

Taussi Flats

4 Story Residential Building

115-117 Hackensack Plank Road

Weehawken NJ 07086

Zoning Submission

01/17/19

Architect

Nastasi Architects
321 Newark Street
Hoboken NJ, 07030
t: 201.653.2577
f: 201.653.2642



PROJECT DATA:

APPLICANT: ET - Management & Investors LLC.

LOCATION: 115-117 HACKENSACK PLANK ROAD
Weehawken, NJ 07086
Block 25 - Lots 8 & 9

LOT AREA: 5,792 SF

BUILDING AREA BREAKDOWN:

FLOOR	GROSS S.F.*
Ground Floor Parking, Lobby & Amenity: Mezzanine:	4,182 SF 1,360 SF
Residential Floors 2-4 Floor 2: Floor 3: Floor 4:	3,930 SF 3,930 SF 3,930 SF
Roof Mechanical Bulkhead:	189 SF

TOTAL NEW CONSTRUCTION AREA: 17,521 SF

*EXTERIOR BALCONIES & TERRACES NOT INCLUDED IN GROSS SQUARE FOOTAGES

RESIDENTIAL UNIT BREAKDOWN:

PROPOSED UNIT COUNT:	10 QUANTITY
1 BEDROOM:	3
2 BEDROOM:	7

REVISIONS		
NO.	DESCRIPTIONS	DATE
1	COMPLETENESS REVIEW COMMENTS	01/17/18
2	DESIGN REVISIONS	09/28/18
3	DESIGN REVISIONS	11/30/18
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1	ZONING BOARD OF ADJUSTMENT	06/02/17
NO.	TO WHOM ISSUED	DATE

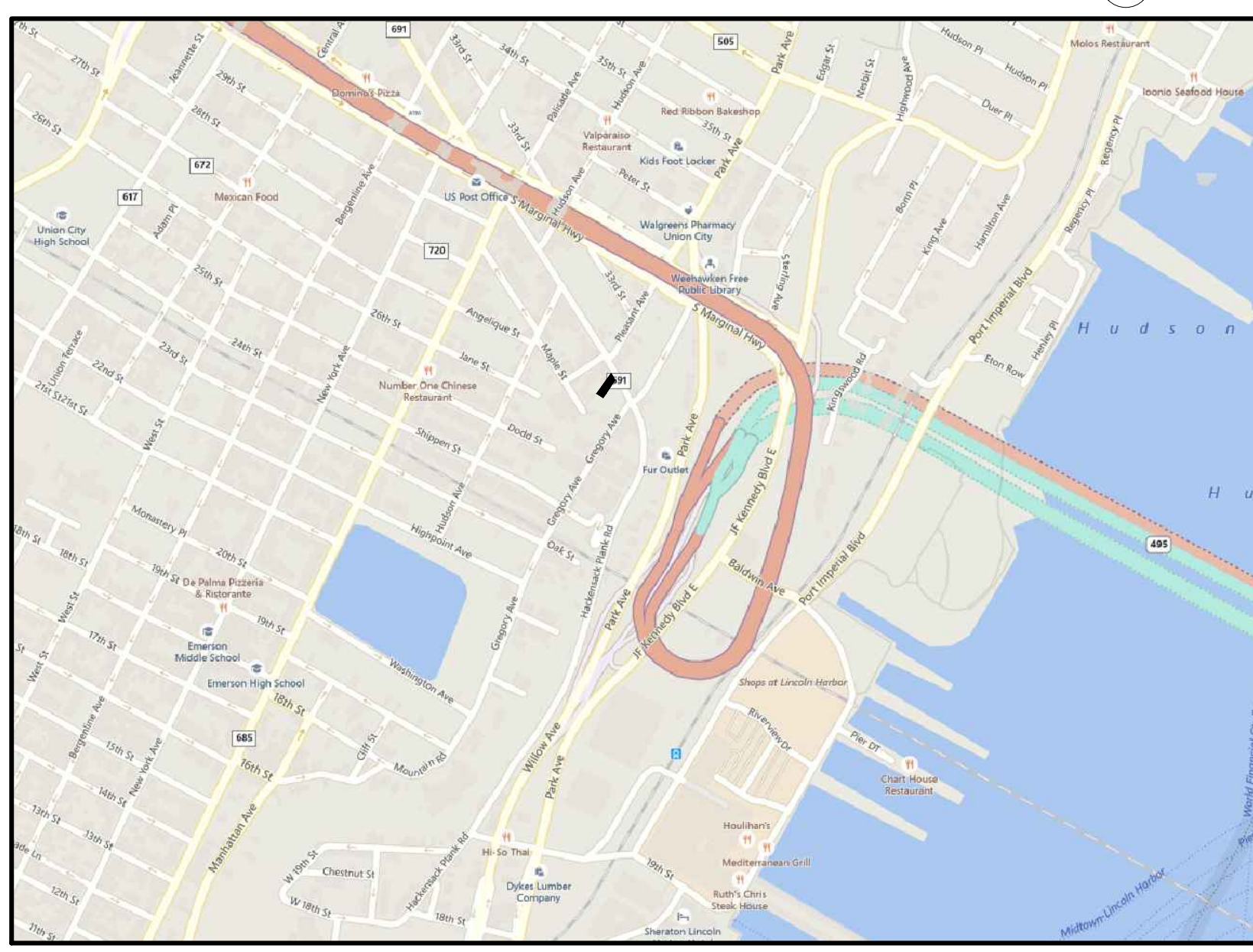
ISSUES

ET - Management & Investors LLC. OWNERS
115 - 117 Hackensack Plank Road
Weehawken, NJ 07086

ZONING BOARD



200 FT RADIUS MAP
SCALE: 1"=100'



REGIONAL MAP
NOT TO SCALE

DRAWING LIST

architectural

SHEET	DESCRIPTION
Z0	Cover Page, Project Data, Zoning Table
Z1	Survey, Recycling Calculations, 200 FT Property Owners List
Z1.2	Consolidated Property Survey
Z1.3	Site Context
Z2	Building Rendering
FLOOR PLANS	
Z3	Ground Floor Plan
Z4	Second Floor Plan Typical 3rd-4th Floor Plans
Z5	Fifth Floor Plan Roof Plan
BUILDING ELEVATIONS	
Z6	Site Elevations
Z7	Building Elevations
Z8	Building Elevations

ZONING COMPLIANCE TABLE

ZONING DISTRICT R-4		BLOCK 25 LOTS 8 & 9	
REGULATION	REQUIRED / PERMITTED	PROPOSED	COMPLIES
1. BUILDING USE			
PERMITTED USE TABLE 23-5.5 A 1	RESIDENTIAL	RESIDENTIAL	COMPLIES
MULTI-FAMILY RESIDENCE §23-5.5 A 2 (A,B,C,D)	A. NO PARKING BETWEEN FRONT OF BUILDING AND STREET IF MORE THAN 6 UNITS. B. LANDSCAPED OPEN AREA EQUAL TO AT LEAST 200 SF PER DWELLING UNIT C. PARKING LOTS AND DRIVEWAYS SHALL NOT COVER MORE THAN 45% OF LOT AREA D. ALL AREAS NOT COVERED BY BUILDINGS, PARKING, DRIVEWAYS, OR WALKWAYS SHALL BE LANDSCAPED	NO PARKING BETWEEN FRONT OF BUILDING AND STREET IS PROPOSED. 10 UNITS x 200 SF EACH = 2,000 SF REQUIRED 852 SF PROPOSED 42% IMPERVIOUS COVERAGE FOR GARAGE (2,408 SF) 28% TOTAL SEMI PERMEABLE DRIVEWAY AND SIDEWALKS (1,623 SF) YES	COMPLIES VARIANCE REQUIRED COMPLIES
2. BUILDING COVERAGE			
LOT AREA TABLE 23-6.1 (min.)	4,356 SF	5,792 SF (LOTS 8 AND 9) (0.133 AC)	COMPLIES
LOT WIDTH TABLE 23-6.1 (min.)	50 FT	45 FT 5 IN WIDTH ACROSS LOTS 8 AND 9	VARIANCE REQUIRED
LOT DEPTH TABLE 23-6.1 (min.)	100 FT	134 FT 9 IN	COMPLIES
MAX LOT COVERAGE (%) TABLE 23-6.1	55% COVERAGE ALLOWED IF BUILDING HAS A GARAGE	RESIDENTIAL PLAN 3,930 SF, GROUND FLOOR PARKING, LOBBY, 4,182 SF:	66% 72% VARIANCE REQUIRED
3. BUILDING HEIGHT			
PERMITTED BUILDING HEIGHT TABLE 23-6.1	4 STORIES - 40 FT	4 STORIES - 48'-8" FT	VARIANCE REQUIRED
EXCEPTIONS: §23-6.2 A 1 §23-6.2 A 2	ROOFTOP STRUCTURES MAX. 25% BLDG. HEIGHT ROOFTOP STRUCTURES MAX. 10% BLDG. COV. AREA	BULKHEAD 20% BLDG. HEIGHT (10 FT) ROOFTOP STRUCTURES COVERAGE = 6% (SEE Z4 FOR CALCS.)	COMPLIES
4. DENSITY			
DENSITY CALCULATIONS §196-16.E(6)	40 DWELLING UNITS MAX. / ACRE 1,089 SF MIN. / UNIT	10 DWELLING UNITS / 0.133 ACRE = 75.2 UNITS/ACRE RATIO 1 BED. = 525 SF /UNIT, MIN. 2 BED. = 860 SF /UNIT MIN	VARIANCE REQUIRED
5. SETBACKS			
MIN. FRONT YARD SETBACK (ft) TABLE 23-6.1	AVERAGE OF EXISTING BLDGS, SAME SIDE OF STREET MIN. 10 FT, MAX. 20 FT	10 FT ALL FLOORS *ADJACENT BUILDINGS VARY 0-10 FT FRONT SETBACKS	COMPLIES
MIN. SIDE SETBACK (ft) TABLE 23-6.1	1/4 BUILDING HEIGHT, 3 FT 6 IN MIN.	3 FT 6 IN WEST SIDE, 0 FT 0 IN EAST SIDE (1/4 BUILDING HEIGHT = 14'-6")	VARIANCE REQUIRED
MIN. REAR YARD (ft) TABLE 23-6.1	20 FT	20 FT	COMPLIES
6. PARKING			
PARKING RESIDENTIAL §2361-23-9.2 (min.)	1.5 PARKING SPACES FOR EACH 1 BED. UNIT 2 PARKING SPACES FOR EACH 2 OR MORE BED. UNIT	12 PARKING SPACES PROVIDED (11 STACKING, 1 HC) (3 (1BR UNITS) 7 (2BR UNITS) = 19 TOTAL PARKING SPACES REQ'D)	VARIANCE REQUIRED

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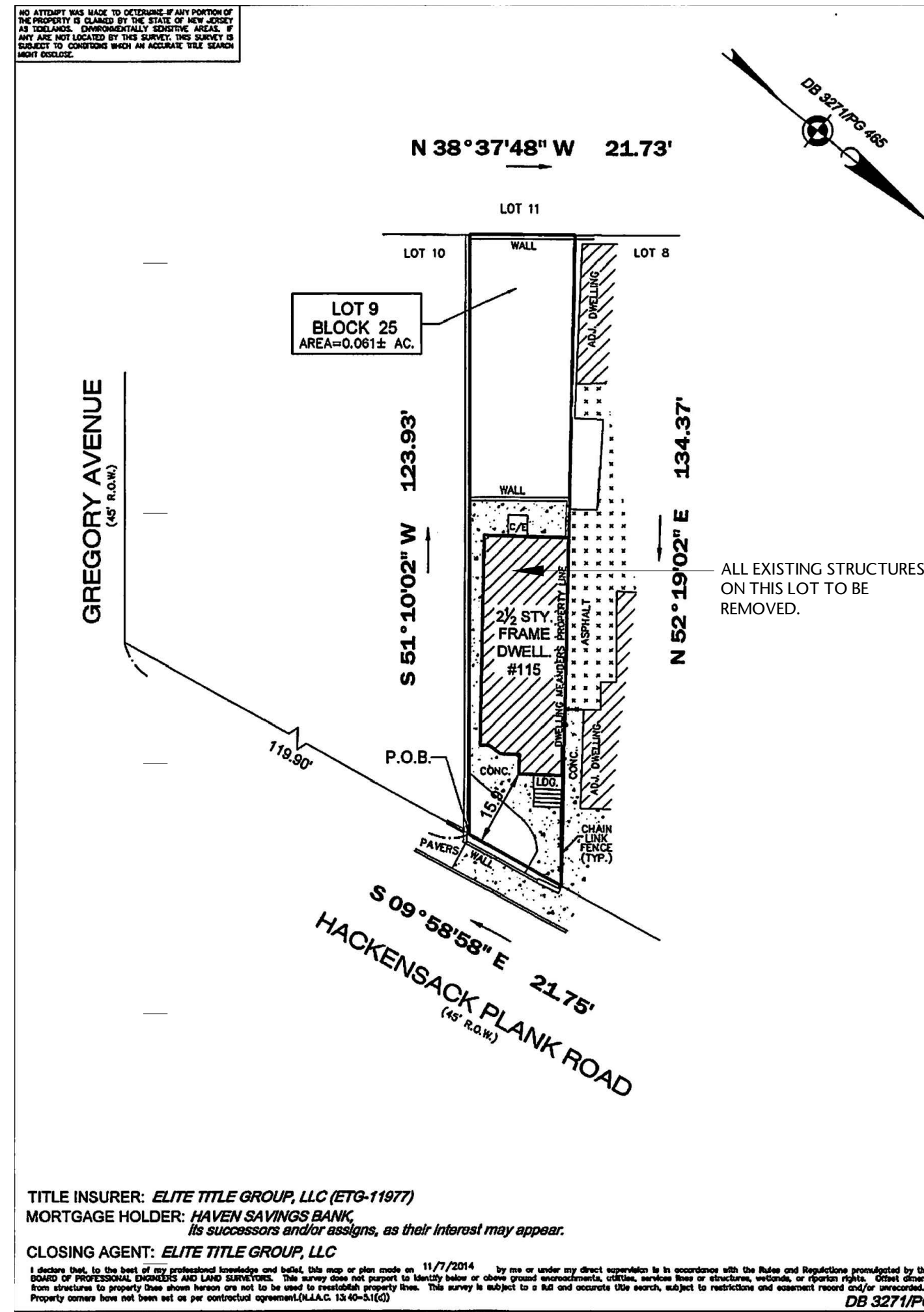
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Location Map Key Map Zoning Table 200' List

Date: November 14, 2019
Scale: As Noted
Drawn By: CY
Checked By: JN
Phase/Revision: ZO

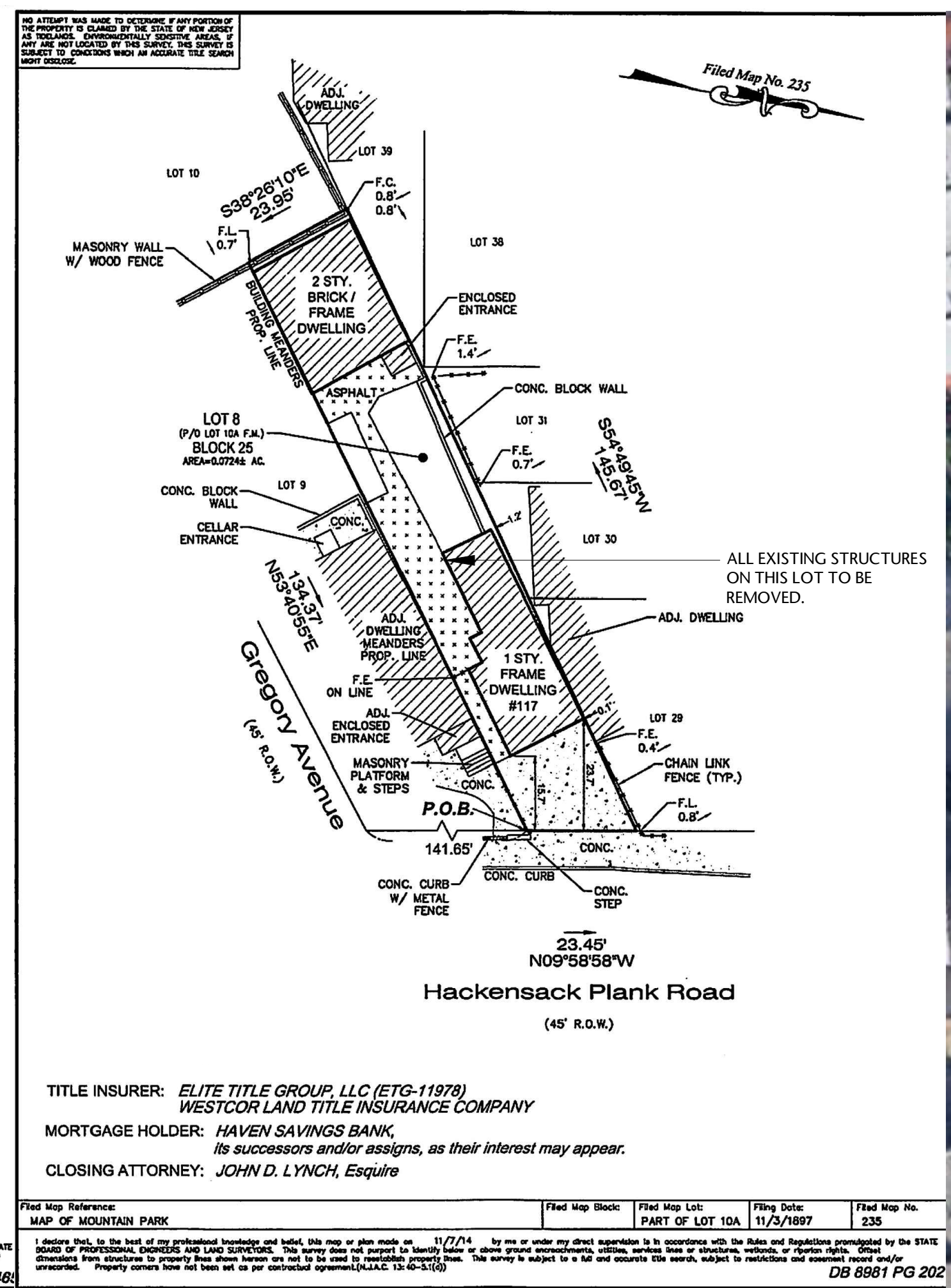
ZO



MORGAN engineering & surveying
 RODOLFO PIERRI
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 38606

SURVEY OF PROPERTY
 Lot No. 9 Block No. 25
 Township of Weehawken
 County of Hudson New Jersey

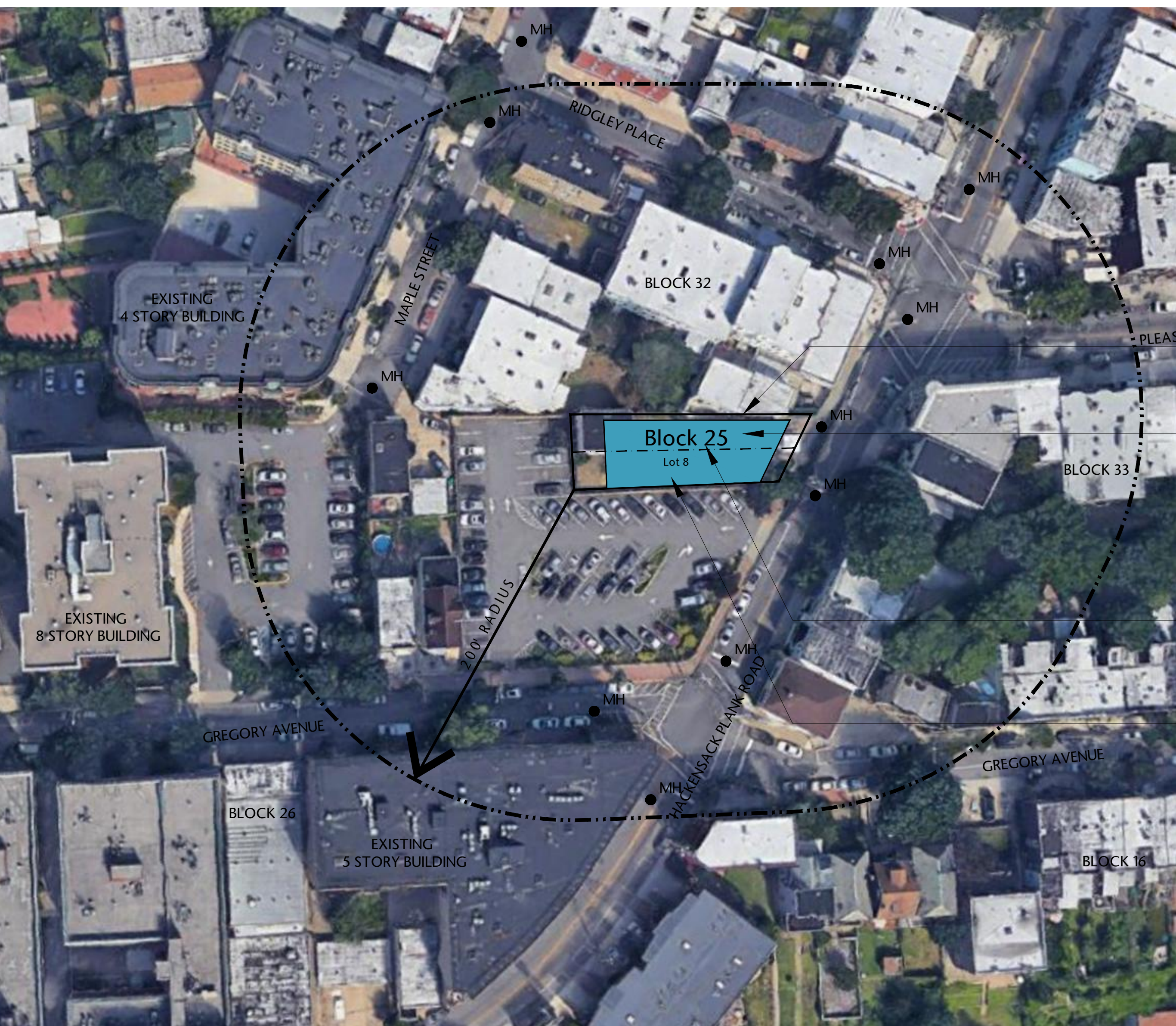
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MORGAN engineering & surveying
 RODOLFO PIERRI
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. NO. 38606

SURVEY OF PROPERTY
 Lot 8 BLOCK 25
 TOWNSHIP OF WEEHAWKEN
 COUNTY OF HUDSON NEW JERSEY

Scale: 1"=20'
 Drawn By: RDP Date: 11/7/14 Job #: 14-5291 CAD File #: 14-5291 Sheet #: 1 of 1



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PROJECT LOT LINES TO REMAIN

PROPOSED NEW CONSTRUCTION 5 STORY BUILDING

EXISTING LOTS 8 & 9 TO BE COMBINED INTO SINGLE LOT.
 LINE BETWEEN LOTS 8 & 9 TO BE ELIMINATED

THE LOTS IN THIS APPLICATION HAVE BEEN CONSOLIDATED TO READ AS BLOCK 5 LOT 8

CONSOLIDATED TOTAL:
 LOTS 9: 5792 SF
 PROPOSED GROSS COVERAGE
 4413 SF AT GRADE
 TOTAL LOT COVERAGE: 76%

3 Lot 9 Survey
 Scale: NTS

2 Lot 8 Survey
 Scale: NTS

1 Subdivision Plan
 Scale: 1"=50'

GENERAL NOTES:

- ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE (LATEST EDITION AS AMENDED BY THE NJ UNIFORM CONSTRUCTION CODE) AS WELL AS ALL REQUIREMENTS OF THE CITY OF HOBOKEN, NEW JERSEY.
- ALL PORTIONS OF THE PROJECT WHICH EXTEND TO THE PROPERTY LIMITS MUST BE APPROVED BY THE CITY OF WEEHAWKEN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF HOBOKEN, N.J.
- ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). ADVISORY BASE FLOOD ELEVATION = 12.0'
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ZONING BOARD ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT THE PUBLIC IMPROVEMENT IMPROVEMENTS CAN BE SCHEDULED.

PRE-CONSTRUCTION NOTES:

- UTILITY LOCATION SHOWN ON PLANS ARE FOR REFERENCE ONLY AND MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. ON SITE UTILITIES LOCATIONS AREA BASED ON FIELD OBSERVATION AND RECORD DRAWINGS. ACTUAL CONDITIONS MAY VARY.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL:
 - THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS.
 - REVIEW THE SURVEY & SITE PLANS FOR INCONSISTENCIES WITH ACTUAL CONDITIONS.
 - VERIFY FINISHED FLOOR ELEVATIONS OF EXISTING STRUCTURES TO REMAIN WITH RESPECT TO STREET ELEVATIONS SHOWN.
 - VERIFY LOCATION, DEPTH & ELEVATIONS OF UTILITY CONNECTIONS.
- STAKE OUT NEW BUILDING & VERIFY ITS LOCATION TO PROPERTY LINES WITH RESPECT TO DIMENSIONS SHOWN ON PLANS.
- REVIEW ALL LOCAL, COUNTY & STATE PERMIT REQUIREMENTS FOR THE PROJECT.
- ALL SEWER & STORM WATER PIPES TO BE CLEANED PRIOR TO CONSTRUCTION.

LANDSCAPING & UTILITY NOTES:

- ANY STREET TREES PROPOSED ARE SUBJECT TO APPROVAL BY THE WEEHAWKEN SHADE TREE COMMISSION.
- LANDSCAPING LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO APPROVAL BY THE MAYOR AND COUNCIL.
- PRIOR TO FINAL SITE PLAN APPROVAL PROOF OF SERVICE FROM NORTH HUDSON SEWERAGE AUTHORITY IS REQUIRED.
- PRIOR TO FINAL SITE PLAN APPROVAL ALL UTILITIES ARE TO HAVE A PROOF OF SERVICE LETTER.
- IF REQUIRED BY THE HUDSON-ESSEX-PASSAIC SOIL EROSION CONSERVATION DISTRICT, PRIOR TO FINAL SITE PLAN APPROVAL AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN MEETING THE REQUIREMENTS SET FORTH BY THE HUDSON-ESSEX-PASSAIC SOIL EROSION CONSERVATION DISTRICT IS REQUIRED.

UTILITY NOTES:

- GENERAL
 - ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
 - LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION BEGINS. CALL DIG HOTLINE AT 1-800-272-1000.
 - ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODES.
- WATER
 - SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODES.
 - WHERE WATER MAIN IS LOCATED WITHIN 10' HORIZONTALLY OF THE SEWER MAIN, IT SHALL BE AT LEAST 18" HIGHER OR CONCRETE ENCASED.
 - WATER LATERALS TO BE SIZED BY THE M.E.P. ENGINEER AS PART OF THE BUILDING CONSTRUCTION DRAWINGS.
- STORM & SANITARY SEWER
 - THIS PROJECT IS SERVED BY A COMBINED STORM & SANITARY SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE SEWER DURING CONNECTION.
 - NORTH HUDSON SEWERAGE AUTHORITY WILL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO CONNECTION TO THE SEWER.

RSIS COMPLIANCE STATEMENT:

THIS PROJECT WILL COMPLY WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS OF THE ADMINISTRATIVE CODE OF THE STATE OF NEW JERSEY AND THE ADOPTED REVISIONS TO SAID STANDARDS BY THE TOWN OF WEEHAWKEN, NEW JERSEY.

HUDSON-ESSEX-PASSAIC COUNTIES SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL NECESSARY SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" LAST REVISED JULY 1999. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 60 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES: THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSOCD:
 - SPRING: 03/01-05/15
 - FALL: 08/15-10/01
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS WHERE NECESSARY SHALL BE UN-ROTTED SALT HAY OR SMALL GRASS STRAW APPLIED AT THE RATE OF 70-90 POUNDS PER 1000 SQUARE FEET (1.5-2.0 TONS/ACRE). ADDITIONAL REQUIRED MULCH PRACTICES ARE PRESCRIBED IN THE STANDARDS.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.

8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX = (973) 364-0784 EMAIL = INFORMATION@HEPSCD.ORG

- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY (NJ - DOA OR ANY OTHER CONTROLLING AGENCY). CONTACT THE DISTRICT AT 973-364-0786 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. ALL PUMP DEWATERING OPERATIONS SHALL BE DIRECTED TOWARD A FUNCTIONING SEDIMENT BASIN.
- ALL SURFACES ARE TO BE PROVIDED WITH 6 INCHES OF TOPSOIL PRIOR TO RE-SEEDING.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD WHERE APPLICABLE IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" CRUSHED STONE TO A MINIMUM LENGTH OF 50 FEET. ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- MAXIMUM SOIL SLOPES SHALL NOT EXCEED 2:1 UNLESS ADDITIONAL MEASURES ARE TAKEN AND APPROVED BY THE SOIL CONSERVATION DISTRICT. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

TRASH AND RECYCLING CALCULATIONS	
USE AREA	17,849
OCCUPANCY MULTIPLIER	100
TOTAL OCCUPANCY	1,784,900
GLASS	1.5
Multplier	17,849
Use Code yard	266,635
Approx. Cubic yards	623
ALUMINUM CANS	1.1
Multplier	17,849
Use Code yard	214
Approx. small garbage bags	623
TIN CANS	1.5
Multplier	17,849
Use Code yard	266,635
Approx. Cubic yards	1,231
CONCRETE/CARBONADO	2.0
Multplier	17,849
Use Code yard	408,700
Approx. Cubic yards	4,231
WAXED PAPER	2
Multplier	17,849
Use Code yard	853,45
Approx. Cubic yards	1,231

* Occupancy load based on I.B.C. code
 RESIDENTIAL REFUSE TO BE STORED IN STORAGE ROOM AS SHOWN AND PLACED CURBSIDE ON A DAILY BASIS BY BUILDING MANAGEMENT.

Taussiflats

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 a r c h i t e c t s

[Signature]

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Site Context

Date: November 14, 2019
 Scale: As Noted
 Drawn By: GY
 Checked By: JN
 Phase/Revision: ZO

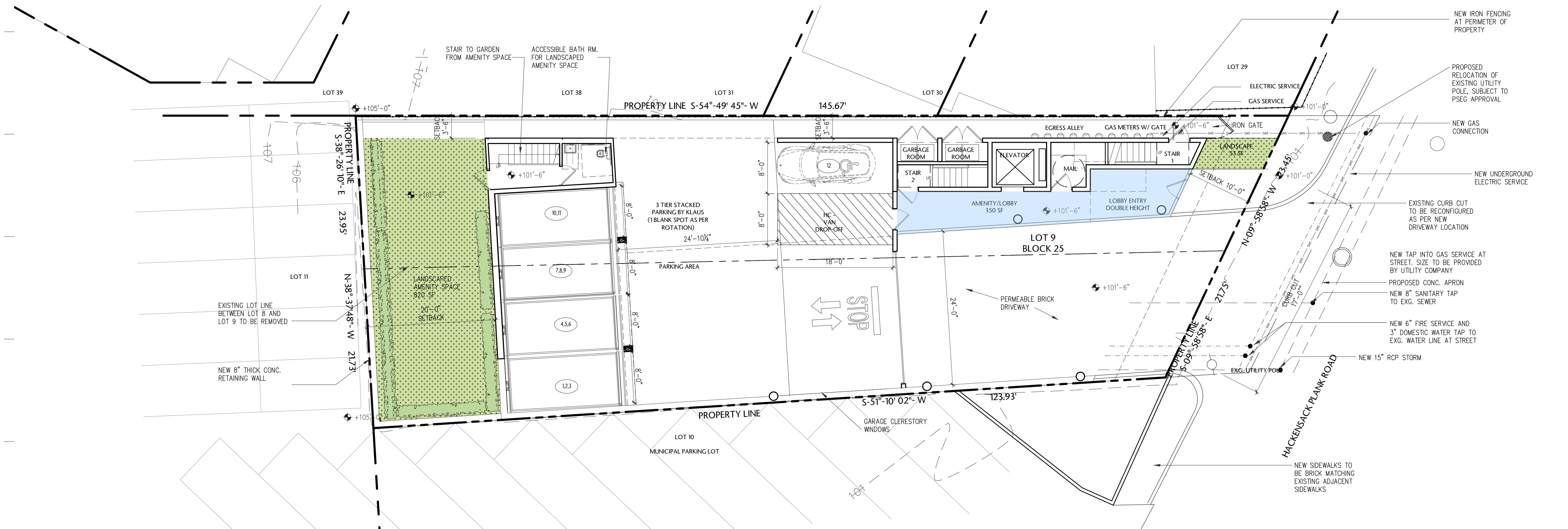
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2 Streetview at Hackensack Plank Road
N.T.S.



1 Ground Floor Plan
1/8" = 1'-0"

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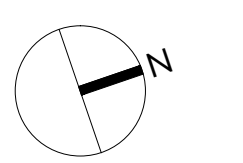
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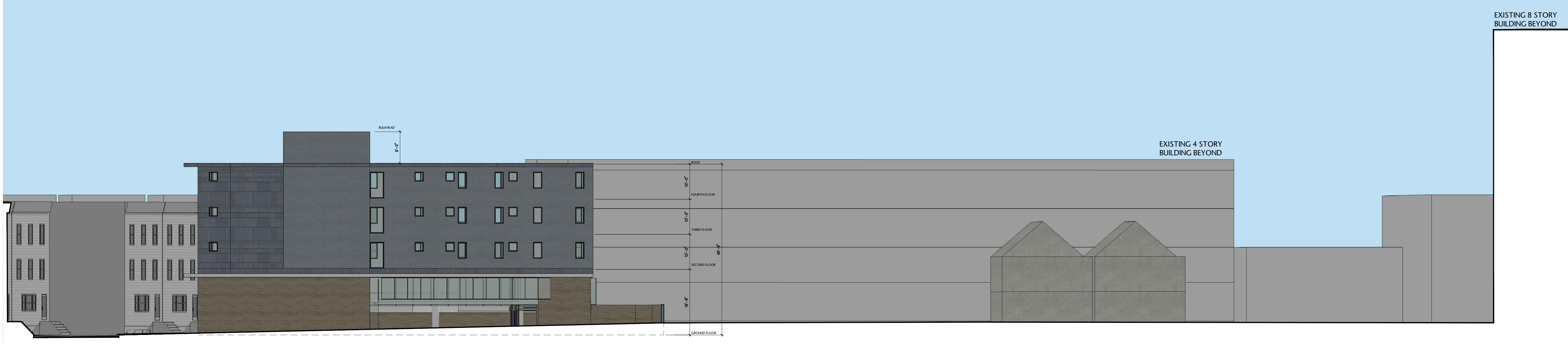
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Ground Floor Plan

Date: November 14, 2019
 Scale: As Noted
 Drawn By: GY
 Checked By: JR
 Phase/Revision: 20



EXISTING 8 STORY BUILDING BEYOND



1 West Site Elevation
1/8" = 1'-0"

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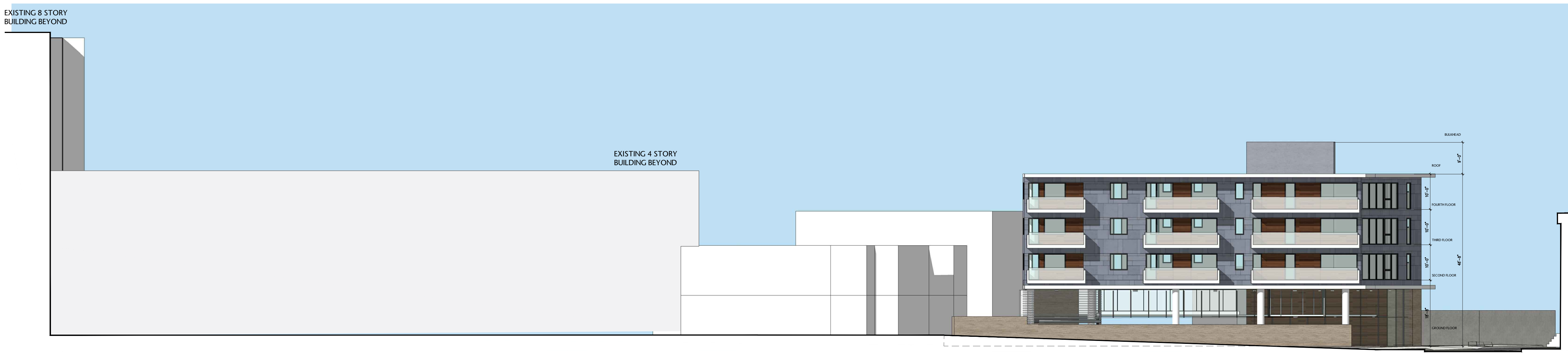
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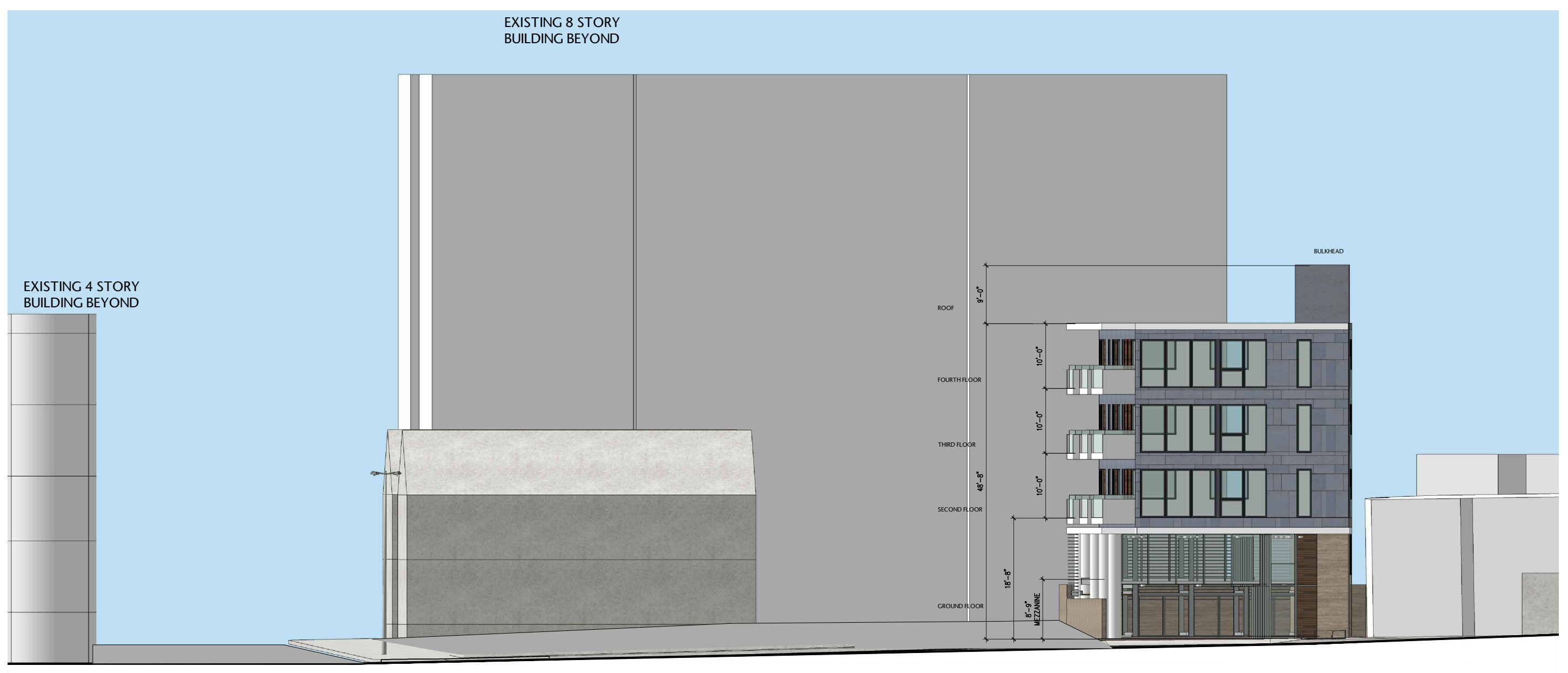
Site Elevations

Date: _____ November 14, 2019
Scale: _____ As Noted
Drawn By: _____ GY
Checked By: _____ JR
Phase/Revision: _____ 24

EXISTING 8 STORY BUILDING BEYOND



2 West Site Elevation
1/8" = 1'-0"



3 North Building Elevation
1/8" = 1'-0"

