

NJUCC 2021 REQUIREMENTS	LOT: 10.1	LOT: 10.02
USE GROUP	R-5	R-5
CONSTRUCTION TYPE	5 A	5 A
HEIGHT OF STRUCTURE	34'-0"	34'-0"
NUMBER OF STORIES	3	3
1ST FLOOR	1,042.0 SF	1,042.0 SF
2ND FLOOR	1,050.0 SF	1,050.0 SF
3RD FLOOR	1,082.0 SF	1,082.0 SF
TOTAL AREA	3,134.0 SF	3,134.0 SF
VOLUME	31,340.0 C.F.	31,340.0 C.F.

ZONING ANALYSIS : R-2 LOT: 10.01 57 EVERGREEN STREET				
REGULATION	REQUIRED	EXISTING	PROVIDED	NOTES
MIN. LOT AREA	3,000.0 SQ.FT	SUBDIVISION 5,000 S.F (2) LOTS 2,500.0 S.F	2,500.0 SQ.FT	VARIANCE
MIN. LOT WIDTH	30.0'	50.0'	25.0'	VARIANCE
MIN. LOT DEPTH	100.0'	100.0'	100.0'	OK
MIN. FRONT YARD	20.0'	3.7'	20.0'	OK
MIN. REAR YARD	20.0'	47.0'	20.0'	OK
MIN. SIDE YARD	3.0' / 3.0'	25.7' / 5.3'	3.0' / 3.0'	OK
MAX. BUILDING HEIGHT (FEET)	35.0'	32.0'	34.0'	OK
MAX. BUILDING HEIGHT (STORIES)	2 1/2	2 1/2	2 1/2 (AS PER ORD # 33.5.26 J-1)	OK
MAX. LOT COVERAGE	70%	47.0 %	62.5 %	OK
PERMITTED USES	1 & 2 FAMILY	1 FAMILY	2 FAMILY	OK
PARKING REQUIREMENT	1.5 / 3 BR. D.U	X	3 PARKING	OK

ZONING ANALYSIS : R-2 LOT: 10.02 59 EVERGREEN STREET				
REGULATION	REQUIRED	EXISTING	PROVIDED	NOTES
MIN. LOT AREA	3,000.0 SQ.FT	SUBDIVISION 5,000 S.F (2) LOTS 2,500.0 S.F	2,500.0 SQ.FT	VARIANCE
MIN. LOT WIDTH	30.0'	50.0'	25.0'	VARIANCE
MIN. LOT DEPTH	100.0'	100.0'	100.0'	OK
MIN. FRONT YARD	20.0'	3.7'	20.0'	OK
MIN. REAR YARD	20.0'	47.0'	20.0'	OK
MIN. SIDE YARD	3.0' / 3.0'	25.7' / 5.3'	3.0' / 3.0'	OK
MAX. BUILDING HEIGHT (FEET)	35.0'	32.0'	34.0'	OK
MAX. BUILDING HEIGHT (STORIES)	2 1/2	2 1/2	2 1/2 (AS PER ORD # 33.5.26 J-1)	OK
MAX. LOT COVERAGE	70%	47.0 %	62.5 %	OK
PERMITTED USES	1 & 2 FAMILY	1 FAMILY	2 FAMILY	OK
PARKING REQUIREMENT	1.5 / 3 BR. D.U	X	3 PARKING	OK

57-59 EVERGREEN STREET

BAYONNE, NJ

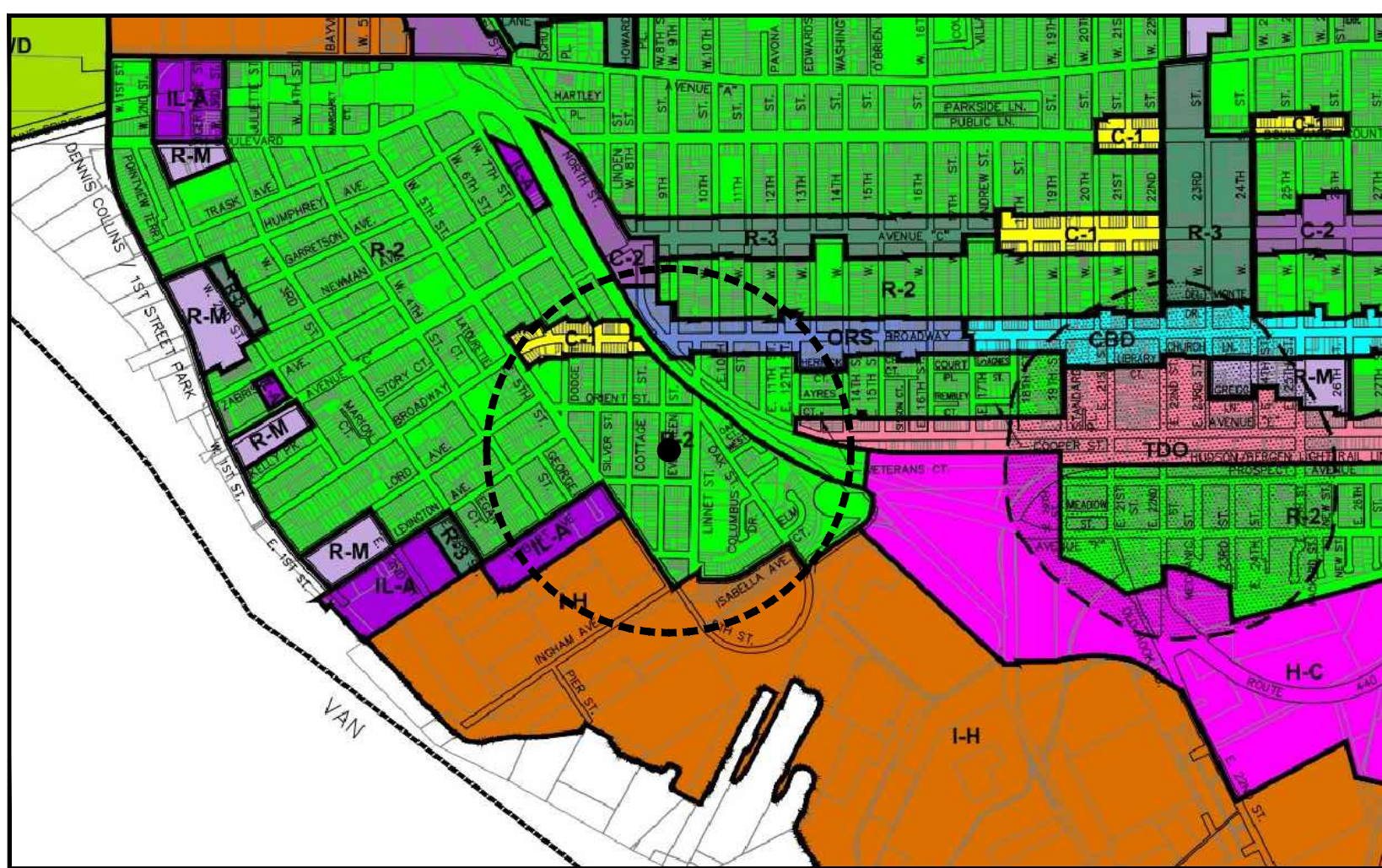
NEW LOT:10.01 BLOCK: 320
NEW LOT:10.02 BLOCK: 320

PROPOSED NEW (2) TWO FAMILY DWELLINGS

DESIGN LOADS	LIVE LOAD	DEAD LOAD	TOTAL
LBS./S.F.			
FIRST FLOOR	100	45	145
SECOND FLOOR	40	15	55
THIRD FLOOR	40	15	55
ROOF	30	15	45
WIND LOAD	BASIC WIND SPEED 115 MPH Vult R301.2.1		
SNOW LOAD	35 PSF / GSL R301.2.3 & R301.2 (6)		

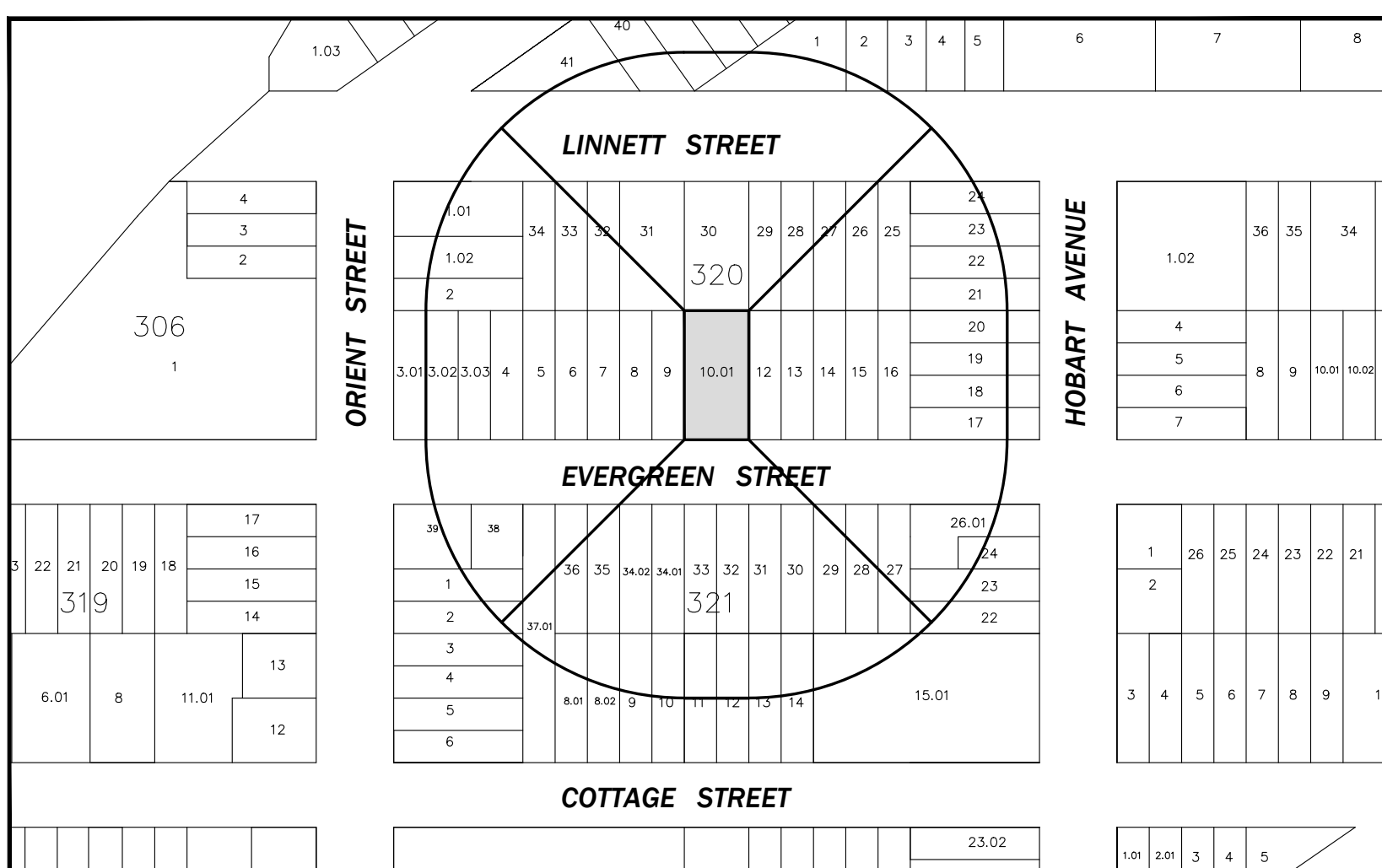
APPLICABLE CODES

- 2021 IRC New Jersey Edition
- 2020 National Electrical Code
- 2021 National Standard Plumbing Code
- 2021 International Fuel Gas Code
- 2021 IECC Energy Subcode



ZONING MAP

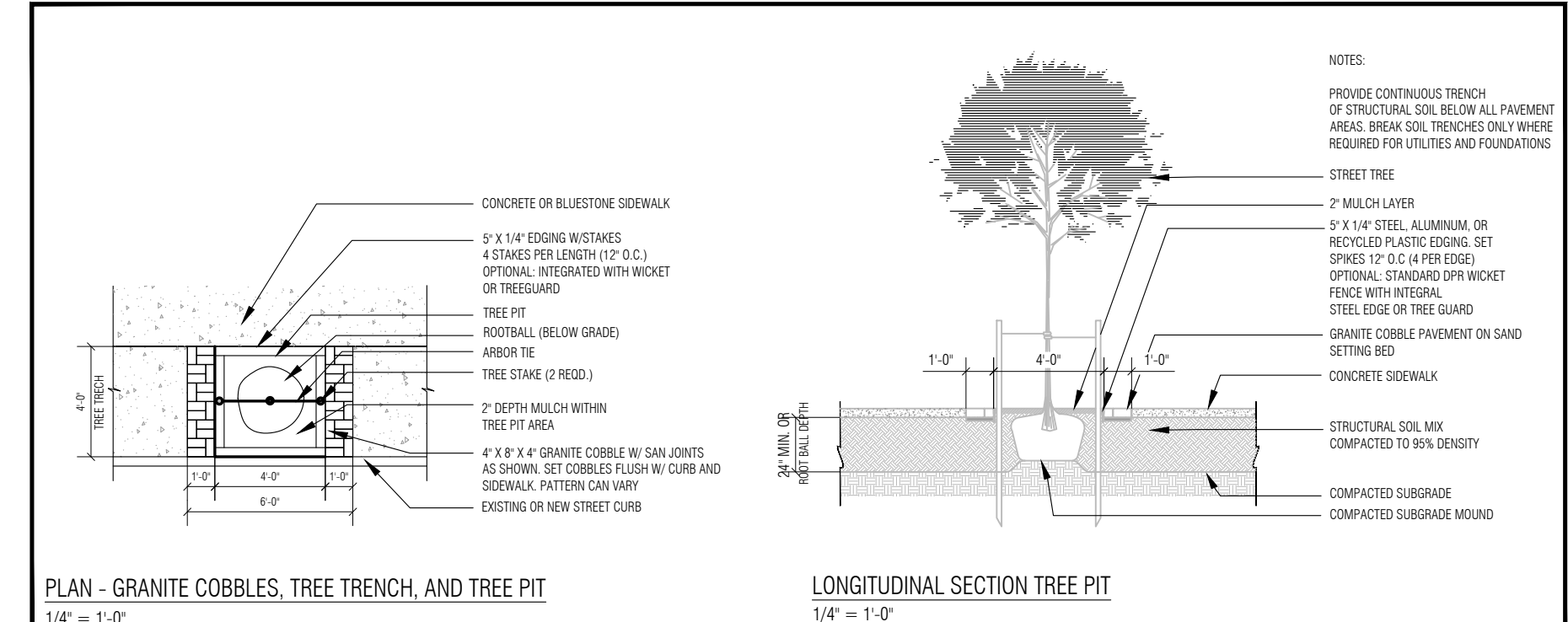
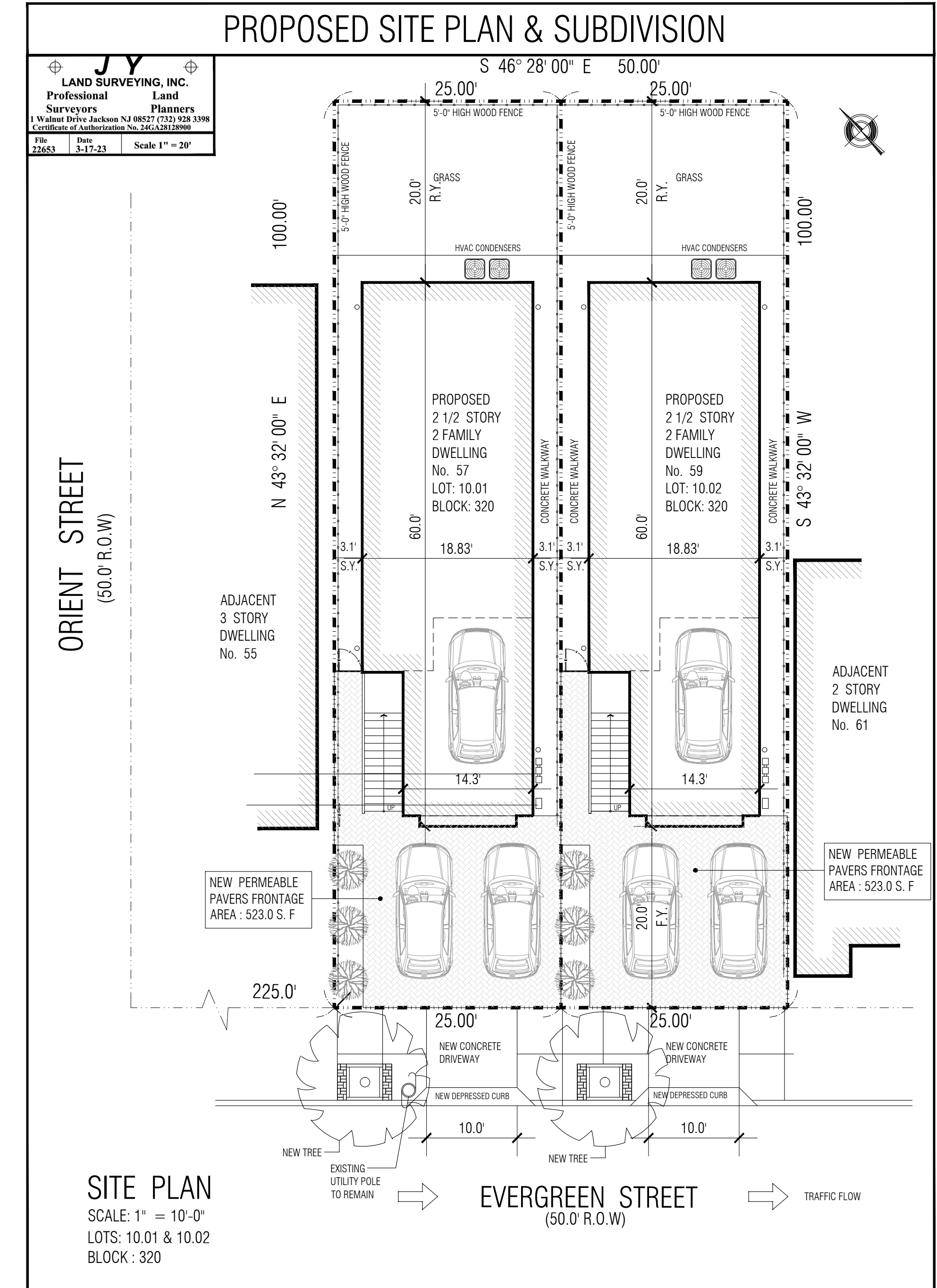
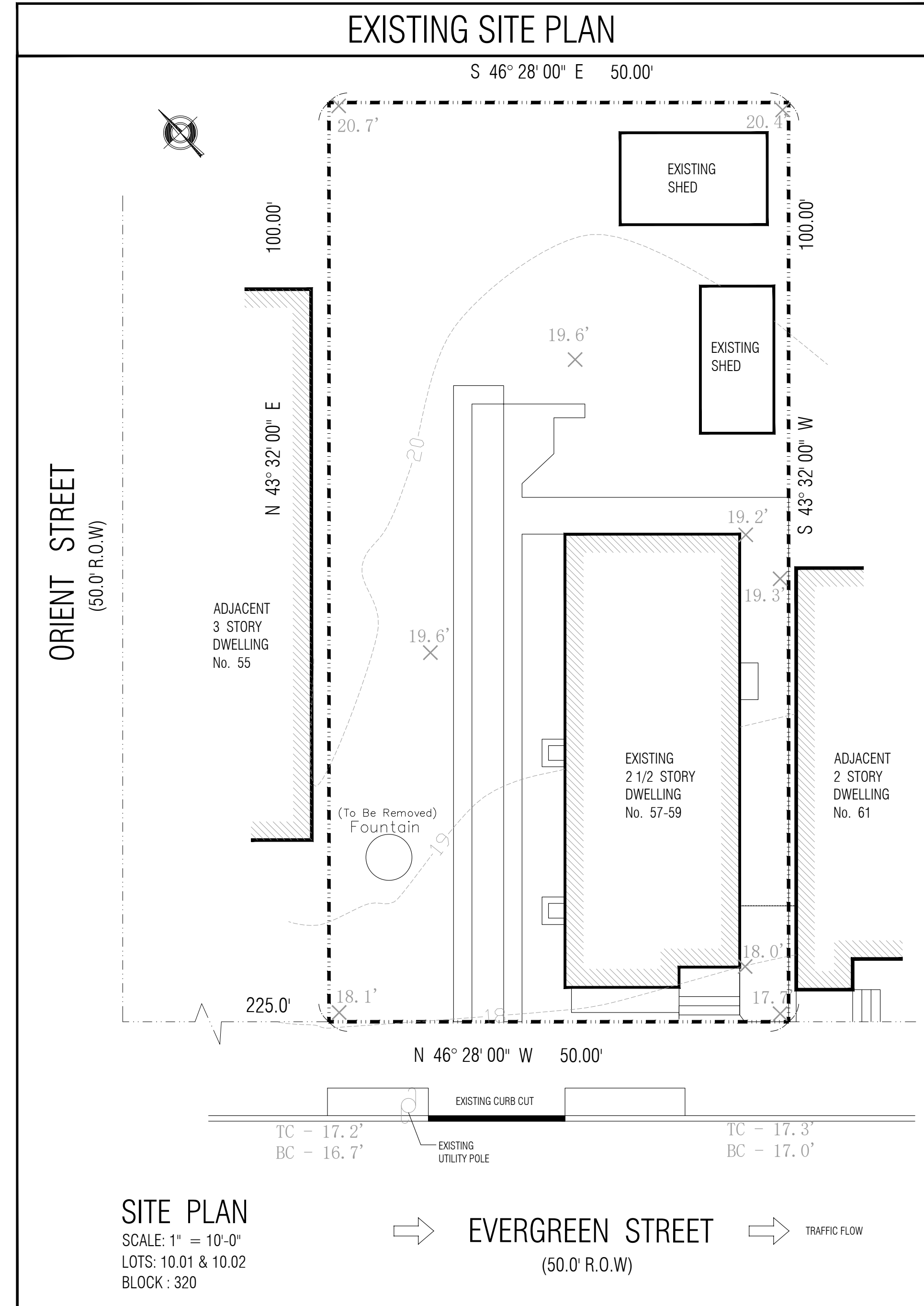
R-2 DISTRICT



200 FEET DIAGRAM

LANDSCAPING NOTES:

- ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED.
- TREES AND SHRUBS TO BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS REGARDING SIZE AND QUALITY. CALIPER MEASURED 1 FT. ABOVE TRUNK CROWN.
- EXISTING TREES AND SHRUBS SHALL REMAIN WHEREVER POSSIBLE.
- PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO PROVIDE BEST APPEARANCE IN RELATIONSHIP TO ADJACENT AREAS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. (REFER TO DETAILS).
- PLANTING PITS ARE TO BE PREPARED TO A MINIMUM DEPTH OF 12" AND PITS ARE TO HAVE A MINIMUM OF 9" OF GOOD TOPSOIL. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" (4" FOR SOD) OF TOPSOIL.
- TREE PITS, PLANT BEDS, AND GROUND COVER AREAS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 3" (AFTER SETTLEMENT) OF SHREDDED HARDWOOD MULCH.
- PROVIDE NEW OR AMENDED TOPSOIL BACK FILL FOR ALL NEWLY PLANTED MATERIAL ORGANIC MATTER CONTENT = 5% MINIMUM. PH RANGE BETWEEN 5.0 - 6.5 INCLUSIVE. FREE OF STONES 1" OR GREATER AND FREE OF ALL DEBRIS AND EXTRANEOUS MATERIALS.
- CHEMICAL FERTILIZERS TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL OPEN SPACES SHALL BE SEEDED OR SODDED AS NOTED ON PLAN.
- LANDSCAPING PLAN IS DIAGRAMMATIC. PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH PRIOR APPROVAL.
- THE CONTRACTOR MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTATION.
- ANY DISCREPANCIES AND/OR INCONSISTENCIES ARE TO BE BROUGHT TO THE CITY FOR REVIEW AND RESOLUTION.
- ALL LANDSCAPING NOT SURVIVING FOR A PERIOD OF ONE YEAR SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIES.
- STREET TREES SHALL BE BRANCHED AT 7 FT.
- ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.
- TREES SHALL BE PLANTED AT A MIN. INITIAL SIZE OF 3" CALIPER BALLED AND BURLAPPED.



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REVISIONS:

PROJECT:
PROPOSED NEW (2)
TWO FAMILY DWELLINGS

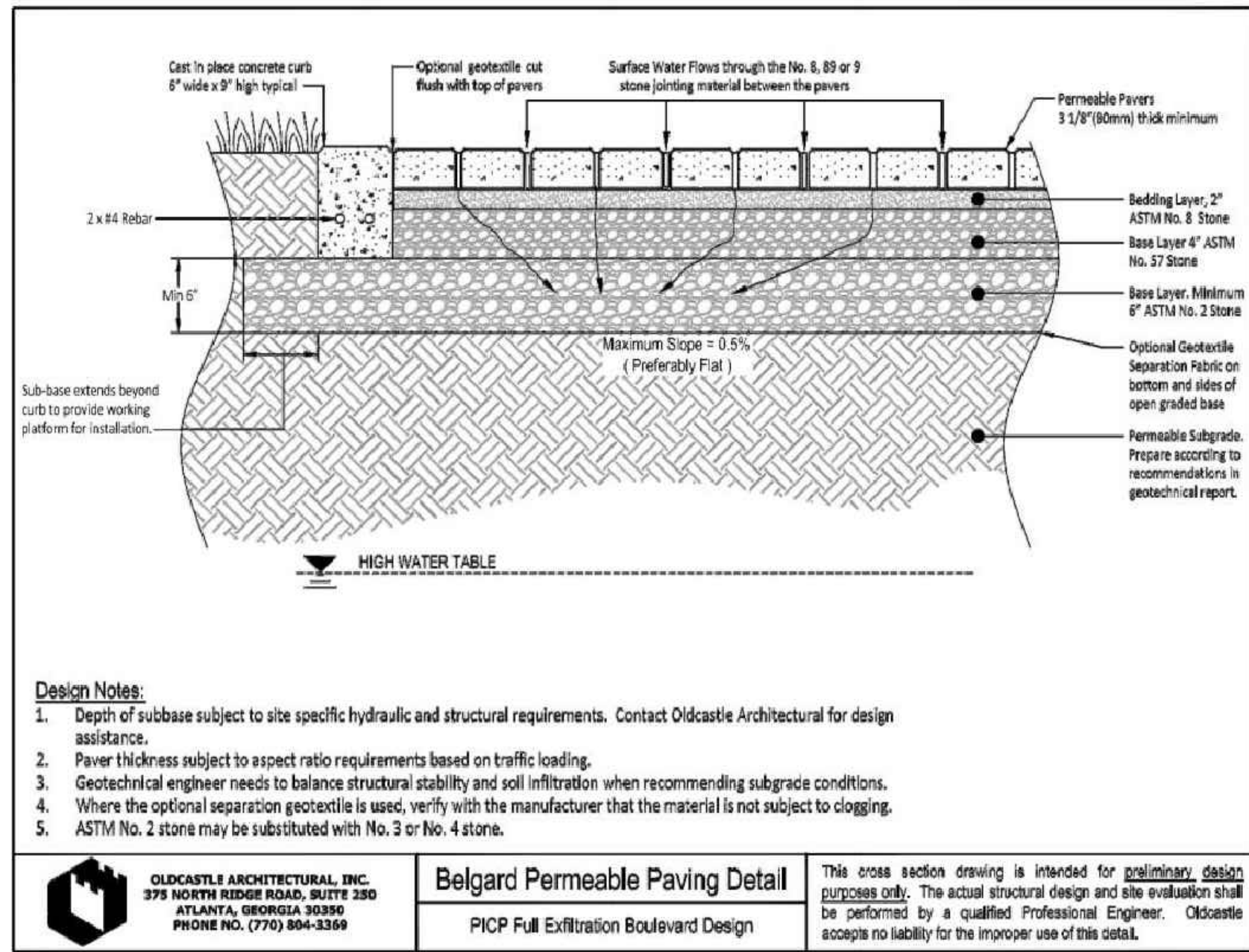
ADDRESS:
57-59 EVERGREEN STREET
BAYONNE, NJ
LOTS: 10.01 & 10.02
BLOCK: 320

CLIENT:
KKC 18, LLC

DRAWING INFO:
Drawn by: JVL
Checked by: MP
Issue date: 12-02-23
Project #: 23007

SHEET TITLE:
COVER SHEET / SITE PLAN

DWG #: T-100
SHEET #: 1 OF 6



- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Oldcastle Architectural for design assistance.
 2. Paver thickness subject to aspect ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Where the optional separation geotextile is used, verify with the manufacturer that the material is not subject to clogging.
 5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.

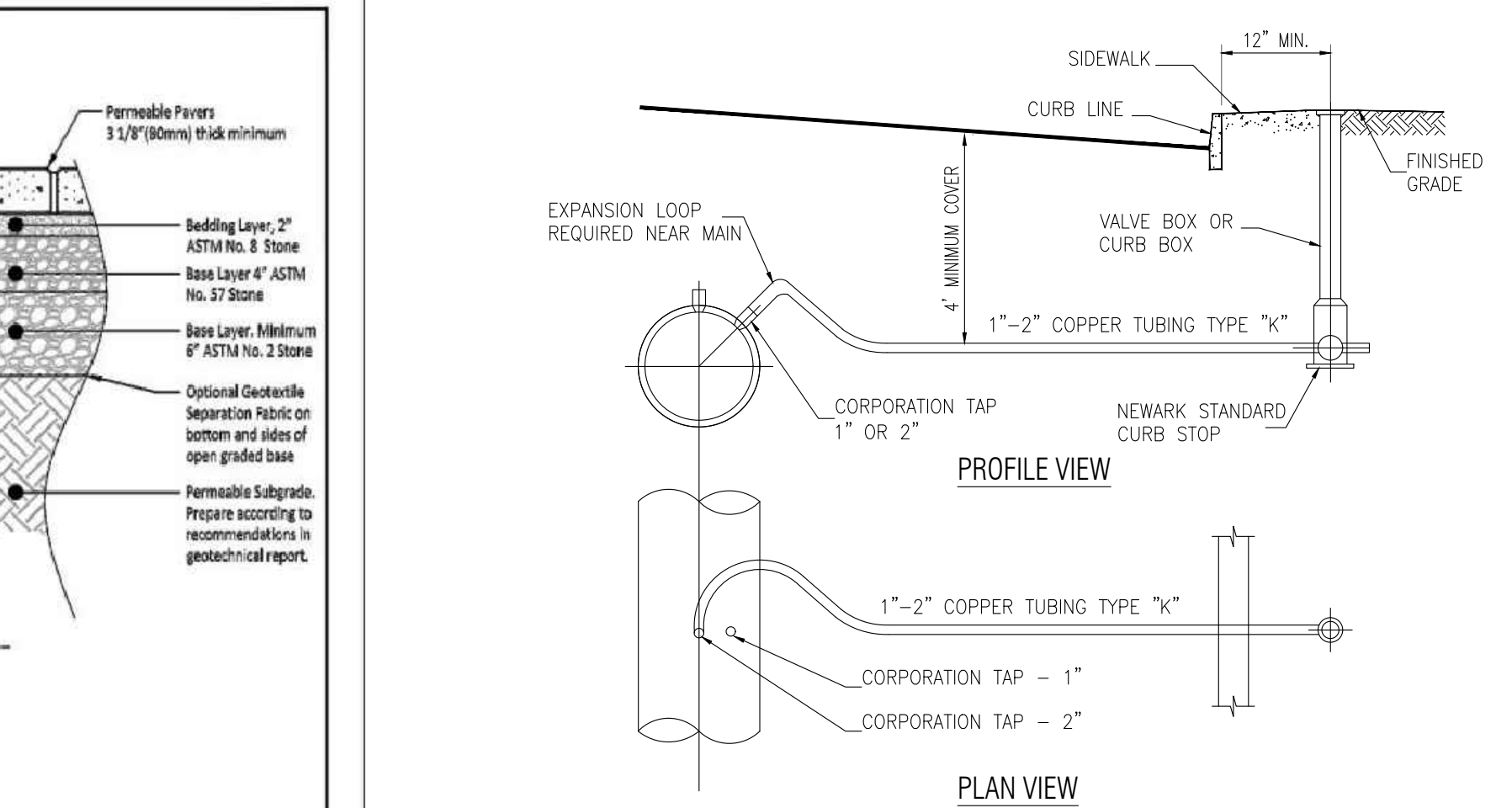
Oldcastle Architectural, Inc.
375 NORTH RIDGE ROAD, SUITE 250
ATLANTA, GEORGIA 30386
PHONE NO. (770) 804-3369

Belgard Permeable Paving Detail
PICP Full Infiltration Boulevard Design

This cross section drawing is intended for preliminary design purposes only. The actual structural design and site installation shall be performed by a qualified Professional Engineer. Oldcastle accepts no liability for the improper use of this detail.

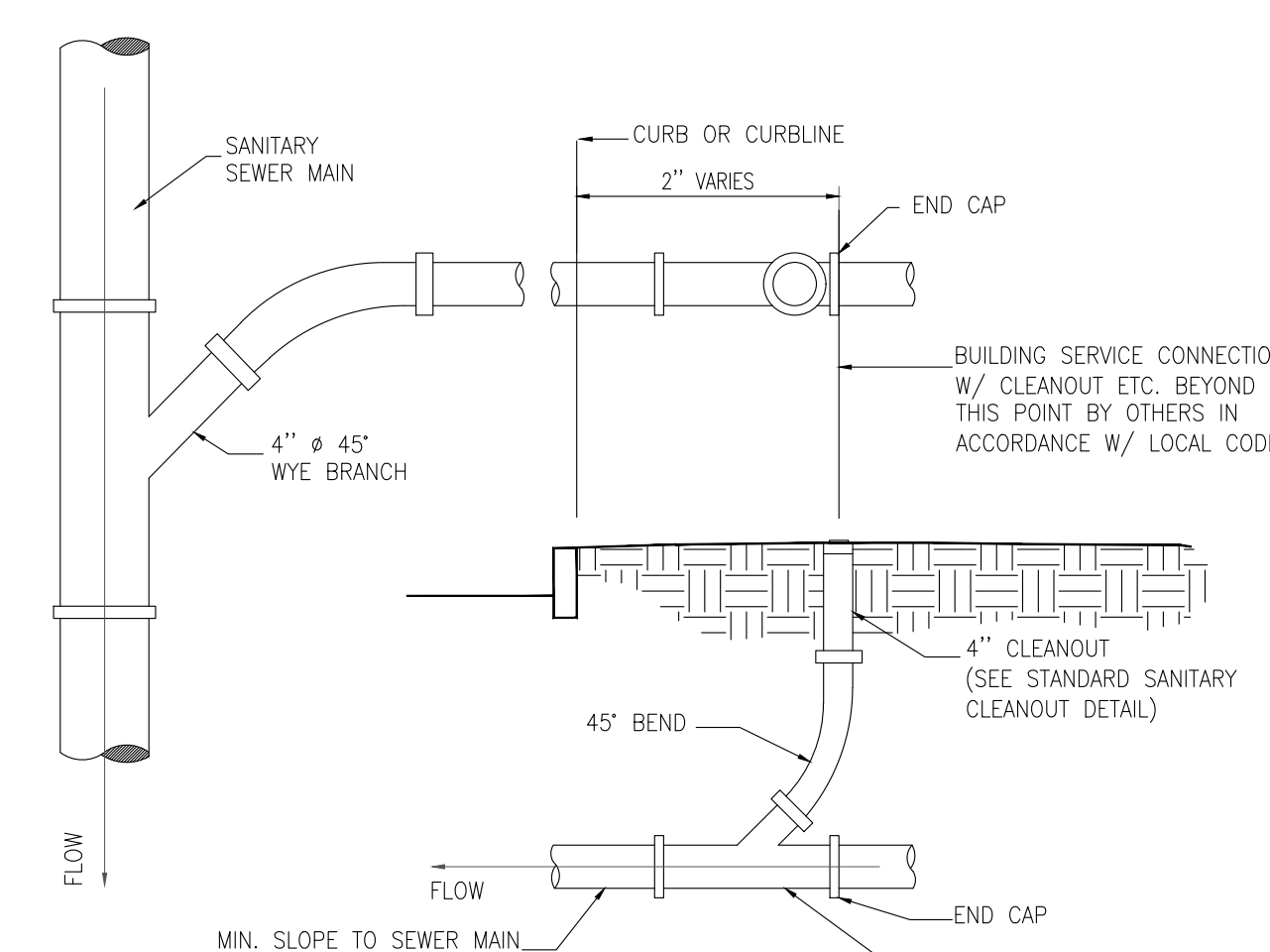
UTILITY NOTES (AS APPLICABLE):

1. NEW SERVICE INSTALLATION REQUIRES EXISTING SERVICES TO BE TERMINATED PER DEPARTMENT GUIDELINES. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DEPARTMENT OF WATER AND SEWER UTILITIES TO OBTAIN PERMITS AND SCHEDULE OF THE DISCONTINUANCE OF WATER AND SEWER SERVICE. EXISTING SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING WATER SERVICE SHOULD BE TERMINATED AT THE MAIN PRIOR TO THE INSTALLATION OF ANY NEW UTILITIES. COORDINATION WITH THE DEPARTMENT'S INSPECTOR TO CONFIRM DOCUMENTATION OF THE ACTUAL DISCONTINUANCE OF SERVICE IS REQUIRED.
2. WATER AND SEWER UTILITIES NEED TO BE METERED WHERE THE UTILITIES ENTER THE BUILDING.
3. REQUIRED MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FOR WATER AND SEWER UTILITIES, AND COVER REQUIREMENTS ARE TO BE MAINTAINED.
4. A HYDRAULIC FLOW TEST (HFT) NEEDS TO BE PERFORMED TO ENSURE THAT THE WATER SERVICE AND PRESSURE (PSI) PROVIDED FOR THIS PROJECT IS SUFFICIENT FOR DOMESTIC WATER SUPPLY AND FIRE PROTECTION (IF REQUIRED) PER DEPARTMENT STANDARDS.
5. DOMESTIC AND FIRE SERVICES MUST BE METERED SEPARATELY. FIRE SERVICE LINES MUST HAVE A BACKFLOW PREVENTER (RPZ) AND MUST BE VERIFIED BY THE WATER AND SEWER DEPARTMENT AND INSPECTED BY THE FIRE DEPARTMENT. AN ACCEPTABLE MINIMUM OF 4" DIP CLASS 52 WATER LINES CAN BE USED FOR FIRE LINES.
6. OVERLAND FLOW OF STORMWATER RUNOFF OVER SIDEWALKS AND DRIVEWAYS IS NOT PERMITTED.
7. IF ANY STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THE PROPERTY AND/OR NEIGHBORING PROPERTIES, IT WILL BE THE APPLICANT'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
8. THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER REGULARLY TO ENSURE THAT THE FACILITY OPERATES AT DESIGN CAPACITY.
9. AN ANALYSIS OF THE SOIL SURROUNDING THE PROPOSED STORMWATER COLLECTION SYSTEM NEEDS TO BE PERFORMED TO CONFIRM THAT EXISTING SOILS CAN SUPPORT THE PROPOSED SYSTEM. A COPY OF THE ANALYSIS SHALL BE FORWARDED TO THE DEPARTMENT OF WATER AND SEWER UTILITIES. SHOULD EXISTING SOILS BE UNSUITABLE, OR ROCK IS ENCOUNTERED, AN ALTERNATE METHOD WILL BE DESIGNED AND SUBMITTED FOR REVIEW.
10. ALL WATER AND SANITARY SEWER STRUCTURES/ FACILITIES MUST CONFORM TO THE CITY OF NEWARK STANDARD.
11. TAPPING VALVES FOR FIRE SERVICE SHALL BE CITY OF NEWARK STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A PRESSURE OF 200 PSI.



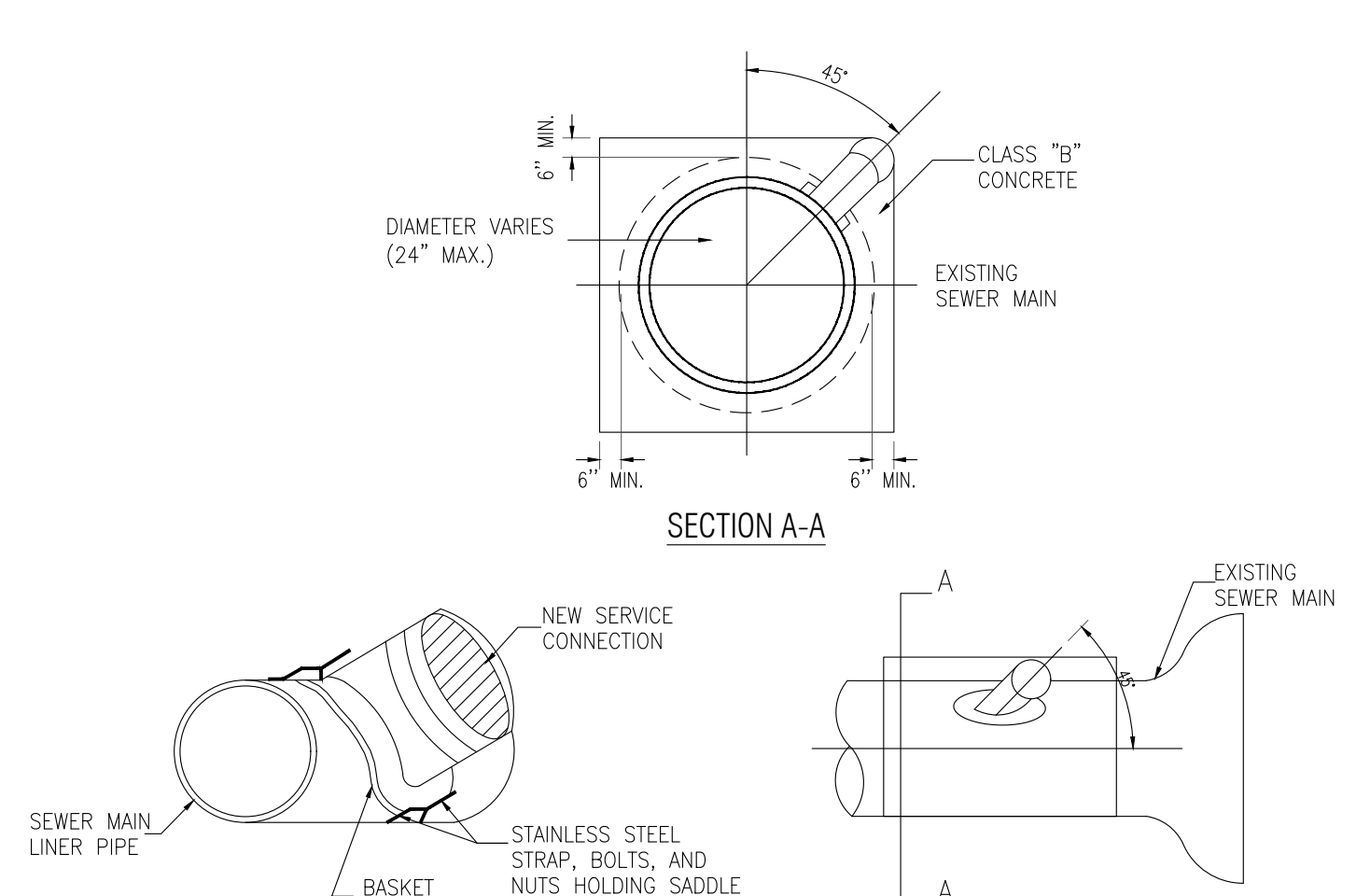
TYPICAL INSTALLATION OF 1" - 2" SERVICES (IF REQUIRED)
N.T.S.

NOTE:
1" - 2" TYPE "K" COPPER TUBING. ALL FITTING TO BE FLARED. NO SOLDER JOINTS ALLOWED UNDERGROUND. CURB BOX REQUIRED FOR 1" SERVICE AND STREET BOX FOR 2" SERVICE. CORPORATION TO BE TAPPED ON UPPER QUARTER OF PIPE FOR 1" SERVICE AND ON TOP OF PIPE FOR 2" SERVICE.

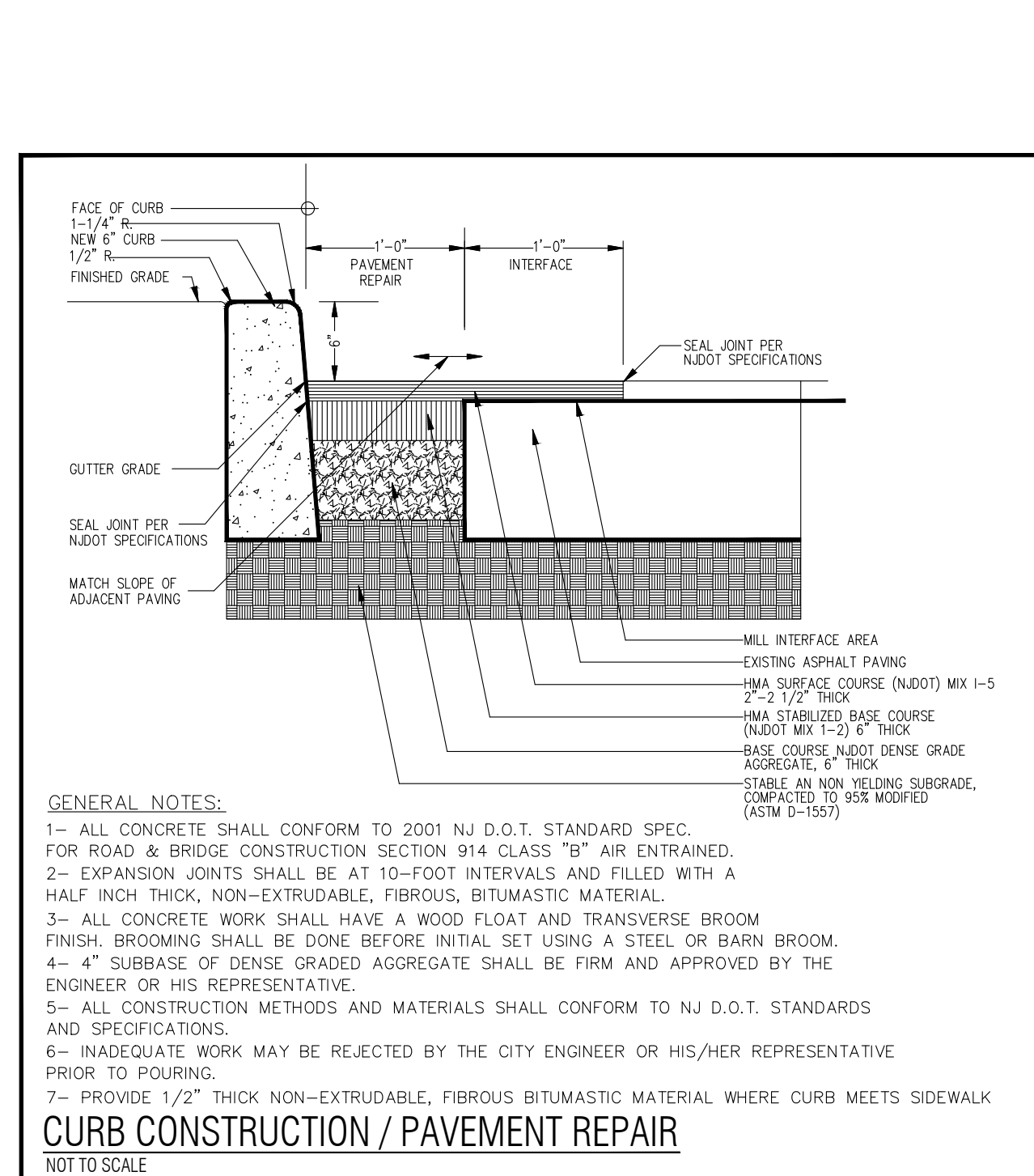
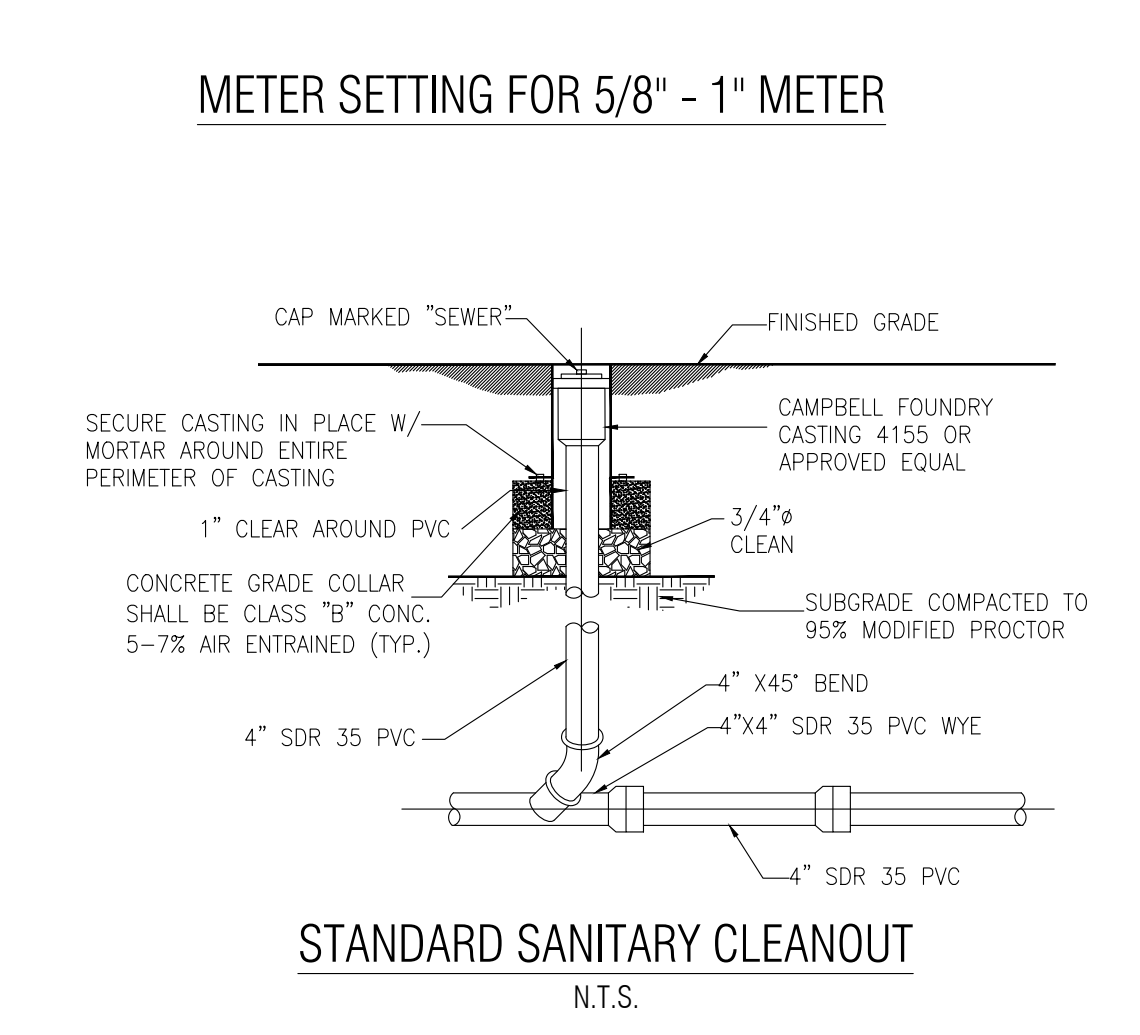
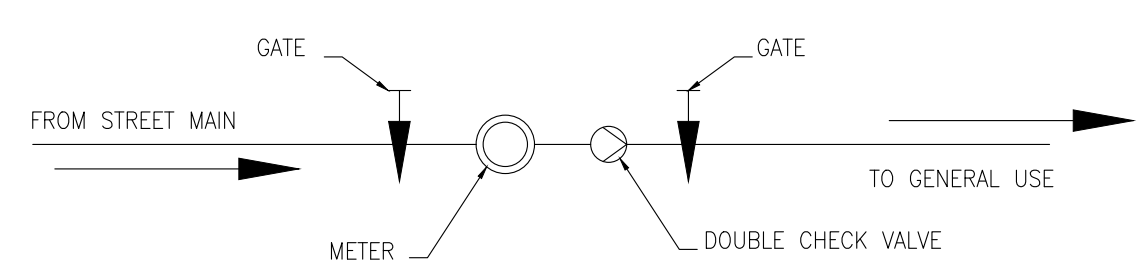


STANDARD SANITARY SERVICE - LATERAL DETAIL
N.T.S.

NOTE:
1. ALSO REFER TO BUILDING MECHANICAL PLANS FOR LATERAL LOCATIONS.
2. ALSO SEE STANDARD SANITARY CLEANOUT DETAIL THIS PAGE.

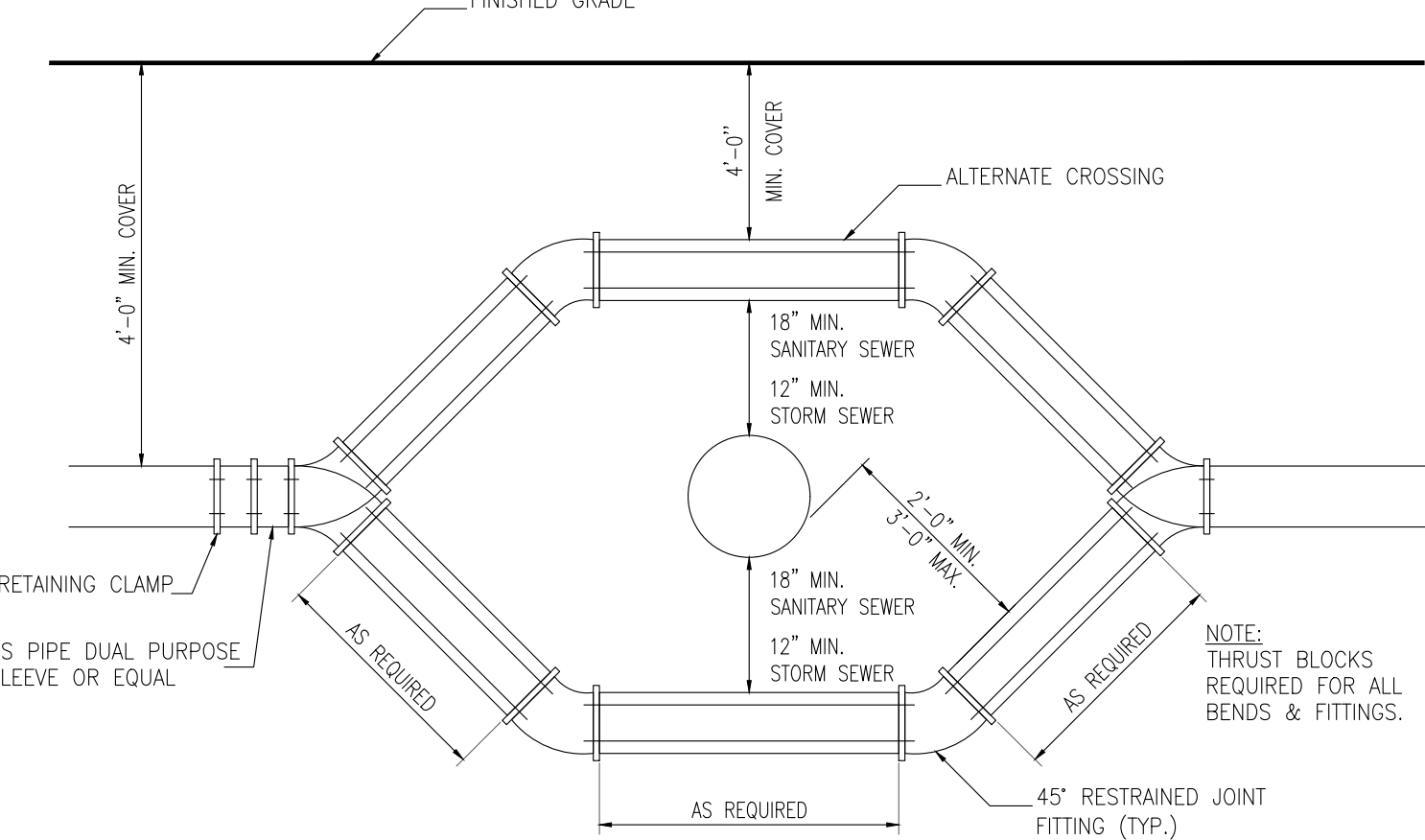


CONNECTION TO PVC, CLAY OR DUCTILE IRON SEWER
N.T.S.



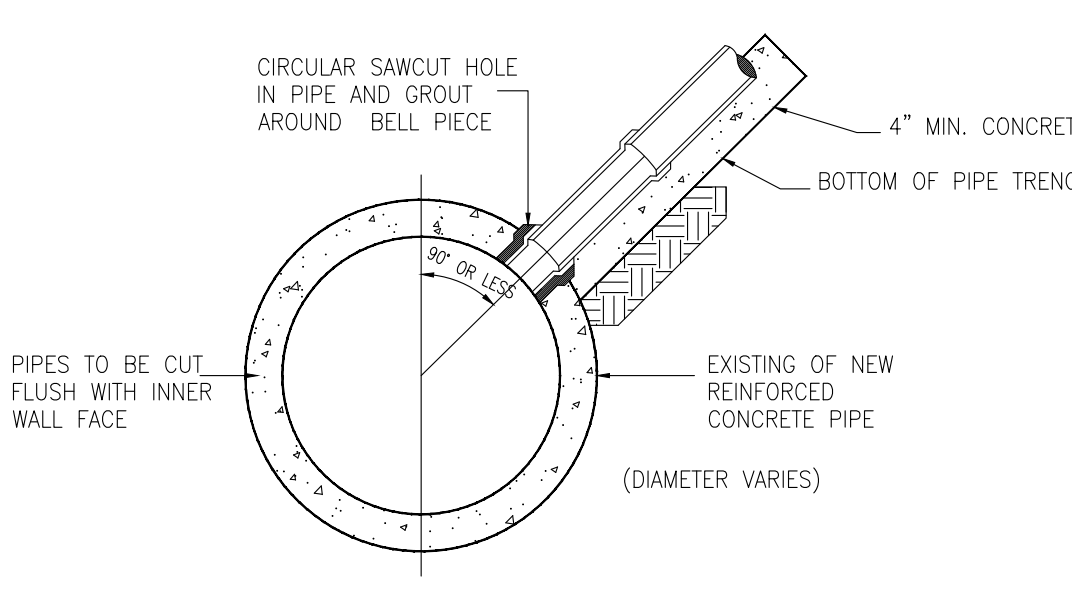
CURB CONSTRUCTION / PAVEMENT REPAIR
NOT TO SCALE

GENERAL NOTES:
1- ALL CONCRETE SHALL CONFORM TO 2001 NJ D.O.T. STANDARD SPEC. FOR ROAD & BRIDGE CONSTRUCTION SECTION 914 CLASS "B" AIR ENTRAINED.
2- EXPANSION JOINTS SHALL BE AT 10-FOOT INTERVALS AND FILLED WITH A HALF INCH THICK, NON-EXTRUDABLE, FIBROUS, BITUMASTIC MATERIAL.
3- ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
4- 4" SUBBASE OF DENSE GRADED AGGREGATE SHALL BE FIRM AND APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE.
5- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJ D.O.T. STANDARDS AND SPECIFICATIONS.
6- INADEQUATE WORK MAY BE REJECTED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
7- PROVIDE 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC MATERIAL WHERE CURB MEETS SIDEWALK

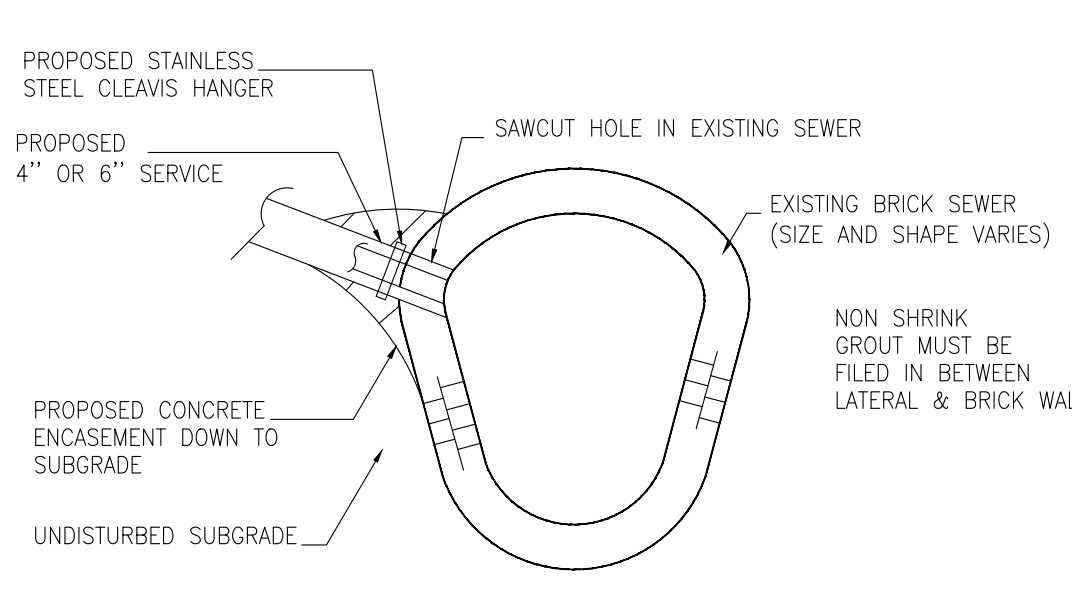


WATER MAIN - CROSSING UTILITY DETAIL (IF REQUIRED)
N.T.S.

NOTE: THRUST BLOCKS REQUIRED FOR ALL BENDS & FITTINGS.

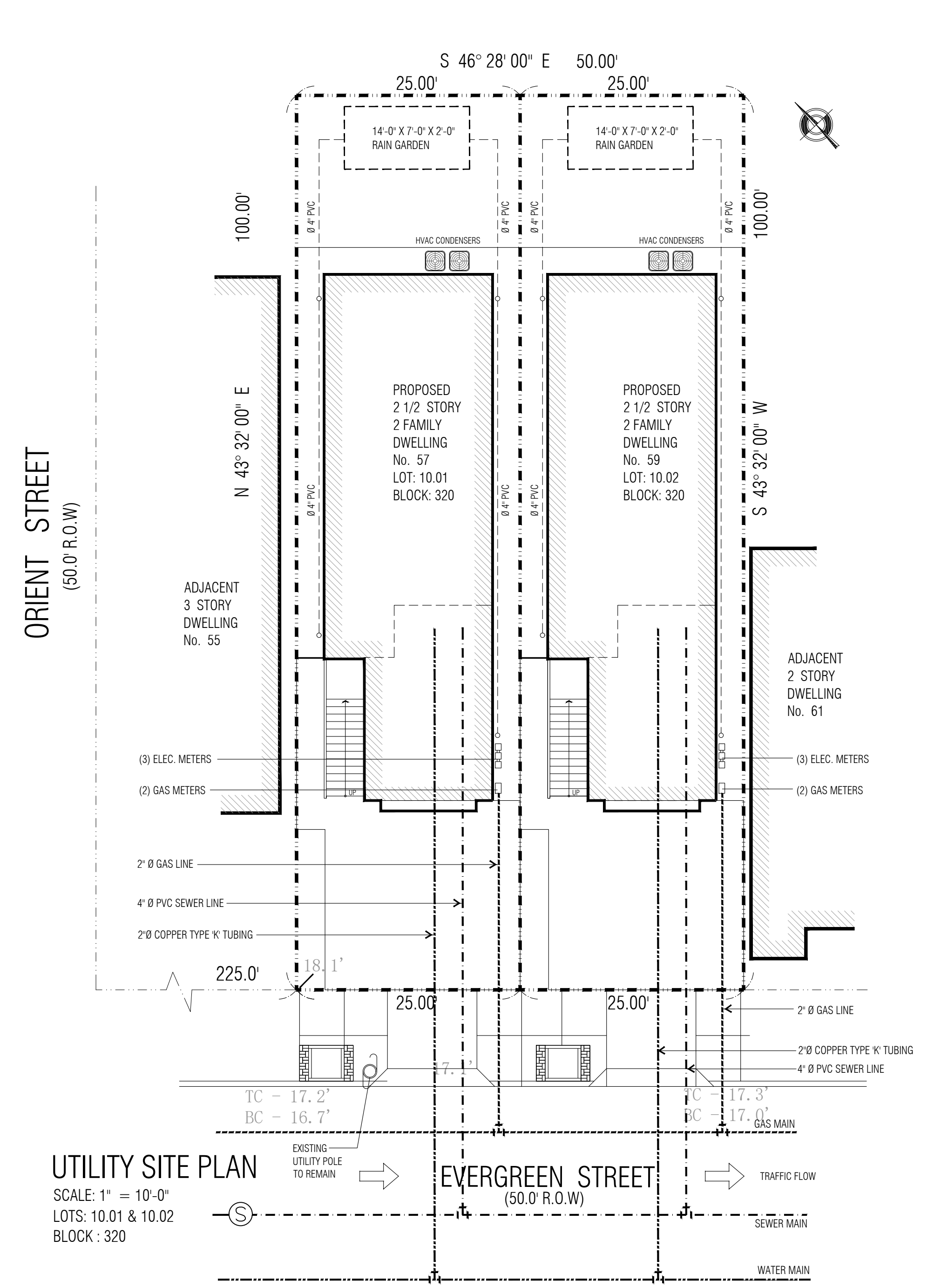


CONNECTION TO CONCRETE SEWER
N.T.S.



CONNECTION TO BRICK SEWER CROSS SECTION AT SERVICE CONNECTION
N.T.S.

NON SHRINK GROUT MUST BE FILED IN BETWEEN LATERAL & BRICK WALL



UTILITY SITE PLAN
SCALE: 1" = 10'-0"
LOTS: 10.01 & 10.02
BLOCK: 320

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REVISIONS:

PROJECT:
PROPOSED NEW (2)
TWO FAMILY DWELLINGS

ADDRESS:
57-59 EVERGREEN STREET
BAYONNE, NJ
LOTS: 10.01 & 10.02
BLOCK: 320

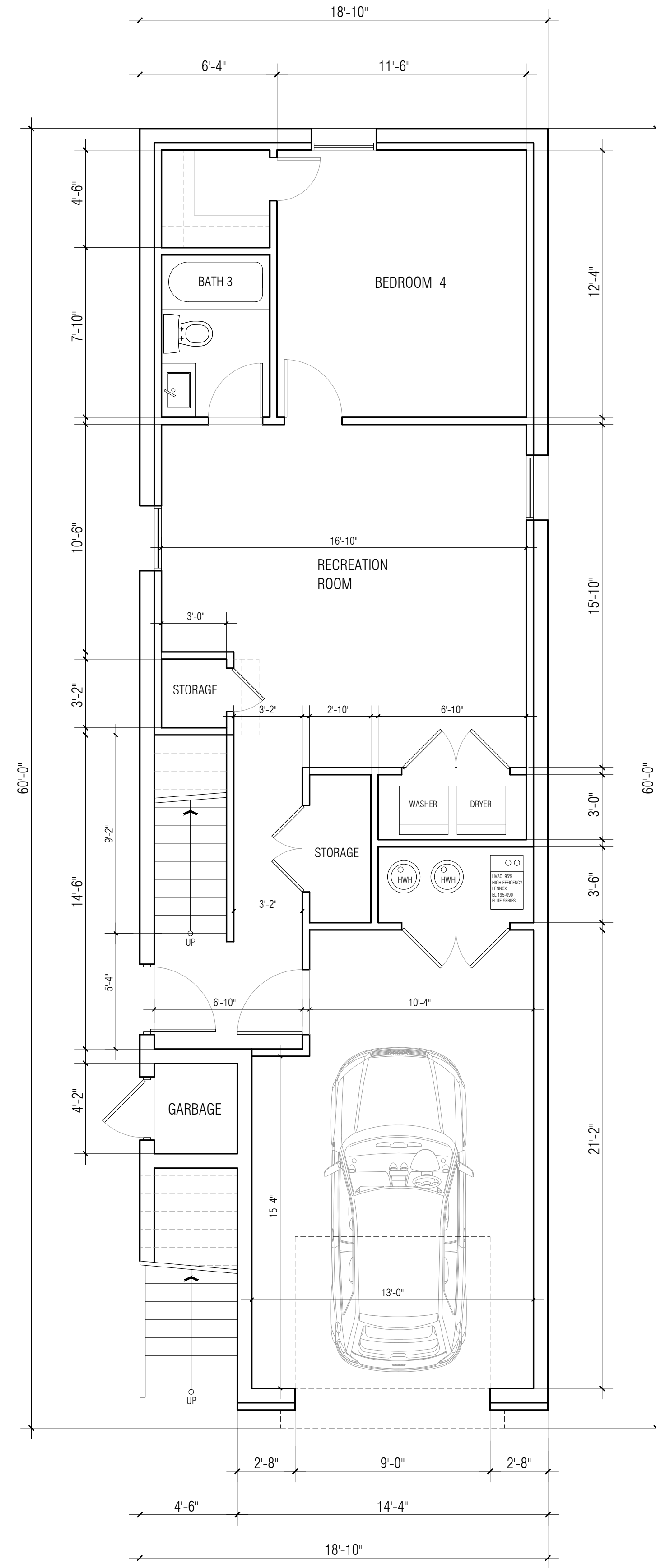
CLIENT:
KKC 18, LLC

DRAWING INFO:
Drawn by: MP
Checked by: JVL
Issue date: 12-02-23
Project #: 23007

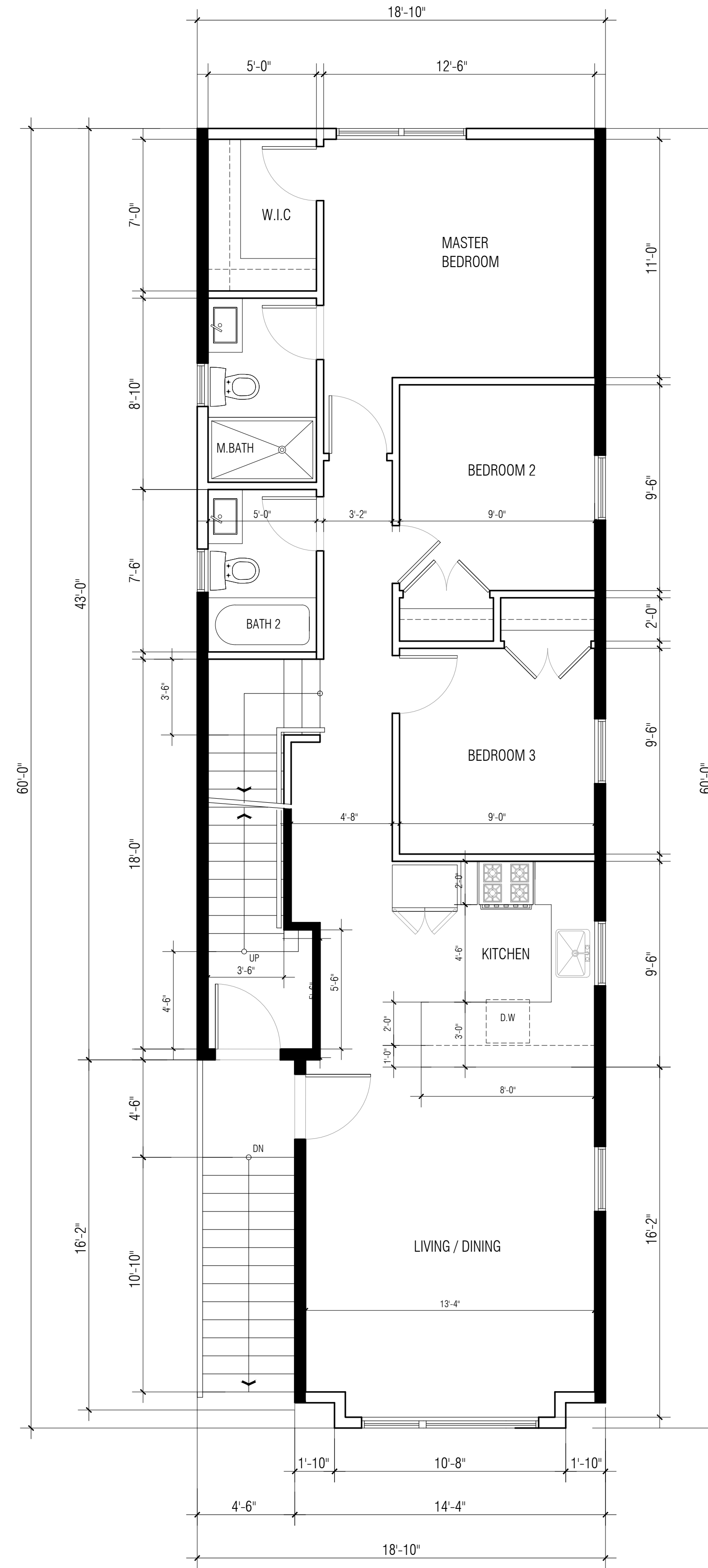
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UTILITY SITE PLAN
SITE DETAILS

DWG #: S-100
SHEET #: 2 OF 6

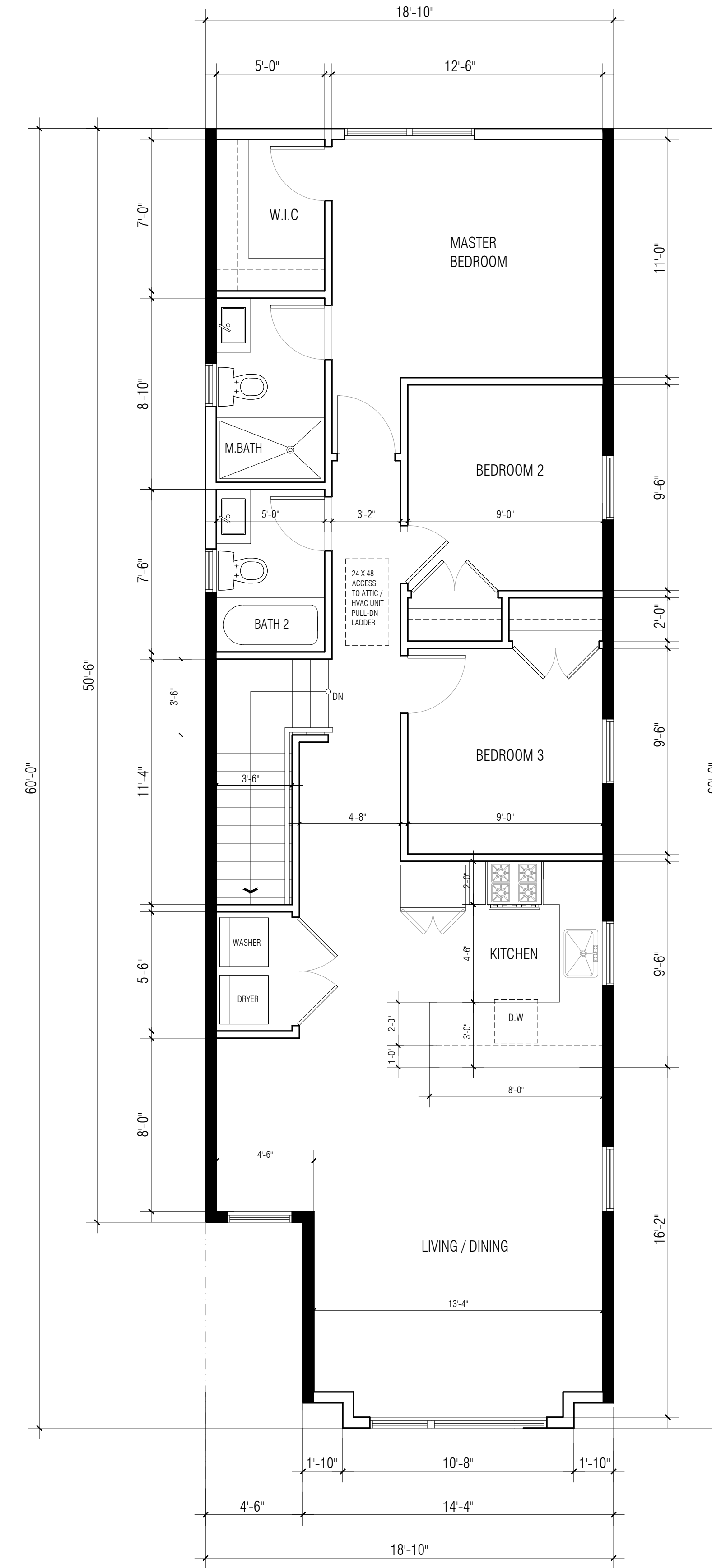
57 EVERGREEN STREET LOT: 10.01 FLOOR PLANS



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS AREA : 1,042.0 SQ.FT



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS AREA : 1,050.0 SQ.FT



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS AREA : 1,082.0 SQ.FT

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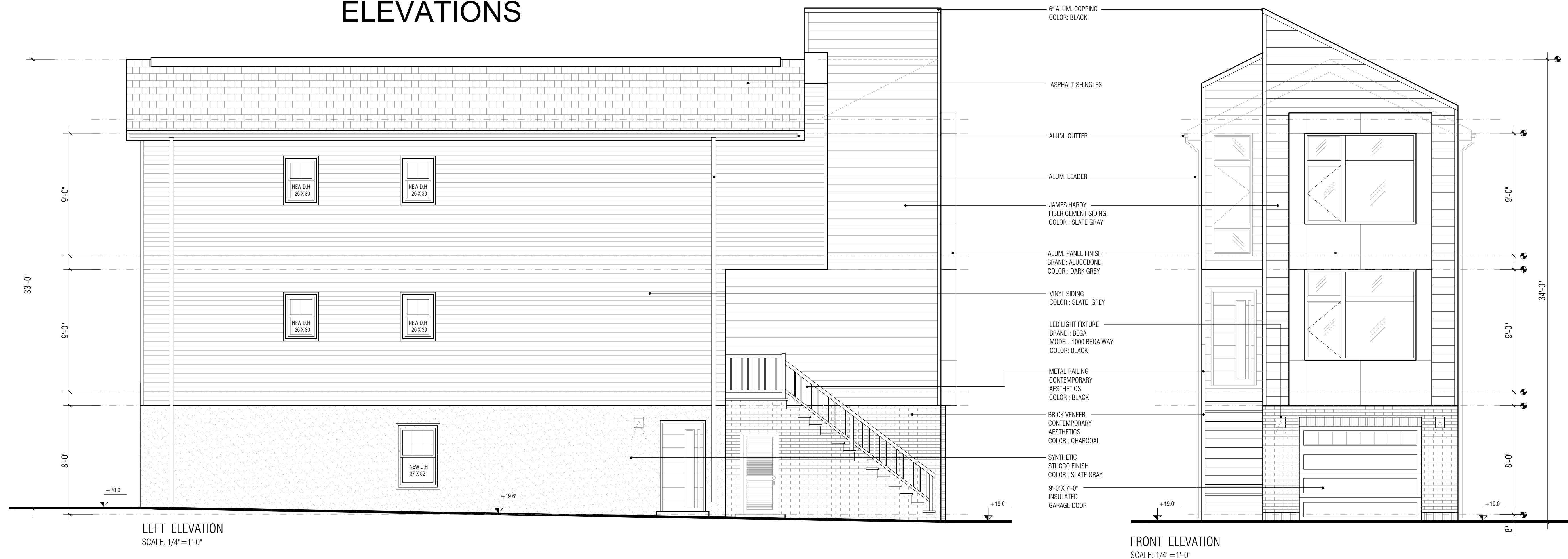
CLIENT:
KKC 18, LLC

DRAWING INFO:
Drawn by: MP
Checked by: JVL
Issue date: 12-02-23
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SHEET TITLE:
FLOOR PLANS
LOT 10.01

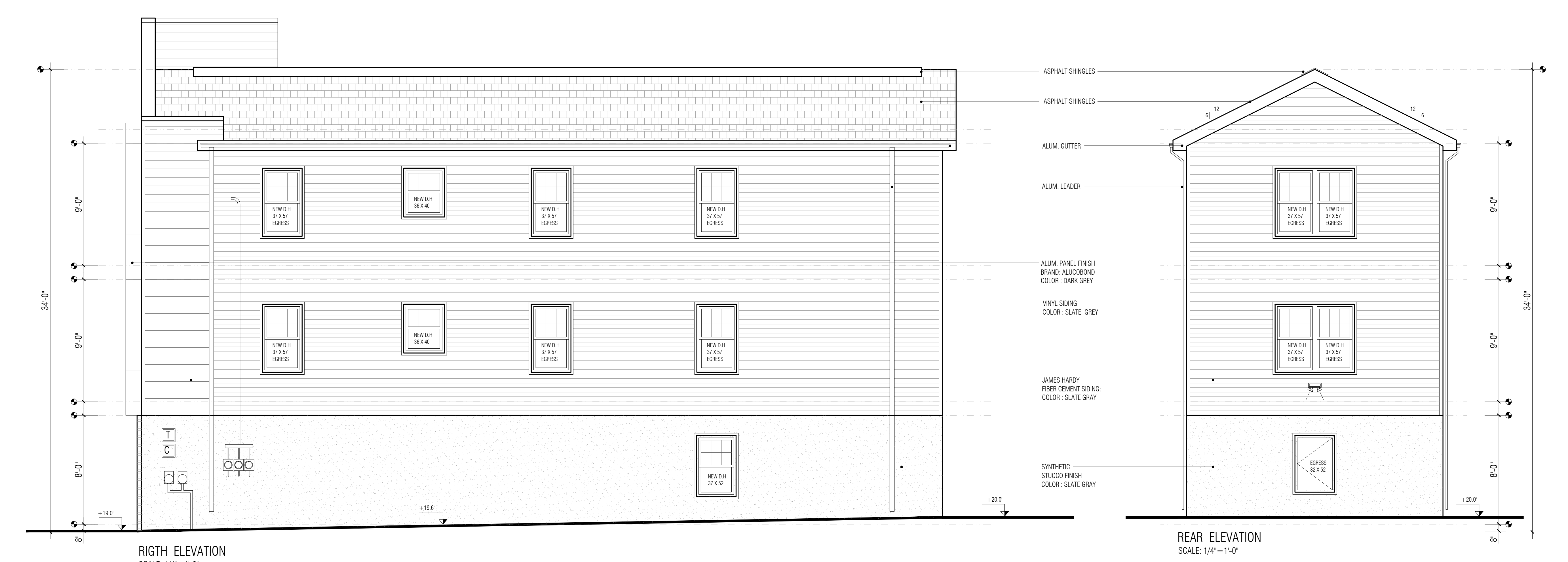
DWG #: A-100
SHEET #: 3 OF 6

57 EVERGREEN STREET LOT: 10.01 ELEVATIONS



LEFT ELEVATION
SCALE: 1/4"=1'-0"

FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

REAR ELEVATION
SCALE: 1/4"=1'-0"

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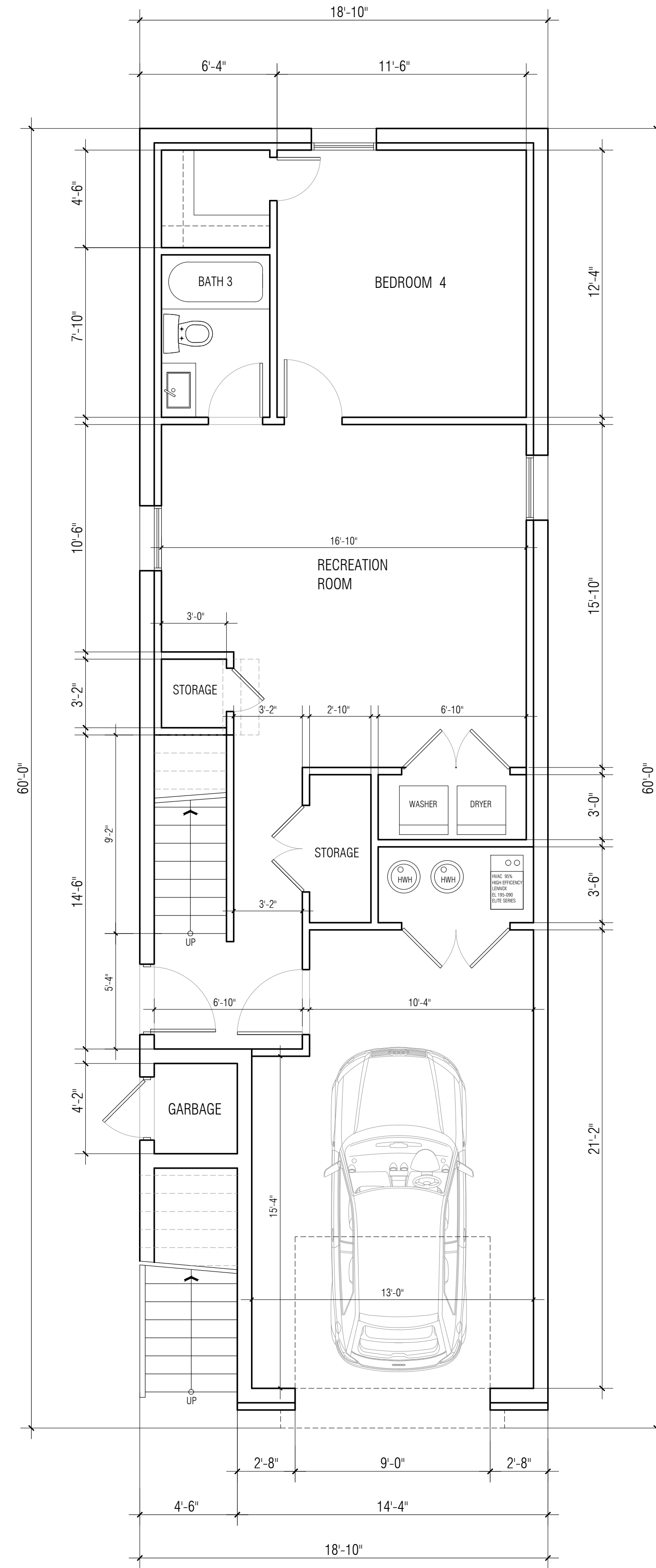
DRAWING INFO:
Drawn by: MP
Checked by: JVL
Issue date: 12-02-23
Project #: 23007

SHEET TITLE:
ELEVATIONS
LOT 10.01

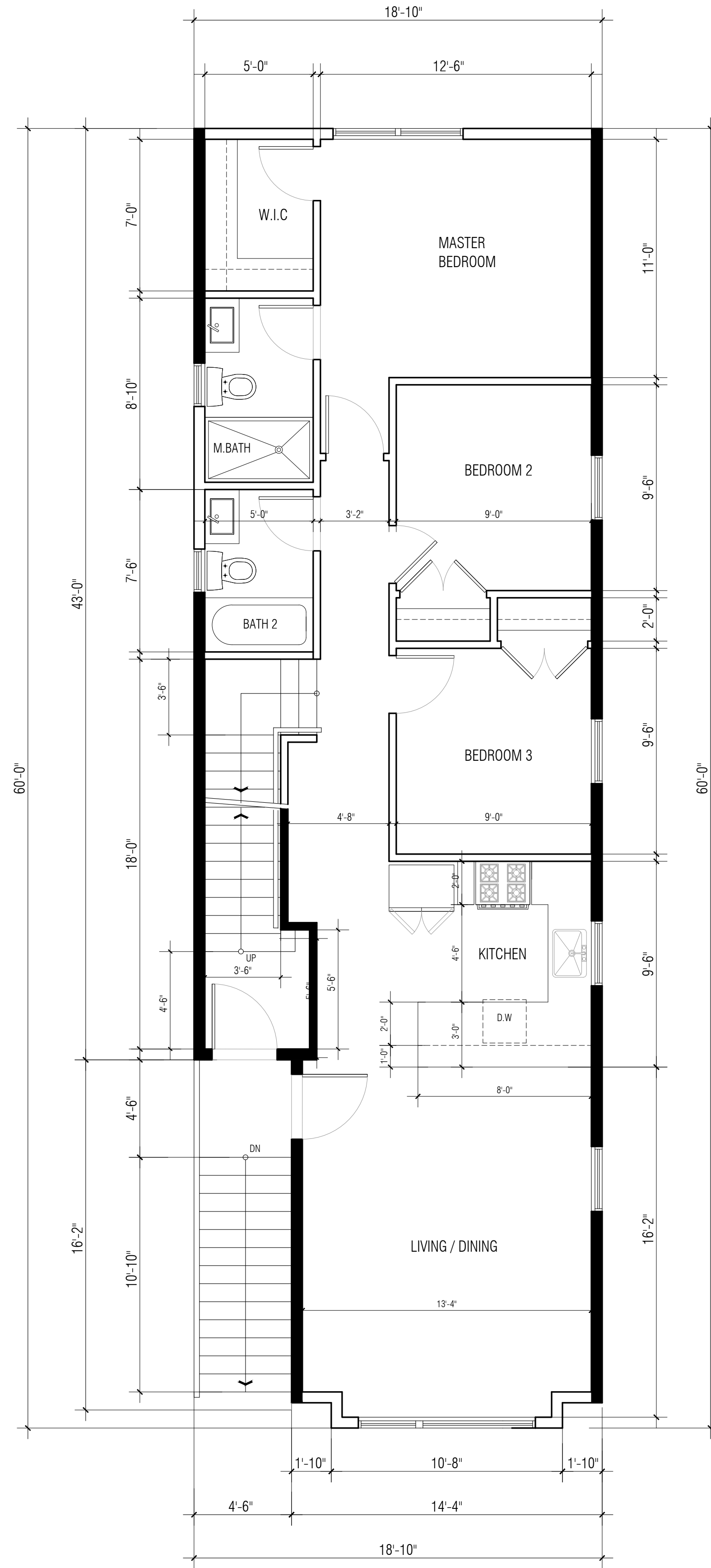
DWG #: A-200 SHEET #: 4 OF 6

59 EVERGREEN STREET LOT: 10.02

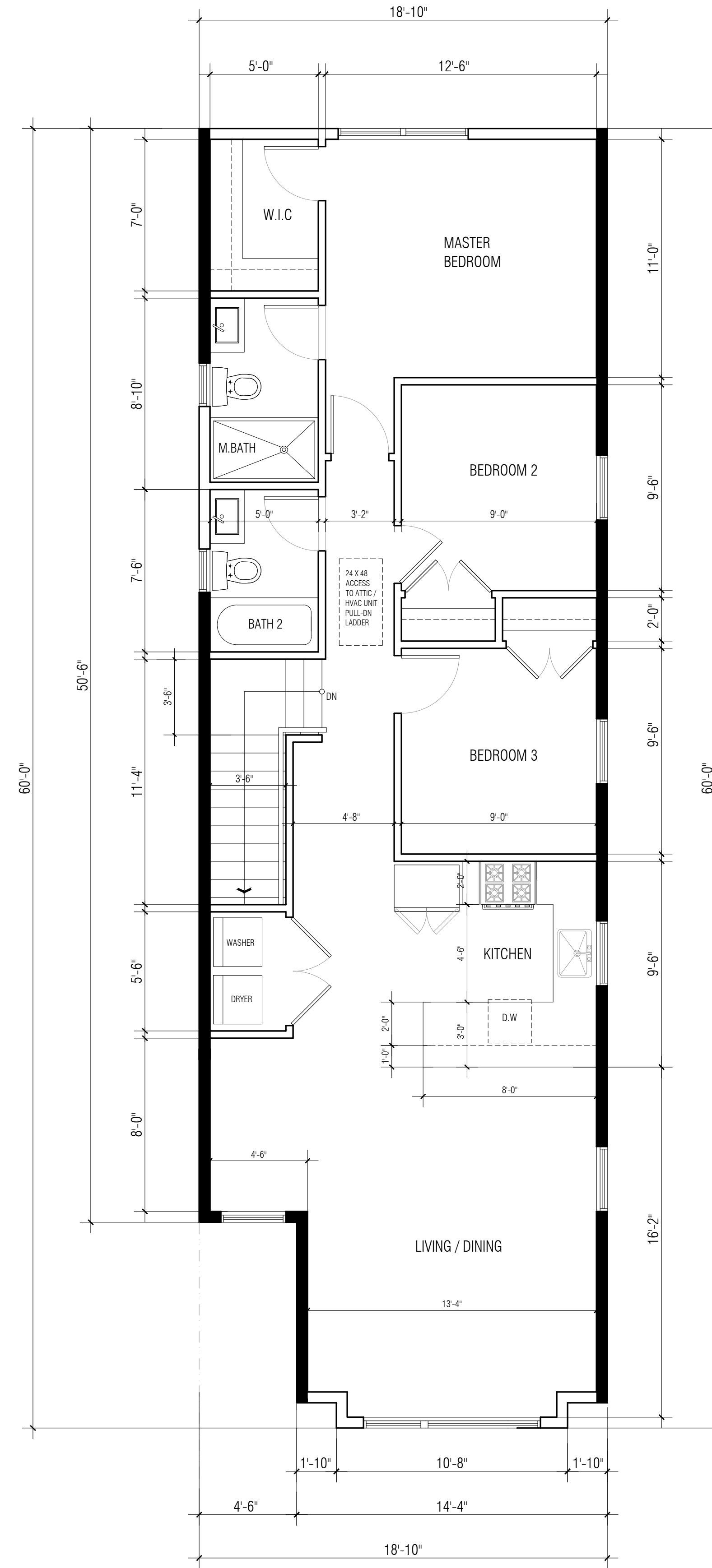
FLOOR PLANS



FIRST FLOOR PLAN
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 GROSS AREA : 1,042.0 SQ.FT



SECOND FLOOR PLAN
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THIRD FLOOR PLAN
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 GROSS AREA : 1,082.0 SQ.FT

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 BAYONNE, NJ
 LOTS: 10.01 & 10.02
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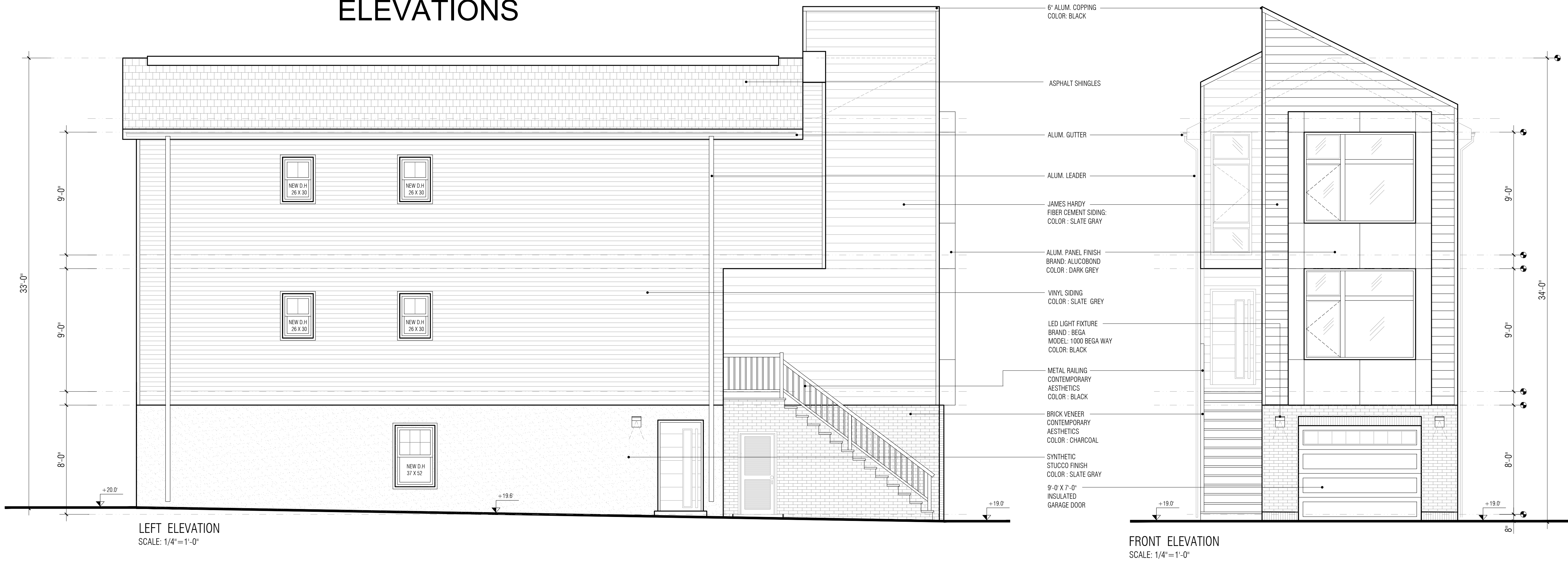
CLIENT:
 KKC 18, LLC

DRAWING INFO:
 Drawn by: JVL
 Checked by: MP
 Issue date: 12-02-23
 Project #: 23007

SHEET TITLE:
 FLOOR PLANS
 LOT 10.02

DWG #: A-300 SHEET #: 5 OF 6

59 EVERGREEN STREET LOT: 10.02 ELEVATIONS



SEAL:
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REVISIONS:

PROJECT:
PROPOSED NEW (2)
TWO FAMILY DWELLINGS

ADDRESS:
57-59 EVERGREEN STREET
BAYONNE, NJ
LOTS: 10.01 & 10.02
BLOCK: 320

CLIENT:
KKC 18, LLC

DRAWING INFO:
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SHEET TITLE:
ELEVATIONS
LOT 10.02

DWG #: A-400
SHEET #: 6 OF 6