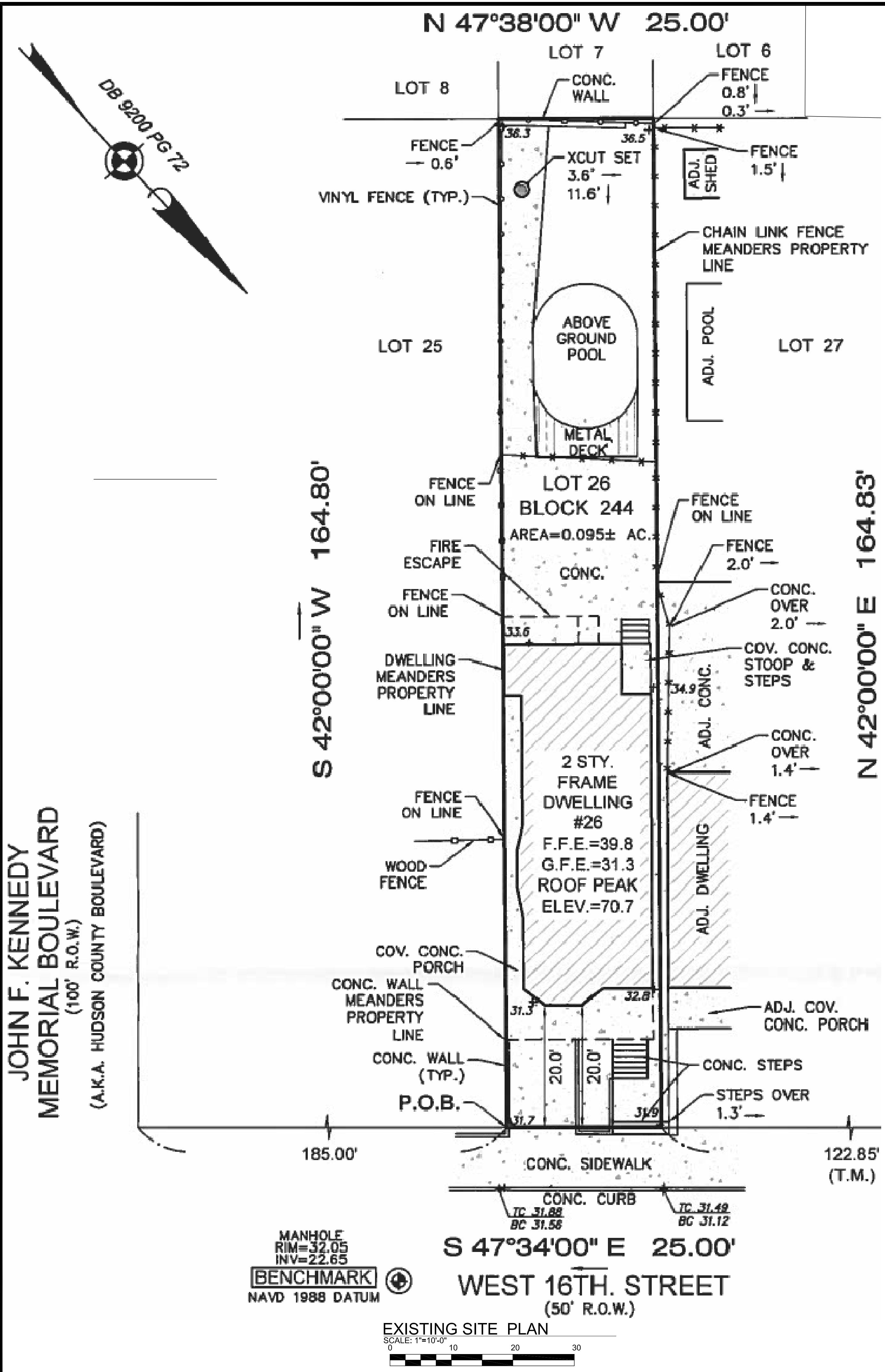


INTERIOR ALTERATION TO EXISTING RESIDENTIAL BUILDING

FOR: US MASTERS RESIDENTIAL
HARBORSIDE PLAZA II
200 HUDSON STREET, LEVEL 10
JERSEY CITY, NJ 07311



ZONING DATA	REQUIRED	PROVIDED	R-2 ZONE
LOT AREA (SF)	3,000	4,120	COMPLIES
LOT FRONTING	30	25	EXISTING TO REMAIN
MIN. FRONT SETBACK (FT)	20	20	COMPLIES
MIN. REAR SETBACK (FT)	20	85	COMPLIES
MIN. SIDE SETBACK (FT)	3(7' COMBINED)	0/1.7	EXISTING TO REMAIN
MAX. BUILDING HEIGHT (FT)	35/2.5 STORIES	30± 2.5 STORIES	COMPLIES
MAX. LOT COVERAGE	90%	75%	COMPLIES
USE	1&2 FAMILY	THREE FAMILY	VARIANCE REQUIRED
PARKING	4	2 (TANDEM)	VARIANCE REQUIRED
USABLE OPEN SPACE	800 SF	1,030 SF	COMPLIES

DRAWING LIST	
A-001	COVER SHEET, DRAWING LIST, CODE DATA AND GENERAL NOTES
A-101	EXISTING AND PROPOSED BASEMENT AND ATTIC PLANS

BUILDING CODE DATA	
ADDRESS:	126 WEST 16TH STREET, BAYONNE, NJ
LOT:	26
BLOCK:	244
OWNER IN FEE:	US MASTERS RESIDENTIAL PROPERTY HARBORSIDE PLAZA II 200 HUDSON STREET, LEVEL 10 JERSEY CITY, NJ 07311
ARCHITECT OF RECORD:	MATTHEW F. SHCAPPERT, AIA NJ 21A017468

BUILDING INFORMATION	
NUMBER OF STORIES:	2.5 STORIES+ BASEMENT
HEIGHT OF STRUCTURE:	30'-0"±
AREA OF LARGEST FLOOR:	1,180 SQ FT EXISTING
NEW BUILDING AREA:	0
NEW VOLUME:	0 CF

USE GROUP		
	PRESENT	PROPOSED
BUILDING USE GROUP:	R-5-RESIDENTIAL (TWO FAMILY)	R-2-RESIDENTIAL (THREE FAMILY)
CONSTRUCTION CLASSIFICATION:	VB	VB

LEGEND

- EXISTING DOOR
- REMOVE DOOR AND FRAME
- NEW DOOR AND FRAME
- REMOVE CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

STATE OF NEW JERSEY
NJ 07302-2600 • NJ 07334-5

MFS ARCHITECTURE
P.O. BOX 931, COLLEGE AVENUE OFFICES
P: 201-765-6691 | INFO@MFSARCHITECTURE.COM

PROPOSED INTERIOR ALTERATION TO EXISTING RESIDENTIAL BUILDING
126 WEST 16TH STREET
BAYONNE, NJ
LOT: 26 BLOCK: 244

COVER SHEET, DRAWING LIST, EXISTING SITE PLAN AND LEGEND

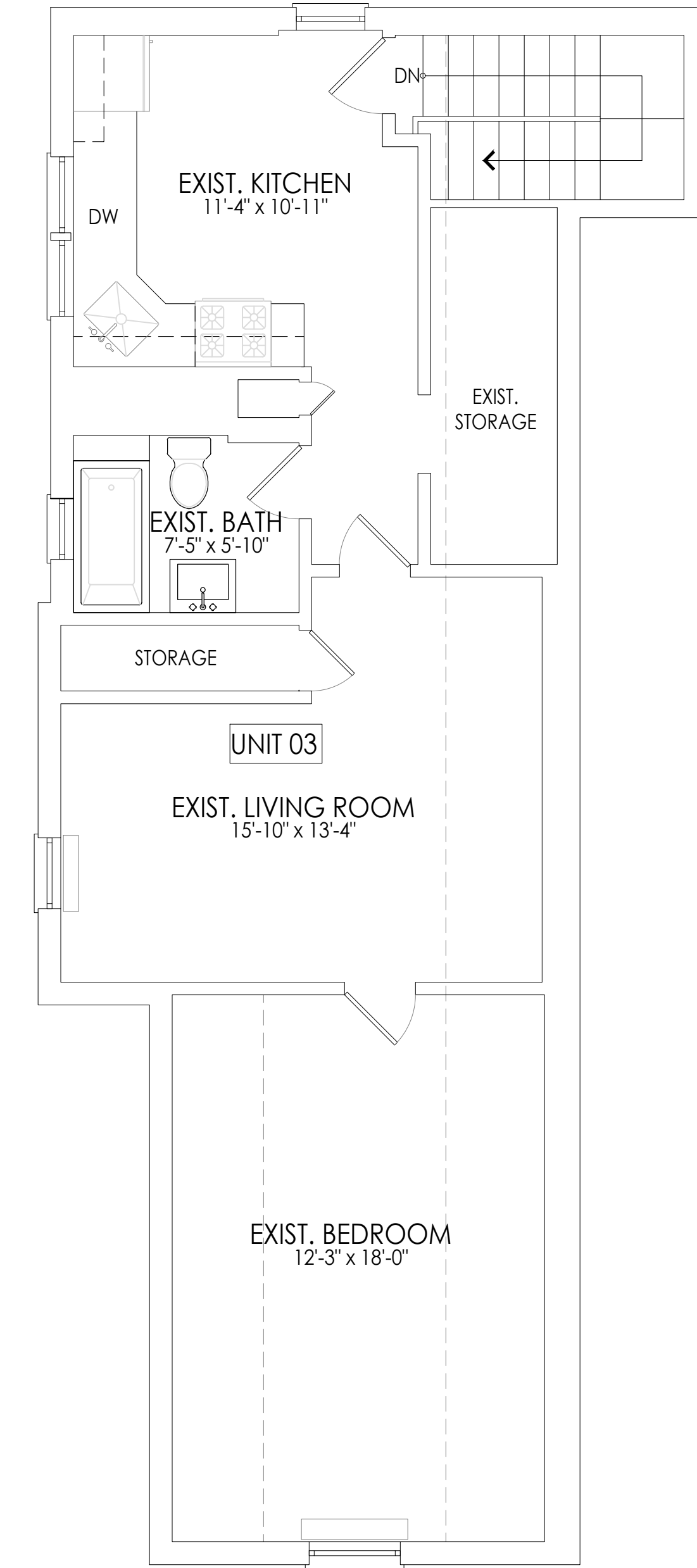
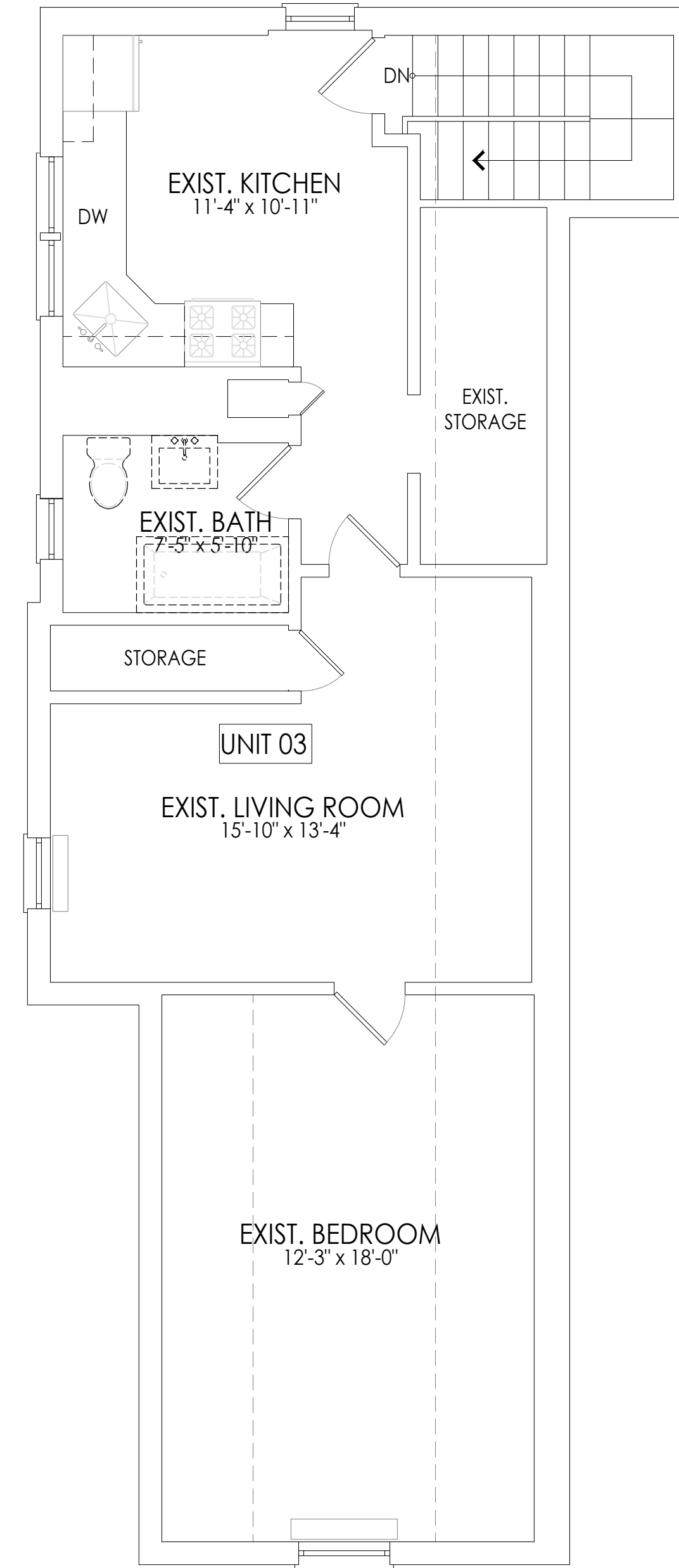
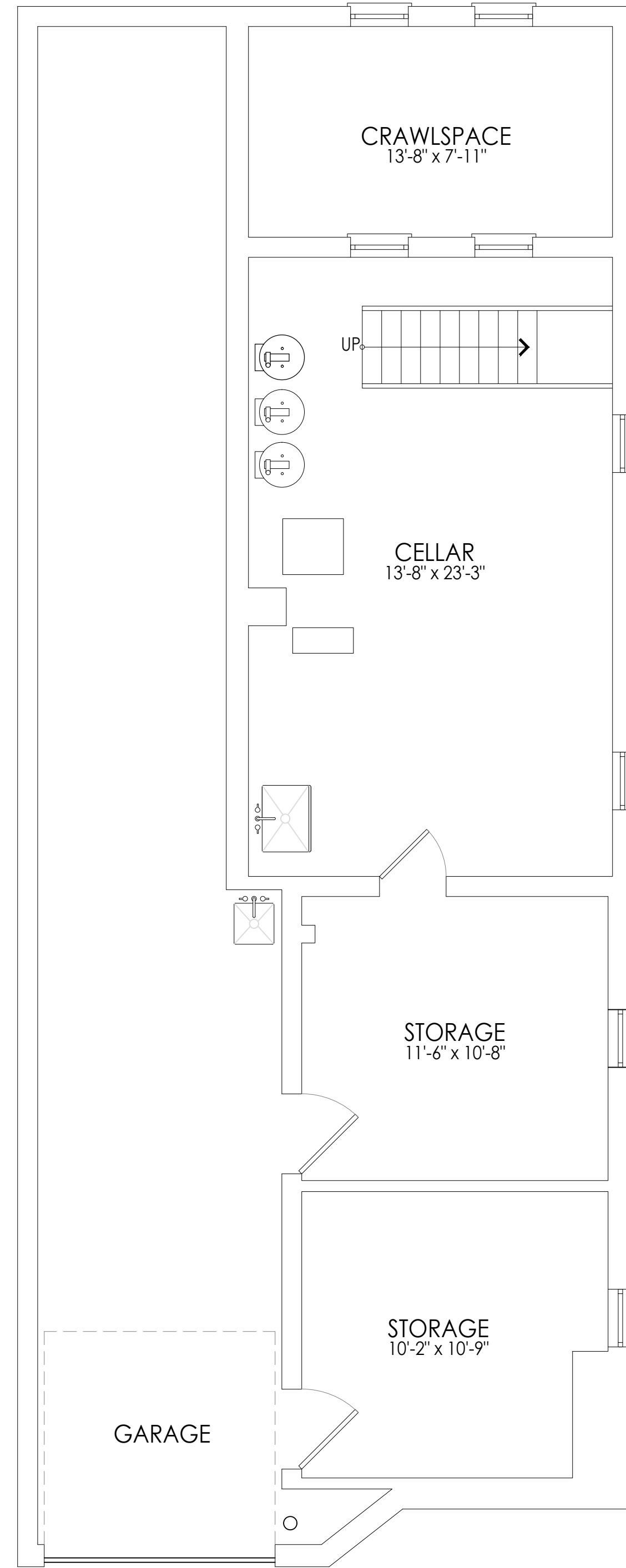
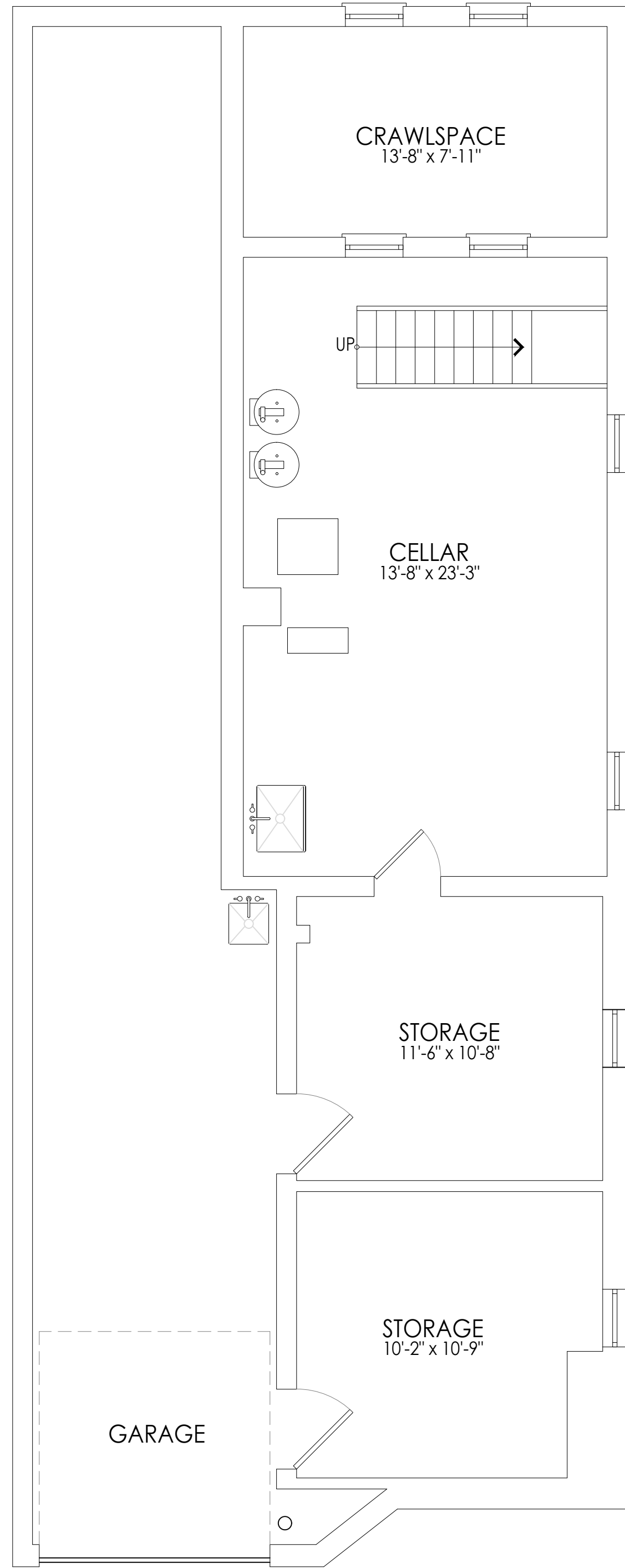
NO.	DATE	REVISION/SUBMISSION
1	4/07/2020	SUBMITTED TO ZONING BOARD FOR BOARD SUBMISSION

DATE: 6/11/2019
CHECKED: MFS
DRAWN: MFS
SCALE: ASNTD

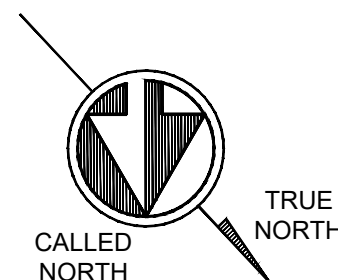
19006

A-001

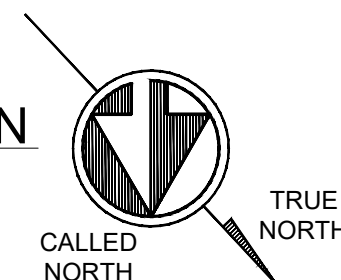
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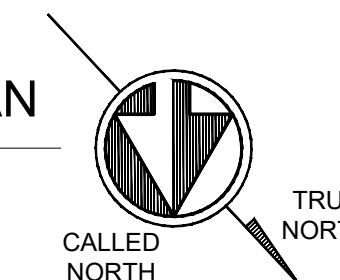
EXIST. BASEMENT PLAN
SCALE: 1/4"=1'-0"



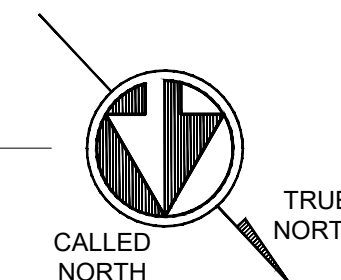
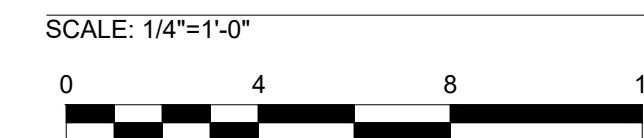
PROPOSED BASEMENT PLAN
SCALE: 1/4"=1'-0"



EXIST. SECOND AND ONE HALF FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED SECOND AND ONE HALF FLOOR PLAN
SCALE: 1/4"=1'-0"



NO.	DATE	REVISION/SUBMISSION
1	4/07/2020	SUBMITTED TO ZONING BOARD FOR BOARD SUBMISSION

DATE:	6/11/2019
CHECKED:	MFS
DRAWN:	MFS
SCALE:	ASNTD

19006

A-101

EXISTING AND PROPOSED
BASEMENT AND ATTIC
FLOOR PLANS

PROPOSED INTERIOR ALTERATION
TO EXISTING RESIDENTIAL
BUILDING
126 WEST 16TH STREET
BAYONNE, NJ
LOT: 26 BLOCK: 244

MFS ARCHITECTURE
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P: 201.765.6699 | INFO@MFSARCHITECTURE.COM

STATE OF NEW JERSEY
NJ 27807268 - NY 03345

THIS DRAWING IS NOT VALID UNLESS
SIGNED AND SEALED