1'-0"



4 WEST ELEVATION  
 SCALE: 3/16"=1'-0"