

**BUILDING ADDRESS:** 107 JEFFERSON STREET WEEHAWKEN, N.J.  
**BLOCK:** 40.02  
**LOT:** 12  
**SCOPE OF WORK:** MODIFY EXISTING THIRD FLOOR APARTMENT AND ROOF PROPOSED OPEN SPACE PARKING  
**EXISTING USE:** TWO FAMILY HOUSE AND GARAGE.  
**ZONING DISTRICT:** R-3 RESIDENTIAL USE 1-3 FAMILY  
**PERMITTED USE:** EXISTING USE: TWO-FAMILY DWELLING  
**PROPOSED USE:** TWO-FAMILY DWELLING  
**COMPARISON CHART (FOR TWO-FAMILY)**

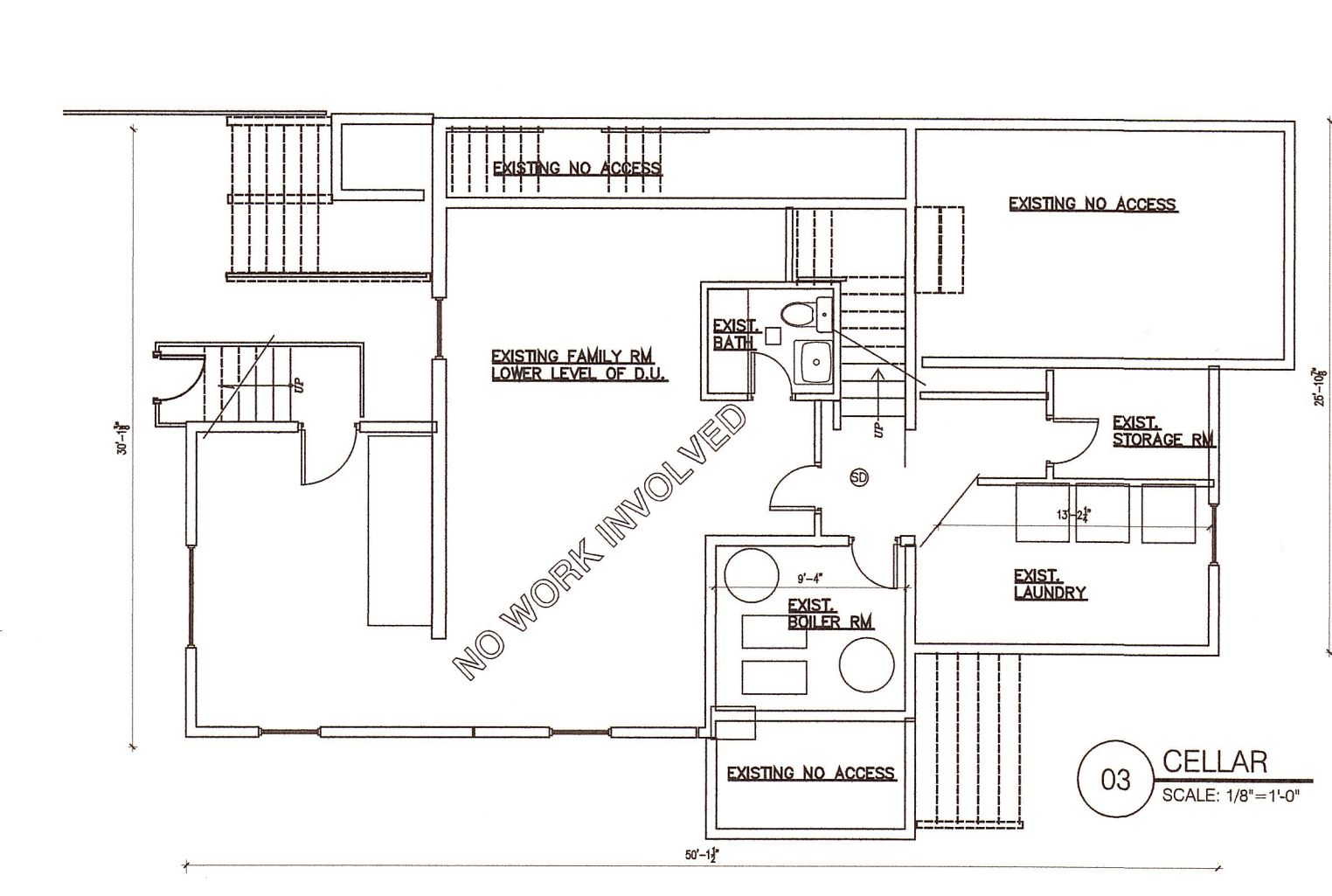
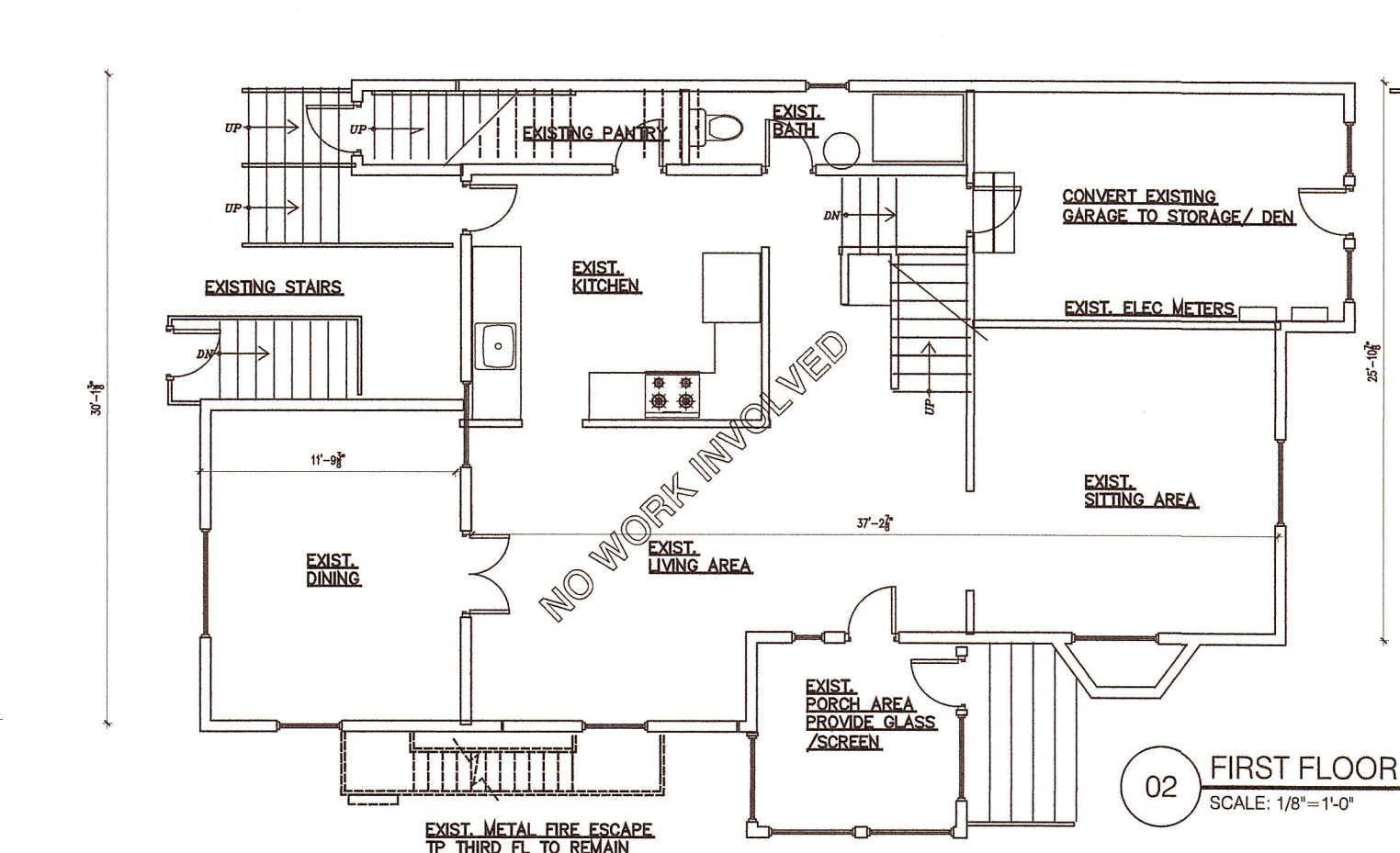
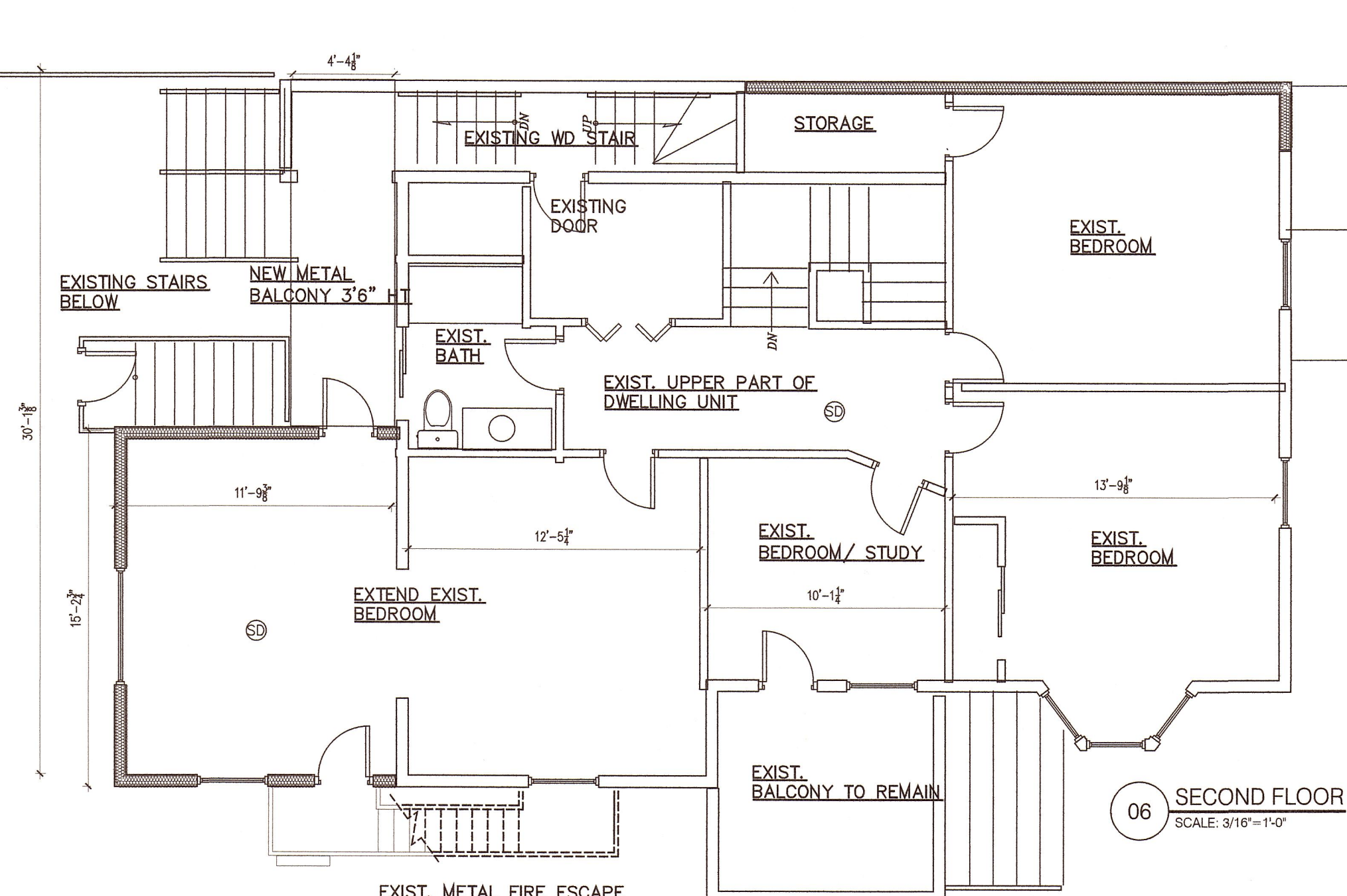
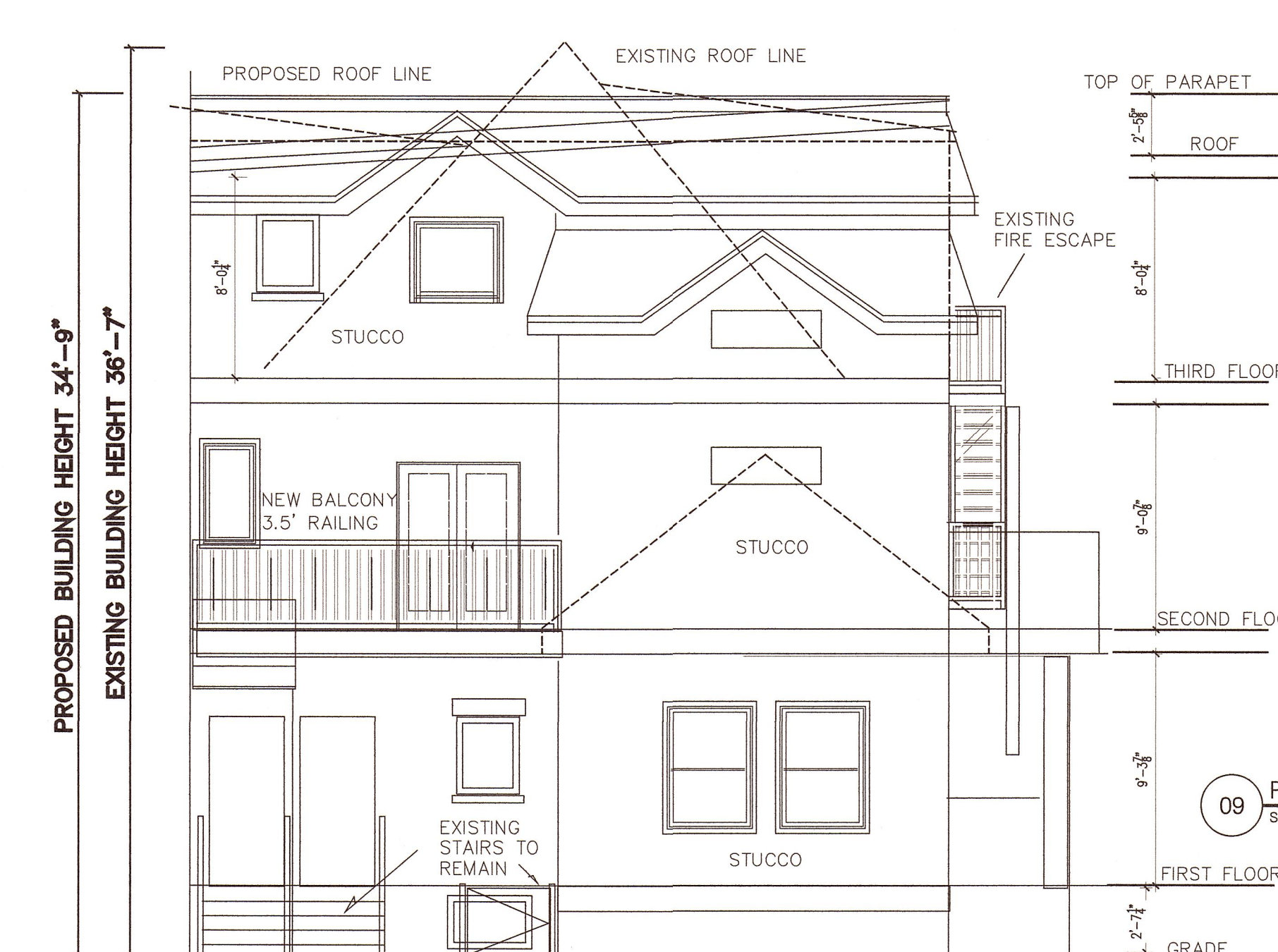
ITEM	REQUIRED (PERMITTED)	EXISTING	VARIANCE REQUIRED
MIN. LOT SIZE	2,500 S.F.	5,000 S.F.	NO
MIN. LOT WIDTH	25.00'	50.00'	NO
MIN. SIDE YARD	7' AND 3'	17.5' & 0' EXISTING	YES, SEE NOTE A
MIN. FRONT YARD	10.00' MIN	14.3'	NO
MIN. REAR YARD	20.00'	35.30'	NO
MAX. BLDG. HEIGHT	3 STORY, 35.00' HT	34.9' EXIST HT	3 STY
MAX. LOT COVERAGE	35% BLDG	1100/5000=28%	NO
MIN. NO. OF PARKING	2 OPEN SPACE PARKING, 14' CURB REED.	2 OPEN SPACE PARKING, 14' CURB	YES

**NOTE:** ASIDE YARD MAY BE ELIMINATED ONLY WHERE BLDG MEET EXIST BLDG.  
**FLOOR AREA:** 1ST FL 1129, 2ND FL 1611, 3RD FL 920 S.F.  
**NEW AREA:** 2ND FL 180 + 75=255 S.F., 3RD FL 223= 413 S.F.  
**TOTAL BUILDING AREA = 3298 S.F.**

**WALL LEGEND**

- EXISTING MASONRY WALL TO REMAIN
- EXISTING INTERIOR WALL
- EXISTING TO BE DEMOLISHED
- NEW EXTERIOR WALL
- 2"x4" O.C. WOOD STUDS WALL
- 1/4" 5/8" G. BOARD IN THE INSIDE
- 3/4" EXTERIOR TYPE PLYWOOD
- W/ BUILDING PAPER AND VINYL SIDING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

**EXISTING/ OCC USE GROUP:** TWO FAMILY R-3  
**PROPOSED:** NO CHANGE  
**EXISTING/ NEW CONST. TYPE:** 3B MAS / WOOD



**CAROLA Z. ROSAS K. ARCHITECT, P.C.**  
**ARCHITECTS, CONSULTANTS, PLANNERS**  
 28 COTTAGE PLACE  
 NUTLEY, NJ 07110  
 PHONE: (646) 824-9780  
 EMAIL: CZRK1@HOTMAIL.COM

**CLIENT:**

**TITLE:** 107 JEFFERSON STREET WEEHAWKEN NJ BLOCK 40.02 LOT 12  
 RENOVATE EXISTING DWELLING UNIT AT 3RD FL. NEW ROOF DESIGN AND APRON PROPOSED OPEN SPACE PARKING.

**DRAWING NO:** A-100.00  
**BIS NO:**

**SCALE:** 1"=10'-0"

**DATE:** 3/28/19

**SEAL & SIGNATURE:** [Signature]

**REVISIONS:**

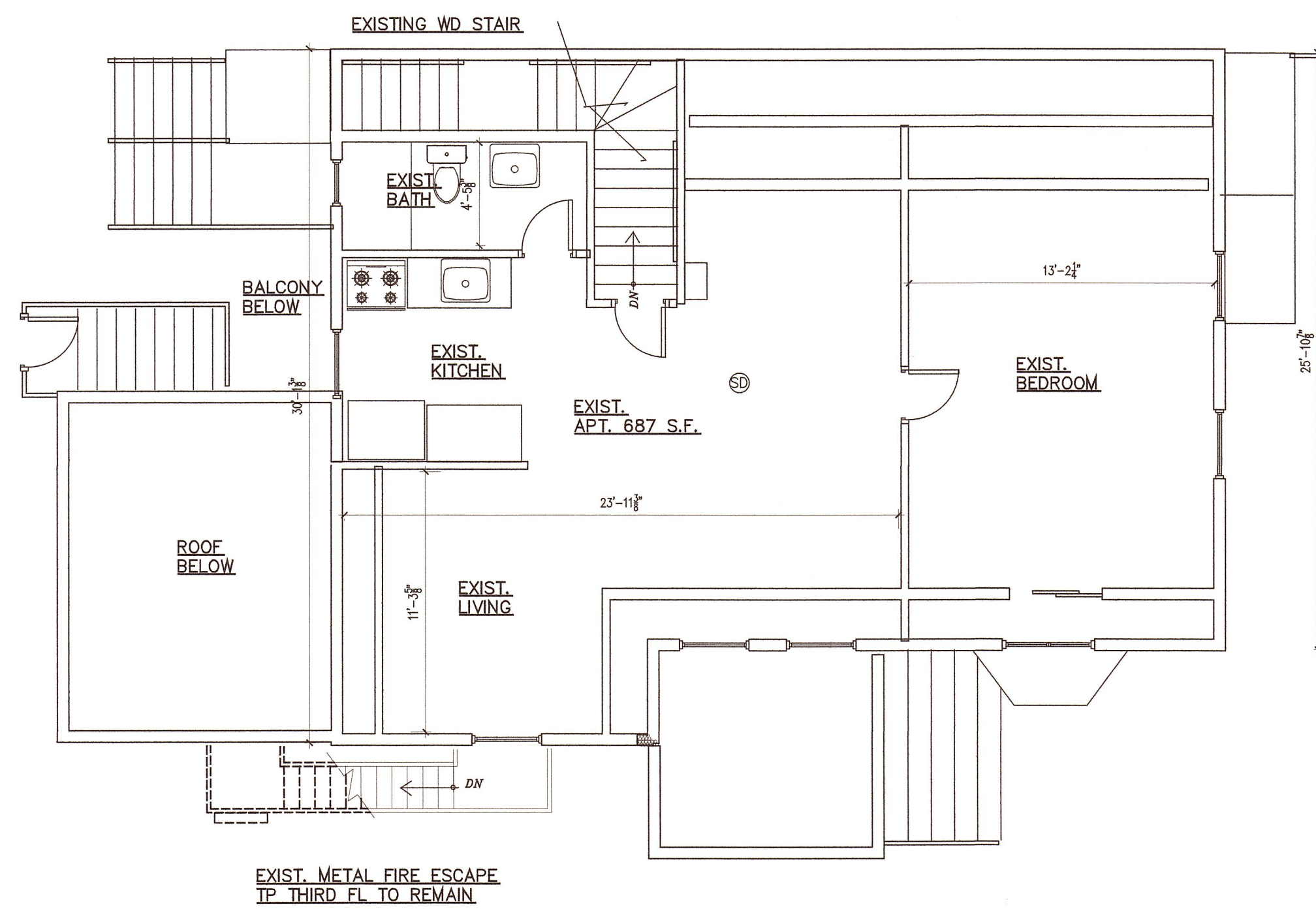
NO.	DATE	DESCRIPTION
1		

**DRAWN:** [Signature] **SCALE:** 1"=10'-0" **DATE:**

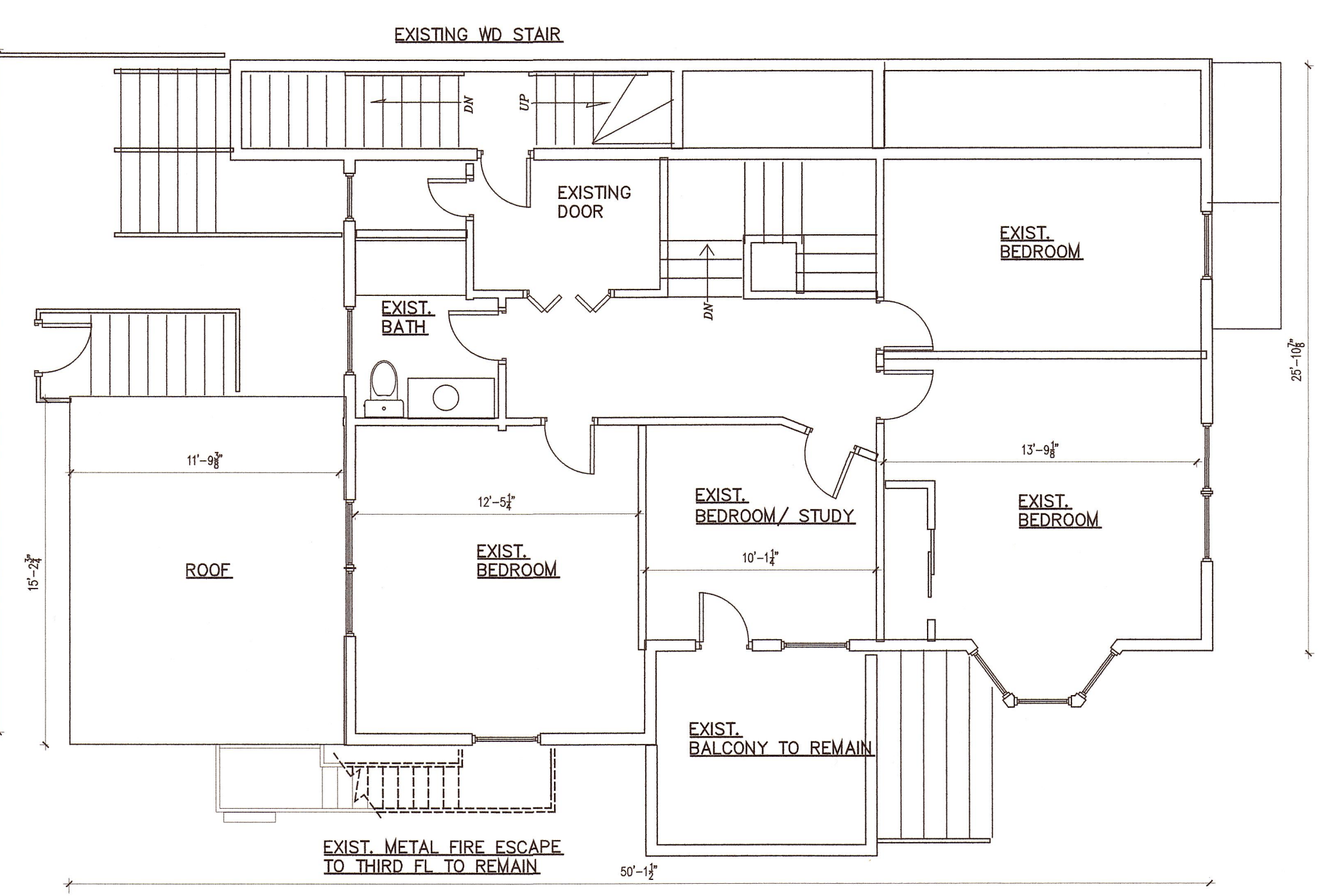
**REVISED:** [Signature] **SCALE:** 1"=10'-0" **DATE:**

**DESCRIPTIONS:**

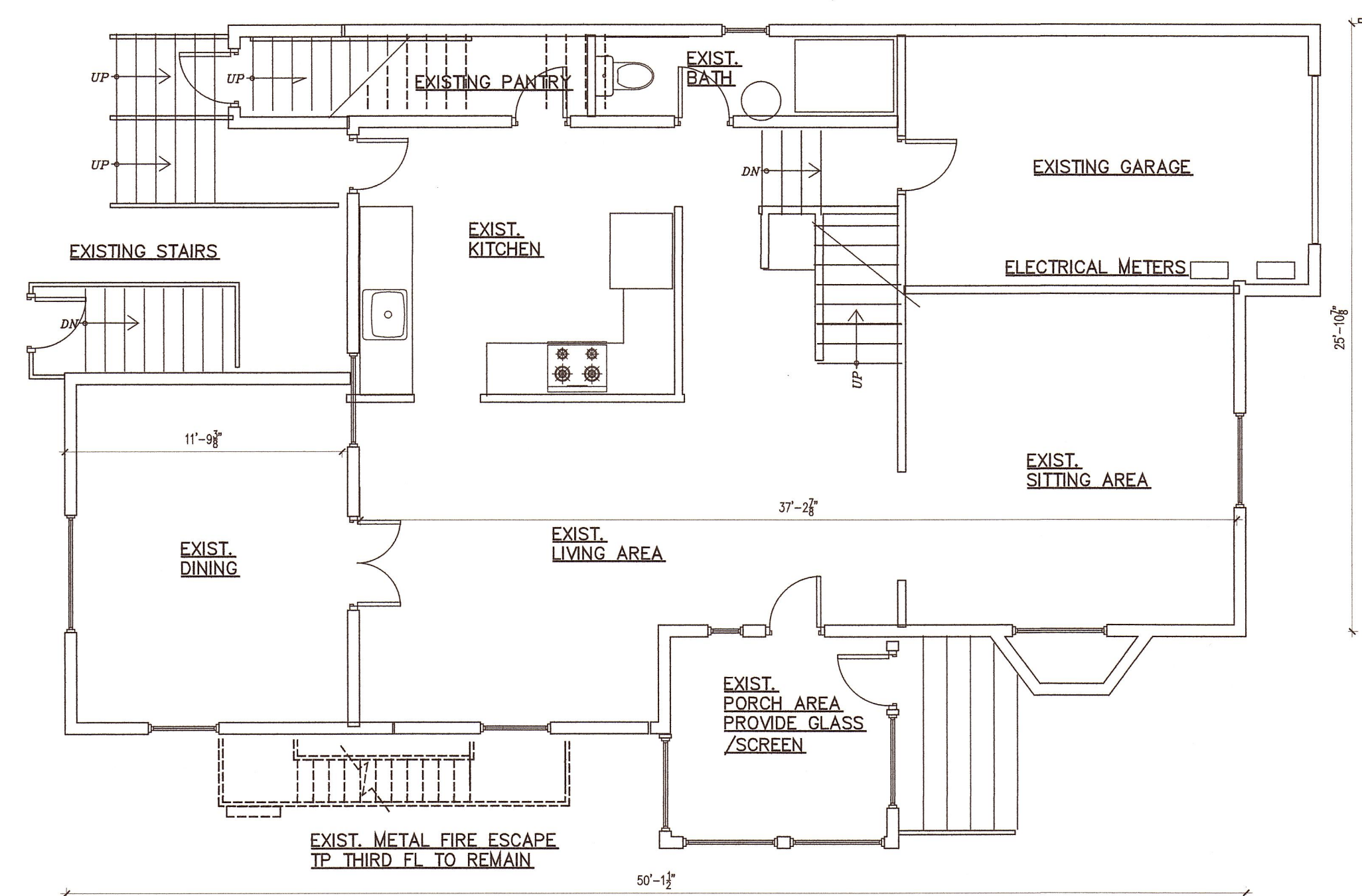
**NO WORK INVOLVED**



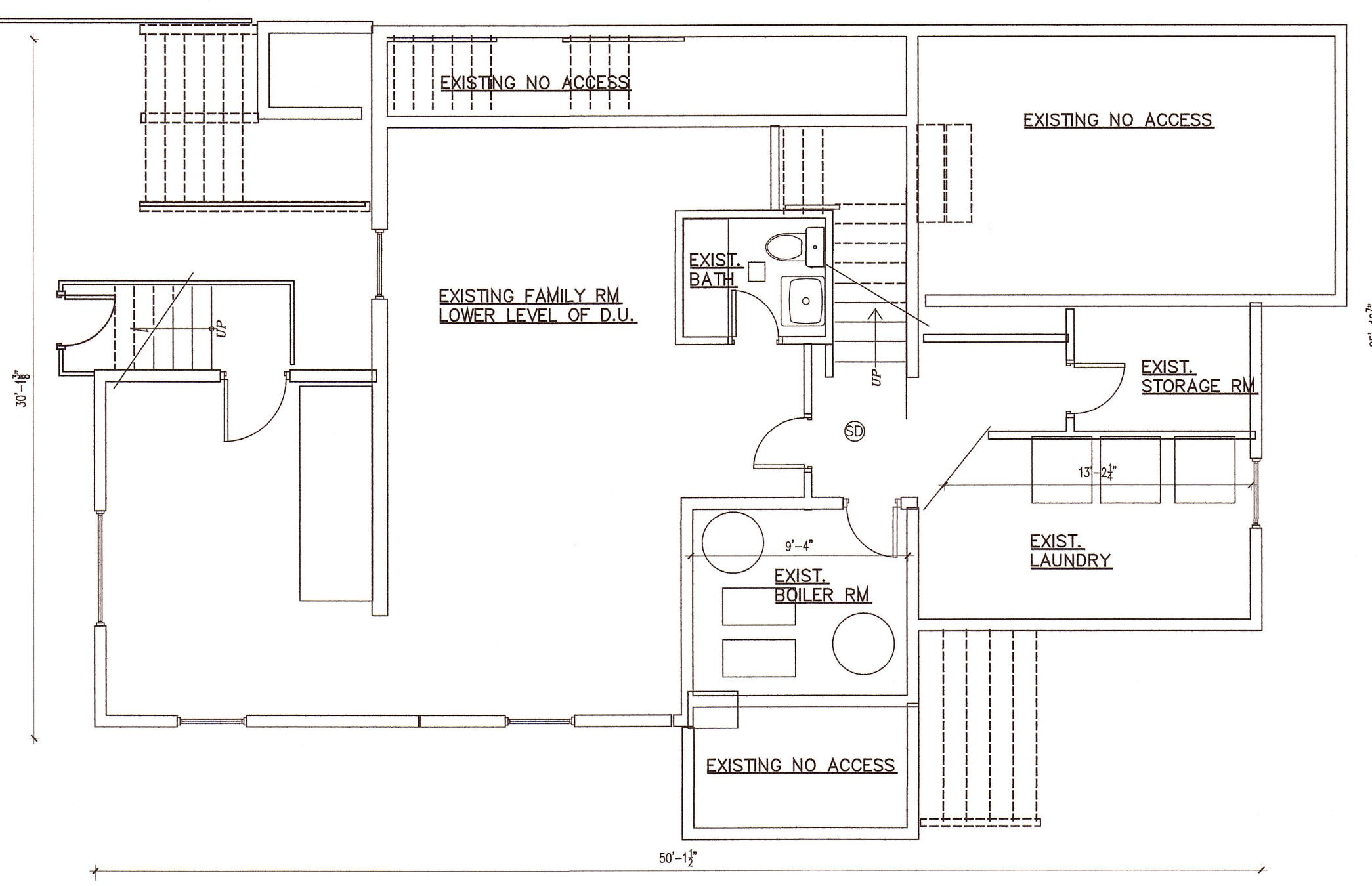
04 EXISTING THIRD FLOOR PLAN  
SCALE: 3/16"=1'-0"



03 EXISTING SECOND FLOOR  
SCALE: 3/16"=1'-0"



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



01 EXISTING CELLAR  
SCALE: 3/16"=1'-0"

**CAROLA Z. ROSAS K. ARCHITECT, P.C.**  
 ARCHITECTS, CONSULTANTS, PLANNERS  
 26 COTTAGE PLACE  
 NUTLEY, NJ 07110  
 PHONE: (646) 824-9780  
 EMAIL: CZRK1@HOTMAIL.COM

DATE	REV NO	DESCRIPTIONS
	1	REVISION
	2	REVISION
	3	REVISION

**TITLE**  
 107 JEFFERSON STREET  
 WEEHAWKEN NJ  
 BLOCK 40.02 LOT 12  
 EXISTING FLOOR PLANS

**DRAWING NO:**  
 A-200.00  
**BIS NO:**

**SEAL & SIGNATURE**  
  
 3/28/19

**CLIENT:**  
 DRAWING: 2 NO OF 2  
 DATE: