

**ZONING COMPARISON CHART**

EXIST	DEVELOP	PERMITTED	CHANGES	PROPOSED	VARIANCES REQUIRED
USE	ONE AND TWO FAMILY DWELLINGS	VACANT		TWO FAMILY DWELLING	NO
MAX LOT AREA	2,500 SF	4,384 SF	NO CHANGE	NO CHANGE	NO
MAX LOT DEPTH	25 FT	48.39 FT, 32.00 FT	NO CHANGE	NO CHANGE	NO
MAX LOT WIDTH	100 FT	80.00 FT	NO CHANGE	NO CHANGE	NO
FRONT SETBACK	5.0 FT MINUS THE SETBACK OF THE ADJACENT LOT TO THE FRONT OF THE LOT SETBACK PERMITTED HERE ON THE SIDE	5.0 FT	NO CHANGE	NO CHANGE	NO
REAR SETBACK	FRONT YARD - 10 FT - MIN. SETBACK REAR YARD - 10 FT - MIN.	N/A		3.00 FT (1.50 FT MIN) + 20.00 FT 20.00 FT	NO
MINIMUM REAR YARD	2 FT, ONE SIDE, 2 FT, OTHER SIDE, BUT NOT ADJACENT PROPERTY TO THE OTHER SIDE	N/A		4.00 FT, 15.00 FT	NO
MAX BUILDING HEIGHT	3 STORIES	N/A		3 STORIES	NO
MAX ROOF SLOPE FOR VENTILATION	30% FLAT ROOF FOR VENTILATION	N/A		30%	NO
MAX ROOF COVERAGE	60%	N/A		25.0%	NO
MAXIMUM LOT COVERAGE	60%	1.66%		37.46%	NO

\*BASED ON NON-CONFORMING CONDITION

**APPLICABLE CODE**

U.S. BUILDING CODE	4. ENERGY SUBCODE
INTERNATIONAL BUILDING CODE	INTERNATIONAL ENERGY CONSERVATION CODE
INTERNATIONAL MECHANICAL HANGING CODE	INTERNATIONAL MECHANICAL HANGING CODE
INTERNATIONAL PLUMBING CODE	INTERNATIONAL PLUMBING CODE
INTERNATIONAL FIRE CODE	INTERNATIONAL FIRE CODE
INTERNATIONAL ELECTRICAL CODE	INTERNATIONAL ELECTRICAL CODE
INTERNATIONAL GAS CODE	INTERNATIONAL GAS CODE
INTERNATIONAL SOFFIT CODE	INTERNATIONAL SOFFIT CODE
INTERNATIONAL WIND CODE	INTERNATIONAL WIND CODE

<b>UNIT 1 DUPLEX:</b> 13.98' x 23.84'
1ST FLOOR: 1,032 SF
2ND FLOOR: 562 SF
TOTAL AREA: 1,594 SF
10% PARKING: 166 SF + BALCONY: 55 SF
CELLAR STORAGE: 118 SF
<b>UNIT 2 DUPLEX:</b> 13.98' x 12.50'
1ST FLOOR: 555 SF
2ND FLOOR: 365 SF
TOTAL AREA: 920 SF
10% DECK AREA: 62 SF

**ZONING AND BUILDING CODE DATA: TWO-FAMILY DETACHED**

ADDRESS: 32 FREEDOM PLACE, JERSEY CITY, NJ	BUILDING CONSTRUCTION CLASSIFICATION: 5-A
PROPOSED WORK: NEW 3 STORY BUILDING	BUILDING USE GROUP: 5-A
EXISTING USE: VACANT	
PROPOSED USE: TWO FAMILY DWELLING	
EXISTING AREA OF LARGEST FLOOR: 0 SF TOTAL	
NEW AREA OF LARGEST FLOOR: 1,100 SF TOTAL	
NEW GROSS BUILDING AREA: 3,180 SF TOTAL	
NEW VOLUME OF BUILDING: 34,900 CU. FT.	
SPRINKLER SYSTEM: NO (DETACHED 3 STORY 2 UNITS W/ SEPARATE ENTRANCE)	
GROSS BUILDING AREA:	
FIRST FLOOR: 1,100 SF	
SECOND FLOOR: 1,070 SF	
THIRD FLOOR: 1,010 SF	
<b>3,180 SF TOTAL</b>	

**BUILDING DATA**

**THE RATINGS**  
 EXISTING WALLS: EXISTING CONDITION  
 FRONT - 1 HR. RATED (MASONRY EX. WALL)  
 REAR - 1 HR. RATED (MASONRY EX. WALL) - 2' FROM PROP. LINE  
 SIDE - 1 HR. RATED (LOAD-BEARING EX. WALL)  
 PARTY WALLS: 2 HR. REQUIRED - EXISTING ADDITION  
 DWELLING UNIT SEPARATION: EXISTING WALLS - 1 HR. RATED  
 ROOF: 1 HR. REQUIRED (WOOD/CEILING - 1 HR. RATED)  
**DESIGN LOADS**  
 FLOORS LL 40 PSF - ROOFS LL 20 PSF - COMMON AREAS: LL 100 PSF DL 15 PSF  
 WIND LOAD: BASIC WIND SPEED 120 MPH  
 BUILDING OCCUPANCY: 3,180 SF NET/200 SF PER PERSON = 15.9 PERSONS

**DRAWING INDEX**

- 1-1 PROPOSED FRONT ELEVATION, SITE PLAN, BUILDING NOTES AND ZONING CHART
- 1-2 SITE DETAILS
- 1-3 SITE DETAILS
- 1-4 PROPOSED FLOOR PLANS
- 1-5 PROPOSED FLOOR PLANS
- 1-6 PROPOSED ELEVATIONS
- 1-7 PROPOSED ELEVATIONS

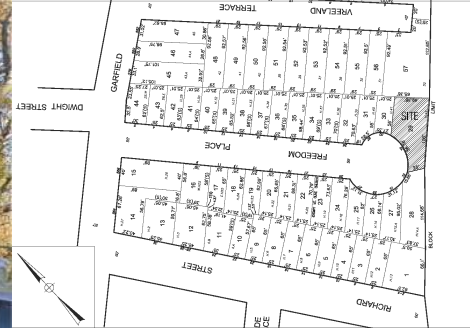
**PROPOSED 3 STORY NEW TWO FAMILY DWELLING**

32 FREEDOM PLACE JERSEY CITY,  
NEW JERSEY

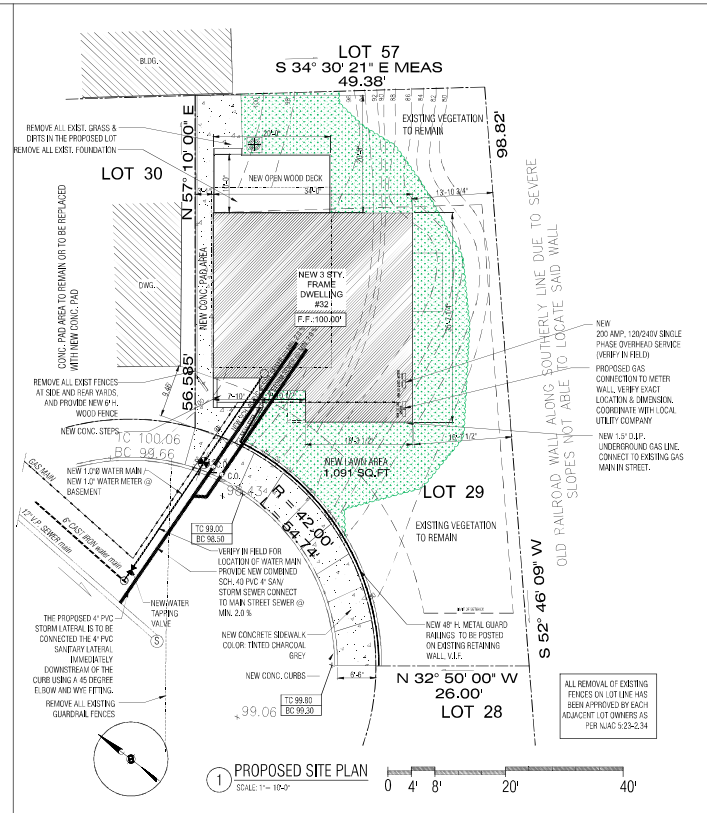
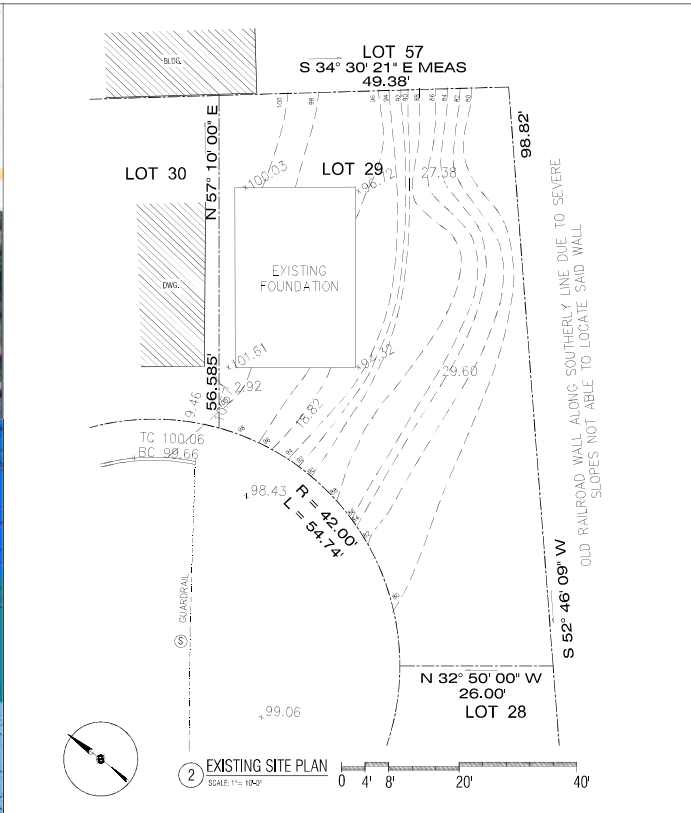
BLOCK: 24201  
LOT: 29



FRONT STREET VIEW



EXISTING TAX MAP  
NOT TO SCALE



1000 Avenue of the Americas, 15th Floor  
New York, NY 10020  
311.462.1131  
info@hamptonhill.com  
www.hamptonhill.com



THE OCCUPANCY OF THE OCCUPANCY OF THE PROPERTY OF HAMPTON HILL ARCHITECTURE, THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED UNLESS THE WRITTEN CONSENT OF HAMPTON HILL ARCHITECTURE.

**PROPOSED 3 STORY NEW TWO FAMILY DWELLING**

ADDRESS: 32 FREEDOM PLACE  
JERSEY CITY,  
NEW JERSEY  
BLOCK: 24201  
LOT: 29

DRAWN BY: MK  
CHECK BY: MK  
REVISION DATE: 03-15-2024  
PROJECT NO: 21052

SHEET TITLE:  
PROPOSED FRONT ELEVATION,  
SITE PLAN, BUILDING NOTES  
AND ZONING CHART

SHEET No.:  
**T-1**