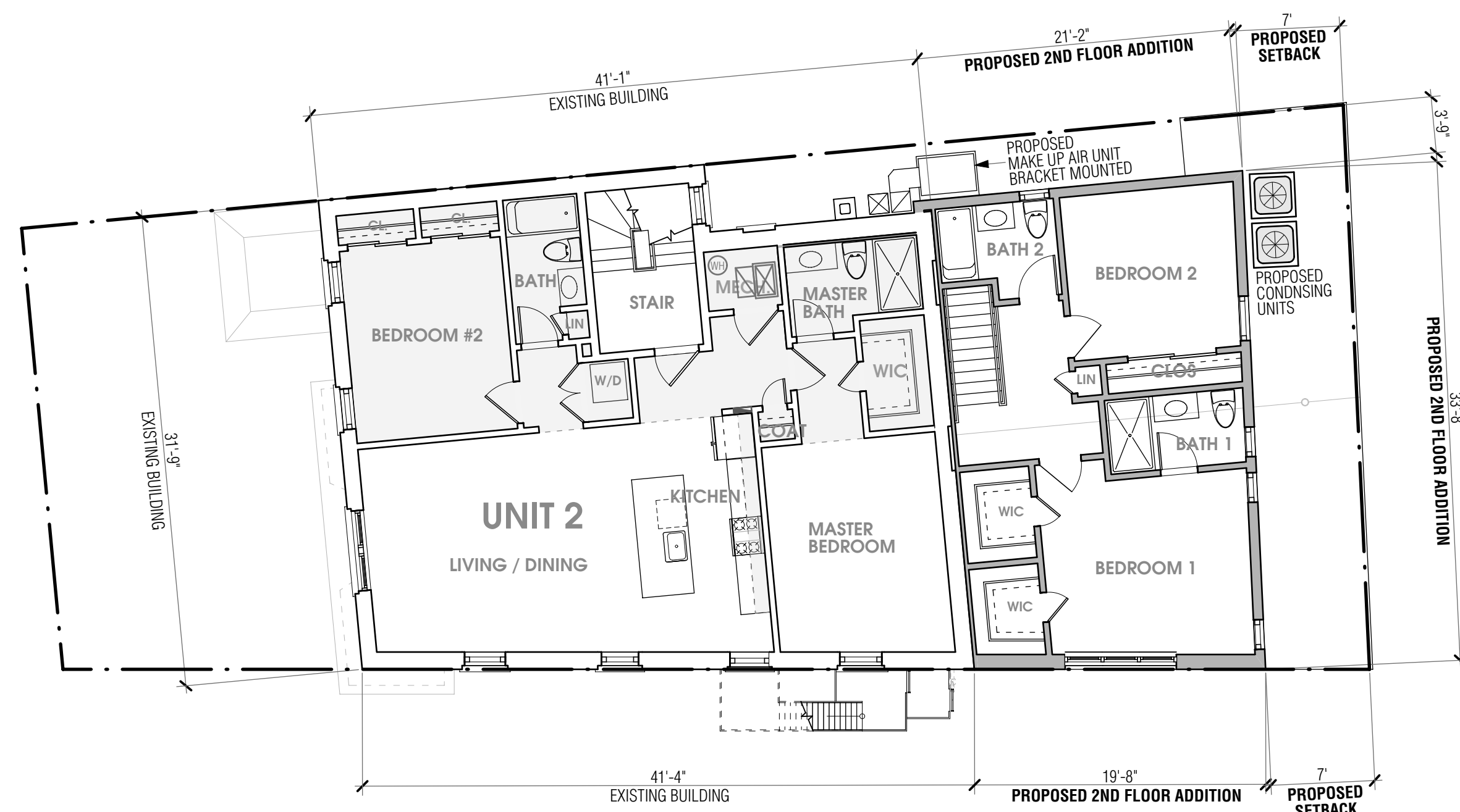


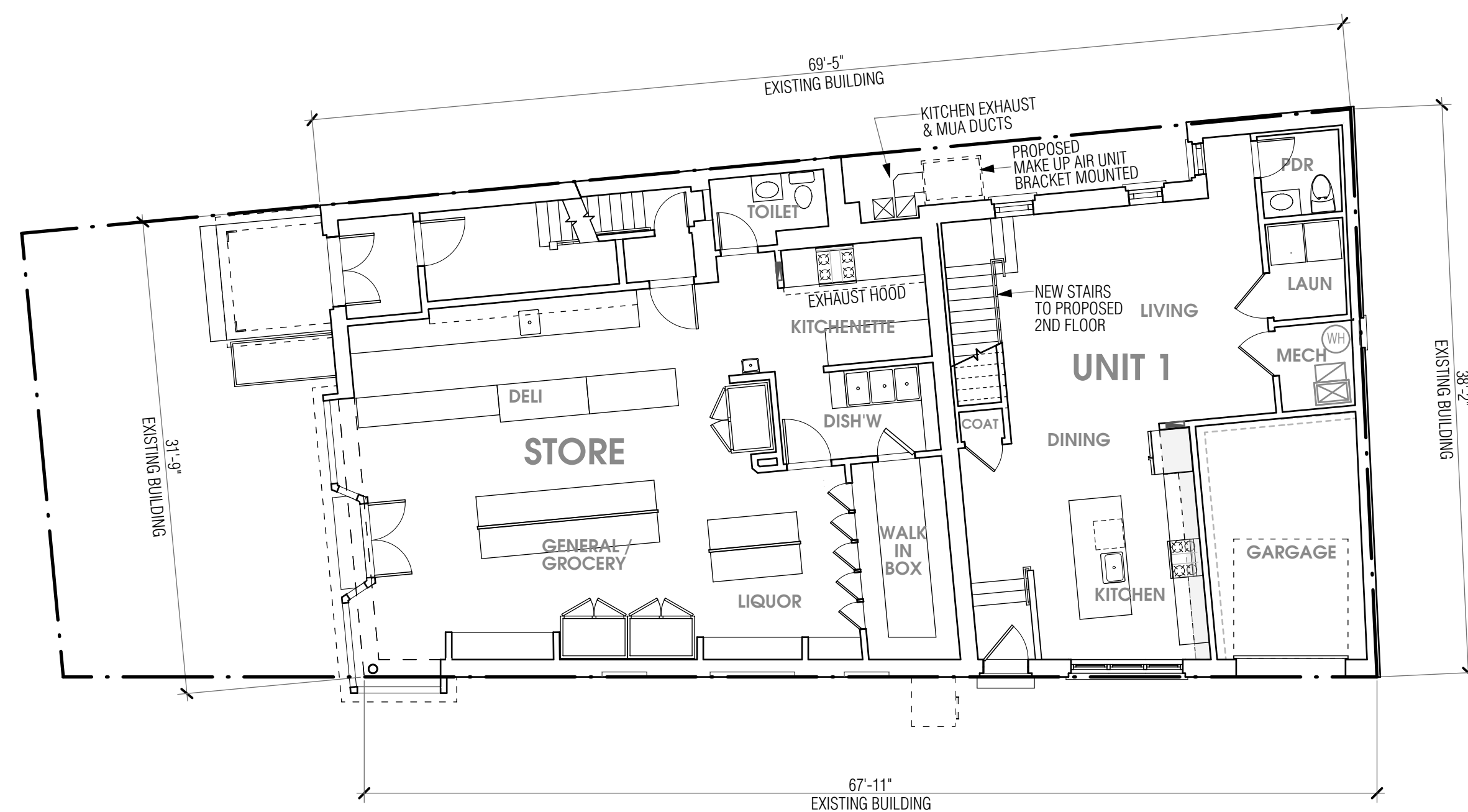
ROOF PLAN

SCALE: 1/8" = 1'-0" 5



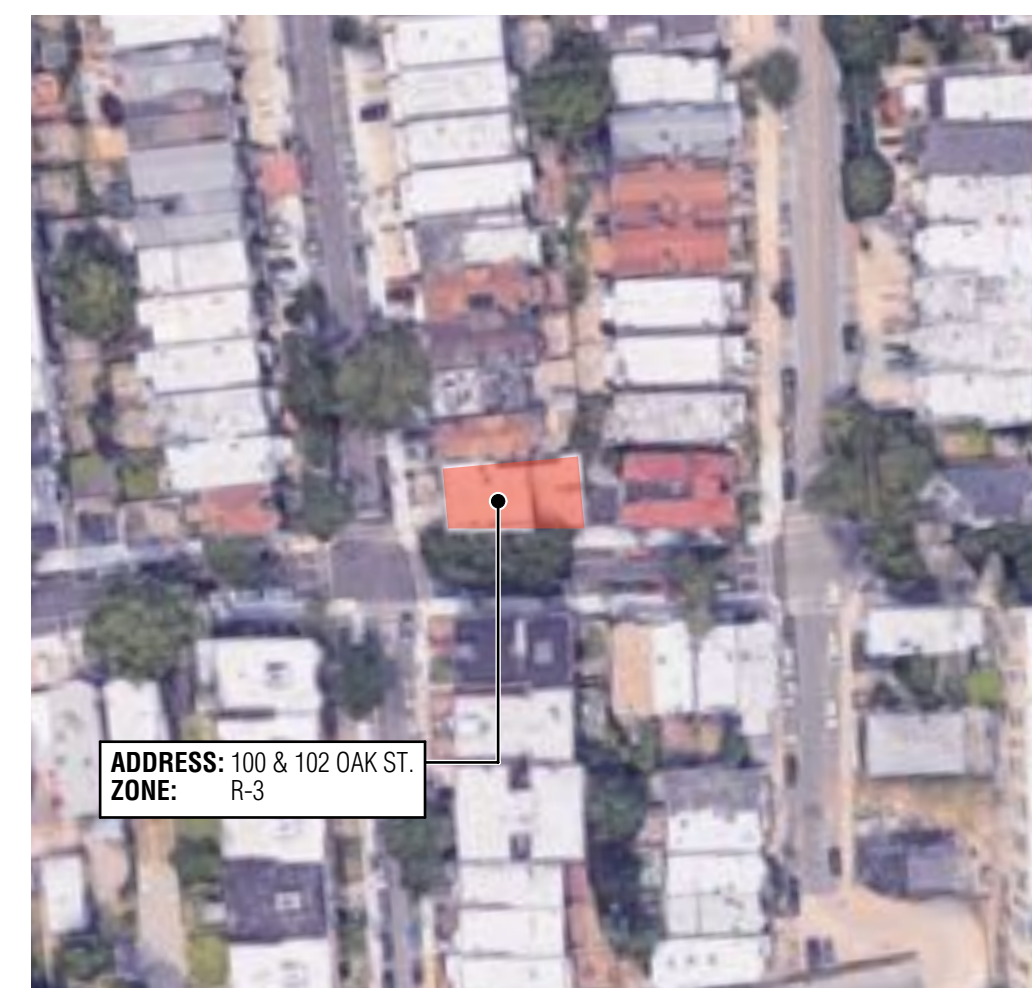
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 4



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 3



AERIAL VIEW

NOT TO SCALE 6



EXISTING EXTERIOR VIEWS

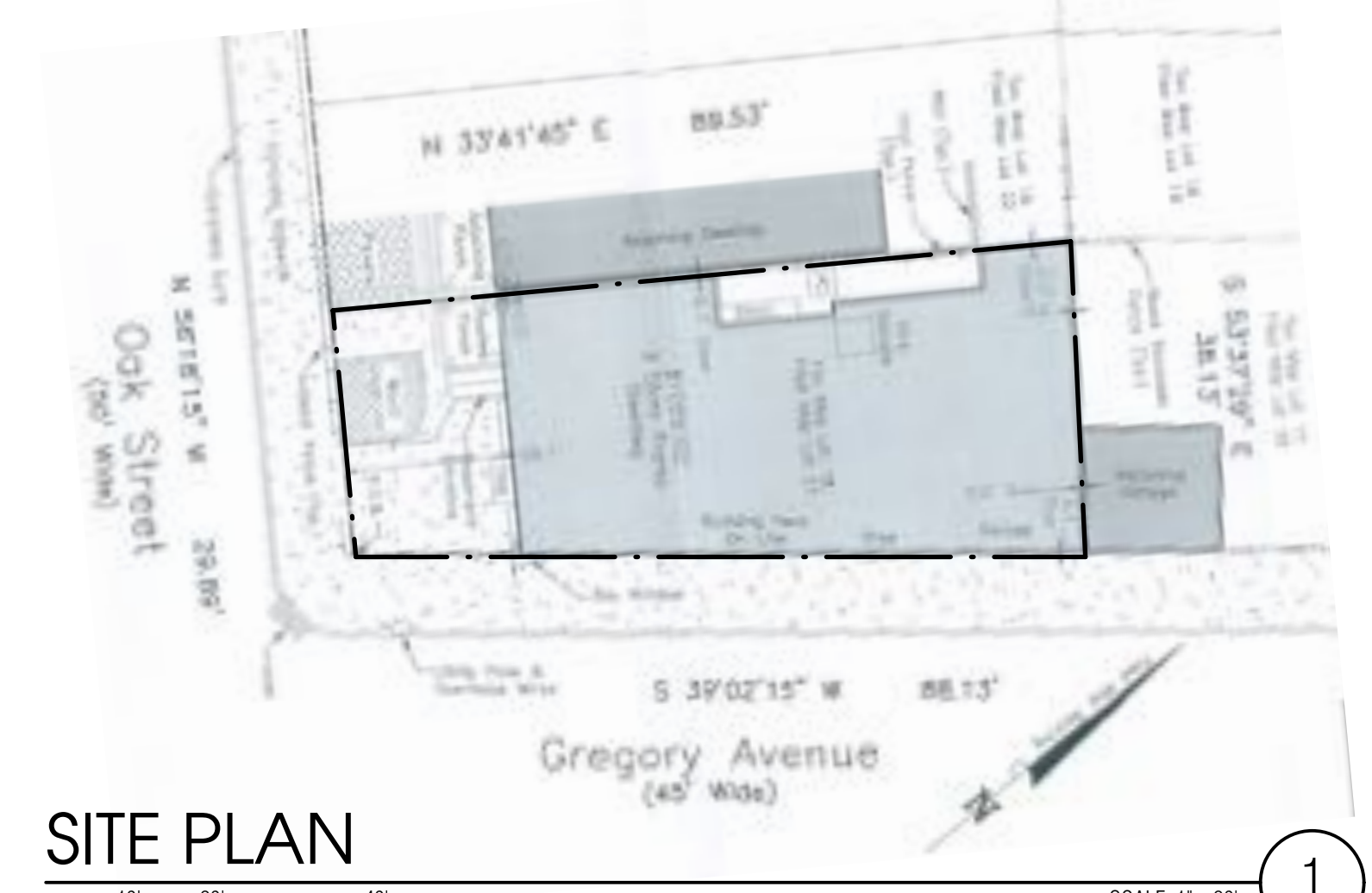
NOT TO SCALE 7

SCHEDULE of LOT & BLOCK REQUIREMENTS

BLOCK #: 20 ZONING DISTRICT: R-3 PROPERTY ADDRESS: 100 & 102 OAK STREET, WEEHAWKEN, NJ 07086 PROPERTY OWNER: 100 OAK WKN, LLC, 405 MOUNTAIN AVE, WEEHAWKEN, NJ 07086
 LOT #: 18 SPECIAL DISTRICT: N/A
 PROJECT SCOPE: PROPOSED SECOND FLOOR ADDITION AT REAR PORTION OF EXISTING MIXED USE BUILDING. ADDITION TO BE COMPRISED OF TWO BEDROOMS & TWO BATHROOMS. EXISTING BEDROOM AT FIRST FLOOR OF REAR UNIT WILL BE DEMOLISHED / ELIMINATED AS PART OF APPLICATION. NUMBER OF APARTMENT UNITS (3) & COMMERCIAL UNITS (1) REMAINS UNCHANGED. A SINGLE ADDITIONAL BEDROOM & TWO BATHS ARE PROPOSED.
 ADDITIONAL EXTERIOR WORK INCLUDES INTRODUCTION OF KITCHEN EXHAUST HOOD AT REAR ALLEY AND HVAC CONDENSING UNITS ON LOWER ROOF.

	REQUIREMENTS	EXISTING	PROPOSED	REFERENCE SECTION	NOTES
DENSITY	2 UNIT MAX. 6.9% OF ACRE = 2.42 UNITS 35 UNITS / ACRE: 1,250 S.F. PER UNIT	RESIDENTIAL 3 COMMERCIAL 1	RESIDENTIAL 3 COMMERCIAL 1	SCHEDULE "A" LOT & BULK REQ.	EXISTING NON-CONFORMING
LOT AREA	2,500 S.F. MIN.	3,017 S.F.	3,017 S.F.	SCHEDULE "A" LOT & BULK REQ.	CONFORMING
LOT WIDTH	25' MIN.	29.89'	29.89'	SCHEDULE "A" LOT & BULK REQ.	CONFORMING
SETBACKS:					
FRONT YARD:	± 20' (AVERAGE) AVERAGE OF EXISTING BUILDINGS SAME SIDE OF STREET 20' MAX. 10' MIN.	20.1'	20.1'	SCHEDULE "A" LOT & BULK REQ.	CONFORMING
REAR YARD:	20'	GROUND FL. = 0' 2ND FL. = ± 26.67'	GROUND FL. = 0' 2ND FL. = 7'	SCHEDULE "A" LOT & BULK REQ.	EXISTING NON-CONFORMING
SIDE YARD:	7' ONE SIDE 3' OTHER SIDE IF ANY SIDE YARD MAY BE ELIMINATED ONLY WHERE BUILDING IS TO MEET EXISTING BUILDING OR PROPOSED BUILDING IN SAME PROJECT AT PROPERTY LINE.	LEFT: 0' RIGHT: 0'	LEFT: 0' RIGHT: 0'	SCHEDULE "A" LOT & BULK REQ.	CONFORMING
COVERAGE:	35%	73.38% 2,214 / 3,017	73.38% 2,214 / 3,017	SCHEDULE "A" LOT & BULK REQ.	EXISTING NON-CONFORMING

SIGNIFIES NON-CONFORMING CONDITION



SITE PLAN

SCALE: 1" = 20' 1

NOTE:
SITE PLAN DATA OBTAINED FROM SURVEY PREPARED BY
SCHMIDT SURVEYING
66 HUNTING DRIVE, DUMONT, NJ 07628
ANDREW A. SCHMIDT, N.J. PROF. LAND SURVEYOR, NO. 24GS04330100
SURVEY DATED: 07-09-18



GREGORY AVE ELEVATION

SCALE: 1/8" = 1'-0" 2

SIGNATURES WEEHAWKEN ZONING / PLANNING BOARD
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 PLANNER _____ DATE _____
 ENGINEER _____ DATE _____

ARCHITECTS DESIGN COMPANY, LLC
 258 Newark St
 Hoboken NJ 07030
 Tel: (201) 659-7980
 Fax: (201) 659-7920
 ignatius.com
 ignatius.com
 NJ Lic. No. 13325

PROPOSED 2ND FLOOR REAR ADDITION
 TO EXISTING MIXED USE BUILDING
 100 & 102 OAK STREET, WEEHAWKEN, NJ 07086
 APPLICANT: 100 OAK WKN, LLC.

proj. no.	
10.10.19	date
NM	drawn
IC	check
as noted	scale

Z-1
 1 of 1