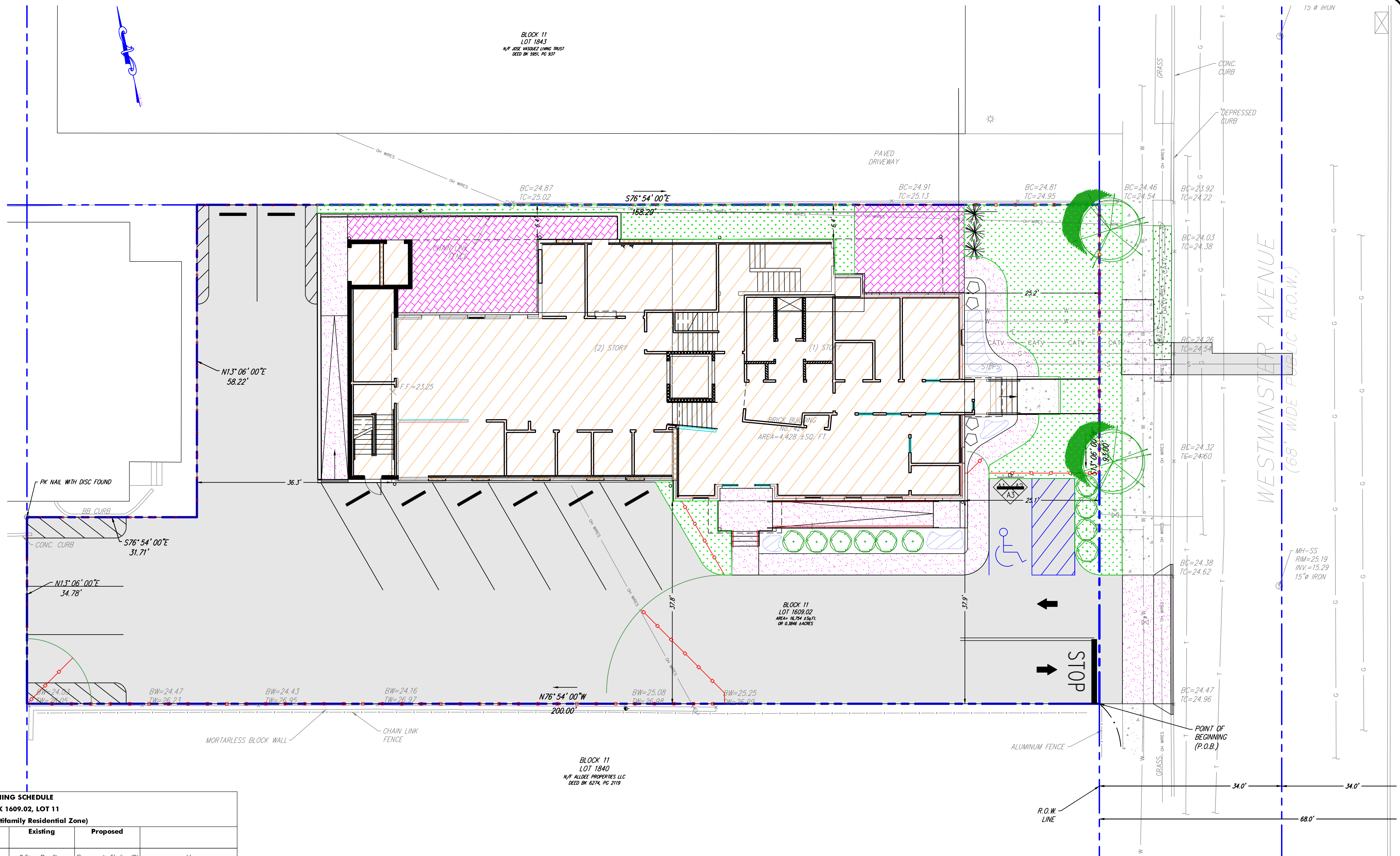


SURVEY REFERENCE:

- BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX LOT 1609.02, BLOCK 11, ALSO KNOWN AS 420-424 WESTMINSTER AVENUE, CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY", BY LAN ASSOCIATES, 445 GODWIN AVENUE, MIDLAND PARK, N.J., DATED 3/6/20, WITH NO REVISION DATE.
- ELEVATIONS ARE BASED ON NAVD '88 DATUM.



S:\PROJECTS\COVENANT-S-19-266A-424 WESTMINSTER AVE ELIZABETH NJ\CAD\19-266A E-200 SITE EXHIBIT.DWG APROTOPAPAS PLOTTED: 10/8/2020 10:39 AM

ZONING SCHEDULE
BLOCK 1609.02, LOT 11
ZONE R-3 (Multifamily Residential Zone)

Bulk Regulation	Units	Requirement	Existing	Proposed	
Principal Permitted Uses			3 Story Dwelling	Community Shelter (2)	V
Min. Lot Depth	Feet	150.00	200.00	200.00	PREVAILING
Min. Lot Width	Feet	50.00	93.00	93.00	PREVAILING, CONDITION "C"
Min. Lot Area	Square Feet	-	16,754	16,754	
Max. Building Coverage	%	-	26.43	30.81	C
Min. Front Yard Setback	Feet	20.00	25.10	25.10	PREVAILING
Min. Rear Yard Setback	Feet	50.00	36.30	28.08	PREVAILING, VARIANCE REQD
Min. Side Yard Setback-Right	Feet	11.16	6.40	6.40	PREVAILING, PRE-EXISTING
Min. Side Yard Setback-Left	Feet	11.16	37.80	37.80	NON-CONFORMING CONDIT.
Max. Building Height	Stories	3 Stories	3 Story	3 Story	C
Max. Building Height	Feet	35.00	33'-8"	33'-8"	C
Fence Height (Side & Rear Yards)	Feet	6.00	-	6.00	C
Fence Height (Front Yard)	Feet	3.00	-	3.00	C
Number of Signs		1.00	-	-	
Sign Area (Residential District)	Square Feet	6.00	-	-	
Sign Height	Feet	14.00	-	-	
Sign Width	%	80 % BLDG WIDTH	-	-	
Sign Box Height		24'	-	-	

Abbreviations
C Conforms

Notes:
1 Codes are based on City of Elizabeth, Land Development Chapter 17.36.110
2 Community Shelter for homeless and trafficked youth w/ ancillary administrative office space.

PARKING REQUIREMENTS:
City of Elizabeth Land Use Code provides no min. parking requirement for the proposed use

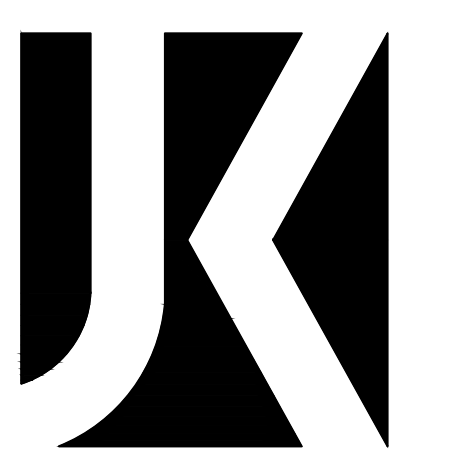
USE	CODE REQUIREMENT	MIN. SPACES REQUIRED
Community Shelter	Not Specified	See note below
Total Spaces Provided		12
		Note: Project proposes a minimum of 1 space per potential staff member on site.

ADA Parking Spaces Required = 1, of which, 1 is required to be ADA Van accessible
Per N.J.A.C. 5:23-7.10(c):
ADA Parking Spaces Provided = 1, of which, 1 is ADA Van accessible

SITE EXHIBIT
SCALE: 1" = 10'

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACE	SIZE	ROOT
SHADE/FLOWERING TREE(S)							
CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	20'-35'	AS SHOWN	3" CAL.	B & B
DECIDUOUS SHRUB(S)							
HM	4	HYDRANGEA MICROPHYLLA 'PINK ELF'	PINK ELF HYDRANGEA (DWARF)	2'-3'	4' O.C.		#3 CONT.
EVERGREEN SHRUB(S)/TREE(S)							
TD	3	THUJA OCCIDENTALIS 'DWARF'	DWARF AMERICAN ARBORVITAE	6'-7'	3' O.C.	3'-4'	3 GALLON
BC	10	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	3'-5'	3' O.C.		#5 CONT.
GROUNDCOVER(S)							
PT	14	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN JAPANESE SPURGE	12"-16"	3' O.C.		#1 CONT.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.



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NJ State Board of Architects Authorization No. 161
NJ State Board of Engineers & Land Surveyors Authorization No. GA-278177

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

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Project:
COVENANT HOUSE
RENOVATIONS & IMPROVEMENTS
424 WESTMINSTER AVENUE
CITY OF ELIZABETH, UNION COUNTY, NJ
LOT 1609.02, BLOCK 11

Project Number: COVENT-S-19-266A
Scale: 1" = 10'
Drawn By: A.P.P.
Approved By: G.P.G.

SITE EXHIBIT

Drawing Number:
E-200
2 OF 2

Initial Date: OCTOBER 8, 2020

ENGINEER OF RECORD

GERARD P. GESARIO, PE
NJ LIC 24503825500 EXP 4/30/22