

BUILDING & SITE DATA

ADDRESS: 2 PAULMIER PLACE  
JERSEY CITY, NJ 07302

BLOCK: 12803  
LOT: 16  
ZONE: (H) HISTORIC : VAN VORST PARK DISTRICT

SCOPE OF WORK

- NEW SPIRAL STAIR FROM PARLOR LEVEL TO REAR YARD.
- NEW SIDING AT REAR ADDITION.
- NEW ROOF DECK.

ZONING CALCULATIONS

ZONING	ZONING ORD. SECTION NO.	REQUIRED / PERMITTED	EXIST'G	PROPOSED	VARIANCE REQUIRED
Use	345-58 (B)	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE	NO
Lot area, min.	345-58 (G) (1)	1,800 S.F.	1,306 S.F.	1,306 S.F.	NO
Lot width, min.	345-58 (G) (2)	18 FEET	14.2 FEET	14.2 FEET	NO
Lot depth, min.	345-58 (G) (3)	100 FEET	75.00 FEET	75.00 FEET	NO
Building coverage, max.	345-58 (G) (9)	60%	66.31%	66.31%	NO
Lot coverage, max.	345-58 (G) (10)	80%	100.00%	100.00%	NO
Building height (floors), max. (2)	345-58 (G) (8)	4 STORIES	4 STORIES	4 STORIES	NO
Building Height (feet), max. (3)	345-58 (G) (8)	40 FEET	43'-0"	43'-0"	NO
Front yard, min-max	345-58 (G) (4-5)	ADJ-10 FEET	4.5'	4.5'	NO
Rear yard, min (4)	345-58 (G) (6)	30 FEET	18'- 3.5" OR 24%	18'- 3.5" OR 24%	NO
Side yard, min.	345-58 (G) (7)	0 FEET	0 FEET	0 FEET	NO
Dwelling Units, max. (6)	345-58 (G) (11)	2.24	2	2	NO
Parking, max. (7)	345-58 (G) (13)	NONE	NONE	NONE	NO

(1) Maximum lot coverage is 80% & maximum building coverage is 60%.  
(2) Note that a basement used for residential or commercial use counts as a floor; see definitions to properly distinguish between basement and cellar.  
(3) Building height is measured above Base Flood Elevation - read the district zoning so that you report existing and proposed height properly.  
(4) Rear yard must equal 30% of the lot depth if depth is less than 100ft; measure from rear lot line to rearmost architecture feature (e.g. stair, deck)  
(5)  
(6) 75 units per acre = 43560 sf / 75 = 580.8 sf per unit. 1,306 sf / 580.8 = 3.44 units  
(7) No on-site parking is permitted on any lot with less than 10 dwelling units

1

ZONING CALCULATIONS

N.T.S



3

CURRENT FRONT EXTERIOR PHOTO

N.T.S

JENSEN C. VASIL  
ARCHITECT P.C.

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BUILDING DEPARTMENT STAMPS

KEY

CURRENT STRUCTURE

VARICK STREET

WAYNE STREET

BARROW STREET

MERCER STREET  
A.K.A. PAULMIER PLACE

SITE LOCATION

2

BLOCK DIAGRAM

1" = 20'-0"

Revision Table:		
No:	Date:	Revision:
1	12.8.2020	FOR HPC REVIEW
2	02.15.2021	UPDATED FOR HPC REVIEW
3	04.01.2021	REVISED FOR BOARD HEARING

OWNER:  
Mr. + Mrs. Douglas Klein  
2 Paulmier Place  
Jersey City, NJ 07302

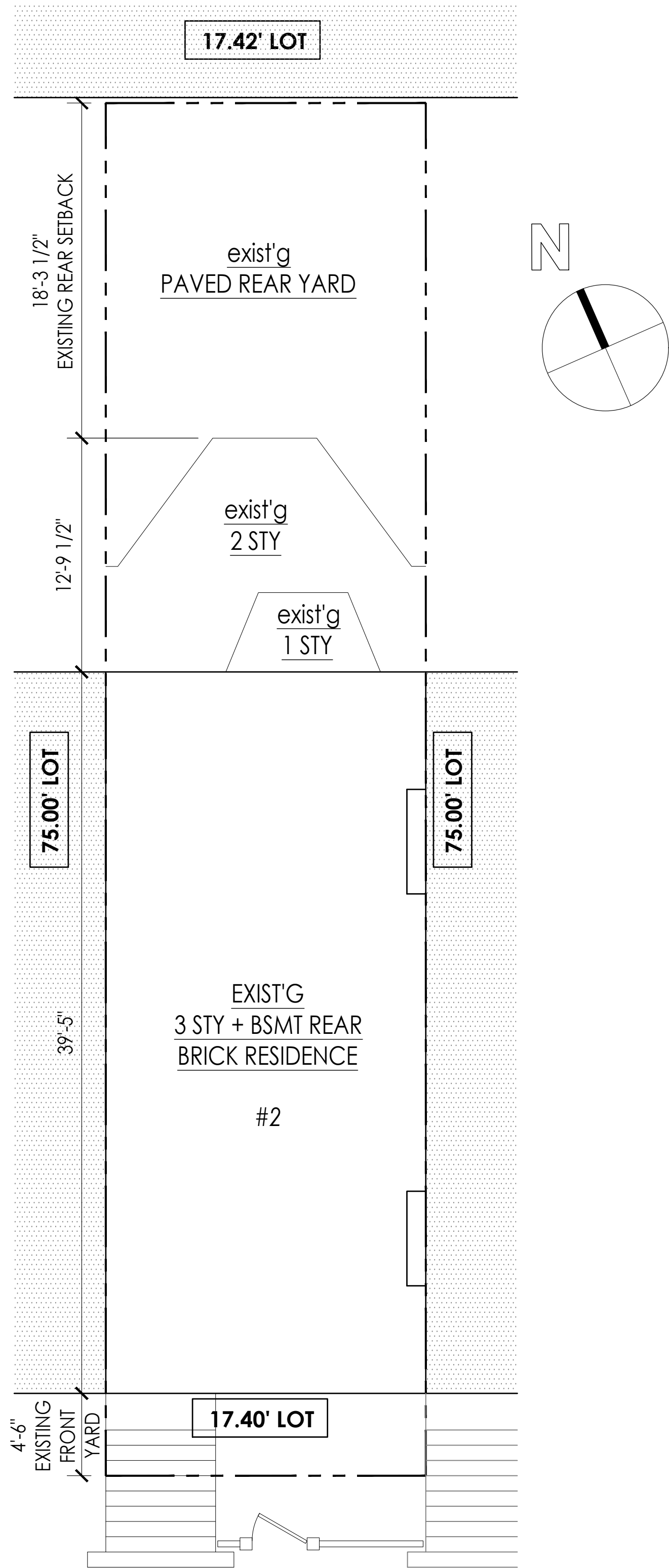
PROJECT / LOCATION:  
TWO FAMILY ALTERATION  
2 Paulmier Place  
Jersey City, NJ 07302

DRAWING TITLE  
BLOCK DIAGRAM, PHOTOS,  
AND ZONING CALCULATIONS

SEAL & SIGNATURE  
INITIAL DATE  
PROJECT NO  
DRAWING #

HPC-1

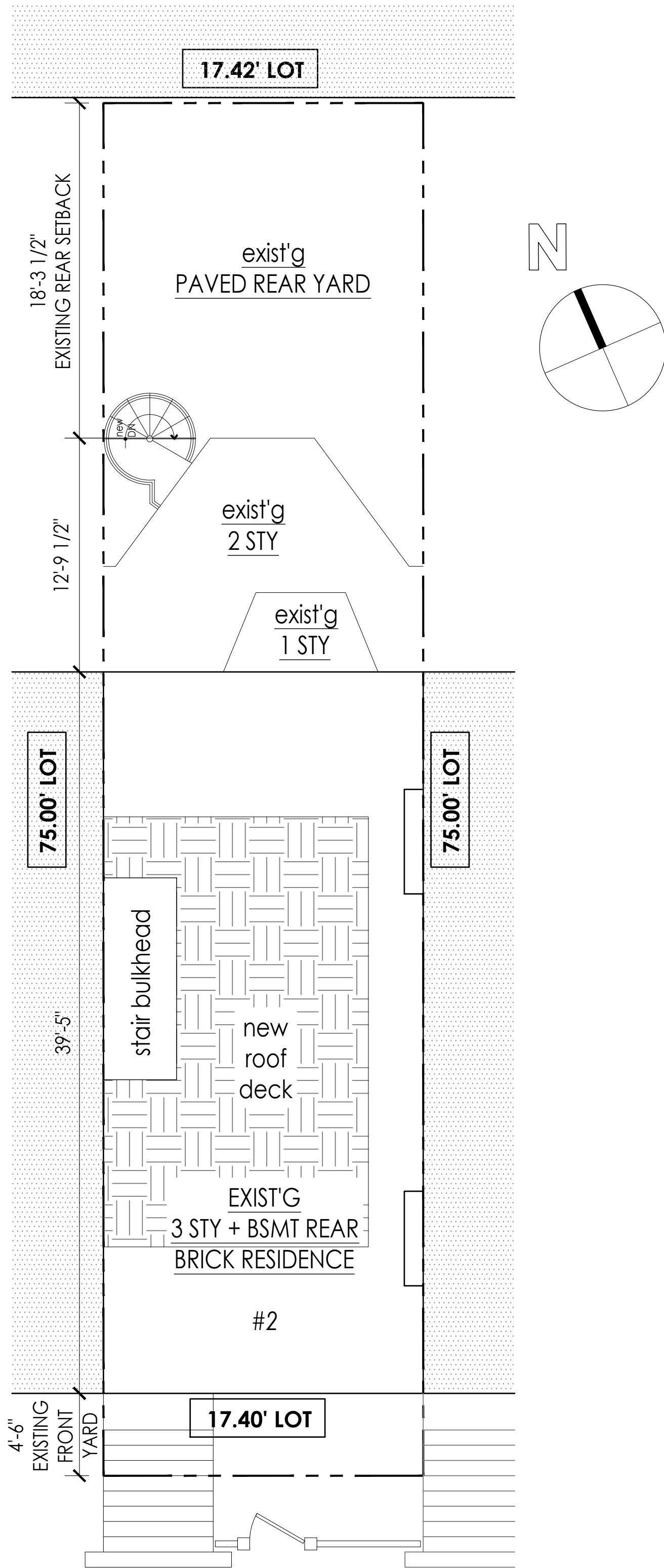




BARROW STREET

PAULMIER PLACE  
(60' R.O.W.)

1 EXISTING SITE PLAN  
3/16" = 1'-0"



BARROW STREET

PAULMIER PLACE  
(60' R.O.W.)

2 PROPOSED SITE PLAN  
3/16" = 1'-0"

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DRAWING TITLE  
EXIST'G AND PROPOSED  
SITE PLANS

SEAL & SIGNATURE	INITIAL DATE	06.12.2020
	PROJECT NO	2PAULMIER-2020
DRAWING #		HPC-2

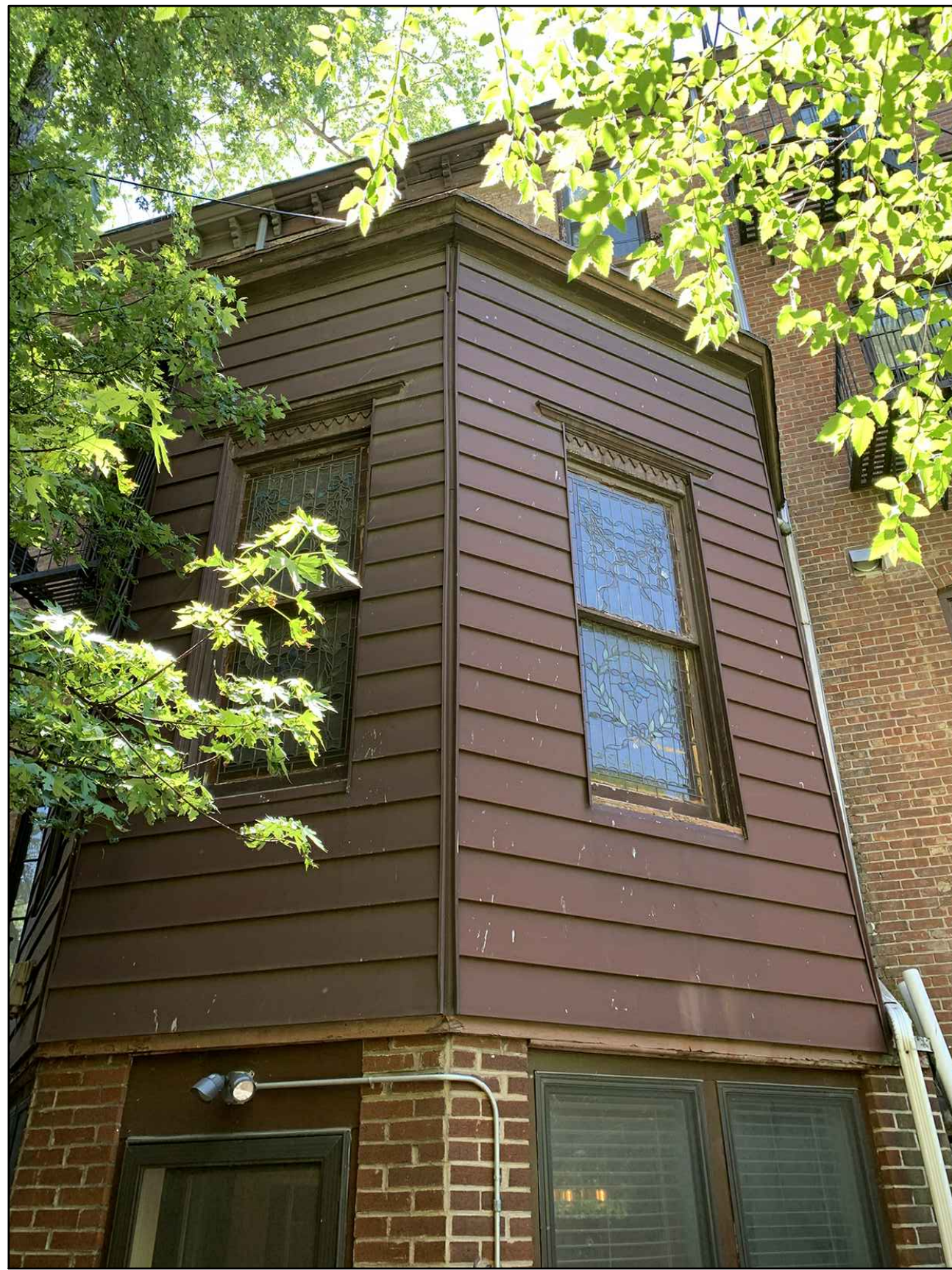




1 VIEW OF REAR FROM ACROSS BARROW STREET  
N.T.S.



1 VIEW OF REAR FROM BARROW STREET  
N.T.S.



1 REAR FACADE PHOTO #1  
N.T.S.



1 REAR FACADE PHOTO #2  
N.T.S.

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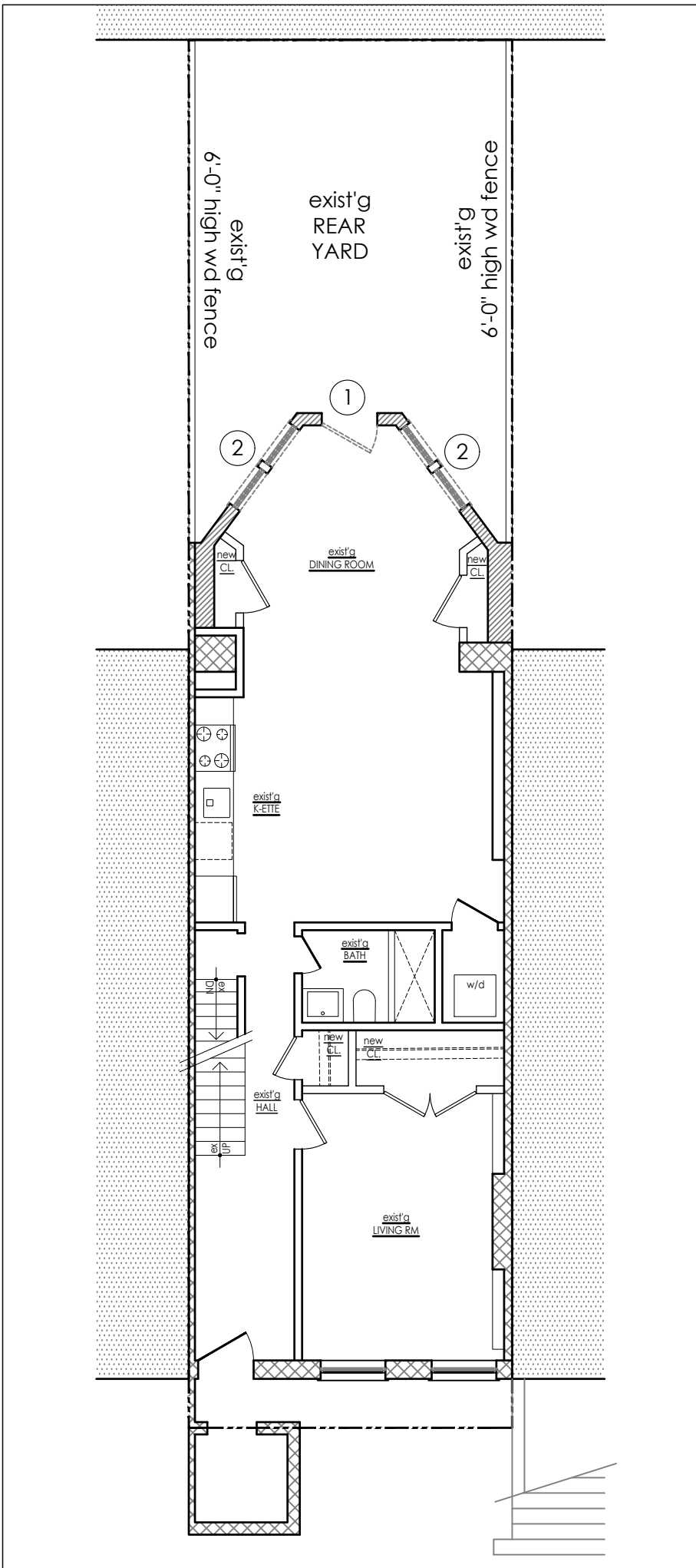
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DRAWING TITLE  
SURROUNDING AREA PHOTO  
PAGE

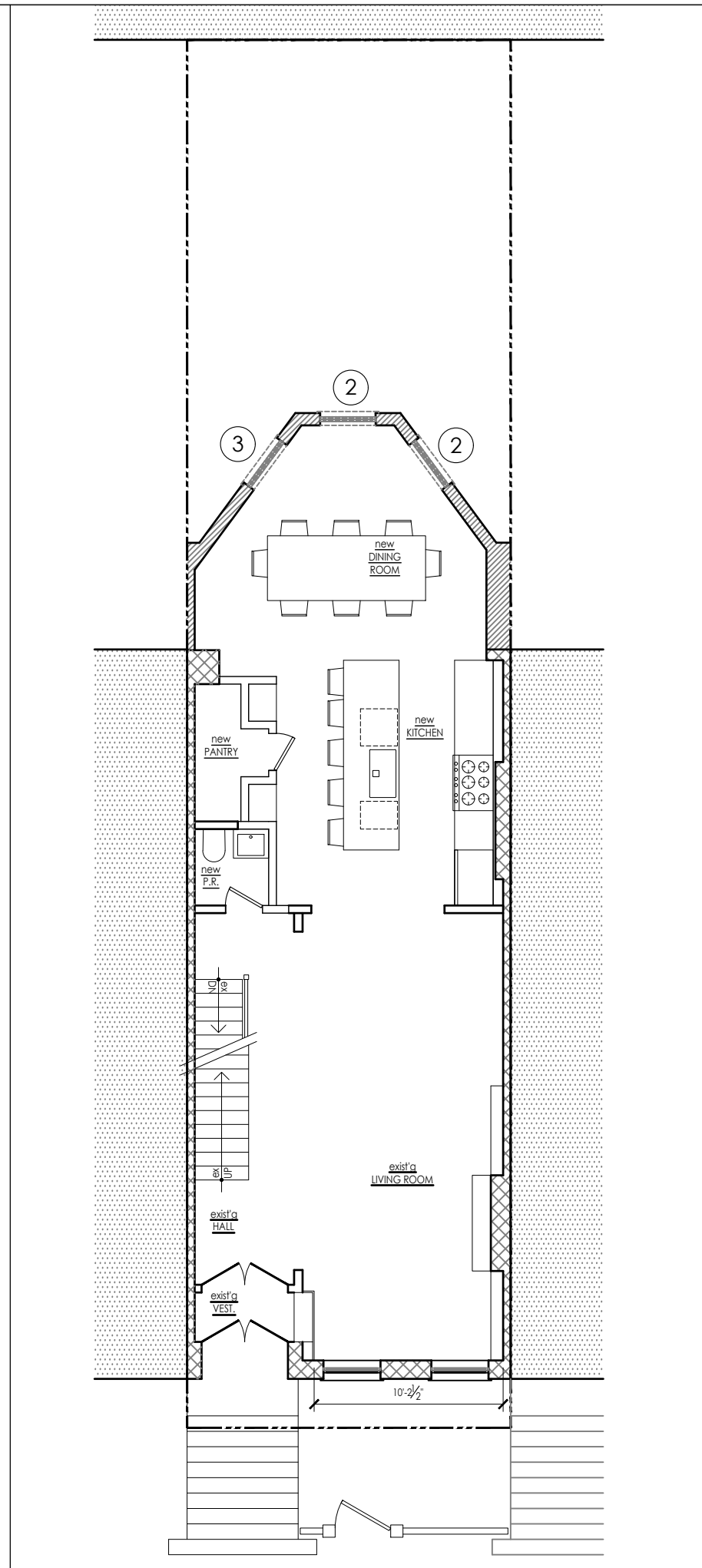
SEAL & SIGNATURE	INITIAL DATE PROJECT NO	06.12.2020 ZPAULMIER-2020
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DRAWING #  
HPC-3

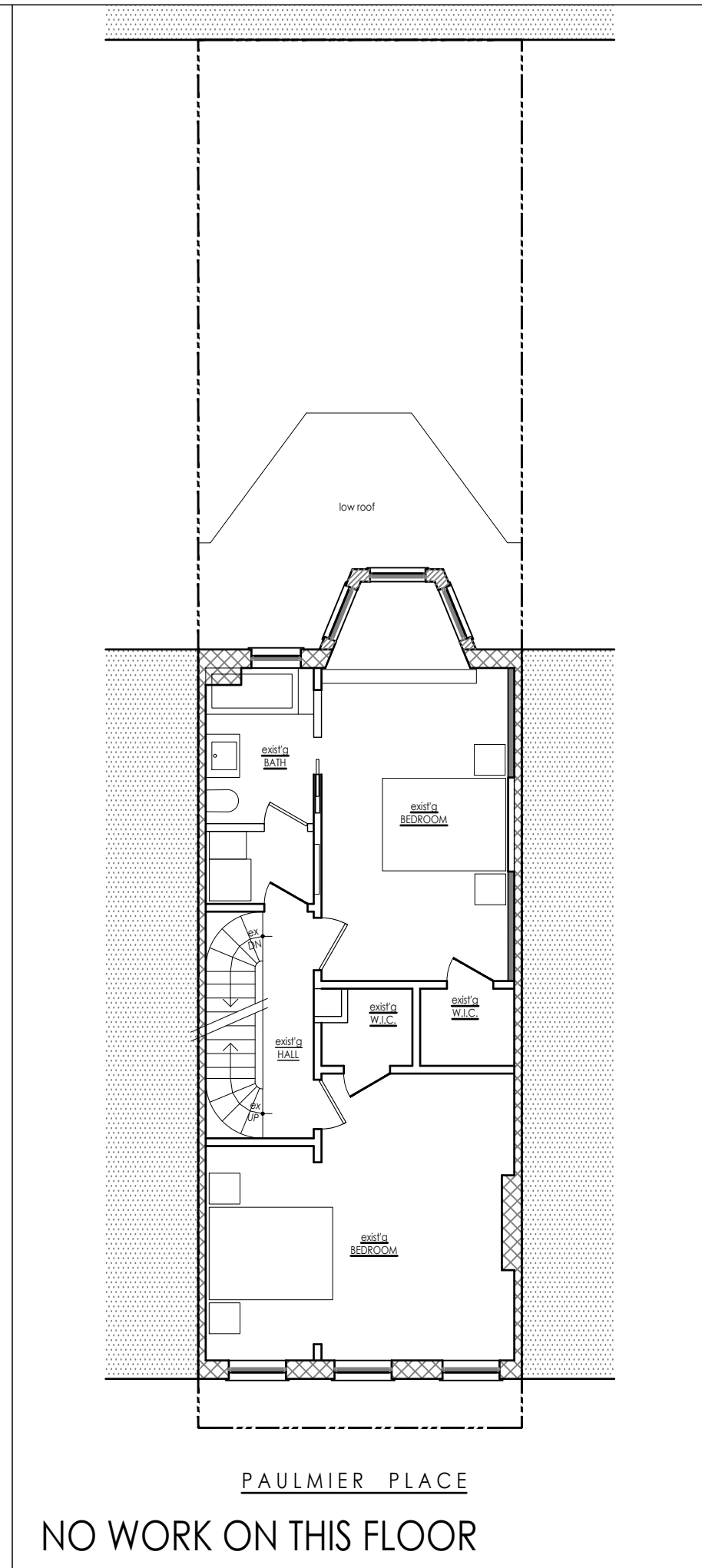




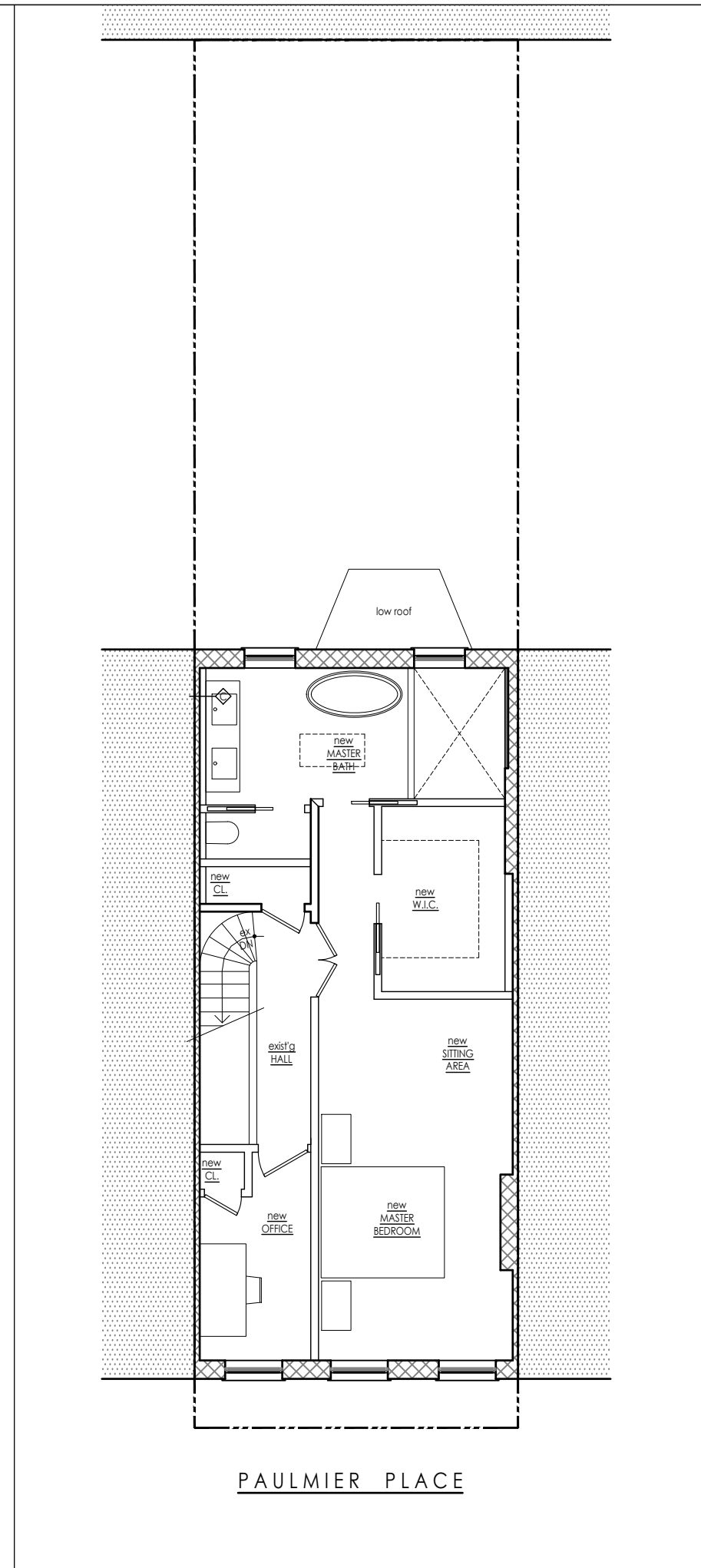
1 EXIST'G GARDEN PLAN  
1/8" = 1'-0"



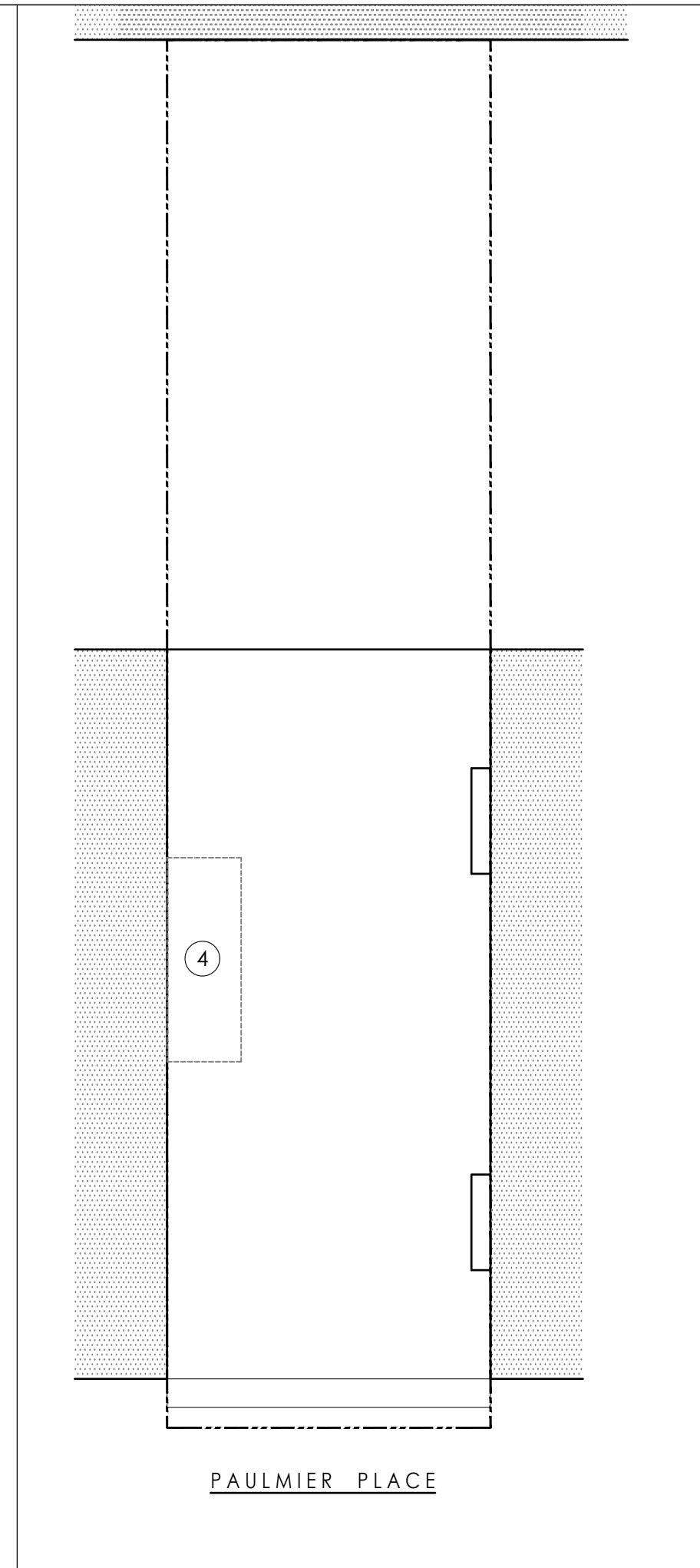
3 EXIST'G PARLOR PLAN  
1/8" = 1'-0"



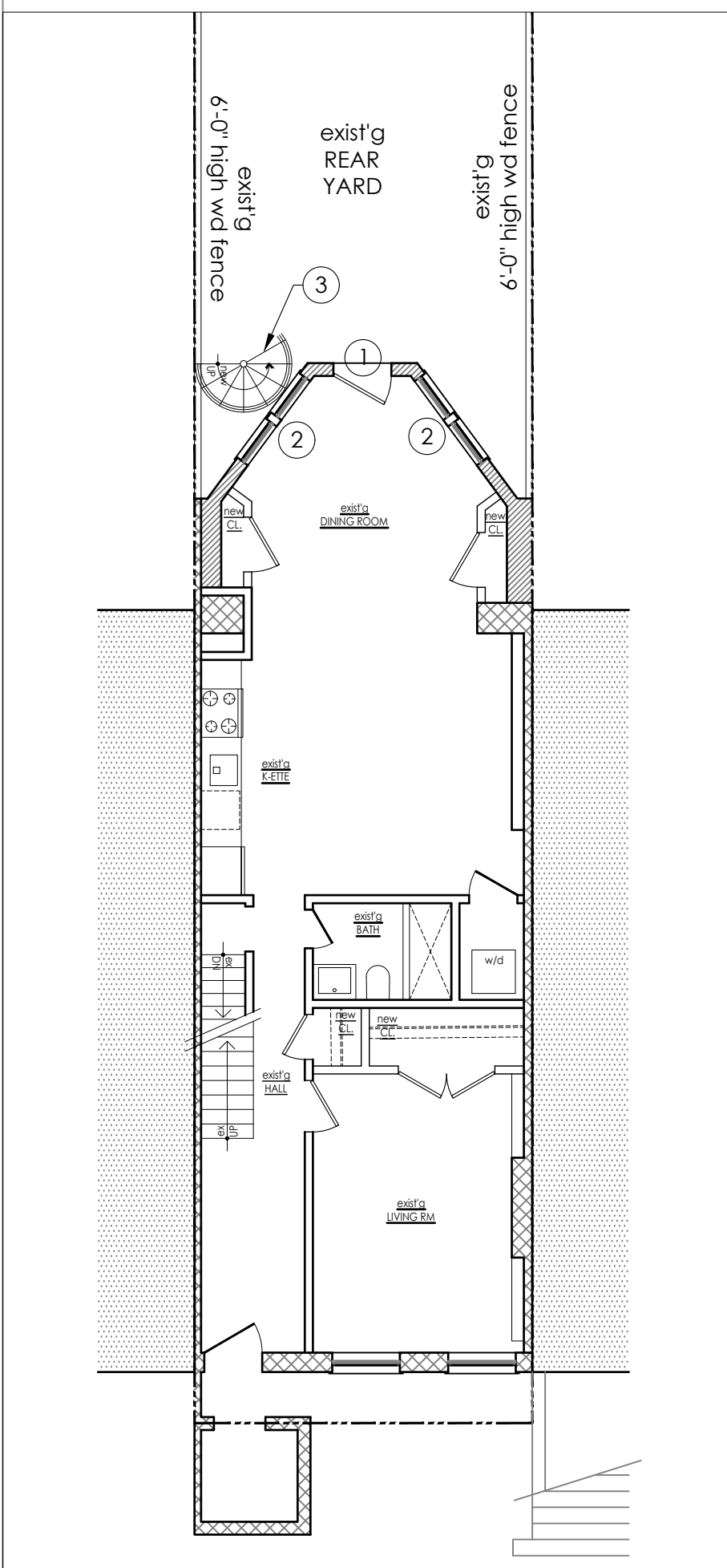
5 EXIST'G 2ND FLR PLAN  
1/8" = 1'-0"



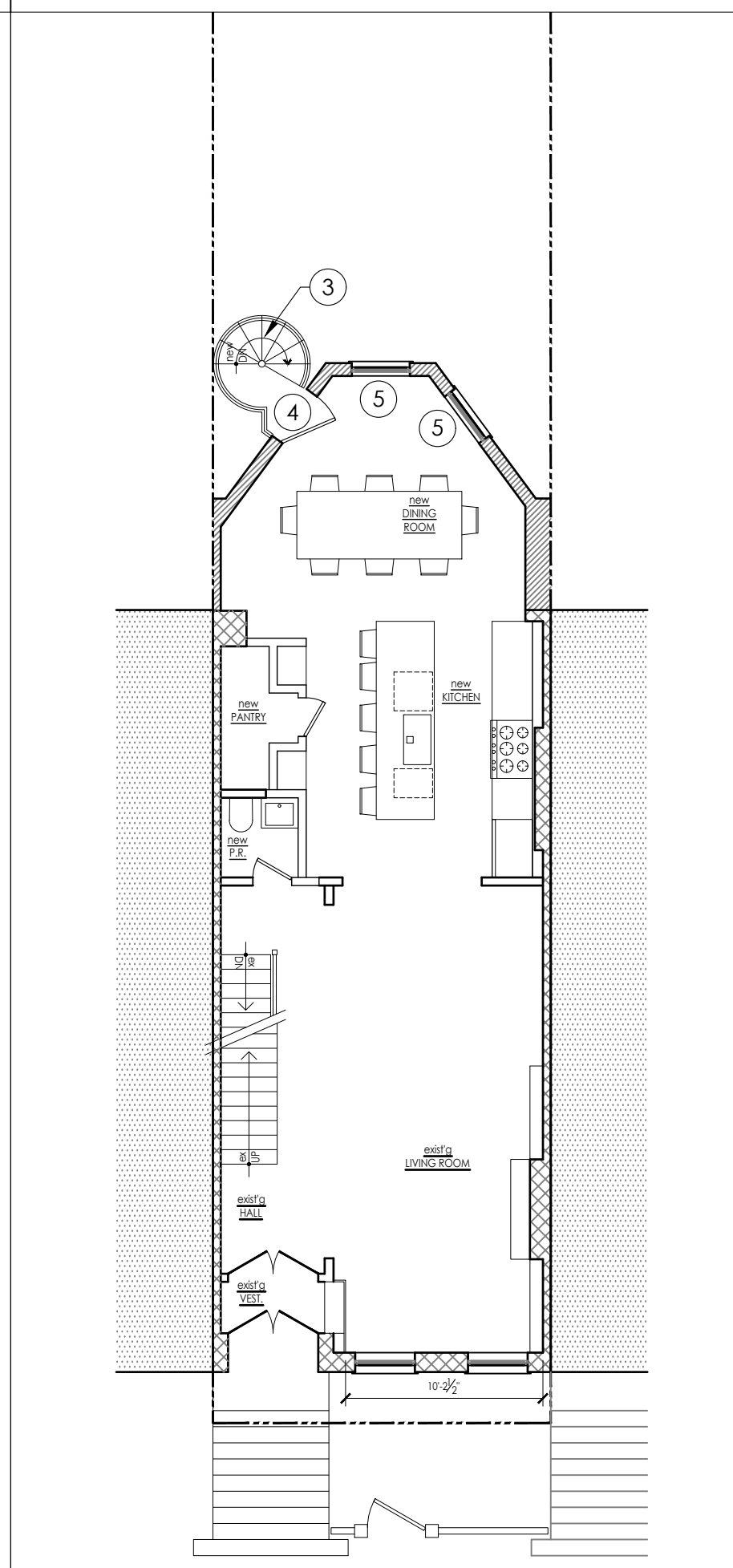
7 EXIST'G 3RD FLR PLAN  
1/8" = 1'-0"



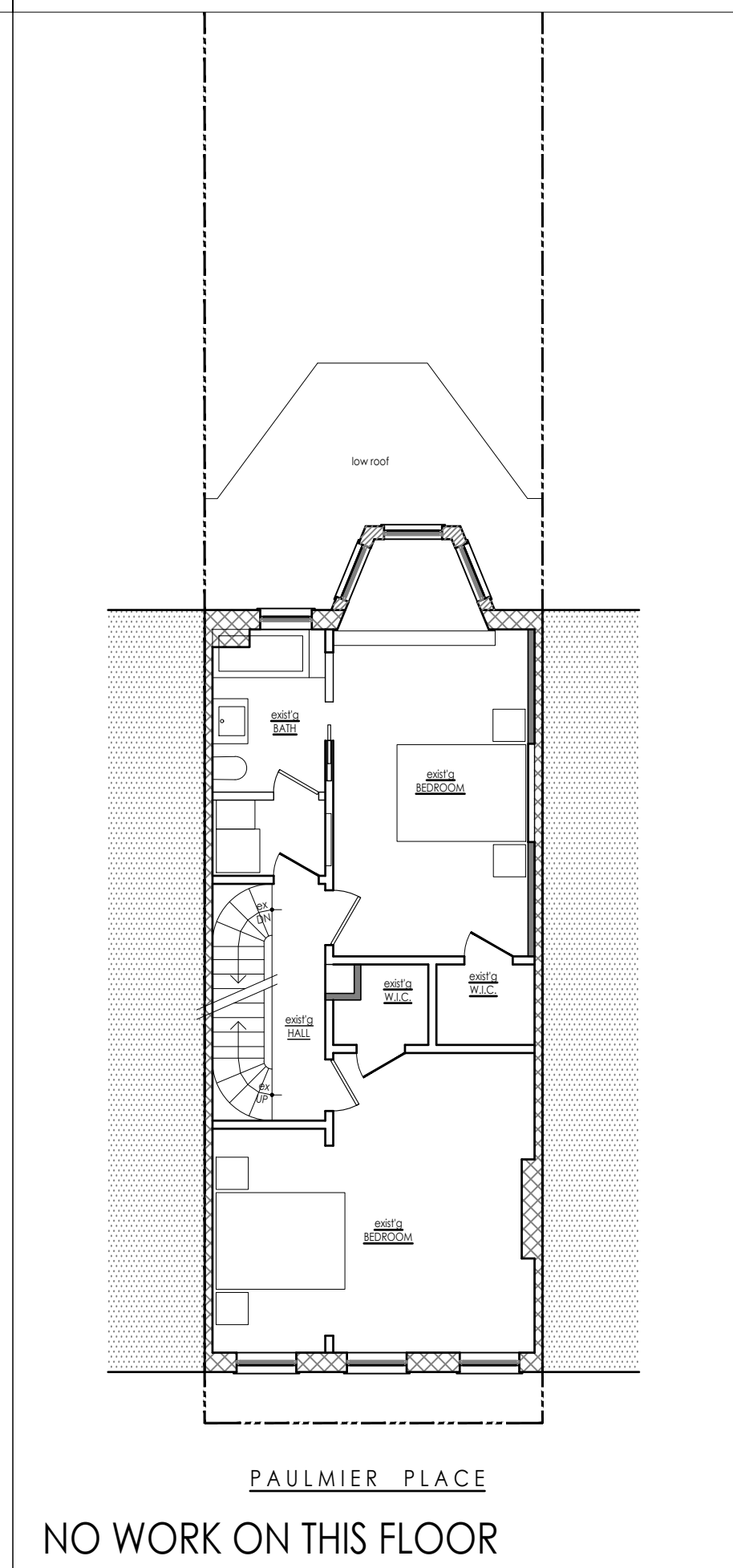
9 EXIST'G ROOF PLAN  
1/8" = 1'-0"



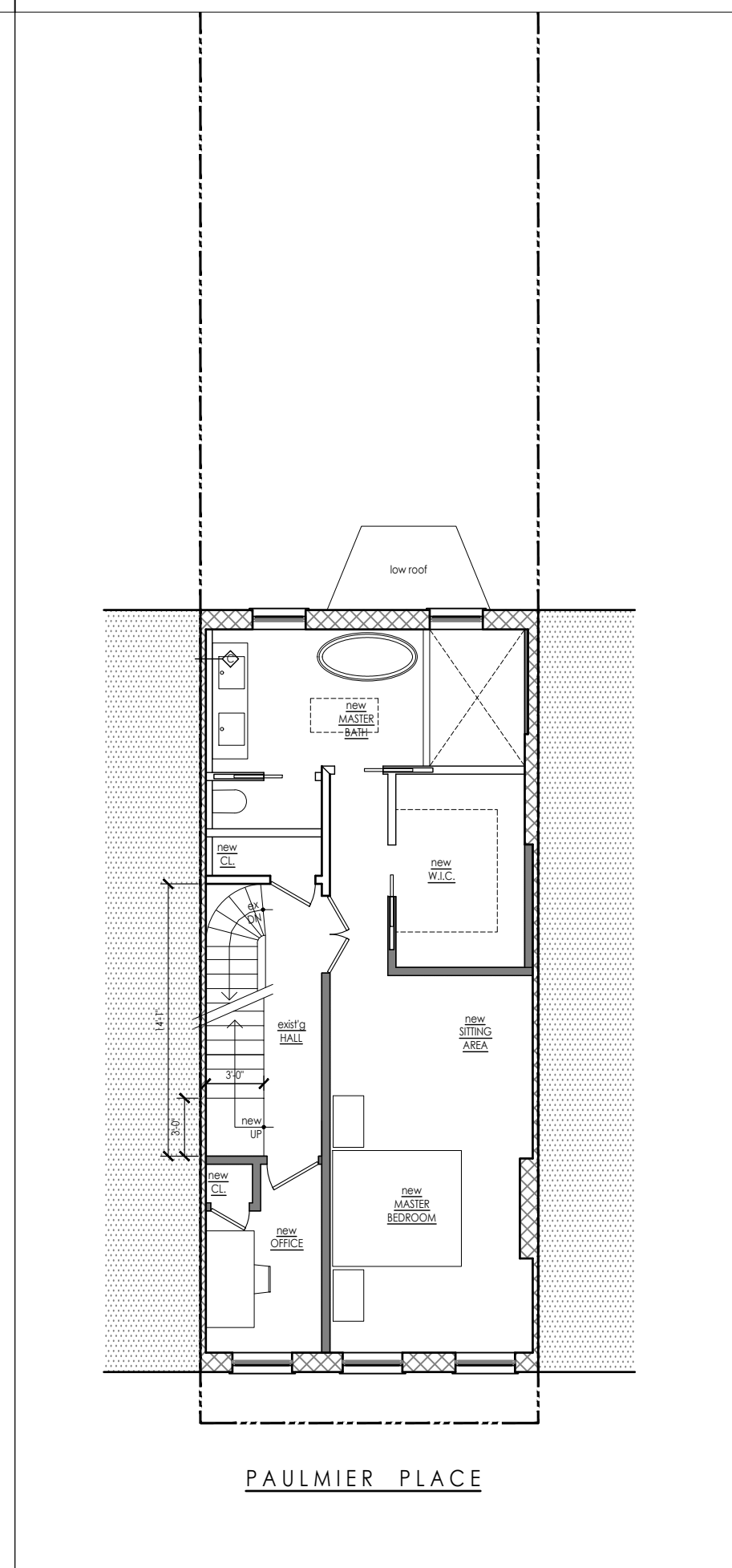
2 PROPSD GARDEN PLAN  
1/8" = 1'-0"



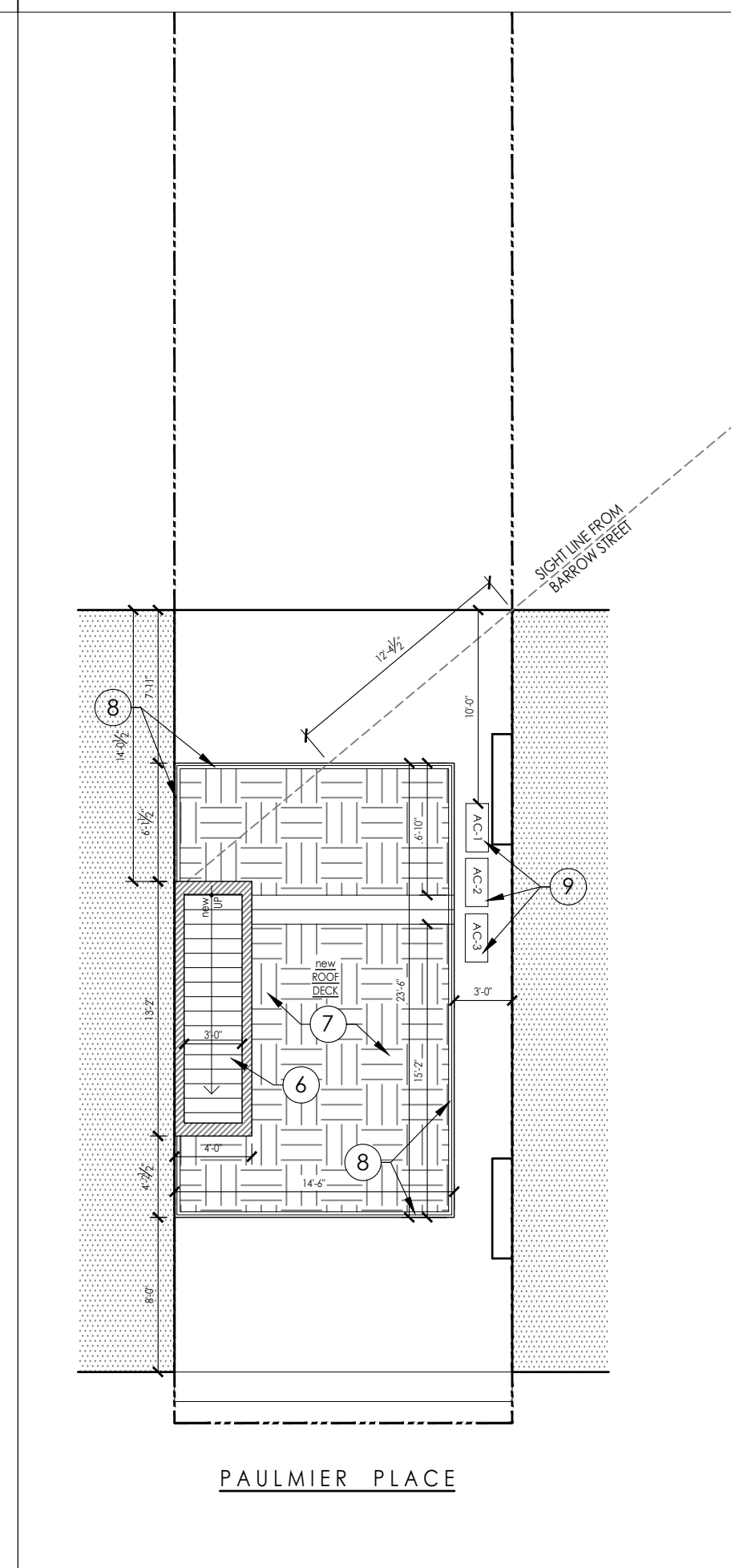
4 PROPSD PARLOR PLAN  
1/8" = 1'-0"



6 PROPSD 2ND FLR PLAN  
1/8" = 1'-0"



8 PROPSD 3RD FLR PLAN  
1/8" = 1'-0"



10 PROPSD ROOF PLAN  
1/8" = 1'-0"

## EXIST'G COND. KEY

- EXIST'G EXTERIOR WALL TO REMAIN; NO CHANGE
- EXISTING FRAME EXTERIOR WALL.
- EXIST'G INTERIOR PARTITION TO REMAIN
- EXIST'G INTERIOR PARTITION OR CONSTRUCTION TO BE REMOVED

## DEMOLITION SHEET NOTES

- EXISTING DOOR TO BE REMOVED AND REPLACED.
- EXISTING WINDOWS TO BE REMOVED AND REPLACED.
- EXISTING WINDOW TO BE REMOVED. REMOVE WALL UNDER SILL TO ALLOW FOR NEW PATIO DOOR.
- NEW OPENING IN EXISTING ROOF FOR STAIR BULKHEAD.

## CONSTRUCTION KEY

- EXIST'G BRICK MASONRY PARTY / EXTERIOR WALL
- EXISTING FRAME EXTERIOR WALL.
- EXIST'G NON LOAD BEARING INTERIOR PARTITION; NO CHANGE

## CONSTRUCTION SHEET NOTES

- NEW PATIO DOOR IN EXISTING MASONRY OPENING. SEE DETAILS ON SHEET HPC-8.
- NEW WINDOWS IN EXISTING MASONRY OPENINGS. SEE DETAILS ON SHEET HPC-8.
- NEW STEEL SPIRAL STAIR.
- NEW PATIO DOOR IN FRAME OPENING. SEE DETAILS ON SHEET HPC-9.
- NEW WINDOWS IN EXISTING FRAME OPENINGS. SEE DETAILS ON SHEET HPC-9.
- NEW STAIRS AND BULKHEAD TO ROOF DECK.
- NEW PEDESTAL ROOF DECK SYSTEM. SEE DETAILS ON SHEET HPC-7.
- NEW ROOF DECK RAILINGS. SEE DETAILS ON SHEET HPC-5.
- NEW AC CONDENSING UNITS ON NEW EQUIPMENT RAILS.
- NEW 3'-0" X 6'-2" ROOF WINDOW.

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BUILDING DEPARTMENT STAMPS

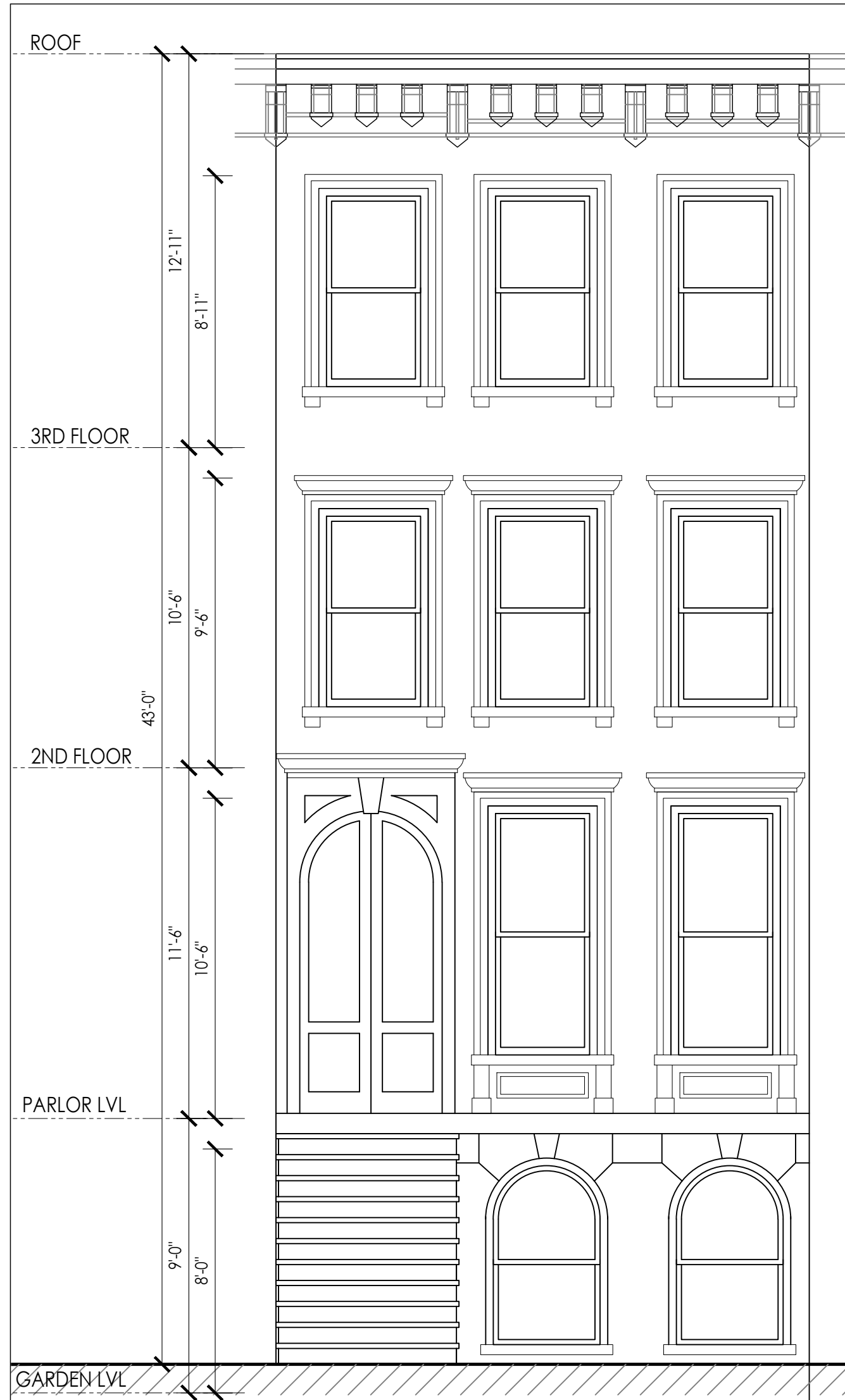
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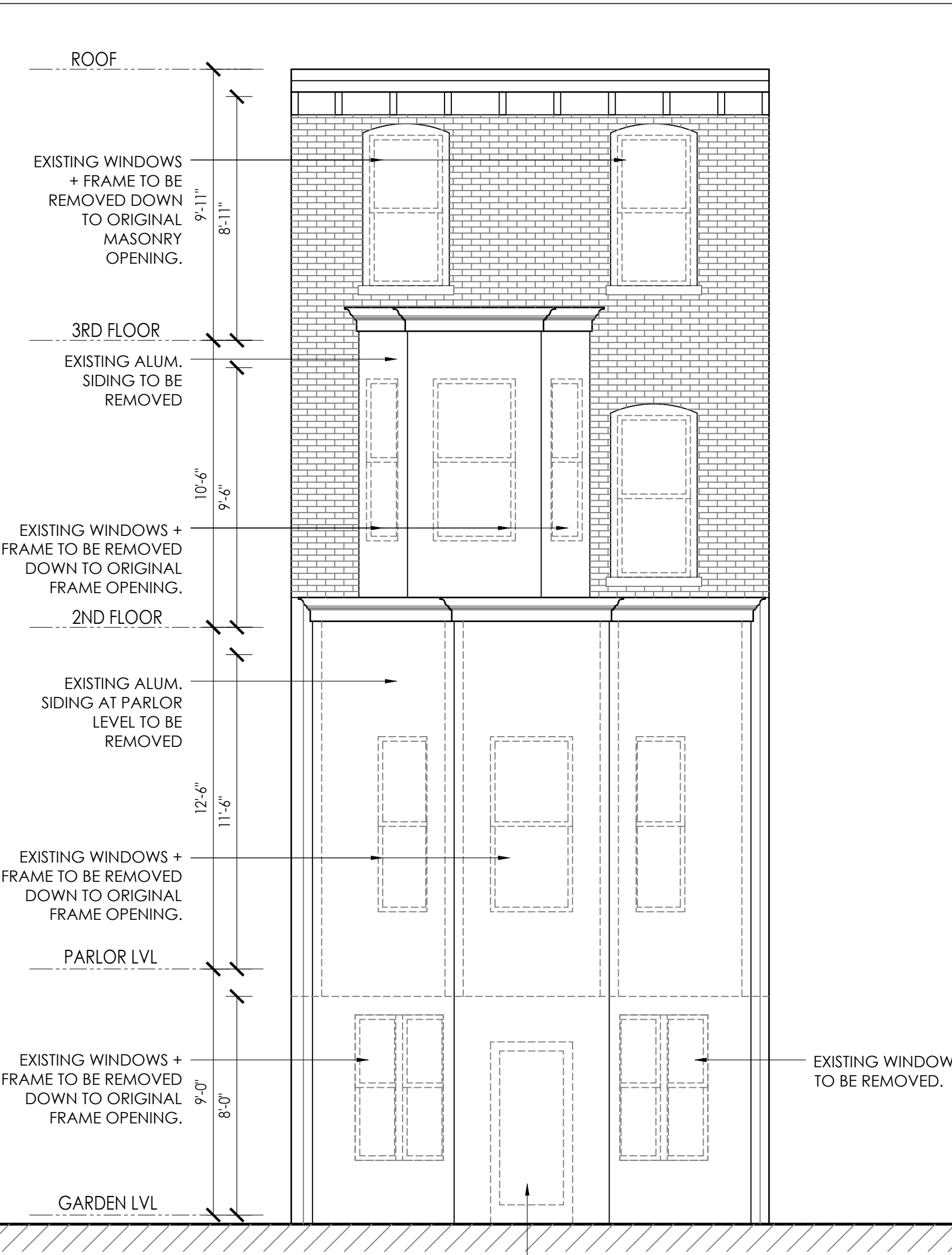
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DRAWING TITLE  
EXISTING AND PROPOSED FLOOR  
PLANS

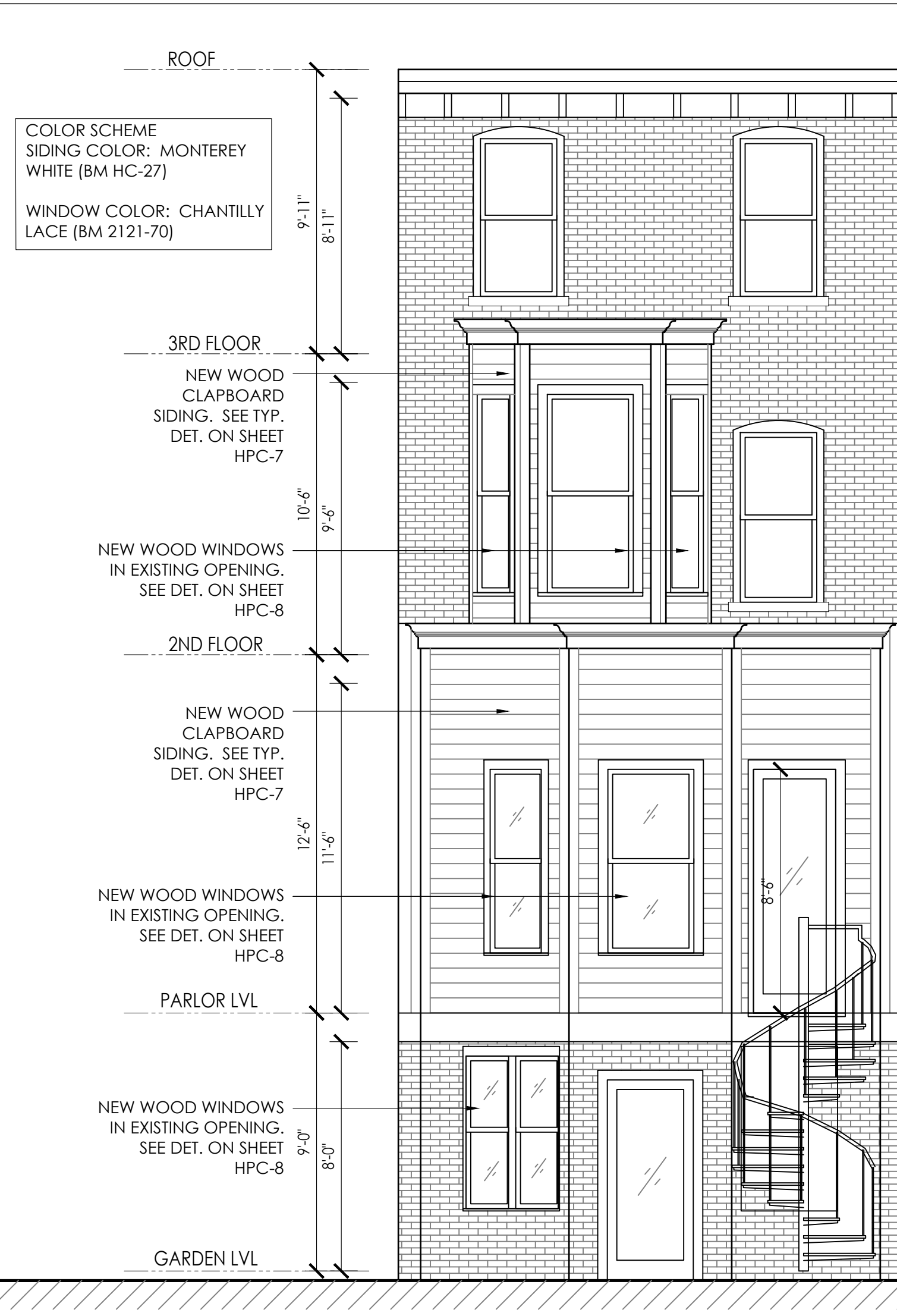
SEAL & SIGNATURE	INITIAL DATE	06.12.2020
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		HPC-4



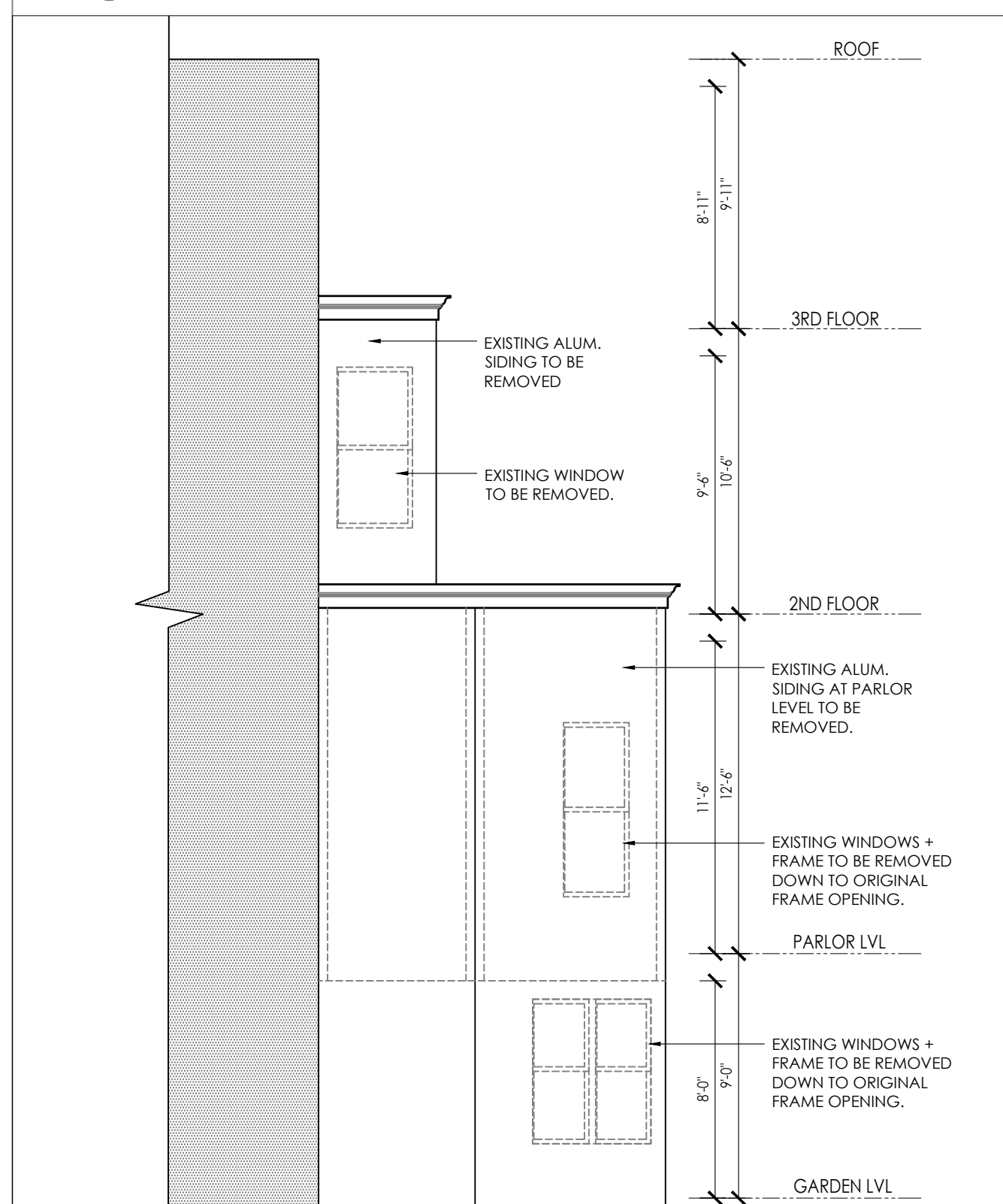
1 EXIST'G FRONT ELEVATION (no work)  
1/4"=1'-0"



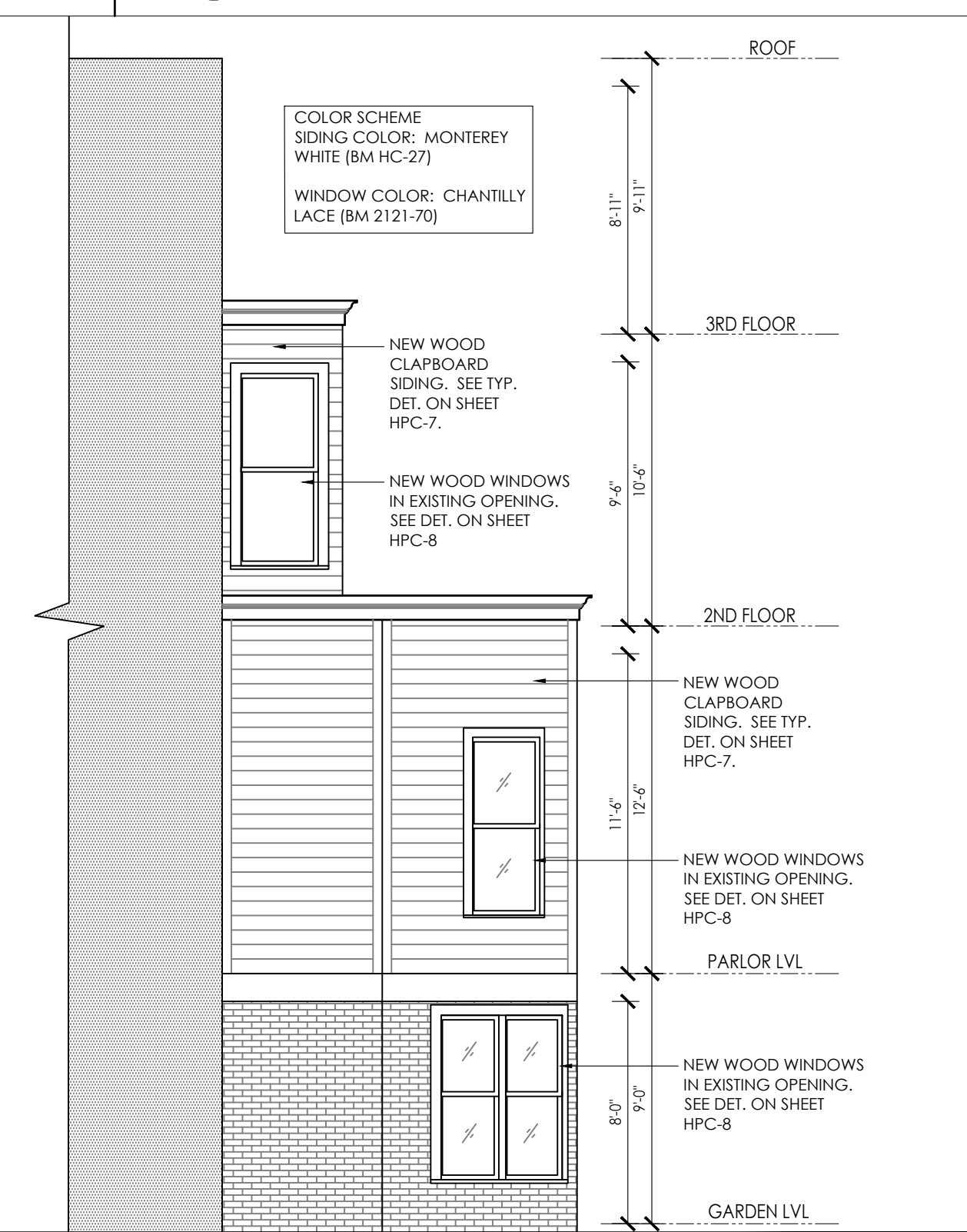
3 EXIST'G REAR ELEVATION  
1/4"=1'-0"



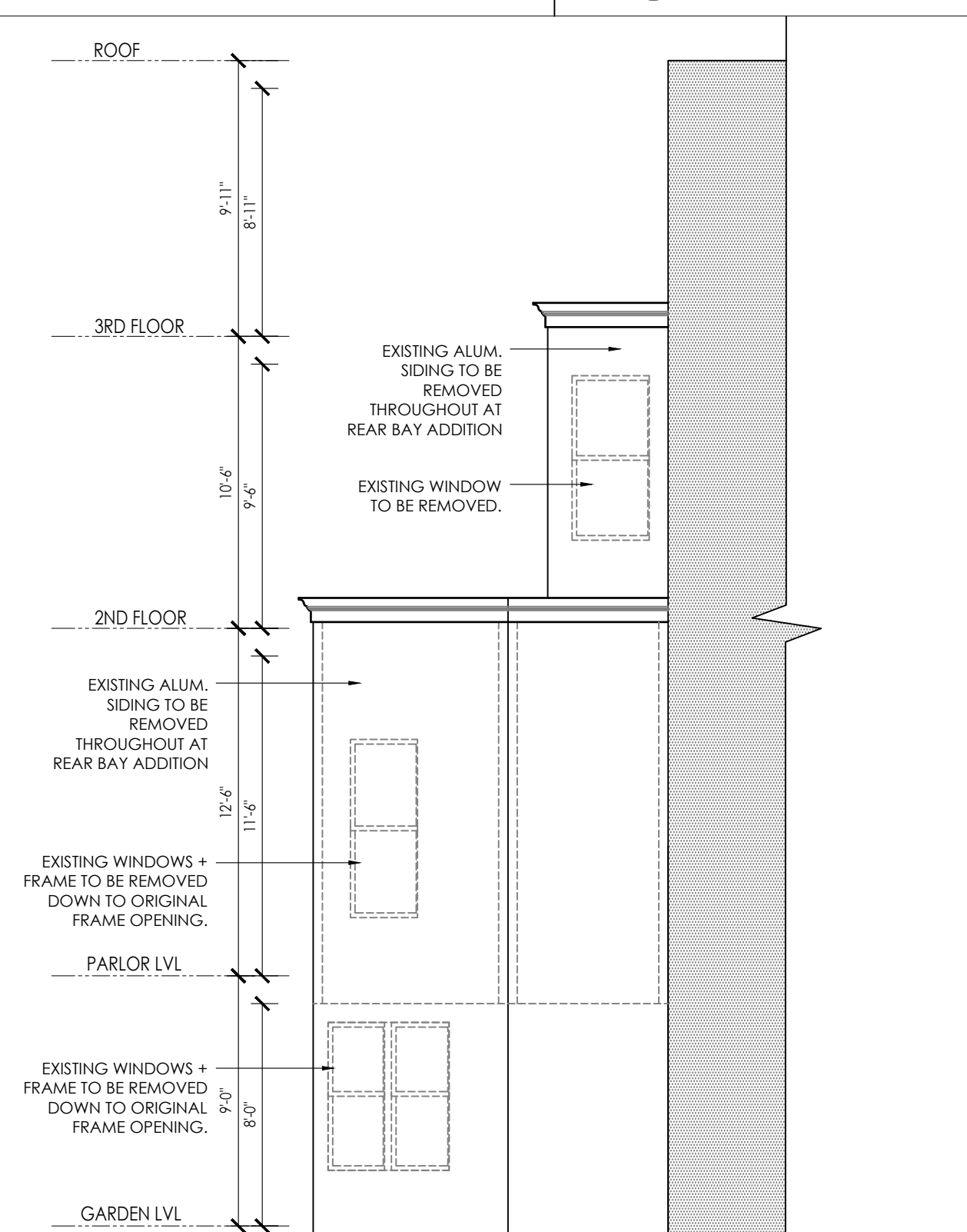
6 PROPOSED REAR ELEVATION  
1/4"=1'-0"



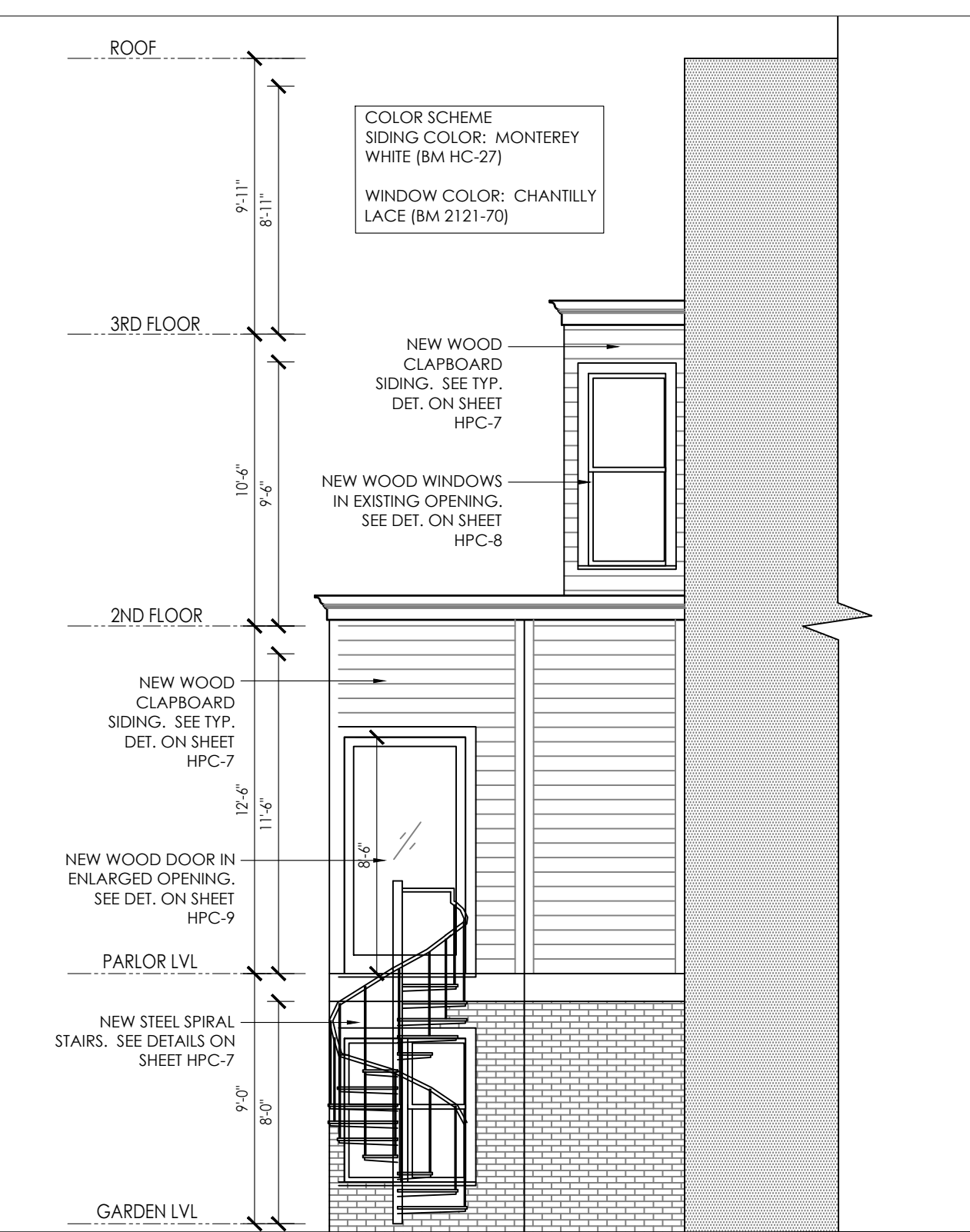
2 PROPOSED EAST SIDE ELEVATION  
3/16"=1'-0"



4 PROPOSED EAST SIDE ELEVATION  
3/16"=1'-0"



5 PROPOSED WEST SIDE ELEVATION  
3/16"=1'-0"



7 PROPOSED WEST SIDE ELEVATION  
3/16"=1'-0"

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DRAWING TITLE  
EXTERIOR ELEVATIONS

SEAL & SIGNATURE  
INITIAL DATE  
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06.12.2020  
2PAULMIER-2020

DRAWING #  
HPC-5





**SPIRAL STAIR QUOTATION**  
*Metal Spiral Stair Kit*

The **IRON** Shop

Quote Date 08/07/2020  
Quote Number 57483  
Salesperson **Sam Cohen**  
**Pennsylvania Location**  
P.O. Box 547  
400 Reed Road  
Broomall, PA 19008  
610-544-7100 800-523-7427  
FAX 610-544-7297

TERMS: A 50% deposit is required to hold a stair or to order any custom work. All orders must be paid in full prior to pickup or shipping. Price quotes are valid for 30 days.  
THIS IS NOT AN ORDER OR BILL. Please check all information listed. If there are any questions, please contact your Sales Associate. Custom orders may not be cancelled for refund after ten business days from date ordered.

Billing To **Kristin Slayback**  
**2 Paulmier Place**  
**Jersey City, 07302**  
201 786 3850  
Work Phone  
Home Phone  
Fax  
Email **kristin.slayback@gmail.com**  
Payment Method  
Account Number  
Expiration Date  
Name on Card

Ship To **Kristin Slayback**  
**2 Paulmier Place**  
**Jersey City, 07302**  
201 786 3850  
Work Phone  
Home Phone  
Email **kristin.slayback@gmail.com**  
Notification

Ad Reference **google**  
Comments

**5'0" CODE Stair Kit**  
Number of Risers 12 risers  
Floor-Floor Height 108 inches  
Riser Height 9 inches  
Floor Type Masonry (bit & plugs)  
Which Hand Up Left  
Code Req. IRC 2018  
Min. Well Opening 52" x 52"  
Min. Headroom 78.75"

Item	Qty	Price
<b>5'0" CODE Stair Kit</b>	<b>1</b>	<b>2240.00</b>
Raised Diamond Pattern Treads	11	275.00
Safety Back: Riser Bars - Aluminum	11	165.00
Raised Diamond Pattern Landing	1	50.00
Landing Special Options (see below)	1	400.00
Landing Notes: 31" x 36"		
3/4" Square Main Spindles	12	Incl.
In-Between Spindles - Triple	33	Incl.
1-1/4" Round Aluminum Tube Handrail	21 ft.	Incl.
Balcony Rail: Aluminum Powder Coated	1	185.00
Balcony Railing Notes: 42" tall		
Finish: Sandblast/Powder: Standard	1	1850.00
Finish Notes: Powder Coated		
Stair Kit Material: Aluminum	1	1600.00

<b>Stair Total</b>	<b>6765.00</b>
Shipping and Handling	450.00
Destination Charge	
Freight Insurance	
Expedite	
Materials Surcharge	
<b>Subtotal</b>	<b>7215.00</b>
State Sales Tax	
Local Sales Tax	
<b>Total</b>	<b>7215.00</b>
Deposit	
<b>Balance</b>	<b>\$7215.00</b>



8/7/2020

1

**SPIRAL STAIR DETAILS**

N.T.S.

**LIGHT SPECIFICATION**

MAKE: OBERLIN  
MODEL: 5Y111  
COLOR: LACK  
DOWN SHIELDED LIGHT FIXTURE



2

**TYP. SCONCE FIXTURE**

N.T.S.

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DRAWING TITLE  
**DETAILS**

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	DRAWING #	<b>HPC-7</b>