619 GROVE STREET

22219.01
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROPOSAL FOR A 23 STORY MIXED USE BUILDING WITH 444 RESIDENTIAL UNITS & 222 PARKING SPACES



PLANNING BOARD APPROVAL

PRELIMINARY APPROVAL IS HEREBY GRANTED TO THE SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NJ, THE _____ DAY OF _____, THE YEAR OF _____.

HISTORIC PRESERVATION APPROVAL

PRELIMINARY APPROVAL IS HEREBY GRANTED TO THE SITE PLAN BY THE JERSEY CITY HISTORIC PRESERVATION OFFICE ON THE _____ DAY OF _____, THE YEAR OF _____.

MICHAEL GRAVES

CURRENT ISSUE: 2023.03.17 PB/HPC REVISIONS

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919
(908) 470-1949

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W, 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE

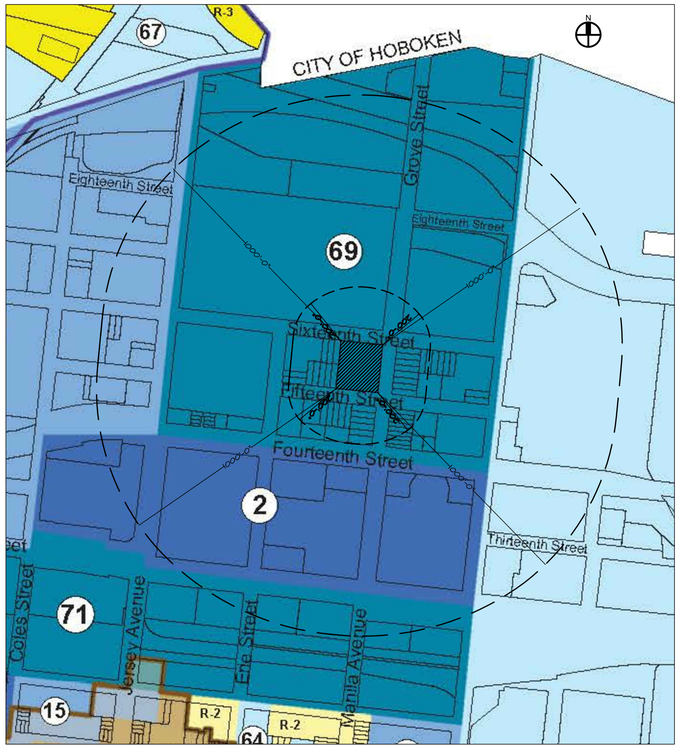
CITY OF JERSEY CITY - ZONING TABLE
JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN - SAINT LUCY OVERLAY BONUS

	ST. LUCY PARCEL - BLOCK 7102, Lot 7				
ZONING REGULATION:	***PERMITTED***	***PRIOR APPROVAL***	**PROPOSED**	**STATUS**	**CODE**
PRINCIPAL PRINCIPLE USE	*RESIDENTIAL, RETAIL*	*RESIDENTIAL, RETAIL*	RESIDENTIAL	C	*RP - X.C.5.e (pg. 20)*
ACCESSORY PERMITTED USES:	*OFF-STREET PARKING*	*OFF-STREET PARKING*	OFF-STREET PARKING	C	*RP - X.C.5.f (pg. 20)*
MIN. LOT AREA (SQUARE FEET)	*35,000*	*35,000*	35,000	C	*RP - X.C.5.d.i (pg. 19)*
MIN. LOT WIDTH ON GROVE STREET (FEET)	*200*	*200*	200	C	*RP - X.C.5.d.i (pg. 19)*
PERMITTED INTENSITY OF DEVELOPMENT:	*MAX. 450 UNITS*	*444 UNITS*	444 UNITS	C	*RP - X.C.5.g (pg. 20)*
AFFORDABLE HOUSING: 12 UNITS OR 3% WHICHEVER IS GREATER	*13*	*13***	13**	C	*RP - X.C.5.d.xii (pg. 20)*
AREA, YARD AND BULK REQUIREMENTS - SAINT LUCY PARCEL					
(i.) MAX. HEIGHT:					*RP - X.C.5.h (pg. 21)*
(a.) MAX. BASE (FEET)	*60*	*50*	55.8	C	*RP - X.C.5.h (pg. 21)*
(b.) MAX. TOWER, INCLUSIVE OF BASE (FEET)	*250' + 4.8'*	*245*	263.8'	V	*RP - X.C.5.h (pg. 21)*
(c.) MAX. STORIES:	*23*	*23*	23	C	*RP - X.C.5.h (pg. 21)*
(ii.) MIN. LOT AREA (FEET):	*35,000*	*35,000*	35,000	C	*RP - X.C.5.h (pg. 21)*
(iii.) MAX. BLDG COVERAGE:			B		*RP - X.C.5.h (pg. 21)*
(a.) MAX. COVERAGE PERMITTED FOR BASE OF BLDG	*85% OF LOT AREA*	*82%*	81%	C	*RP - X.C.5.h (pg. 21)*
(b.) MAX. COVERAGE PERMITTED FOR TOWER OF BLDG	*67% OF LOT AREA*	*63%*	67%	C	*RP - X.C.5.h (pg. 21)*
(iv.) MIN. STREET FRONTAGE SETBACKS (FEET):			B		*RP - X.C.5.h (pg. 21)*
(a.) SETBACK DISTANCE NECESSARY FOR A 15-FOOT SIDEWALK	*VARIES; All new construction must be setback distance necessary to achieve a 15' min. sidewalk*	*Min. 15' Face of curb to building at all frontages*	Min. 15' Face of curb to building at all frontages	C	*RP - X.C.5.h (pg. 21)*
(b.) MIN. SETBACK ALONG 16TH STREET (FEET)	*0*	*0*	0	C	*RP - X.C.5.h (pg. 21)*
(c.) MIN. SETBACK ALONG 15TH STREET (FEET)	*14, except existing facades to remain which already encroach upon the required 14*	*14, except existing facades to remain which already encroach upon the required 14*	14, except existing facades to remain which already encroach upon the required 14	C	*RP - X.C.5.h (pg. 21)*
(d.) MIN. SETBACK ALONG GROVE STREET (FEET)	*Existing setbacks to the building facades shall not be altered or reduced*	*Existing setbacks to building facades have not been altered or reduced*	Existing setbacks to building facades have not been altered or reduced	C	*RP - X.C.5.h (pg. 21)*
(v.) MIN. INTERIOR LOT LINE SETBACKS (FEET):					*RP - X.C.5.h (pg. 21)*
(a.) MIN. SETBACK TO BASE	*0*	*0*	0	C	*RP - X.C.5.h (pg. 21)*
(b.) MIN. SETBACK FOR ANY BLDG BULK ABOVE A HEIGHT OF 60-FEET	*5*	*5.083*	6	C	*RP - X.C.5.h (pg. 21)*
MIN. AUTOMOBILE PARKING REQUIRIEMENTS					*RP - X.C.5.j (pg. 22)*
OFF-STREET PARKING AND LOADING REQUIREMENTS					*RP - VI.A (pg. 6)*
(A.) MIN. PARKING SPACE SIZE (FEET)	*8.5 X 18*	COMPLIES - REFER TO "SAINT LUCY PARCEL" ARCHITECTURAL DRAWINGS			*RP - VI.A (pg. 6)*
MIN. AISLE WIDTH (FEET)	*22*				*RP - VI.A (pg. 6)*
MAX. COMPACT STALLS	*50% (8'X15')*				*RP - VI.A (pg. 6)*
(E.) LOADING	*0*	*2*	1	C	*RP - VI.E (pg. 7), LDO 345-70.B*
BICYCLE PARKING ZONING STANDARDS					
(i.) RESIDENTIAL (INDOOR SPACES): 0.5 PER UNIT	*222*	*222*	222	C	*LDO §345-70.C.3*
LANDSCAPING STANDARDS	*See note below****	*See note below****	*See note below****	W	*JC Forestry Standards*

SUPPLEMENTARY SITE STATISTICS

Additional Site Statistics:	*BLDG*	*COMMENTS:*
Gross Floor Area	543,497 sf	CONFIRM. NOT REQUIRED INFORMATION
Floor Area Ratio	15.00	CONFIRM. NOT REQUIRED INFORMATION
Dwelling Units		
Studio	176	
1-Bedroom	236	
2-Bedroom	29	
3-Bedroom	3	Affordable Units (3% of total or 12 units)
Total # of Units	**444**	**Total # of Affordable Units: 13****

Notes:
* See survey for exact property boundary dimensions
** Affordable unit breakdown includes three (3) one bedroom units, seven (7) two bedroom units, and three (3) three bedroom units
*** Waivers are requested for certain landscape requirements, such as minimum distance between trees (trunk to trunk), minimum distance from streetlight/utility pole to tree trunk, and all tree pits must be contiguous to the street curb. See Sheet L-600 for additional information.



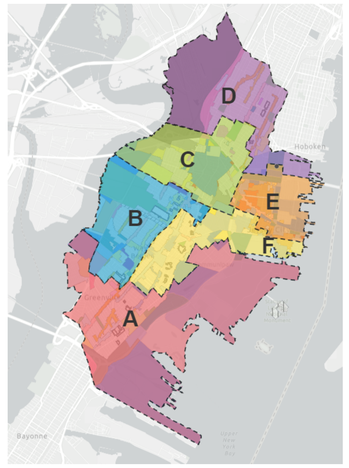
ZONING DISTRICTS
R-1 ONE AND TWO FAMILY HOUSING
R-1A ONE AND TWO FAMILY HOUSING
R-1T ONE AND TWO FAMILY HOUSING
R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
R-3 MULTI-FAMILY MID-RISE
R-4 MULTI-FAMILY HIGH-RISE
H HISTORIC DISTRICTS
OR OFFICE/RESIDENTIAL
NC NEIGHBORHOOD COMMERCIAL
CA COMMERCIAL/AUTOMOTIVE
HC HIGHWAY COMMERCIAL
CBD CENTRAL BUSINESS DISTRICT
U UNIVERSITY
M MEDICAL
G GOVERNMENT
I INDUSTRIAL
PI PORT INDUSTRIAL
WPD WATERFRONT PLANNED DEVELOPMENT
DT DESTINATION TOURISM
C CEMETERY
P/O PARKS/OPEN SPACE
NJMC NEW JERSEY MEADOWLANDS COMMISSION
REDEVELOPMENT PLAN AREAS
see top right panel for full listing.
OVERLAY DISTRICTS
HISTORIC DISTRICTS
NEWARK AVENUE DOWNTOWN ZONE
PALISADE PRESERVATION OVERLAY
MARION WORKS OFFICE/RESIDENTIAL
SUBDISTRICT A
SUBDISTRICT B

REDEVELOPMENT PLAN AREAS
LISTED IN ORDER OF ORIGINAL ADOPTION

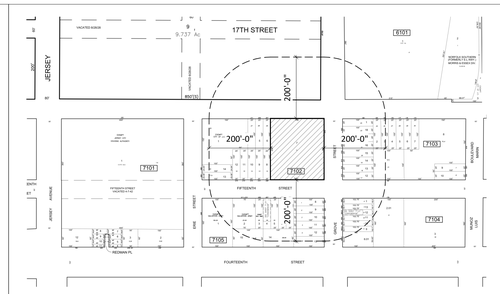
60. WEST SIDE AVENUE
61. MORGAN GROVE MARIN BOULEVARD
62. MERSELES STREET
63. MAJESTIC THEATER II
64. HAMILTON SQUARE
65. BATES STREET
66. 325 PALISADE AVENUE
67. HOBOKEN AVENUE
68. HACKENSACK RIVER EDGE
69. JERSEY AVENUE LIGHT RAIL
70. JERSEY AVENUE PARK
71. JERSEY AVENUE TENTH STREET
72. BAYFRONT I
73. BRIGHT STREET
74. HOPKINS AND CENTRAL AVENUES
75. 826 OCEAN AVENUE
76. 23-25 DUNCAN AVENUE
78. NEWARK AVENUE DOWNTOWN
79. CANAL CROSSING
80. SUMMIT AND FAIRMOUNT

TRUE NORTH

ZONING MAP WITH 1000' AND 200' RADIUS — NTS



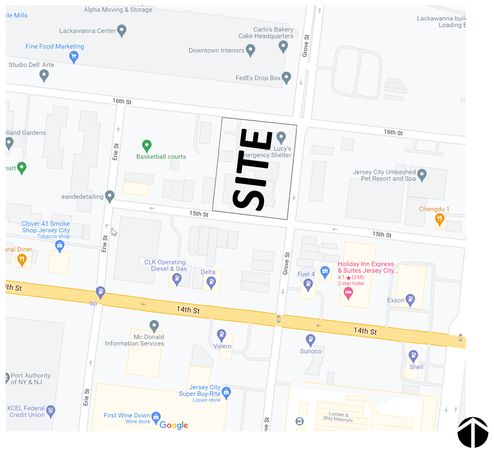
TRUE NORTH



AREA = 35,000 S.F. / 0.803 ACRES
TAX MAP CITY OF JERSEY CITY, MAY 2009, PG 71

TRUE NORTH

TAX MAP — NTS



TRUE NORTH

LOCATION MAP — NTS

SHEET INDEX

NUMBER	NAME	ORIG ISSUE	REV#	DATE
A000	COVER SHEET	2022.12.05	B	2023.03.17
A001	SHEET INDEX, ZONING & CODE	2022.12.05	B	2023.03.17
AS102	EXISTING SITE PLAN	2022.12.05	A	2022.12.05
AS103	EXISTING BUILDING PLAN	2022.12.05	A	2022.12.05
AS104	DEMOLITION PLAN	2022.12.05	A	2022.12.05
A201	FLOOR PLAN- LEVEL 01	2022.12.05	B	2023.03.17
A202	FLOOR PLAN- LEVEL 1M	2022.12.05	B	2023.03.17
A203	FLOOR PLAN- LEVEL 02	2022.12.05	B	2023.03.17
A204	FLOOR PLAN- LEVEL 03	2022.12.05	B	2023.03.17
A205	FLOOR PLAN- LEVEL 04	2022.12.05	B	2023.03.17
A206	FLOOR PLAN- LEVEL 05	2022.12.05	B	2023.03.17
A207	FLOOR PLAN- LEVEL 06	2022.12.05	B	2023.03.17
A208	FLOOR PLAN- LEVEL 07	2022.12.05	B	2023.03.17
A209	FLOOR PLAN- LEVEL 08	2022.12.05	B	2023.03.17
A210	FLOOR PLAN- LEVEL 09	2022.12.05	B	2023.03.17
A211	FLOOR PLAN- LEVEL 10	2022.12.05	B	2023.03.17
A212	FLOOR PLAN- LEVEL 11	2022.12.05	B	2023.03.17
A213	FLOOR PLAN- LEVEL 12	2022.12.05	B	2023.03.17
A214	FLOOR PLAN- LEVEL 13	2022.12.05	B	2023.03.17
A215	FLOOR PLAN- LEVEL 14	2022.12.05	B	2023.03.17
A216	FLOOR PLAN- LEVEL 15	2022.12.05	B	2023.03.17
A217	FLOOR PLAN- LEVEL 16	2022.12.05	B	2023.03.17
A218	FLOOR PLAN- LEVEL 17	2022.12.05	B	2023.03.17
A219	FLOOR PLAN- LEVEL 18	2022.12.05	B	2023.03.17
A220	FLOOR PLAN- LEVEL 19	2022.12.05	B	2023.03.17
A221	FLOOR PLAN- LEVEL 20	2022.12.05	B	2023.03.17
A222	FLOOR PLAN- LEVEL 21	2022.12.05	B	2023.03.17
A223	FLOOR PLAN- LEVEL 22	2022.12.05	B	2023.03.17
A224	FLOOR PLAN- LEVEL 23	2022.12.05	B	2023.03.17
A2R0	ROOF BULKHEAD PLAN	2022.12.05	B	2023.03.17
A2R1	ROOF PLAN	2022.12.05	B	2023.03.17
A701	TYPICAL UNIT PLANS	2022.12.05	B	2023.03.17
A801	FLOOD MITIGATION PLAN	2022.12.05	B	2023.03.17
A900	GENERAL DEMOLITION NOTES	2022.12.05	B	2023.03.17
A901	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A902	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A903	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A904	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A905	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A906	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A910	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A911	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A920	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A921	EXISTING & DEMOLITION ELEVATIONS	2022.12.05	B	2023.03.17
A901	ELEVATIONS- EXTERIOR- BUILDING	2022.12.05	B	2023.03.17
A902	ELEVATIONS- EXTERIOR- BUILDING	2022.12.05	B	2023.03.17
A903	ELEVATIONS- EXTERIOR- BUILDING	2022.12.05	B	2023.03.17
A904	ELEVATIONS- EXTERIOR- DETAILS- BUILDING	2022.12.05	B	2023.03.17
A1001	BUILDING SECTIONS	2022.12.05	B	2023.03.17
A1002	BUILDING SECTIONS	2022.12.05	B	2023.03.17
A1003	BUILDING SECTIONS	2022.12.05	B	2023.03.17
A1004	ENLARGED BUILDING SECTIONS	2022.12.05	B	2023.03.17
A1301	WALL SECTION DETAILS	2022.12.05	A	2022.12.05
A1302	WALL SECTION DETAILS	2022.12.05	A	2022.12.05
A1303	ROOFING SLATE DETAIL	2022.12.05	A	2022.12.05
A1701	WINDOW / DOOR SCHEDULE	2022.12.05	B	2023.03.17
A1702	WINDOW / DOOR SCHEDULE	2022.12.05	A	2022.12.05
A1703	WINDOW DETAILS	2022.12.05	A	2022.12.05
A1710	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1711	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1712	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1713	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1714	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1715	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1716	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1717	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1718	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1719	EXISTING STAINED GLASS DETAILS	2022.12.05	A	2022.12.05
A1801	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1802	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1803	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1804	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1805	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1806	EXISTING CONDITIONS PHOTOS	2022.12.05	A	2022.12.05
A1901	PROPOSED MATERIALS	2022.12.05	B	2023.03.17
A1902	CONCEPTUAL VIEWS	2022.12.05	B	2023.03.17

B

GREEN ROOF SQUARE FOOTAGE

	PREVIOUS	NEW
LEVEL 05:	2765SF	4865SF
LEVEL 08:	1055F	1765F
ROOF:	8135F	8335F
TOTAL:	**1,194SF**	**1,495SF**

FLOOD ZONE NOTES

- THIS PROJECT IS LOCATED IN AN AE FLOOD HAZARD ZONE WITH A FLOOD ELEVATION OS NAVD 1988 +11.0' AS PER FEMA NATIONAL PRELIMINARY FIRM DATA MAP 2015.
- AS PER FEMA NATIONAL FLOOD HAZARD MAP 2006 THE FLOOD ELEVATION IS NAVD 88 +9.0'
- THIS PROJECT IS DESIGNED TO CONFORM WITH THE HIGHER FLOOD ELEVATION.
- THIS PROJECT WILL OBTAIN NJDEP APPROVAL FOR FLOOD REGULATIONS.
- NON RESIDENTIAL USES WILL BE DRY FLOOR PROOFED WITH BARRIERS, RESIDENTIAL USES WILL BE WET FLOOD PROOFED AND FLOOD RESISTANT FINISH MATERIALS WILL BE USED.

PROJECT DATA

BUILDING HEIGHT:		23 STORIES, 263.8
UNIT COUNT:		444 RESIDENTIAL UNITS
SITE AREA:		35,000 SQ. FT.
BUILDING COVERAGE:		
	BASE:	28,423 SQ. FT.
	TOWER:	23,450 SQ. FT.
PARKING:		
	VEHICLE:	222 SPACES
	BICYCLE:	222 SPACES
UNIT BREAKDOWN:		
	STUDIO:	176 - 40%
	1 BED:	236 - 53%
	2 BED:	29 - 7%
	3 BED:	3 - 1%

B

B

B

CLAREMONT DEVELOPMENT

MICHAEL GRAVES
341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
SHEET INDEX, ZONING & CODE

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET: A001

1 2 3 4 5 6

THE LINE SHOWN ABOVE IS 1/2" WHEN PLOTTED AT THIS SHEET'S ORIGINAL SIZE.



AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

DESCRIPTION:

(SCHEDULE A DESCRIPTION)

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF FIFTEENTH STREET AND THE WESTERLY LINE OF GROVE STREET INTERSECT AT THE MOST SOUTHEASTERLY POINT OF LOT 7 AND RUNNING THENCE

1. NORTHERLY ALONG GROVE STREET A DISTANCE OF APPROXIMATELY 200 FEET TO A POINT; THENCE
2. WESTERLY ALONG SIXTEENTH STREET A DISTANCE OF APPROXIMATELY 175 FEET TO A POINT; THENCE
3. SOUTHERLY ALONG THE MOST WESTERLY LINE OF LOT 7 A DISTANCE OF APPROXIMATELY 200 FEET TO A POINT ALONG FIFTEENTH STREET; THENCE
4. EASTERLY ALONG FIFTEENTH STREET A DISTANCE OF APPROXIMATELY 175 FEET TO THE POINT AND PLACE OF BEGINNING.

(SURVEY DESCRIPTION)

BEING FURTHER DESCRIBED, IN ACCORDANCE WITH AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DRESDNER ROBIN, DATED MAY 28, 2021, AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION FORMED BY THE NORTHERLY SIDELINE OF FIFTEENTH STREET (60 FEET WIDE) AND THE WESTERLY SIDELINE OF GROVE STREET (60 FEET WIDE) AND RUNNING; THENCE

1. ALONG THE NORTHERLY SIDELINE OF FIFTEENTH STREET (60 FEET WIDE), NORTH 83 DEGREES 41 MINUTES 46 SECONDS WEST, 175.00 FEET TO A POINT; THENCE
2. NORTH 06 DEGREES 23 MINUTES 14 SECONDS EAST, 200.00 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF SIXTEENTH STREET (60 FEET WIDE); THENCE
3. ALONG THE SOUTHERLY SIDELINE OF SIXTEENTH STREET (60 FEET WIDE), SOUTH 83 DEGREES 41 MINUTES 46 SECONDS EAST, 175.00 FEET TO A POINT IN THE WESTERLY SIDELINE OF GROVE STREET (60 FEET WIDE); THENCE
4. ALONG THE WESTERLY SIDELINE OF GROVE STREET (60 FEET WIDE), SOUTH 06 DEGREES 23 MINUTES 14 SECONDS WEST, 200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTES:

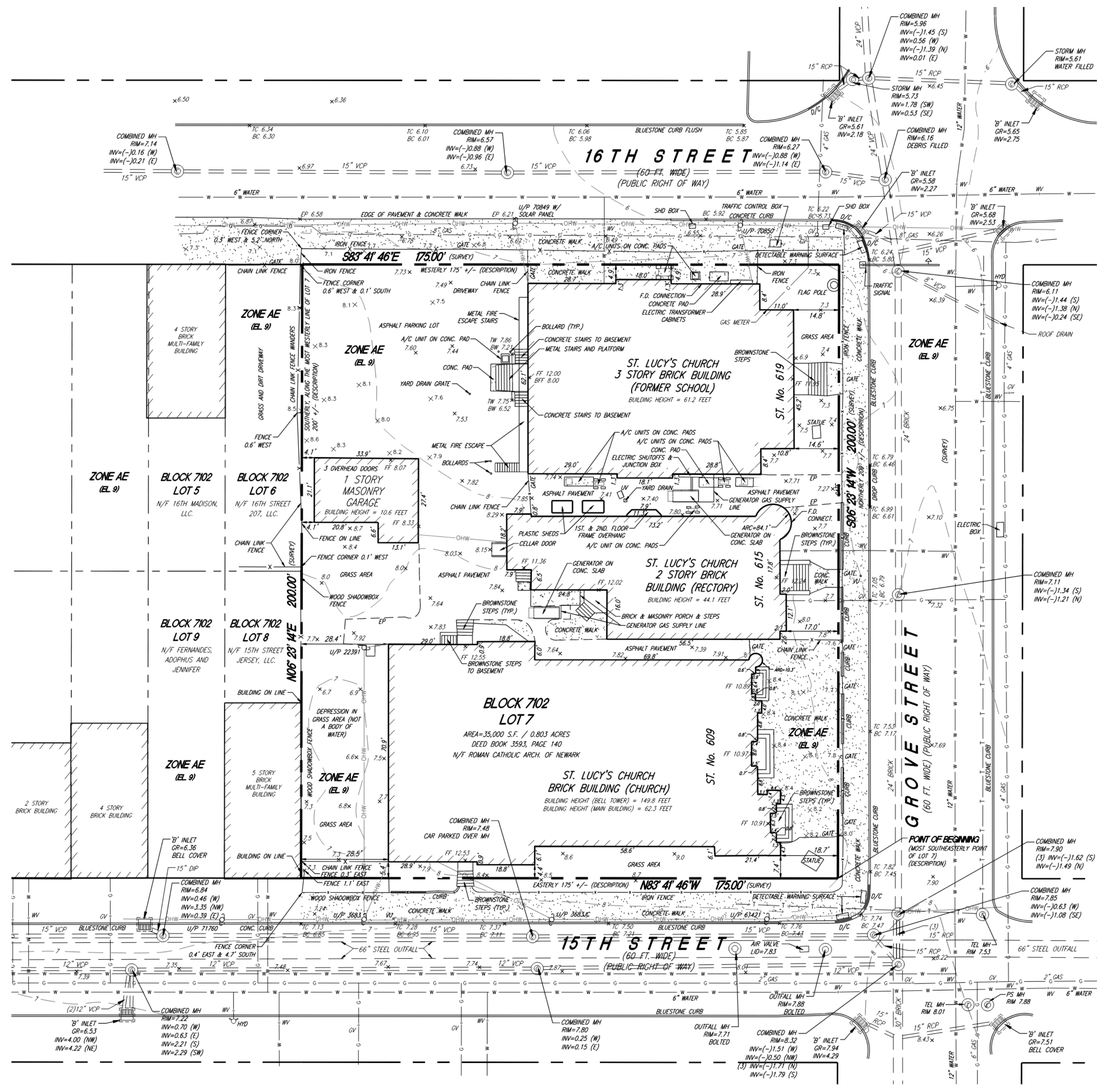
1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 20-44811, COMMITMENT DATE: MARCH 23, 2021 AND OTHER INFORMATION.
2. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
4. DEED OF RECORD:
   DEED BOOK 3593, PAGE 140
   RECORDED: AUGUST 1, 1986
   GRANTOR: ST. LUCY'S CATHOLIC CHURCH, JERSEY CITY
   GRANTEE: ROMAN CATHOLIC ARCHDIOCESE OF NEWARK
5. THE SUBJECT PREMISES LIES ENTIRELY WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY A 1% ANNUAL CHANCE FLOOD, DESIGNATED AS ZONE AE (EL. 9), AS SHOWN ON A MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS); PANEL 106 OF 118; COMMUNITY: JERSEY CITY, CITY OF; NUMBER: 340223; PANEL: 0106; SUFFIX: D; MAP NUMBER: 34017C0106D; EFFECTIVE DATE: AUGUST 16, 2006. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.
8. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THIS SURVEY.
9. PROFESSIONAL LIABILITY INSURANCE OBTAINED BY THE SURVEYOR IN THE AMOUNT OF $5,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
10. ZONING INFORMATION AS PER ZONING MEMORANDUM PREPARED BY AMOROSO PANTANO P.C. AND ENTITLED "MEMORANDUM, ZONING & ENTITLEMENTS ANALYSIS, 619 GROVE STREET, JERSEY CITY, NJ (BLOCK 7102, LOT 7), 610-620 GROVE STREET, JERSEY CITY (BLOCK 7103, LOTS 12-17), PREPARED FOR 15TH. AND GROVE JC LLC, DATED JUNE 7, 2021". THE SUBJECT PREMISES LIES ENTIRELY WITHIN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN AREA, AND IS SUBJECT TO THE ZONING REQUIREMENTS IN THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN, ADOPTED MARCH 14, 2007 (ORD. No. 07-037) AND LAST AMENDED MAY 13, 2015 (ORD. No. 15-053) AND THE REQUIREMENTS, CONDITIONS, PROVISIONS AND DESIGN WAIVERS AS SET FORTH IN A RESOLUTION ENTITLED "RESOLUTION, CITY OF JERSEY CITY, IN THE MATTER OF 15TH. AND GROVE JC LLC, 619 GROVE STREET AND 610-620 GROVE STREET, BLOCK 7102, LOT 7; BLOCK 7103, LOTS 12-17, P19-163/168, DECIDED AUGUST 11, 2020, MEMORIALIZED ON SEPTEMBER 22, 2020, APPLICATION FOR PRELIMINARY AND FINAL MAJOR SITE PLAN WITH DESIGN WAIVERS".
11. THE VESTING DEED (DEED BOOK 3593, PAGE 140) REFERENCES SIX (6) TRACTS OF PROPERTY CONVEYED TO ST. LUCY'S CATHOLIC CHURCH, JERSEY CITY: TRACT (a) - DEED BOOK 436, PAGE 459, TRACT (b) - DEED BOOK 407, PAGE 544, TRACT (c) - DEED BOOK 396, PAGE 222 AND TRACT (d) - DEED BOOK 480, PAGE 181 FORM LOT 7 IN BLOCK 7102 (619 GROVE STREET), TRACT (e) - DEED BOOK 2845, PAGE 390 AND TRACT (f) - DEED BOOK 3418, PAGE 219 FORM LOTS 12-17 IN BLOCK 7103 (610-620 GROVE STREET).
12. THERE WAS NO VISIBLE EVIDENCE OBSERVED, BY THE SURVEYOR, AT THE TIME OF THE SURVEY, THAT INDICATES THE PRESENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE SUBJECT PREMISES.
13. THERE WAS NO EVIDENCE FROM THE PROVIDED DOCUMENTS AND NO VISIBLE EVIDENCE OBSERVED, BY THE SURVEYOR, AT THE TIME OF THE SURVEY, THAT INDICATES THE PRESENCE ANY GORES, GAPS OR OVERLAPS, WITH RESPECT TO ADJOINING PROPERTIES.
14. THERE WAS NO VISIBLE PARKING SPACE STRIPING OBSERVED, BY THE SURVEYOR, AT THE TIME ON THE SURVEY.
15. NO CURVE DATA HAS BEEN PROVIDED FOR THE SUBJECT PREMISES. THE SUBJECT PREMISES IS A RECTANGULAR SHAPED PARCEL.
16. THE SURVEYOR HAS PROVIDED TWO LEGAL DESCRIPTIONS. THE FIRST DESCRIPTION WAS FURNISHED IN THE SCHEDULE A SECTION OF THE TITLE REPORT. THE SECOND DESCRIPTION, PREPARED BY THE SURVEYOR, IS BASED UPON THIS ALTA SURVEY AND MEETS CURRENTS STANDARDS, INCLUDING BEARINGS AND DISTANCES TO TWO DECIMAL PLACES.
17. STREET WIDTHS, SHOWN ON THIS ALTA SURVEY, WERE FOUND ON THE CITY OF JERSEY CITY TAX ASSESSMENT MAP SHEET No. 71.
18. THERE WAS NO VISIBLE EVIDENCE OBSERVED, BY THE SURVEYOR, AT THE TIME OF THE SURVEY, THAT INDICATES THE USE OF THE PROPERTY BY THIRD PARTIES.
19. THERE WAS NO DOCUMENTS PROVIDED IN THE TITLE REPORT AND NO VISIBLE EVIDENCE OBSERVED, BY THE SURVEYOR, AT THE TIME OF THE SURVEY, THAT INDICATES THE PRESENCE OF EASEMENTS.
20. THE STREET ADDRESSES OF THE STRUCTURES, LOCATED ON THE SUBJECT PREMISES, AT THE TIME OF THE SURVEY, WERE VERIFIED. THE MASONRY GARAGE DID NOT HAVE VISIBLE STREET ADDRESS.

CERTIFICATION:

TO: 15TH AND GROVE JC LLC
SCHRODER TAFT-HARTLEY INCOME REIT, LLC, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS
LIONHEART STRATEGIC MANAGEMENT LLC, ITS SUCCESSORS AND ASSIGNS
COUCH BRAUNSDORF INSURANCE GROUP, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ROMAN CATHOLIC ARCHDIOCESE OF NEWARK
AMOROSO PANTANO P.C.
PAUL HASTINGS LLP, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 26, 2021. DATE OF PLAT OR MAP: MAY 28, 2021.

GREG S. GLOOR
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 37189


16TH STREET
(60-FT. WIDE)
(PUBLIC RIGHT OF WAY)
S83°41'46"E 175.00' (SURVEY)
N83°41'46"W 175.00 (SURVEY)
15TH STREET
(60-FT. WIDE)
(PUBLIC RIGHT OF WAY)
GROVE STREET
(60 FT. WIDE) (PUBLIC RIGHT OF WAY)
N06°23'14"E 200.00' (SURVEY)
S06°23'14"W 200.00' (SURVEY)
ST. LUCY'S CHURCH
3 STORY BRICK BUILDING
(FORMER SCHOOL)
BUILDING HEIGHT = 61.2 FEET
ST. No. 619
ST. LUCY'S CHURCH
2 STORY BRICK
BUILDING (RECTORY)
BUILDING HEIGHT = 44.1 FEET
ST. No. 615
ST. LUCY'S CHURCH
BRICK BUILDING (CHURCH)
BUILDING HEIGHT (BELL TOWER) = 149.8 FEET.
BUILDING HEIGHT (MAIN BUILDING) = 62.3 FEET
ST. No. 609
BLOCK 7102
LOT 7
AREA=35,000 S.F. / 0.803 ACRES
DEED BOOK 3593, PAGE 140
N/F ROMAN CATHOLIC ARCH. OF NEWARK
BLOCK 7102 LOT 5
N/F 16TH MADISON, LLC.
BLOCK 7102 LOT 6
N/F 16TH STREET 207, LLC.
BLOCK 7102 LOT 8
N/F 15TH STREET JERSEY, LLC.
BLOCK 7102 LOT 9
N/F FERNANDES, ADOPHUS AND JENNIFER
1 STORY MASONRY GARAGE
BUILDING HEIGHT = 10.6 FEET
3 OVERHEAD DOORS
4 STORY BRICK MULTI-FAMILY BUILDING
5 STORY BRICK MULTI-FAMILY BUILDING
2 STORY BRICK BUILDING
4 STORY BRICK BUILDING
ZONE AE (EL 9)
COMBINED MH RIM=5.96 INV=(-)1.45 (S) INV=0.56 (W) INV=(-)1.39 (N) INV=0.01 (E)
STORM MH RIM=5.73 INV=1.78 (SW) INV=0.53 (SE)
STORM MH RIM=5.61 WATER FILLED
COMBINED MH RIM=6.16 DEBRIS FILLED
'B' INLET GR=5.61 INV=2.18
'B' INLET GR=5.58 INV=2.27
'B' INLET GR=5.65 INV=2.75
'B' INLET GR=5.68 INV=2.51
COMBINED MH RIM=7.80 (3) INV=(-)1.62 (S) INV=(-)1.49 (N)
COMBINED MH RIM=7.85 INV=(-)0.63 (W) INV=(-)1.08 (SE)
COMBINED MH RIM=6.11 INV=(-)1.44 (S) INV=(-)1.58 (N) INV=(-)0.24 (SE)
ROOF DRAIN
COMBINED MH RIM=7.11 INV=(-)1.34 (S) INV=(-)1.21 (N)
COMBINED MH RIM=6.57 INV=(-)0.88 (W) INV=(-)0.96 (E)
COMBINED MH RIM=6.27 INV=(-)0.88 (W) INV=(-)1.14 (E)
COMBINED MH RIM=7.68 CAR PARKED OVER MH
COMBINED MH RIM=6.84 INV=0.46 (W) INV=1.35 (NW) INV=0.39 (E)
COMBINED MH RIM=7.22 INV=0.70 (W) INV=0.63 (E) INV=2.21 (S) INV=2.29 (SW)
COMBINED MH RIM=7.80 INV=0.25 (W) INV=0.15 (E)
COMBINED MH RIM=8.32 INV=(-)1.51 (W) INV=(-)0.50 (NW)
'B' INLET GR=7.94 INV=4.29
(3) INV=(-)1.71 (N) INV=(-)1.79 (S)
'B' INLET GR=6.36 BELL COVER
'B' INLET GR=6.53 INV=4.00 (NW) INV=4.22 (NE)
'B' INLET GR=7.51 BELL COVER
U/P 70849 W/ SOLAR PANEL
U/P 72039
U/P 22391
U/P 71760
U/P 36836
U/P 63421
U/P 70925
U/P 70926
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL
FLAG POLE
GAS METER
FIRE HYDRANT
TD MH RIM 7.53
TD MH RIM 8.01
PS MH RIM 7.88
DETECTABLE WARNING SURFACE
BLUESTONE CURB
CONCRETE WALK
IRON FENCE
CHAIN LINK FENCE
WOOD SHADOWBOX FENCE
BROWNSTONE STEPS (TYP.)
BROWNSTONE STEPS TO BASEMENT
METAL FIRE ESCAPE
METAL FIRE ESCAPE STAIRS
METAL STAIRS AND PLATFORM
CONCRETE STAIRS TO BASEMENT
BRICK & MASONRY PORCH & STEPS
BOLLARD (TYP.)
BOLLARDS
A/C UNIT ON CONC. PAD
A/C UNITS ON CONC. PADS
CONC. PAD
ELECTRIC SHUTOFFS & JUNCTION BOX
F.O. CONNECTION CONCRETE PAD ELECTRIC TRANSFORMER CABINETS
YARD DRAIN GRATE
YARD DRAIN
PLASTIC SHEDS
CELLAR DOOR
1ST. & 2ND. FLOOR FRAME OVERHANG
GENERATOR ON CONC. SLAB
GENERATOR GAS SUPPLY LINE
ASPHALT PAVEMENT
ASPHALT PARKING LOT
CONCRETE PAD
CONCRETE WALK
GRASS AREA
FENCE CORNER 0.6' WEST & 0.1' SOUTH
FENCE CORNER 0.4' EAST & 4.7' SOUTH
FENCE 1.1' EAST
FENCE 0.1' EAST
FENCE CORNER 0.1' WEST
FENCE 0.6' WEST
FENCE ON LINE
BUILDING ON LINE
DEPRESSION IN GRASS AREA (NOT A BODY OF WATER)
66' STEEL OUTFALL
12" VCP
15" VCP
15" RCP
24" VCP
6" WATER
WV
GV
GAS
HYD
TC 6.10 BC 6.01
TC 6.34 BC 6.30
TC 6.06 BC 5.98
TC 5.95 BC 5.87
TC 6.22 BC 5.92
TC 6.24 BC 5.88
TC 6.99 BC 6.61
TC 7.50 BC 7.15
TC 7.28 BC 6.85
TC 9.33 BC 8.99
TC 7.50 BC 7.15
TC 7.76 BC 7.41
TC 6.79 BC 6.46
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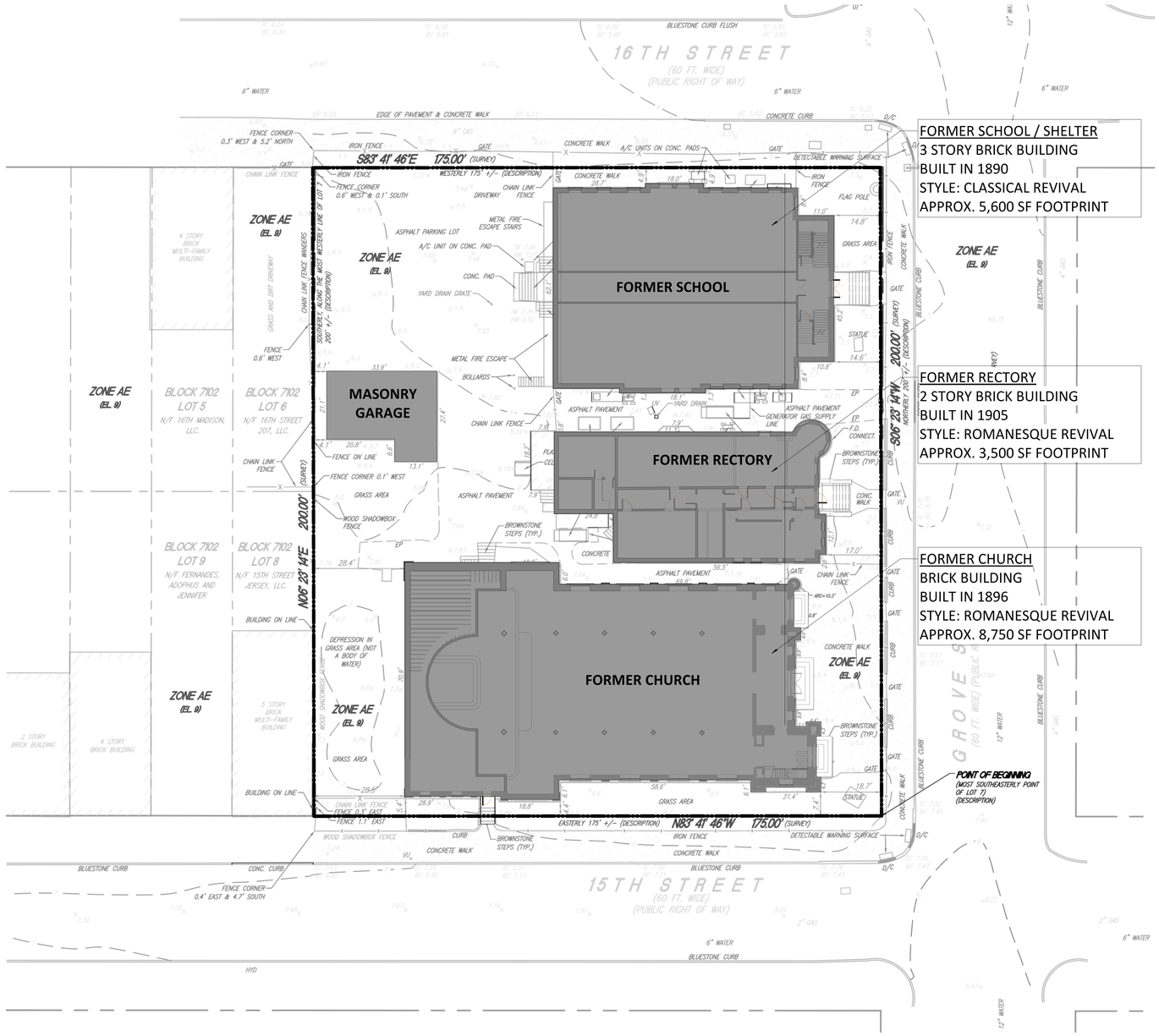
THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE



FORMER SCHOOL / SHELTER
3 STORY BRICK BUILDING
BUILT IN 1890
STYLE: CLASSICAL REVIVAL
APPROX. 5,600 SF FOOTPRINT

FORMER RECTORY
2 STORY BRICK BUILDING
BUILT IN 1905
STYLE: ROMANESQUE REVIVAL
APPROX. 3,500 SF FOOTPRINT

FORMER CHURCH
BRICK BUILDING
BUILT IN 1896
STYLE: ROMANESQUE REVIVAL
APPROX. 8,750 SF FOOTPRINT

TRUE NORTH

0 8'-0" 16'-0" 32'-0"

A1 / AS103 **EXISTING FLOOR PLAN - LEVEL 1** — 1/16" = 1'-0"

EXISTING PROPERTY DESCRIPTION

BASED ON " ST. LUCY'S REDEVELOPMENT 613 GROVE STREET JERSEY CITY, NJ, HISTORICAL OVERVIEW AND NARRATIVE DESCRIPTION OF WORK" PREPARED BY HERITAGE CONSULTING GROUP DATED FEBRUARY 21, 2020

THE PROPERTY CONSISTS OF THREE PRIMARY BUILDINGS: ST. LUCY'S FORMER CHURCH, FORMER RECTORY, AND FORMER SCHOOL.

OCCUPYING THE SOUTHERN PORTION OF THE SITE IS THE 1896 ROMANESQUE REVIVAL CHURCH, WHICH HAS BEEN VACANT SINCE THE 1980S. IN THE MIDDLE OF THE PARCEL IS THE 1905 ROMANESQUE REVIVAL RECTORY, AND AT THE CORNER OF GROVE AND 16TH STREETS IS THE 1890 CLASSICAL REVIVAL SCHOOL. BOTH THE RECTORY AND SCHOOL ARE UTILIZED AS A SHELTER, AND THE FACILITIES ARE INADEQUATE FOR CONTINUED USE. AT THE NORTHWEST IS A SURFACE PARKING LOT AND THE SOUTHWEST IS VACANT LAND WHERE THE 1897 CONVENT ONCE STOOD (DEMOLISHED C.1990).

DRAWING REFERENCES

1. ALTA / NSPS LAND TITLE SURVEY
   ISSUED BY DRESDNER ROBIN
   FOR 15TH AND GROVE JC, LLC &
   FOR SCHRODER TAFT-HARTLEY INCOME REIT LLC
   DATED 05/28/2021
2. THREE-DIMENSIONAL SCAN REVIT DIGITAL MODEL
   ISSUED BY REXIT TECHNOLOGY SERVICES LLC
   WWW.REXISTECHNOLOGY.COM
3. MVMK DRAWING SUBMISSION
   ISSUED BY MINERVINI VANDERMARK MELIA KELLY ARCHITECTURE & DESIGN (MVMK) FOR 15TH AND GROVE JC, LLC
   DATED 03/06/2020

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING BUILDING PLAN

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
AS103

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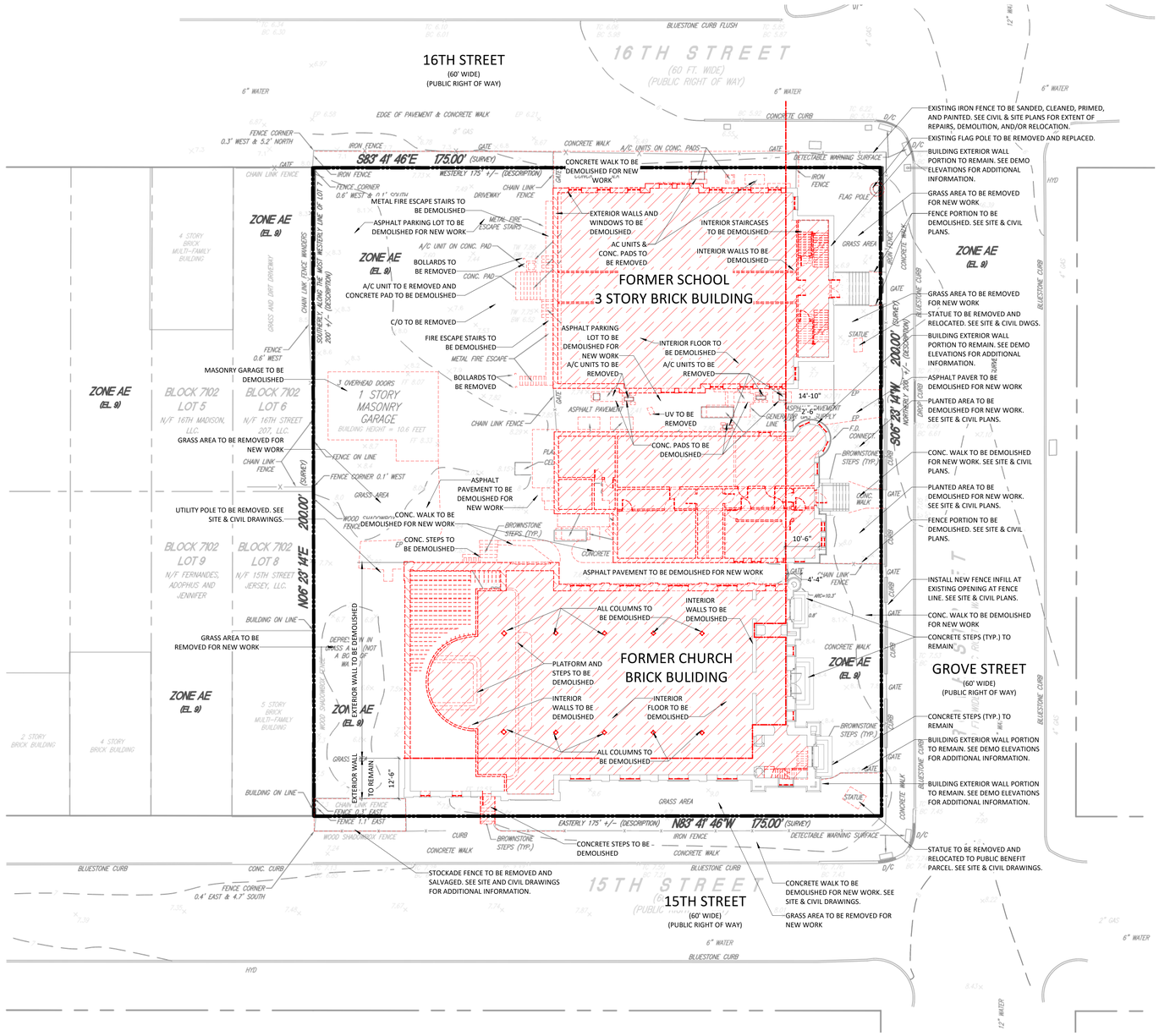
A B C D E

THE LINE SHOWN ABOVE IS 1/2" WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE.



NOTE: SEE SITE AND CIVIL DRAWINGS FOR EXTENT OF SITE DEMOLITION.

0 8'-0" 16'-0" 32'-0"

1/16" = 1'-0"

A1 / AS104 **DEMOLITION PLAN- LEVEL 01**

LEGEND- DEMO PLANS

BUILDING ELEVATIONS
A1 / Ax.xx
VIEW NUMBER
SHEET NUMBER

BUILDING SECTIONS
A2 / Ax.xx
A2 / Ax.xx
VIEW NUMBER
SHEET NUMBER

BUILDING ELEMENTS
STRUCTURE TO REMAIN
STRUCTURE OR SITE ELEMENT TO BE DEMOLISHED
SEPARATION LINE BETWEEN EXTERIOR WALLS TO BE DEMOLISHED AND EXTERIOR WALLS TO REMAIN

DEMOLITION SCOPE / KEY NOTE:

1. REMOVE INTERIOR PARTITIONS AS INDICATED. REMOVE FLOOR & WALL FINISHES - TYPICAL THROUGHOUT DOWN TO EXPOSED BARE STRUCTURE. REMOVE ALL ABANDONED EQUIPMENT, FIXTURES, MATERIALS, AND DEBRIS. SEE AD900-AD921.
2. ENTIRE FLOOR SURFACE AND STRUCTURE TO BE DEMOLISHED AND CLEARED FOR NEW FOUNDATION AND FLOOR WORK, WHERE INDICATED.
3. ALL INTERIOR STAIRS TO BE DEMOLISHED AND CLEARED.
4. ALL INTERIOR DOORS, DOOR FRAMES, AND HARDWARE TO BE REMOVED.
5. SEE WINDOWS AND EXTERIOR DOOR TREATMENTS ON EXISTING ELEVATION AND DEMOLITION DRAWINGS. SEE NOTES ON AD900-AD921 FOR GENERAL DEMOLITION NOTES, AND SEE WINDOW AND DOOR SCHEDULE ON A1701-A1703.
6. REMAINING IRON FENCE INDICATED TO BE SALVAGED, RELOCATED, POLISHED, AND REPAINTED. SEE SITE AND CIVIL DRAWINGS.
7. SIDEWALK AND CURBS TO BE DEMOLISHED AND REPAVED.

EXISTING PROPERTY DESCRIPTION

BASED ON " ST. LUCY'S REDEVELOPMENT 613 GROVE STREET JERSEY CITY, NJ, HISTORICAL OVERVIEW AND NARRATIVE DESCRIPTION OF WORK" PREPARED BY HERITAGE CONSULTING GROUP DATED FEBRUARY 21, 2020

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   DATED 03/06/2020

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
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66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

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1 EVERTRUST PLAZA, SUITE 901
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99 MORRIS AVE. SUITE 302
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21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

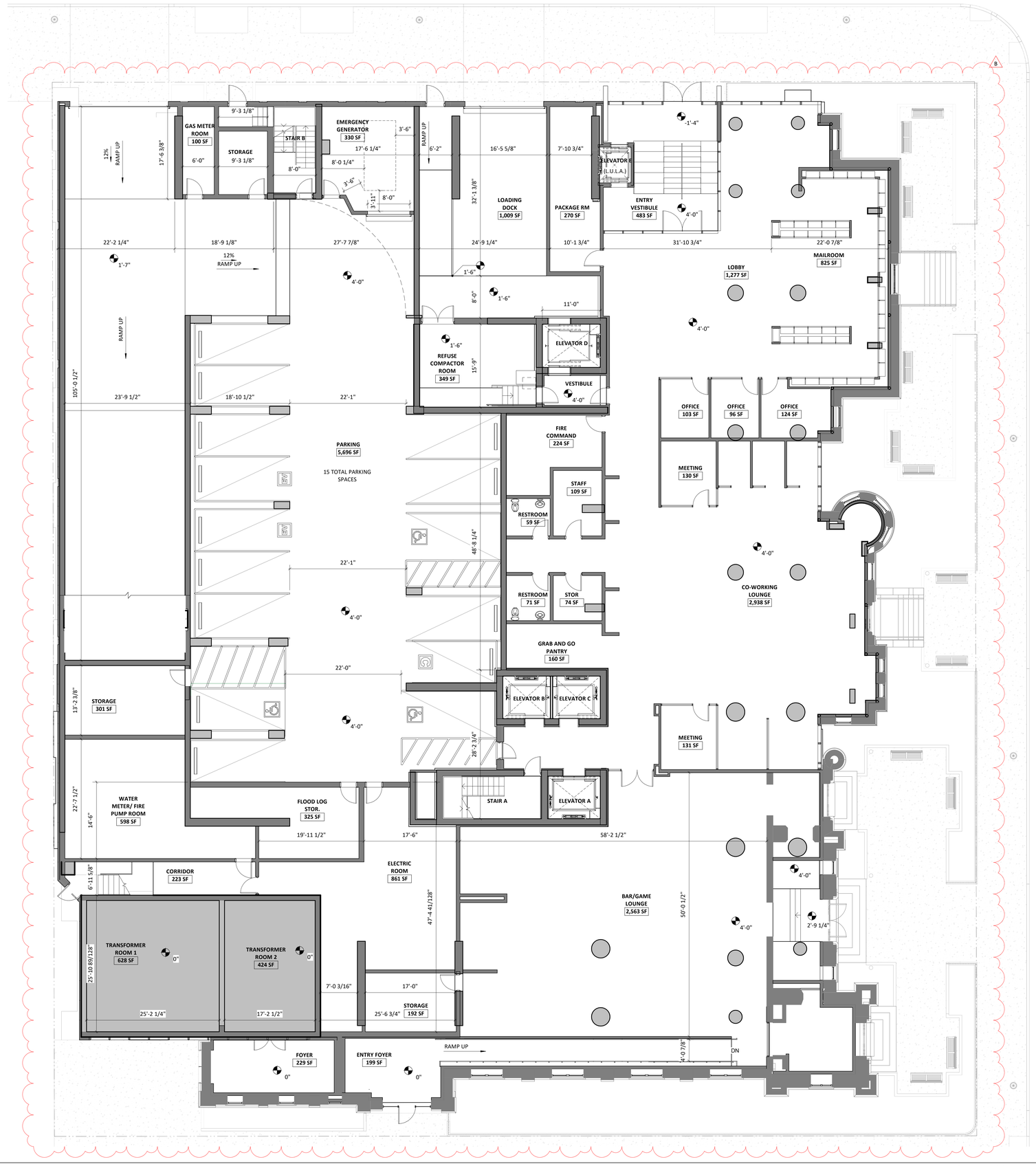
Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
DEMOLITION PLAN

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
AS104

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE



UNIT BREAKDOWN

Floor	GFA	COMMON AREA	AMENITY	NET RESIDENTIAL	STUDIO	1 BDRM	2 BDRM	3 BDRM	UNIT COUNT	PARKING SPACE	PARKING SF
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.							SQ. FT.
1	28,423	1,570	8383.37							15	9433.74
1M	15,270	775	1841.28							11	8144.1
2	26,877	153								64	24009.73
3	26,394	153								65	24009.73
4	26,394	153								67	24009.73
5	21,296	1,738	942	16,859	9	12	1	0	22		
6	23,076	1,655		19,943	8	11	3	1	23		
7	23,104	1,655		19,978	8	11	3	1	23		
8	22,292	1,655	2194	16,465	10	9	1	1	21		
9	22,475	1,655		19,429	10	11	3	0	24		
10	22,645	1,655		19,598	10	11	3	0	24		
11	22,800	1,655		19,753	10	12	2	0	24		
12	22,941	1,655		19,894	10	12	2	0	24		
13	23,068	1,655		20,022	10	14	1	0	25		
14	23,181	1,655		20,135	10	14	1	0	25		
15	23,085	1,655		20,082	10	14	1	0	25		
16	23,196	1,655		20,194	10	14	1	0	25		
17	23,294	1,655		20,291	10	14	1	0	25		
18	23,377	1,655		20,374	10	14	1	0	25		
19	23,446	1,655		20,399	10	14	1	0	25		
20	23,446	1,655		19,012	8	14	1	0	23		
21	17,820	1,773	2,484	11,776	7	9	1	0	17		
22	18,524	1,655		15,490	8	13	1	0	22		
23	18,524	1,655		15,489	8	13	1	0	22		
ROOF	18,524								0		
									0		
Totals	563,472	34,442	15844.65	355183.21	176	236	29	3	444	222	89,607
Unit Break Down						40%	53%	7%	1%		

	Affordable Units	STUDIO	1 BDRM	2 BDRM	3BDRM	TOTAL
5		0	1	0	0	1
6		0	0	2	1	3
7		0	0	2	1	3
8		0	1	1	1	3
9		0	1	1	0	2
10		0	0	1	0	1
11		0	0	0	0	0
TOTAL		0	3	7	3	13
		0%	23%	54%	23%	

PARKING	TYPE	FACTOR	SPACES
	RESIDENTIAL	0.5 PER UNIT	222
	PUBLIC BENEFIT	PER 1000 0.5 SF	2
	EXTRA SPACES		0

FREESTANDING VERTICAL BIKE RACKS

PARKIT BIKE RACKS

DOUBLE-STACK BIKE STORAGE RACKS - 10 BIKE CAPACITY SPECIFICATIONS

TOTAL WEIGHT: 173 lbs

NOTES: 1) Minimum Ceiling Height 8'0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 01

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A201

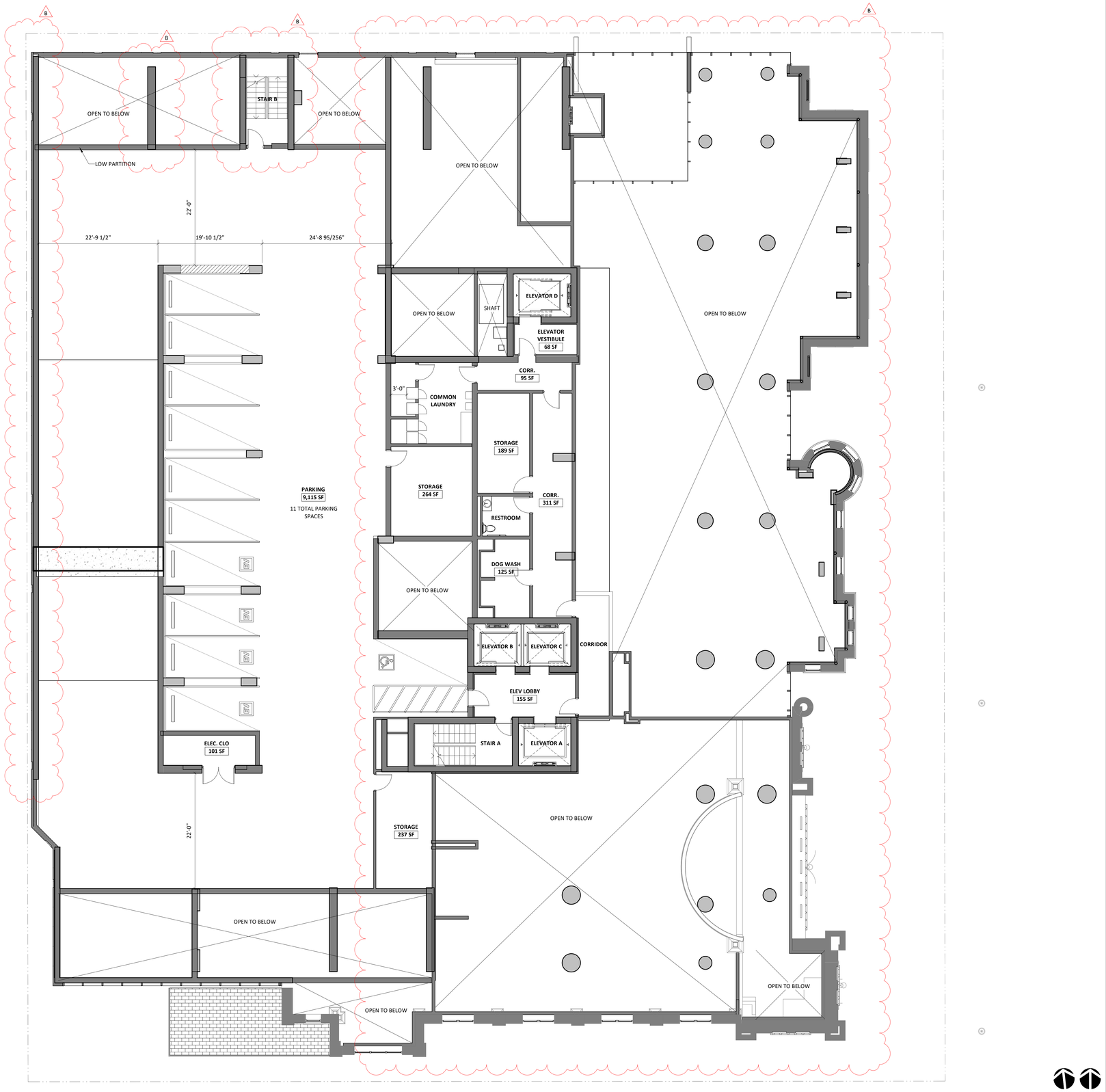
TRUE NORTH
PROJECT NORTH

A1 / A201 FLOOR PLAN- LEVEL 01

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE



A1 / A202 **FLOOR PLAN- LEVEL 1M**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
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211 SOMERVILLE ROAD
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(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

FLOOR PLAN- LEVEL 1M

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A202

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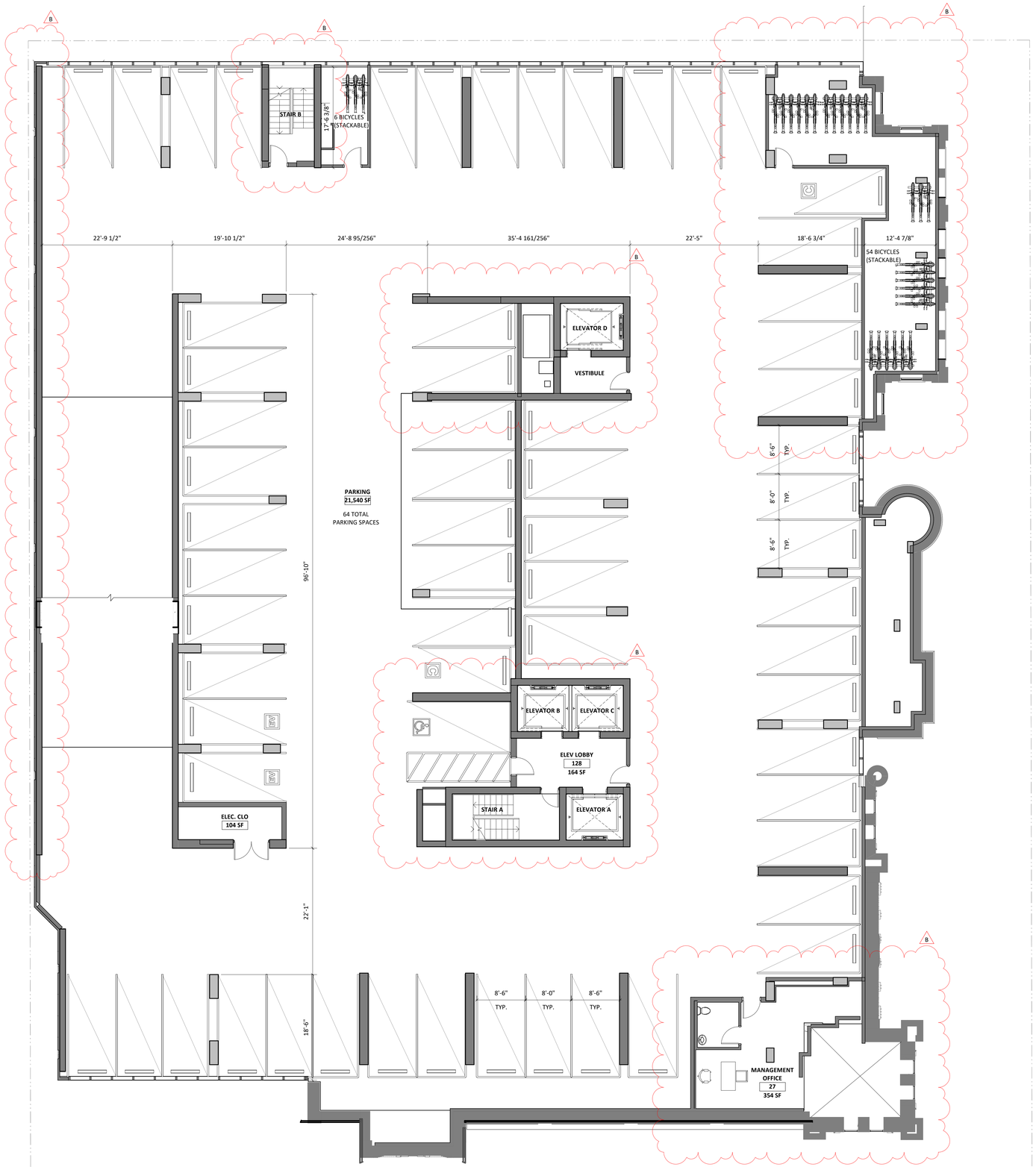

TRUE NORTH PROJECT NORTH

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

A1 / A203 FLOOR PLAN- LEVEL 02

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 02

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A203

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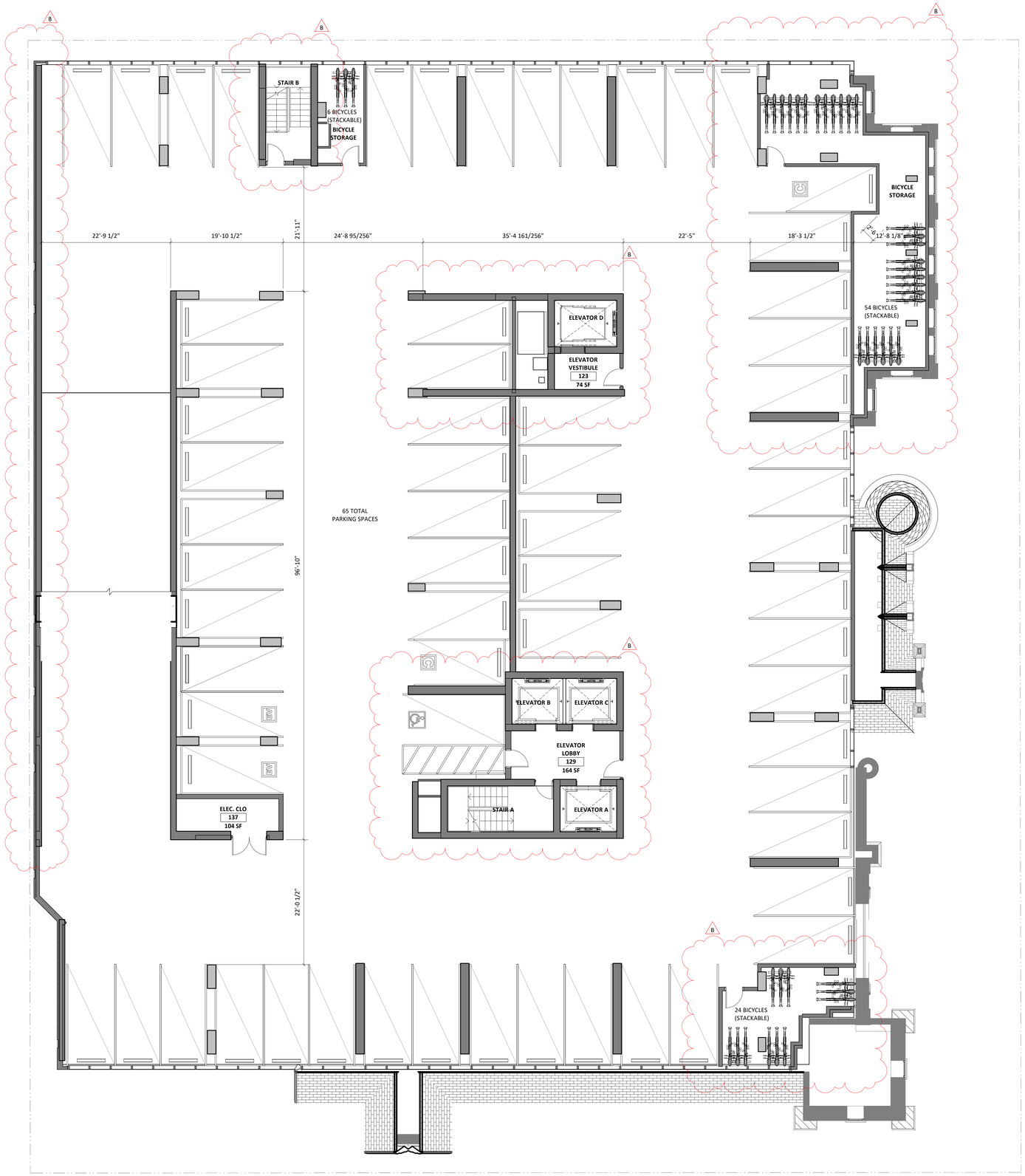

TRUE NORTH PROJECT NORTH

0 4'-0" 8'-0" 16'-0"

A1 / A204 FLOOR PLAN- LEVEL 03

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 03

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A204

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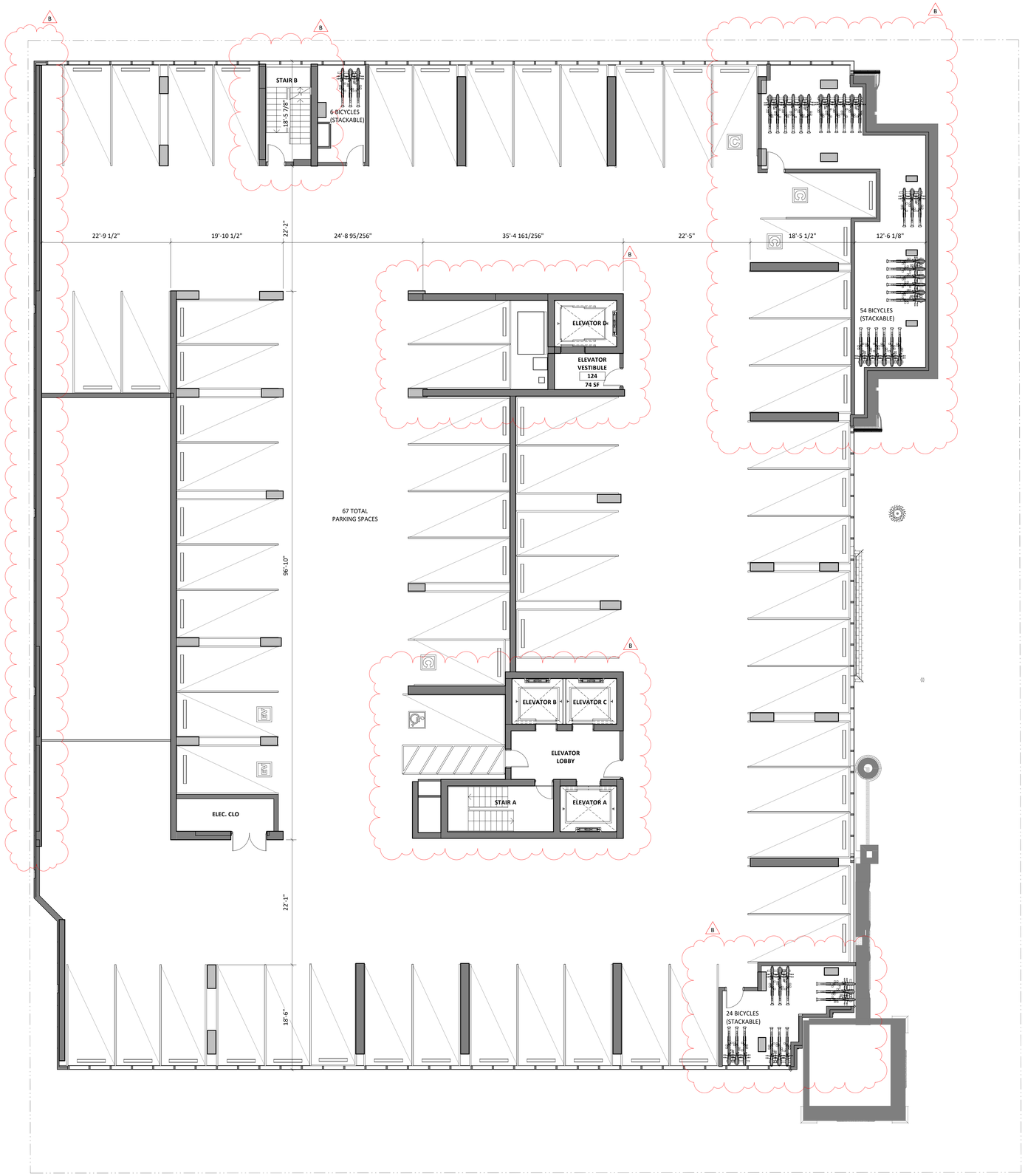

TRUE NORTH PROJECT NORTH

A1 / A205 **FLOOR PLAN- LEVEL 04**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

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341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

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15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 04

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A205

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH PROJECT NORTH

A1 / A206 **FLOOR PLAN- LEVEL 05**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

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o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 05

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A206

1 2 3 4 5 6



A1 A207 FLOOR PLAN- LEVEL 06

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

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BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

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(212) 343-8400

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FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

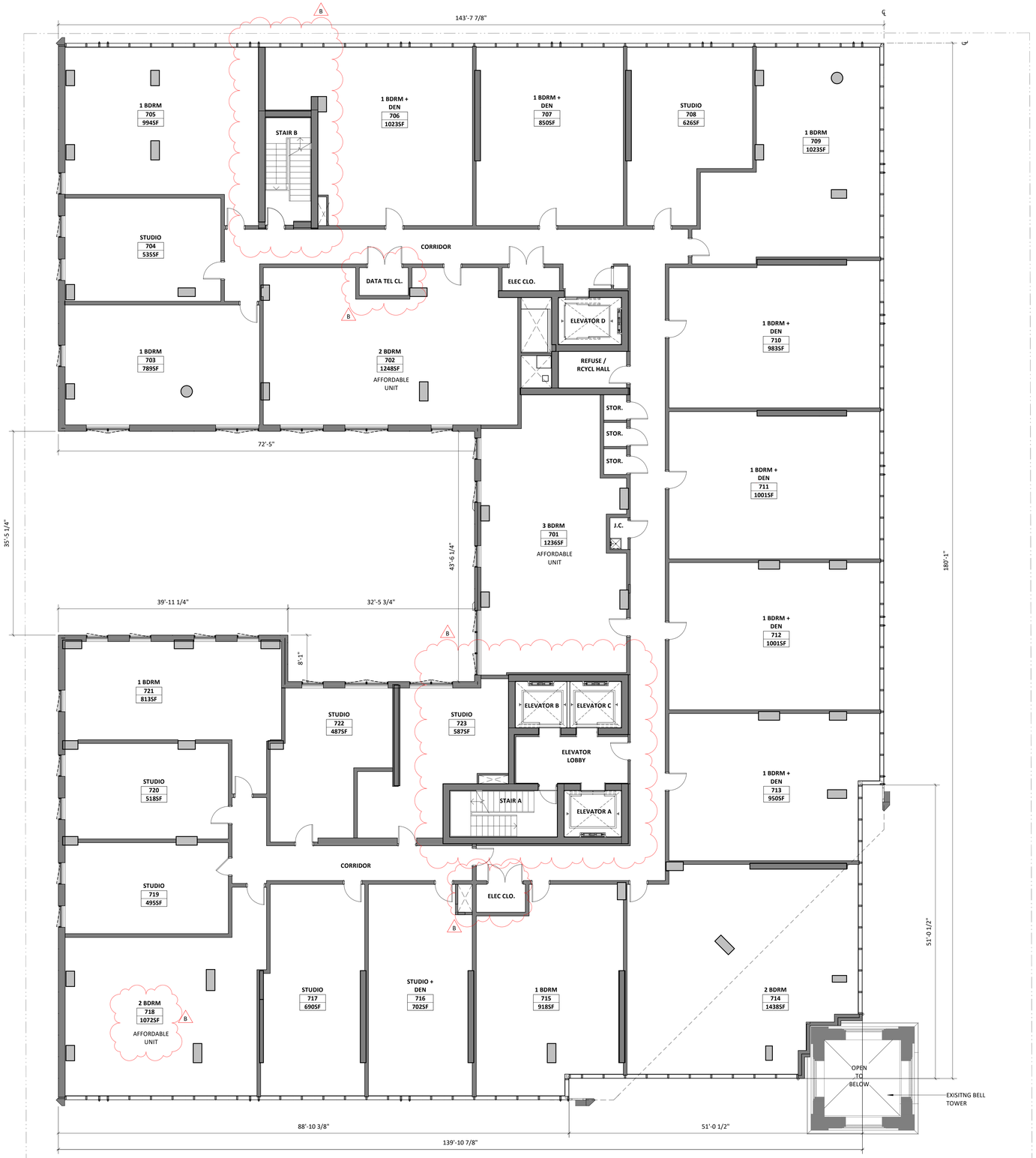
PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 06

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A207



A1 / A208 **FLOOR PLAN- LEVEL 07**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

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341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 07

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A208

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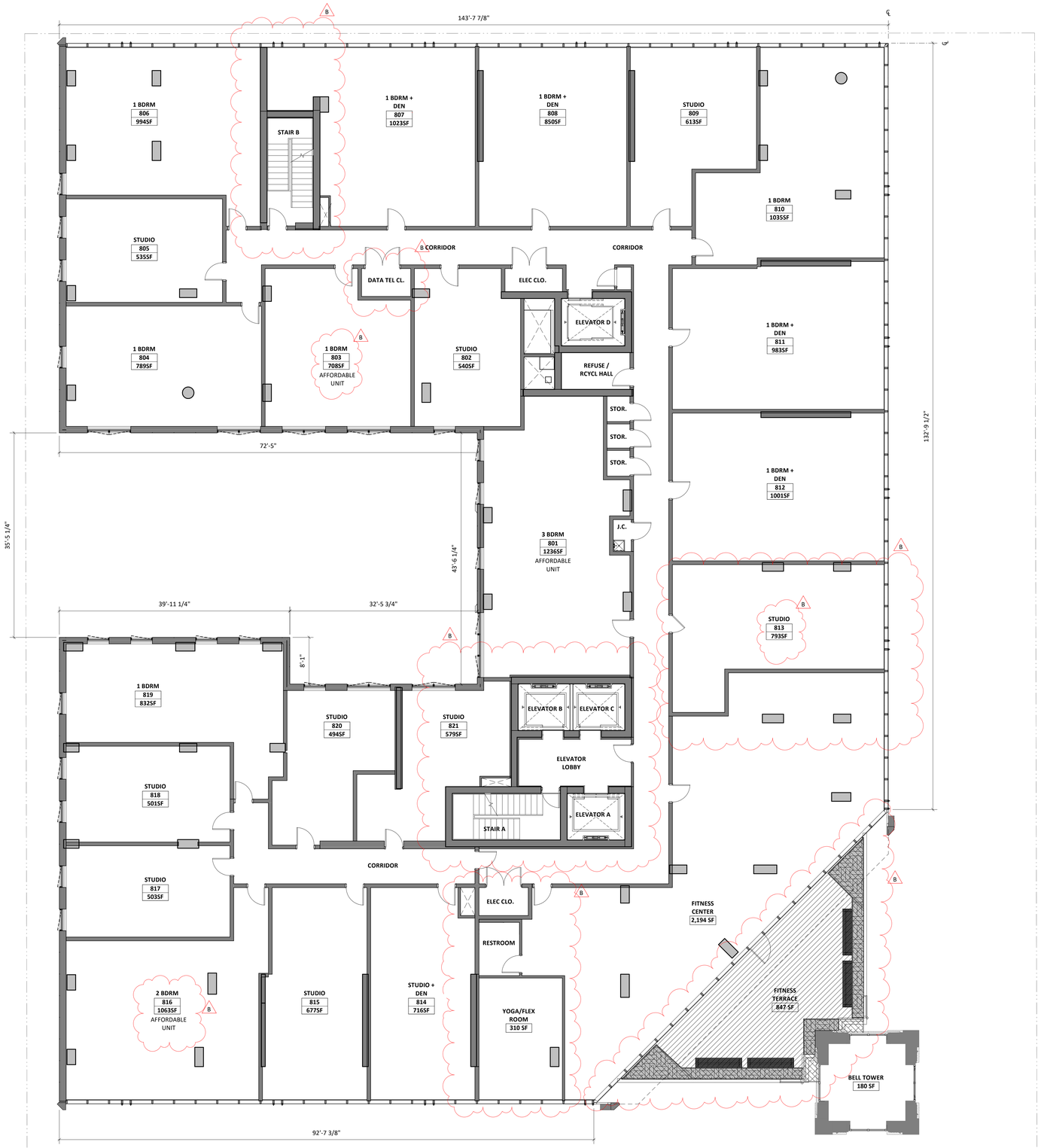

TRUE NORTH PROJECT NORTH

A1 / A209	FLOOR PLAN- LEVEL 08	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

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NEW YORK, NEW YORK 10004
(212) 343-8400

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FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

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15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

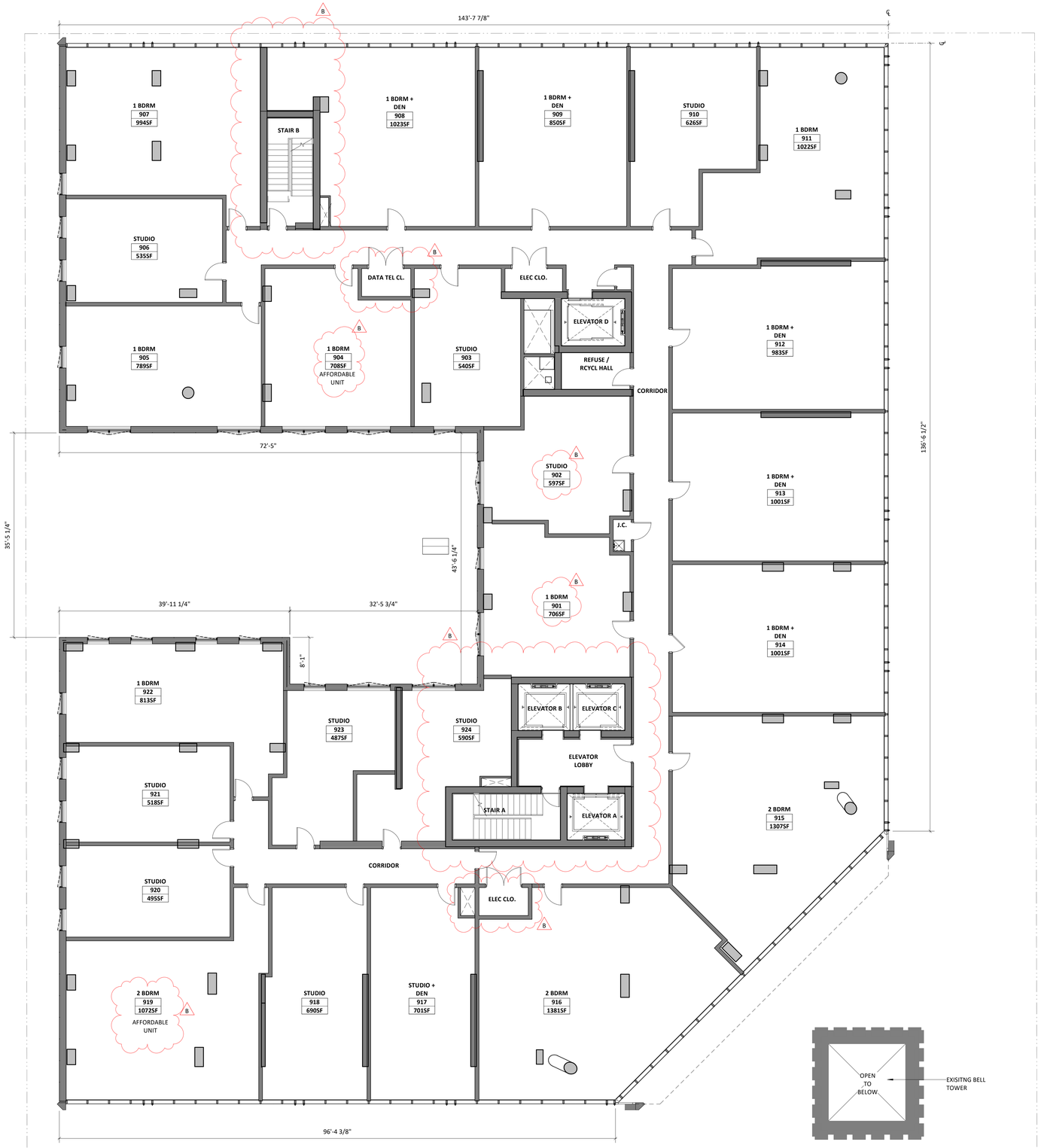
Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 08

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A209

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A210 **FLOOR PLAN- LEVEL 09**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

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o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY · JOSE I. CARBALLO · 9174 · REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 09

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A210

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

0 4'-0" 8'-0" 16'-0"

A1 / A211 **FLOOR PLAN- LEVEL 10** — 1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

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o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

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JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
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9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 10

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A211

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE



A1 / A212 **FLOOR PLAN- LEVEL 11**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

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o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
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EXTERIOR LIGHTING DESIGN
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

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JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
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A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

FLOOR PLAN- LEVEL 11

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A212



A1 / A213 **FLOOR PLAN- LEVEL 12**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

FLOOR PLAN- LEVEL 12

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A213

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

0 4'-0" 8'-0" 16'-0"

A1 / A214 **FLOOR PLAN- LEVEL 13** — 1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY · JOSE I. CARBALLO · 9174 · REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 13

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A214

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A215	FLOOR PLAN- LEVEL 14	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 14

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A215

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAPER SIZE



TRUE NORTH PROJECT NORTH

A1 / A216 **FLOOR PLAN- LEVEL 15**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY · JOSE I. CARBALLO · 21A800917400 · REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 15

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A216

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A217	FLOOR PLAN- LEVEL 16	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 16

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A217

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE



A1 / A217 **FLOOR PLAN- LEVEL 16**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

FLOOR PLAN- LEVEL 16

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A217

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A219	FLOOR PLAN- LEVEL 18	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 18

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A219

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A220	FLOOR PLAN- LEVEL 19

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

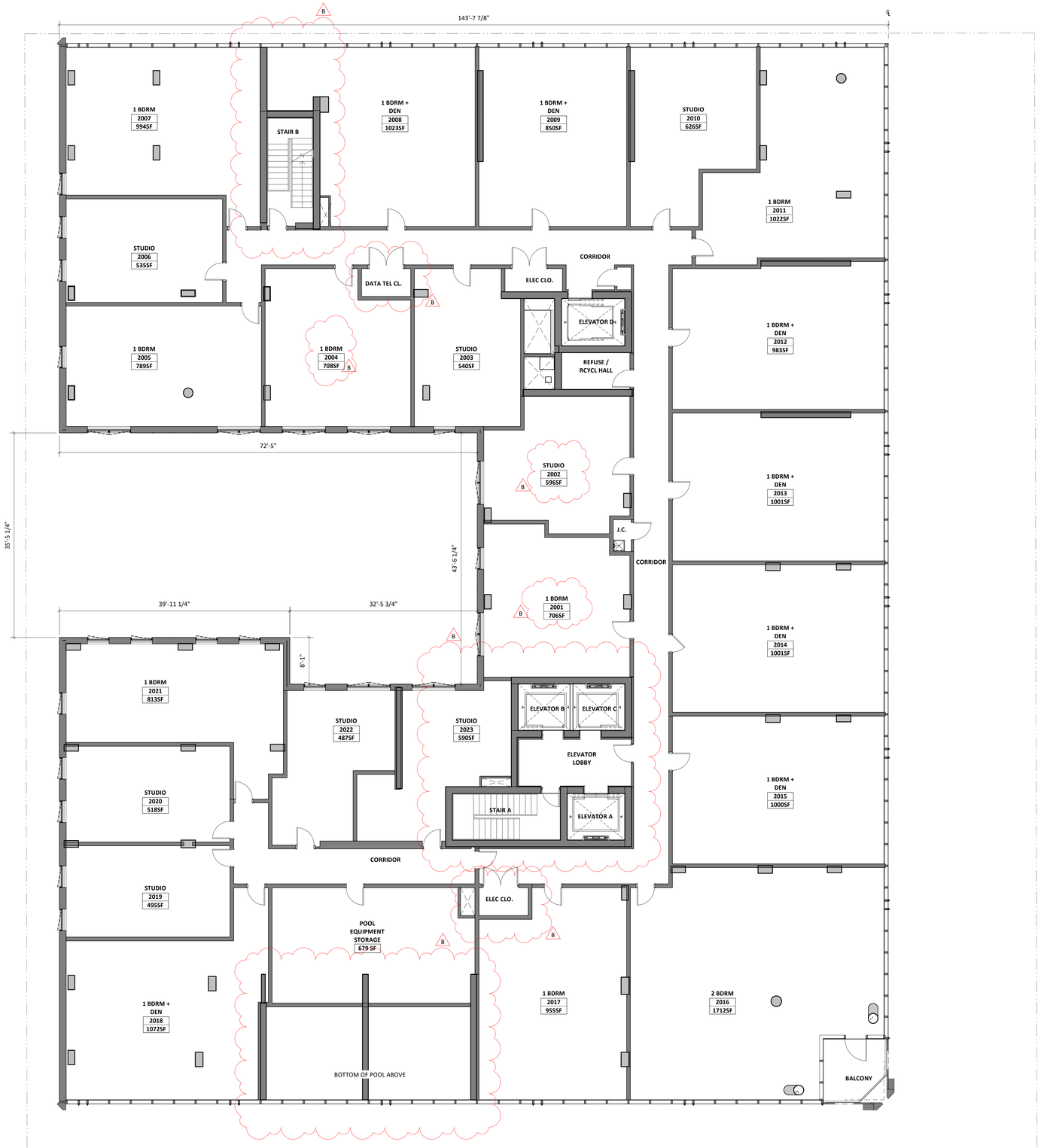
Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 19

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A220

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A221	FLOOR PLAN- LEVEL 20	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 20

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A221



A1 A222 **FLOOR PLAN- LEVEL 21**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

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619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

FLOOR PLAN- LEVEL 21

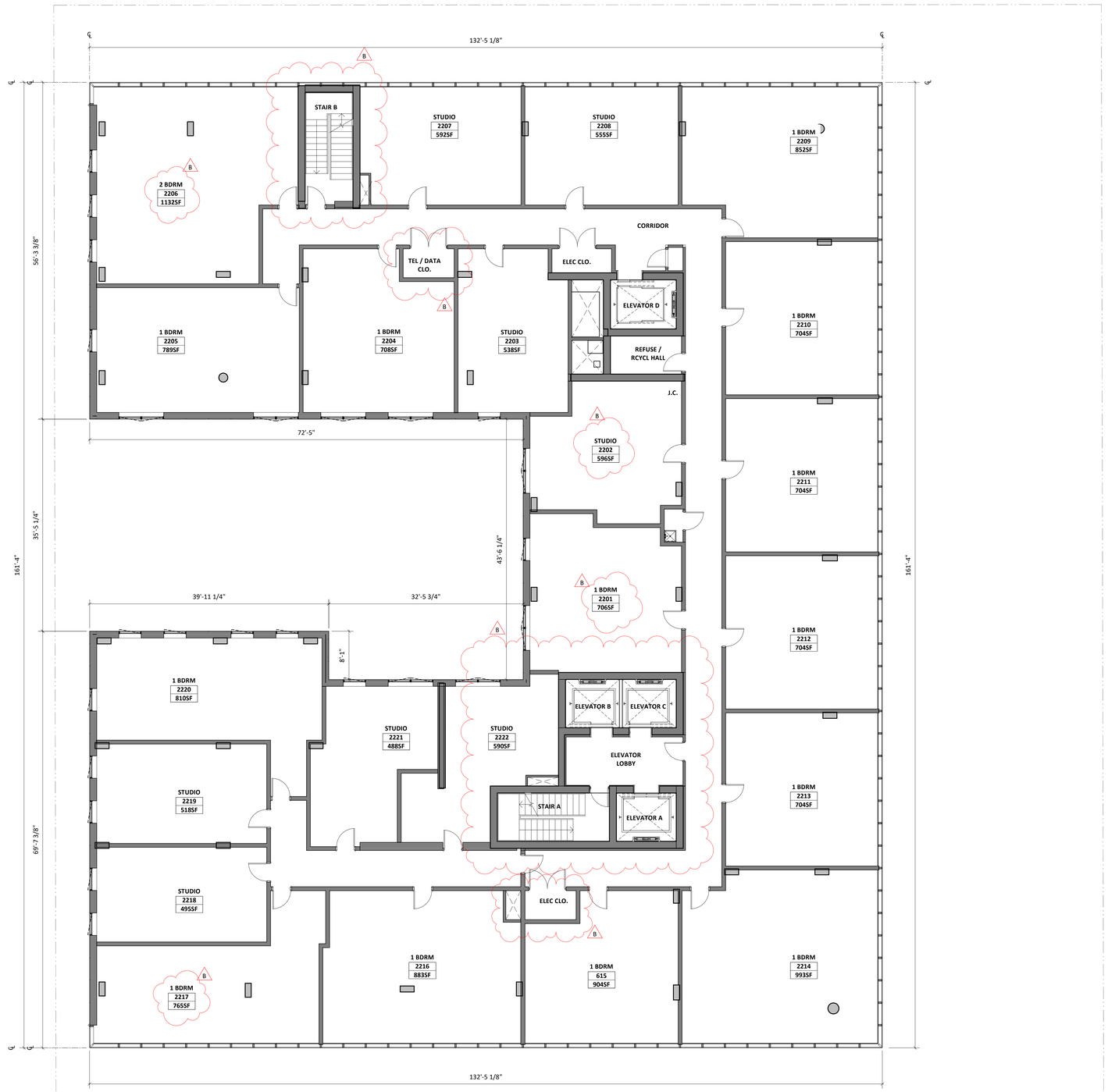
ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A222

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAPER SIZE



TRUE NORTH | PROJECT NORTH

A1 / A223	FLOOR PLAN- LEVEL 22	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 22

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A223

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

A1 / A224 FLOOR PLAN- LEVEL 23

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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JOSE I. CARBALLO
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REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

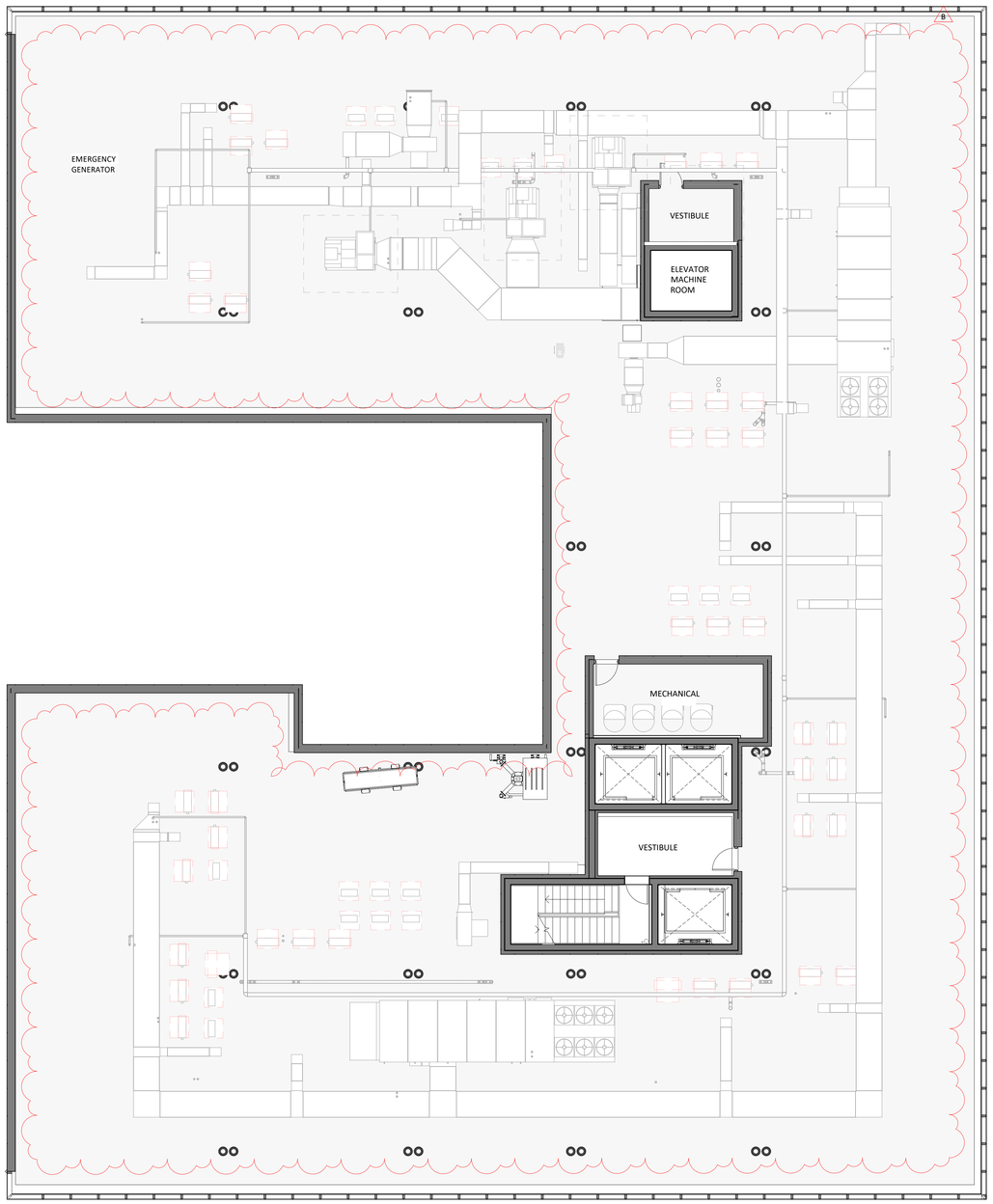
Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
FLOOR PLAN- LEVEL 23

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A224

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL IMAGE SIZE



TRUE NORTH | PROJECT NORTH

A1 / A2R0 **ROOF BULKHEAD PLAN**

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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9174
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21A800917400

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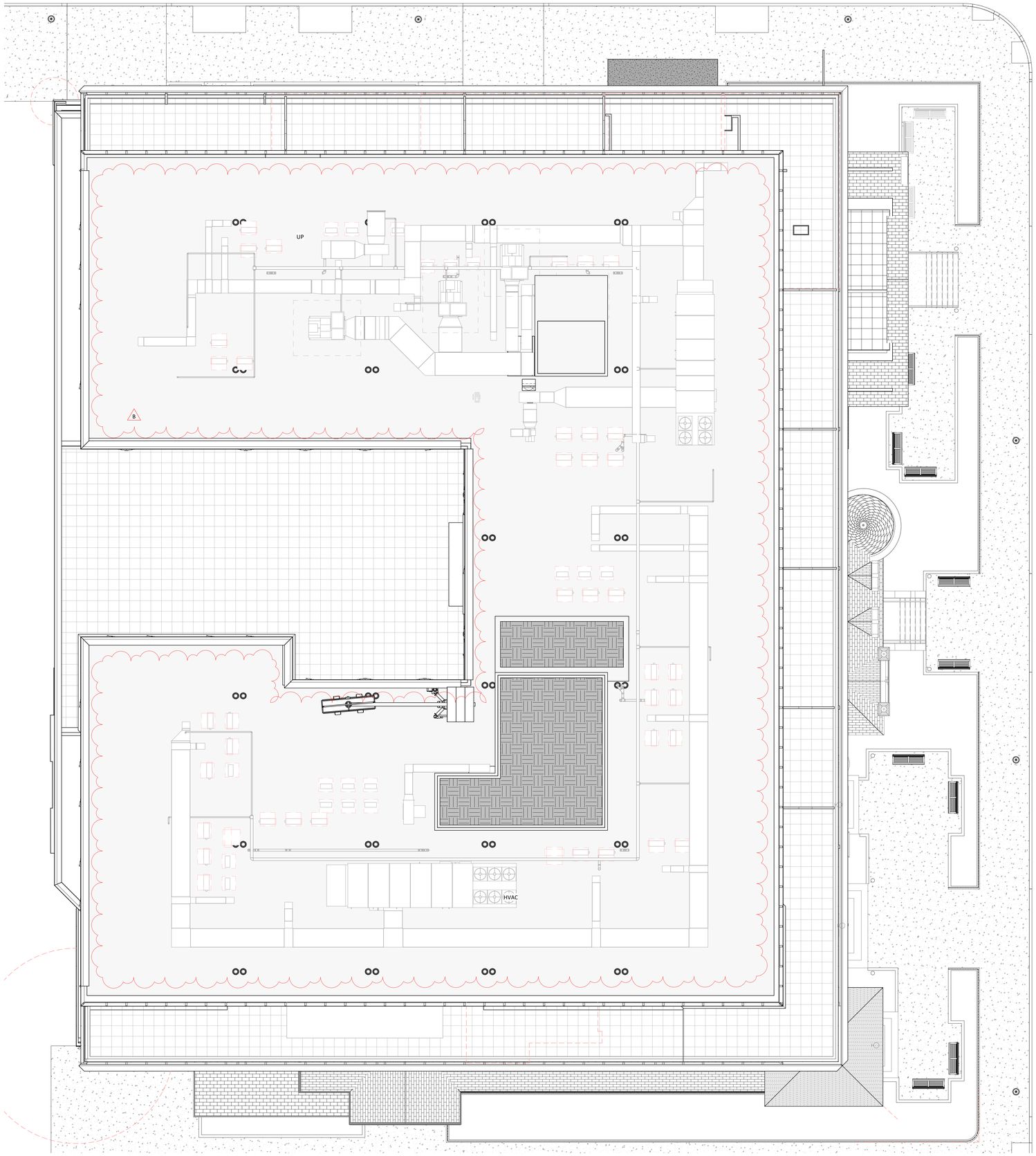
ROOF BULKHEAD PLAN

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A2R0

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE



TRUE NORTH
PROJECT NORTH

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A1 / A2R1 ROOF PLAN

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SHEET NAME:
ROOF PLAN

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A2R1

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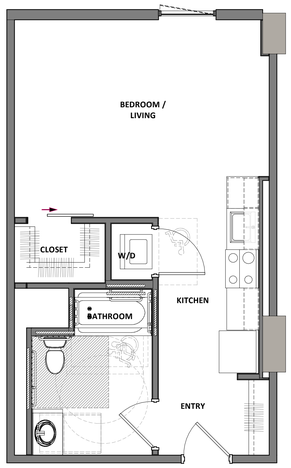
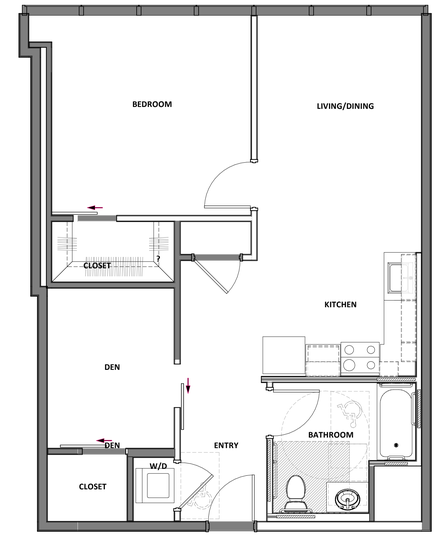
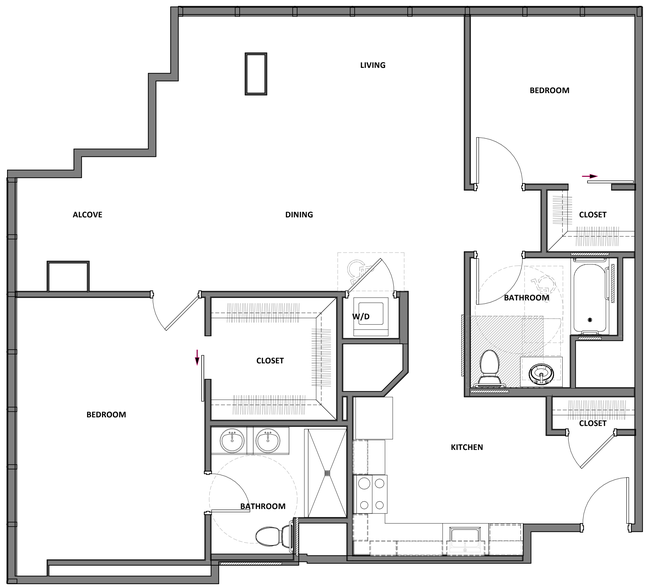


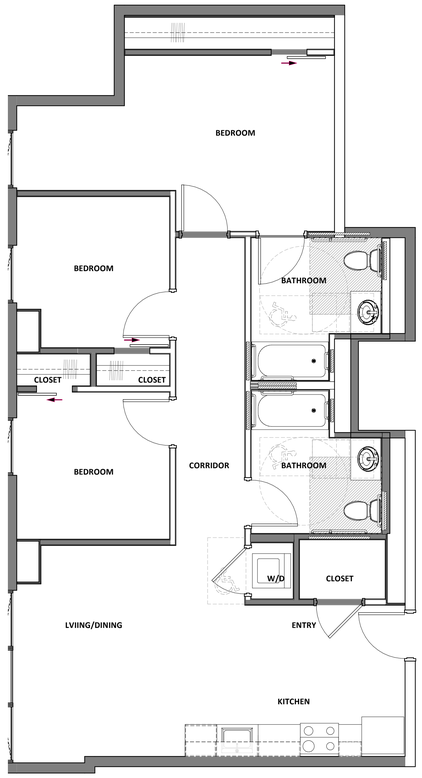
D2 / A701 **UNIT TYPE S5 (TYPICAL STUDIO)** 0 2'-0" 4'-0" 8'-0" **1/4" = 1'-0"**



D4 / A701 **UNIT TYPE A8 (TYPICAL 1 BEDROOM + DEN UNIT)** 0 2'-0" 4'-0" 8'-0" **1/4" = 1'-0"**



A1 / A701 **UNIT TYPE B4 (TYPICAL 2 BEDROOM UNIT)** 0 2'-0" 4'-0" 8'-0" **1/4" = 1'-0"**



A4 / A701 **UNIT TYPE C1 (TYPICAL 3 BEDROOM UNIT)** 0 2'-0" 4'-0" 8'-0" **1/4" = 1'-0"**

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
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35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
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1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
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21A800917400

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PROJECT: 22219.01

△	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
TYPICAL UNIT PLANS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET: A701

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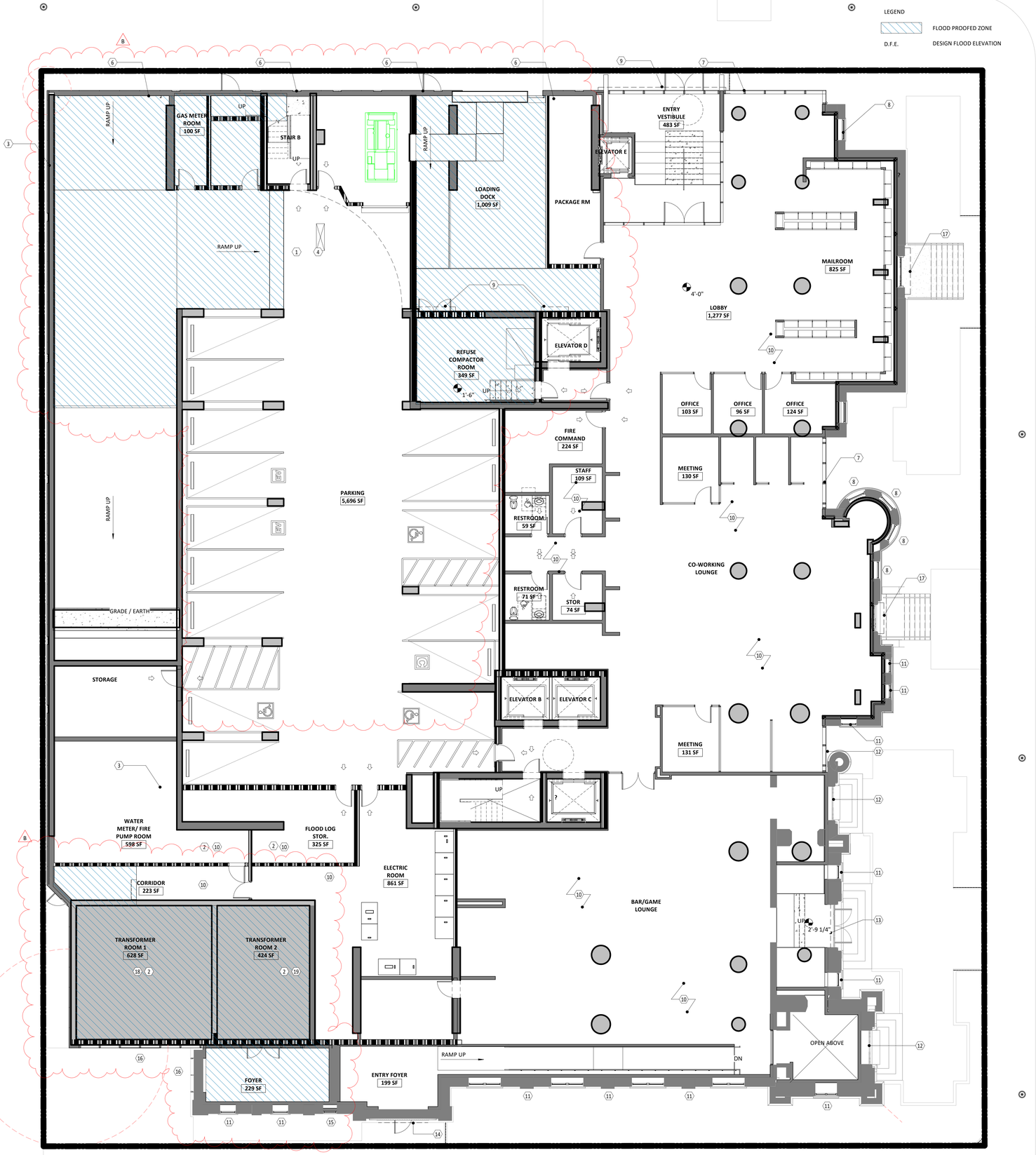
LEGEND

FLOOD PROOFED ZONE

D.F.E. DESIGN FLOOD ELEVATION



TRUE NORTH PROJECT NORTH

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE
1	TOTAL AREA OF GARAGE, LOADING DOCK AND REFUSE ROOM = 9746 S.F.
2	ELECTRIC, WATER METER/ FIRE PUMP ROOM FLOOD LOG AND TRANSFORMER ROOM = 2380 S.F.
2	ELECTRIC, WATER METER/ FIRE PUMP ROOM FLOOD LOG AND TRANSFORMER ROOM = 2742 S.F.
3	REINFORCED WALL DESIGN TO WITHSTAND FLOOD WATER UP TO DFE +12 NAVD
4	TOTAL NUMBER OF PARKING = 15 SPACES
5	TOTAL NUMBER OF PARKING = 11 SPACES
6	HOLLOW METAL LOUVER ; PROVIDE MIN. 65 S.F. (9291 SQ.IN.) OPENING BELOW D.F.E.
7	FLOOD RESISTANT GLASS UP TO D.F.E.
8	EXISTING WINDOW ABOVE D.F.E.
9	FLOOD LOGS INSTALLED AT DOORS UP TO D.F.E.
10	DRY FLOOD-PROOFED ZONE
11	EXISTING WINDOW SILL ABOVE D.F.E.
12	SLAB EDGE D.F.E. 12'-0"
13	FLOOD LOGS INSTALLED AT INTERIOR SIDE OF EXISTING DOORS , I FT. HIGH UP TO D.F.E.
14	FLOOD LOGS HIGH UP TO D.F.E.
15	NEW WINDOW SILL ABOVE D.F.E.
16	HOLLOW METAL LOUVER DOOR
16	OPEN AIR GATE WITH SELF-CLOSING HARDWARE AND LATCH
17	FLOOD LOGS INSTALLED AT EXTERIOR SIDE OF EXISTING DOOR , 2.5 FT. HIGH UP TO D.F.E.
18	TRANSFORMER ROOM 1 NET AREA: 633 S.F. REQUIRED DOOR OPEN AREA BELOW D.F.E. = 633 SQ IN. PROVIDED AT METAL LOUVER DOOR
19	TRANSFORMER ROOM 2 NET AREA: 427 S.F. REQUIRED DOOR OPEN AREA BELOW D.F.E. = 636 SQ IN. PROVIDED AT METAL LOUVER DOOR

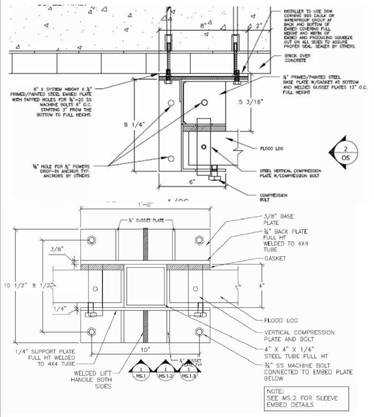
SMART VENT 1540-510
DUAL FUNCTION -
VENTILATION/FLOOD
PROTECTION
ENTERING FLOOD
ENTERING FLOOR WATER LIFTS
THE PATENTED INTERNAL FLOATS
WHICH UNLATCH AND ALLOW THE
DOOR TO ROTATE OPEN. THIS ALLOWS
THE FLOOD WATER TO AUTOMATICALLY
ENTER AND EXIT THROUGH THE FRAME
OPENING, RELEIVING TEH PRESSURE FROM
THE FOUNDATION WALLS



SMART VENT : FLOOD VENTS



FLOOD LOG BARRIER



FLOOD LOG DETAILS
SCALE: N.T.S.

PER FEMA TECHNICAL BULLETIN 1, OPENINGS IN FOUNDATION WALLS AND WALLS OF ENCLOSURES (2008), NON-ENGINEERED OPENING ARE OPENINGS THAT ARE USED TO SATISFY THE PRESCRIPTIVE REQUIREMENT THAT CALLS FOR 1 SQUARE INCH OF NET OPEN AREA FOR EACH SQUARE FOOT OF ENCLOSED AREA. A WIDE VARIETY OF OPTIONS ARE AVAILABLE TO SATISFY THE PERSPECTIVE REQUIREMENT. THE TERM " NET OPEN AREA" REFERS TO THE PERMANENTLY OPEN AREA OF A NON-ENGINEERED OPENING. THE NFIP REGULATIONS INDICATE THAT FLIGHT OPENINGS MAY BE EQUIPPED WITH COVERINGS OR DEVICE IS PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT A FLOOD WATERS. THE MEASUREMENT OF THE NET OPEN AREA MUST TAKE INTO CONSIDERATION ANY COVERINGS THAT HAVE SOLID OBSTRUCTIONS, SUCH AS GRILLS, FIXED LOUVERS OR FACE PLATES.

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A	2022.12.05	PB/HPC SUBMISSION
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SHEET NAME:
FLOOD MITIGATION PLAN

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A801

A1
A801
FLOOR PLAN- LEVEL 01 FLOOD MITIGATION PLAN

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

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GENERAL DEMOLITION & RENOVATION / RESTORATION NOTES

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS IMMEDIATELY IF FOUND.

2. ALL DIMENSIONS INDICATED ARE FROM FINISH FACE OF WALL UNLESS OTHERWISE NOTED (U.O.N.). GC TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD.

3. ALL SURFACES SHALL BE PROPERLY PREPARED TO RECIEVE NEW FINISH MATERIAL AS SCHEDULED OR OTHERWISE CALLED FOR ON THE PLANS. SEE HISTORIC PRESERVATION AND RENOVATION NOTES FOR ADDITIONAL INFORMATION.

4. GC TO COORDINATE EXTENT OF DEMOLITION/REMOVALS WITH INDICATED NEW CONSTRUCTION. GC TO CLEAN, REPAIR, PAINT, AND REFINISH REPAIRED OR REPLACED AREAS TO MATCH EXISTING ADJACENT FINISHES. AREAS DAMAGED OR EXPOSED DURING DEMOLITION TO BE REPAIRED AND/OR REPLACED TO MATCH QUALITY OF NEW WORK; GC TO COORDINATE NEWLY EXPOSED OR DAMAGED AREAS WITH ARCHITECT.

5. GC TO PROTECT ALL EXISTING-TO-REMAIN ELEMENTS FROM DAMAGE DURING REMOVAL OF EXISTING CONSTRUCTION AND DURING NEW CONSTRUCTION. AREAS DAMAGED OR EXPOSED DURING DEMOLITION TO BE REPAIRED AND/OR REPLACED TO MATCH QUALITY OF NEW WORK; GC TO COORDINATE NEWLY EXPOSED OR DAMAGED AREAS WITH ARCHITECT AND JERSEY CITY HPC.

6. GC TO SALVAGE PERCENTAGE OF EXISTING MATERIALS FOR USE IN FUTURE REPAIRS AND REPLACEMENT. PERCENTAGE REQUIRED TO BE DETERMINED BY FIELD ASSESSMENT OF EXTENT OF REPAIRS, REPLACEMENT, AND CLEANING BY ARCHITECT AND CONSULTANTS.

7. CLEAN DAMAGED STONE AND BRICK AREAS TO BE REPAIRED AND/OR REPOINTED WITH LOW PRESSURE WATER WASH (BELOW 200 PSI) AND ALLOW TO DRY THROUGHOUT BEFORE REPOINING OR REPAIR. GC TO COMPLY WITH PRESERVATION BRIEF #1.

8. SIZES, PROFILES, ETC OF MASONRY SHOWN IS APPROXIMATE. CONTRACTOR TO VERIFY IN THE FIELD.

9. CONFIRM SCOPE OF ALL REPAIRS WITH ARCHITECT PRIOR TO START OF WORK.

10. GC SHALL BE RESPONSIBLE FOR ALL DEMOLITION, SHORING, AND BRACING, CUTTING ETC REQUIRED TO PROVIDE COMPLETE REPAIRS FOR NEW WORK AS INDICATED.

11. MATERIALS SALVAGED FOR REINSTALLATION TO BE INSTALLED IN THE SAME LOCATION.

12. SALVAGE ITEMS SCHEDULED TO BE DEMOLISHED, RE-USED, OR TURNED OVER TO OWNER.

13. PROTECT ALL EXISTING FINISHES AND SURFACES SCHEDULED TO REMAIN. ALL EXISTING SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE GC AT THEIR OWN EXPENSE TO 'LIKE NEW' CONDITION. IT SHALL BE THE G.C.'S RESPONSIBILITY TO DOCUMENT ANY PRE-EXISTING DAMAGE AND NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.

14. NOTIFY ARCHITECT OF SCHEDULE FOR DEMOLITION SO THAT ARCHITECT CAN DOCUMENT HIDDEN CONDITIONS WIT HISTORIC SIGNIFICANCE PRIOR TO DEMOLITION. ARCHITECT WILL IDENTIFY CONDITIONS TO BE DOCUMENTED AT PRE-DEMOLITION CONFERENCE.

15. PROVIDE SELECTIVE DEMOLITION IN AREAS OF MATERIALS TO BE SALVAGED FOR REINSTALLATION.

16. PROVIDE SELECTIVE DEMOLITION FOR AREAS THAT REQUIRE PRESERVATION OF HISTORIC MATERIALS BEHIND DEMOLITION.

B 17. ALL PROPOSED PAINT COLORS AT THE FORMER CHURCH, RECTORY, AND SCHOOL BUILDING SHALL BE BASED ON HISTORIC SITE EVIDENCE.

REFERENCE

HISTORICAL OVERVIEW AND NARRATIVE OF DESCRIPTIVE WORK
BY HERITAGE CONSULTING GROUP
ORIGINALLY SUBMITTED MARCH 4, 2020 (REVISED MAY 8, 2020)

PRESERVATION BRIEF #1: ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS

PRESERVATION BRIEF #2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS

PRESERVATION BRIEF #7: THE PRESERVATION OF HISTORIC GLAZED ARCHITECTURAL TERRA-COTTA.

HPC RECOMMENDATION TO PB 07/02/2020

FORMER CHURCH

AT EXISTING-TO-REMAIN ELEVATIONS

MASONRY

EXISTING CONDITIONS TO BE ASSESSED IN THE FIELD TO IDENTIFY AREAS OF ATTENTION FOR REPLACEMENT, REPAIRS, AND CLEANING.
ALL MASONRY WORK TO FOLLOW SECRETARY OF THE INTERIOR'S GUIDELINES.
MASONRY TO-BE-RETAINED TO BE CLEANED, SPOT RE-POINTED, AND REPAIRED.

1. MASONRY CLEANING TO BE COMPLETED PER PRESERVATION BRIEF #1: ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.
2. MASONRY REPOINTING TO OCCUR WHERE MASONRY HAS DETERIORATED. REPOINTING TO USE PRODUCTS AND METHODS APPROPRIATE WITH HISTORIC MASONRY AND CONSISTENT WITH EXISTING APPEARANCE OF SURROUNDING HISTORIC MASONRY. REPOINTED AREAS TO MATCH EXISTING-TO-REMAIN AREAS.
3. WHERE MASONRY IS SIGNIFICANTLY DETERIORATED OR MISSING, SALVAGED MASONRY MATERIALS FROM DEMOLISHED PORTIONS OF THE BUILDING TO BE RECYCLED. NEW MASONRY MAY BE UTILIZED WHEN SALVAGED MASONRY IS UNSUITABLE OR UNAVAILABLE; NEW MASONRY TO CLOSELY MATCH THE APPEARANCE OF THE EXISTING TO REMAINING BRICK.
4. BRICK CORBELLING ON THE BELL TOWER TO BE CLEANED AND REPOINTED WITH THE SAME COLOR MORTAR AS PER PRESERVATION BRIEF #2.
5. TERRA COTTA MOLDING TO BE CLEANED AND REPOINTED, AS REQUIRED, WITH THE SAME COLOR MORTAR IN ACCORDANCE WITH PRESERVATION BRIEF #7: THE PRESERVATION OF HISTORIC GLAZED ARCHITECTURAL TERRA-COTTA.
6. STONE MASONRY TO BE CLEANED AND MORTAR JOINTS REPOINTED WITH THE SAME COLOR MORTAR AS PER PRESERVATION BRIEF #2.

NEW CONSTRUCTION IS PROPOSED TO ATTACH TO THE FORMER CHURCH WITH METAL STUDS ATOP A CONCRETE BEAM. ATTACHMENT WILL TAKE PLACE AT THE INTERIOR SIDE OF THE EXISTING-TO-REMAIN FACADE STRUCTURE. STRUCTURAL REINFORCMENT OF THE EXISTING FACADE WILL BE ENCLOSED FROM THE INTERIOR BY GYPSUM BOARD WALLS. DETAILED WALL SECTIONS OF THE PROPOSED CONNECTION BETWEEN THE HISTORIC FACADE AND NEW CONSTRUCTION ELEMENTS ARE INCLUDED ON WALL SECTION DETAIL DRAWINGS.

ENTRANCES

EXISTING ASHLAR STONE STEPS LEADING TO THE (3) MAIN ENTRANCES OF THE FORMER CHURCH TO REMAIN. CLEAN EXISTING STEPS, PER SECRETARY OF INTERIOR'S GUIDELINES. RAILINGS AT EXISTING STAIRS TO BE MAINTAINED.

B THE (3) EXISTING ENTRANCE DOORS AT GROVE STREET ELEVATION (EAST FACADE) TO BE STRIPPED, REPAIRED, REPAINTED IN A COMPATIBLE COLOR REFERENTIAL OF THE EXISTING CHURCH MILLWORK, AND REINSTALLED. CENTER ENTRANCE DOOR TO REMAIN OPERABLE. SIDE DOORS TO BE RETAINED IN A LOCKED AND CLOSED STATE.

AT THE CENTRAL ENTRY DOOR, A GLASS VESTIBULE WILL BE PROVIDED WITH A DOUBLE DOOR LEADING TO THE PROPOSED FIRST FLOOR LOBBY SPACE.

ALONG THE 15TH STREET ELEVATION (THE SOUTH FACADE), THE EXISTING MODERN DOOR, STAIRS, AND LANDING WILL BE REMOVED. A 1/1 WINDOW WILL BE INSTALLED AT THIS LOCATION TO ALIGN WITH THE ADJACENT WINDOWS. THE AREA BELOW THE NEW WINDOW WILL BE INFILLED WITH A RECESSED BRICK WALL AS A GESTURE TO THE LOCATION OF THE PREVIOUS DOOR.

AT THE REMAINING SOUTH FACADE OF THE FORMER CHURCH, AN EXISTING WINDOW AND THE MASONRY BELOW IT WILL BE REMOVED TO PROVIDE AN OPENING FOR A NEW DOOR AND CREATING AN AT-GRADE ENTRY TO THE FIRST FLOOR. AN ADA ACCESSIBLE DOOR WILL BE A SINGLE PANEL GLASS DOOR, FLANKED BY SIDELITES, WILL BE INSTALLED BENEATH A BRICK SPANDREL, SEPARATING THE NEW DOOR FROM THE WINDOW ABOVE.

AT THE REMAINING WEST FACADE OF THE FORMER CHURCH, A NEW OPENING WILL BE CREATED WITHIN THE EXISTING FACADE TO ACCOMODATE A DOUBLE DOOR TO THE PROPOSED TRANSFORMER ROOM FROM GRADE.

THE BRONZE LANTERNS AT THE GROVE STREET ENTRANCES WILL BE RETAINED.

AT EXISTING-TO-REMAIN ELEVATIONS

WINDOWS

HISTORIC STAINED GLASS WITH ICONOGRAPHY WAS REMOVED PREVIOUSLY BY THE CATHOLIC ARCHDIOCESE DURING DECONSECRATION OF THE FORMER CHURCH AND PRIOR TO THE SALE OF THE BUILDING TO THE APPLICANT.

NON-ICONOGRAPHIC EXTANT GLASS FROM NORTH AND WEST FACADES TO BE SALVAGED AND REPURPOSED FOR USE IN AREAS OF SOUTH AND EAST ELEVATIONS WHERE STAINED GLASS IS MISSING OR DAMAGED. NON-ICONOGRAPHIC EXTANT GLASS AT SOUTH AND EAST ELEVATIONS TO BE REPAIRED, REINSTALLED AND SUPPLEMENTED WITH SALVAGED STAINED GLASS FROM NORTH AND WEST FACADES.

B PROTECTIVE EXTERIOR STORM WINDOWS WILL BE INSTALLED AT THE STAINED GLASS.

NEW OPAQUE WINDOWS TO BE INSTALLED TO OBSCURE PARKING WHERE STAINED GLASS IS NOT REPAIRED OR REPLACED. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. ROSE WINDOW NEW LEADED GLASS / STAINED GLASS DESIGN TO BE COORDINATED BETWEEN OWNER, ARCHITECT, & HPC.

EXISTING VEGETATION AT THE ROSE WINDOW TO BE GENTLY REMOVED.

NEW WINDOWS WILL CLOSELY MATCH THE DIMENSION AND PROFILE OF THE EXISTING WINDOWS. EXISTING WINDOWS ARE IN VARYING STATES OF DISREPAIR AND ARE NOT SALVAGEABLE. ALL WINDOWS WILL BE REPLACED WITH COMPATIBLE WOOD WINDOWS, WITH EXISTING STAINED GLASS SALVAGED, REPAIRED, AND REUSED WHERE POSSIBLE.

B WINDOWS WILL BE PAINTED IN A HISTORICALLY COMPATIBLE COLOR TO MATCH THE MILLWORK THROUGHOUT THE FORMER CHURCH.

THE LOUVERED OPENINGS IN THE BELL TOWER WILL BE REPLACED BY NEW WOOD LOUVERS REFERENTIAL TO THE ORIGINAL DESIGN. STORM WINDOWS TO BE PROVIDED BEHIND NEW WOOD LOUVERS.

WINDOW DRAWINGS WILL BE SUBMITTED AS THE PROJECT ADVANCES.

CORNICE, GUTTER, & ROOF

B EXISTING WOOD CORNICE TO BE RETAINED, REPAIRED, AND REPAINTED IN A COMPATIBLE COLOR THAT MATCHES THE OTHERWOOD FEATURES AND MILLWORK ON THE FORMER CHURCH. REPLACEMENT MATERIALS TO BE IN-KIND AND TO CLOSELY MATCH THE PROFILE OF THE EXISTING, WHERE FOUND TO BE SIGNIFICANTLY DETERIORIATED.

EXISTING ROOF STRUCTURE TO BE REMOVED. EXISTING ROOF STRUCTURE IS NOT PERMITTED IN A TYPE 1A NON-COMBUSTIBLE BUILDING. THE LOWER PORTION OF THE EXISTING ROOF WILL BE RECONSTRUCTED AND CLAD WITH NEW COMPOSITE POLYMER REPLICA SLATE BY DAVINCI OR EQUAL. THE EXACT DIMENSIONS OF THE SLAT TO BE VERIFIED BY GC IN THE FIELD. THE PROPOSED NEW WOOD TRUSS ROOF STRUCTURE WILL ABUT THE NEW CONSTRUCTION WITH CONCRETE SLABS AND CONCRETE COLUMNS ON THE NEW WALL.

DETAILED WALL SECTIONS OF THE INTERSECTION OF THE HISTORIC CHURCH ROOF AND NEW CONSTRUCTION ARE INCLUDED WITH THE WALL DETAILS OF THIS SUBMISSION. THESE DETAILS WILL BE FURTHER DEVELOPED AS THE DESIGN PROGRESSES.

THE EXISTING DORMERS WILL NOT BE RECONSTRUCTED. A NEW CROSS MAY BE INSTALLED AT THE TOP OF THE BELL TOWER AND ON THE CENTER PEAK. MASONRY CROSSES AND FINIALS ON THE ROOF TO BE GENTLY CLEANED AND RETAINED.

STATUARY

THE EXISTING STATUE OF ST. LUCY, LOCATED ABOVE THE ROSE WINDOW, IS MORTARED TO THE EXISTING BUILDING. THE STATUE IS TO BE GENTLY CLEANED AND TO REMAIN IN SITU.

FORMER RECTORY

AT EXISTING-TO-REMAIN ELEVATIONS

MASONRY

EXISTING CONDITIONS TO BE ASSESSED IN THE FIELD TO IDENTIFY AREAS OF ATTENTION FOR REPLACEMENT, REPAIRS, AND CLEANING.
ALL MASONRY WORK TO FOLLOW SECRETARY OF THE INTERIOR'S GUIDELINES.
MASONRY TO-BE-RETAINED TO BE CLEANED, SPOT RE-POINTED, AND REPAIRED.

TESTS UTILIZING PAINT REMOVAL PRODUCTS APPROPRIATE FOR HISTORIC MASONRY WILL BE UNDERTAKEN IN THE FIELD TO DETERMINE IF THE EXISTING PAINT MAY BE REMOVED WITHOUT DAMAGING THE EXISTING MASONRY. IF THE PAINT CANNOT BE SAFELY REMOVED, THE EXISTING PAINTED AREAS OF THE MASONRY WILL BE REPAINTED IN A COMPATIBLE COLOR SCHEME. MASONRY CLEANING WILL BE UNDERTAKEN IN ACCORDANCE WITH PRESERVATION BRIEF # 1: ASSESSING CLEANING AND WATER-REPPELENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.

MASONRY REPOINTING WILL TAKE PLACE IN LOCATIONS WHERE MORTAR IS LOOSE OR MISSING, IN ACCORDANCE WITH PRESERVATION BRIEF #2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

MASONRY REPAIR WILL BE UNDERTAKEN IN LIMITED LOCATIONS WHERE MASONRY HAS SIGNIFICANTLY DETERIORATED OR IS MISSING. REPAIR AND REPLACEMENT TO BE CONDUCTED WITH MATERIALS AND METHODS APPROPRIATE FOR USE ON HISTORIC MASONRY, WITH INTERVENTIONS TO CLOSELY MATCH THE EXISTING APPEARANCE OF THE SURROUNDING HISTORIC MASONRY. SALVAGED MASONRY MATERIALS FROM DEMOLISHED PORTIONS OF THE BUILDING WILL BE RECYCLED WHEN POSSIBLE IN THESE LOCATIONS. NEW MASONRY MAY BE UTILIZED WHEN SALVAGED MASONRY IS UNSUITABLE OR UNAVAILABLE; NEW MASONRY TO CLOSELY MATCH THE APPEARANCE OF THE EXISTING TO EXISTING REMAINING BRICK.

ENTRANCES

EXISTING MASONRY STEPS LEADING TO THE MAIN ENTRANCE OF THE FORMER RECTORY TO REMAIN. CLEAN EXISTING STEPS, PER SECRETARY OF INTERIOR'S GUIDELINES. RAILINGS AT EXISTING STAIRS TO BE MAINTAINED.

THE EXISTING MODERN ENTRANCE DOOR TO BE REMOVED AND REPLACED WITH A NEW SINGLE-LEAF DOOR, DESIGNED TO MATCH THE STYLE OF THE FORMER CHURCH DOORS. DOOR TO REMAIN IN A LOCKED AND CLOSED STATE.

B THE DOOR WILL BE FINISHED IN A HISTORICALLY COMPATIBLE COLOR. THE PROPOSED REPLACEMENT DOOR WILL NOT INCLUDE DECORATIVE HINGES.

WINDOWS

EXISTING MODERN WINDOWS TO BE REMOVED AND REPLACED WITH NEW 1/1 WOOD WINDOWS. MODERN PANNING WILL BE REMOVED AS WELL, AND NEW WINDOWS WILL CLOSELY MATCH THE PROFILE OF THE HISTORIC BRICK MOLD. WINDOWS WILL BE FINISHED IN A HISTORICALLY APPROPRIATE COLOR.

CORNICE, GUTTER, & ROOF

B THE EXISTING WOOD CORNICE TO BE RETAINED, REPAIRED, AND REPAINTED IN A COMPATIBLE COLOR.

THE EXISTING ROOF STRUCTURE TO BE REMOVED AND RECONSTRUCTED. THE EXISTING ROOF STRUCTURE IS NOT PERMITTED IN A TYPE 1A NON-COMBUSTIBLE BUILDING.

THE LOWER PORTION OF THE EXISTING ROOF WILL BE RECONSTRUCTED AND CLAD WITH NEW COMPOSITE POLYMER REPLICA SLATE BY DAVINCI OR EQUAL. THE EXACT DIMENSIONS OF THE SLAT TO BE VERIFIED BY GC IN THE FIELD. THE RECONSTRUCTED STRUCTURE, FEATURING THE MANSARTIC ROOF FORM BEHIND THE DORMERS, WILL ABUT THE NEW CONSTRUCTION WITH CONCRETE SLABS AND CONCRETE COLUMNS ON THE NEW WALL.

DETAILED WALL SECTIONS OF THE INTERSECTION OF THE HISTORIC CHURCH ROOF AND NEW CONSTRUCTION ARE INCLUDED WITH THE WALL DETAILS OF THIS SUBMISSION. THESE DETAILS WILL BE FURTHER DEVELOPED AS THE DESIGN PROGRESSES.

MASONRY CROSSES AND FINIALS ON THE ROOF TO BE GENTLY CLEANED AND RETAINED. THE WEATHERVANE ON THE FORMER RECTORY TURRET TO BE GENTLY CLEANED AND RETAINED.

FORMER SCHOOL

AT EXISTING-TO-REMAIN ELEVATIONS

MASONRY

EXISTING CONDITIONS TO BE ASSESSED IN THE FIELD TO IDENTIFY AREAS OF ATTENTION FOR REPLACEMENT, REPAIRS, AND CLEANING.
ALL MASONRY WORK TO FOLLOW SECRETARY OF THE INTERIOR'S GUIDELINES.
MASONRY TO-BE-RETAINED TO BE CLEANED, SPOT RE-POINTED, AND REPAIRED.

TESTS UTILIZING PAINT REMOVAL PRODUCTS APPROPRIATE FOR HISTORIC MASONRY WILL BE UNDERTAKEN IN THE FIELD TO DETERMINE IF THE EXISTING PAINT MAY BE REMOVED WITHOUT DAMAGING THE EXISTING MASONRY. IF THE PAINT CANNOT BE SAFELY REMOVED, THE EXISTING PAINTED AREAS OF THE MASONRY WILL BE REPAINTED IN A COMPATIBLE COLOR SCHEME. MASONRY CLEANING WILL BE UNDERTAKEN IN ACCORDANCE WITH PRESERVATION BRIEF # 1: ASSESSING CLEANING AND WATER-REPPELENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.

MASONRY REPOINTING WILL TAKE PLACE IN LOCATIONS WHERE MORTAR IS LOOSE OR MISSING, IN ACCORDANCE WITH PRESERVATION BRIEF #2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

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ENTRANCES

EXISTING MASONRY STEPS LEADING TO THE MAIN ENTRANCE OF THE FORMER SCHOOL TO REMAIN. CLEAN EXISTING STEPS, PER SECRETARY OF INTERIOR'S GUIDELINES. RAILINGS AT EXISTING STAIRS TO BE MAINTAINED.

THE EXISTING MODERN ENTRANCE DOOR TO BE REMOVED AND REPLACED WITH A NEW DOUBLE-LEAF DOOR, DESIGNED TO MATCH THE STYLE OF THE FORMER CHURCH DOORS. DOOR TO REMAIN IN A LOCKED AND CLOSED STATE.

B THE REPLACEMENT DOOR WILL BE FINISHED IN A COMPATIBLE COLOR. IT WILL NOT INCLUDE THE DECORATIVE HINGES FOUND ON THE FORMER CHURCH IN ORDER TO CONVEY THE MORE UTILITARIAN CONDITION THAT LIKELY WOULD HAVE EXISTED ON THE FORMER SCHOOL.

WINDOWS

EXISTING MODERN WINDOWS TO BE REMOVED AND REPLACED WITH NEW 1/1 WOOD WINDOWS. MODERN PANNING WILL BE REMOVED AS WELL, AND NEW WINDOWS WILL CLOSELY MATCH THE PROFILE OF THE HISTORIC BRICK MOLD. THE BLIND ARCH AT THE GABLE TO BE RETAINED. THE WINDOWS WILL BE FINISHED IN A COMPATIBLE COLOR.

CORNICE, GUTTER, & ROOF

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A3 / AD900	3D DIAGRAM OF AREA OF DEMOLITION	NTS

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
GENERAL DEMOLITION NOTES

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD900

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE.

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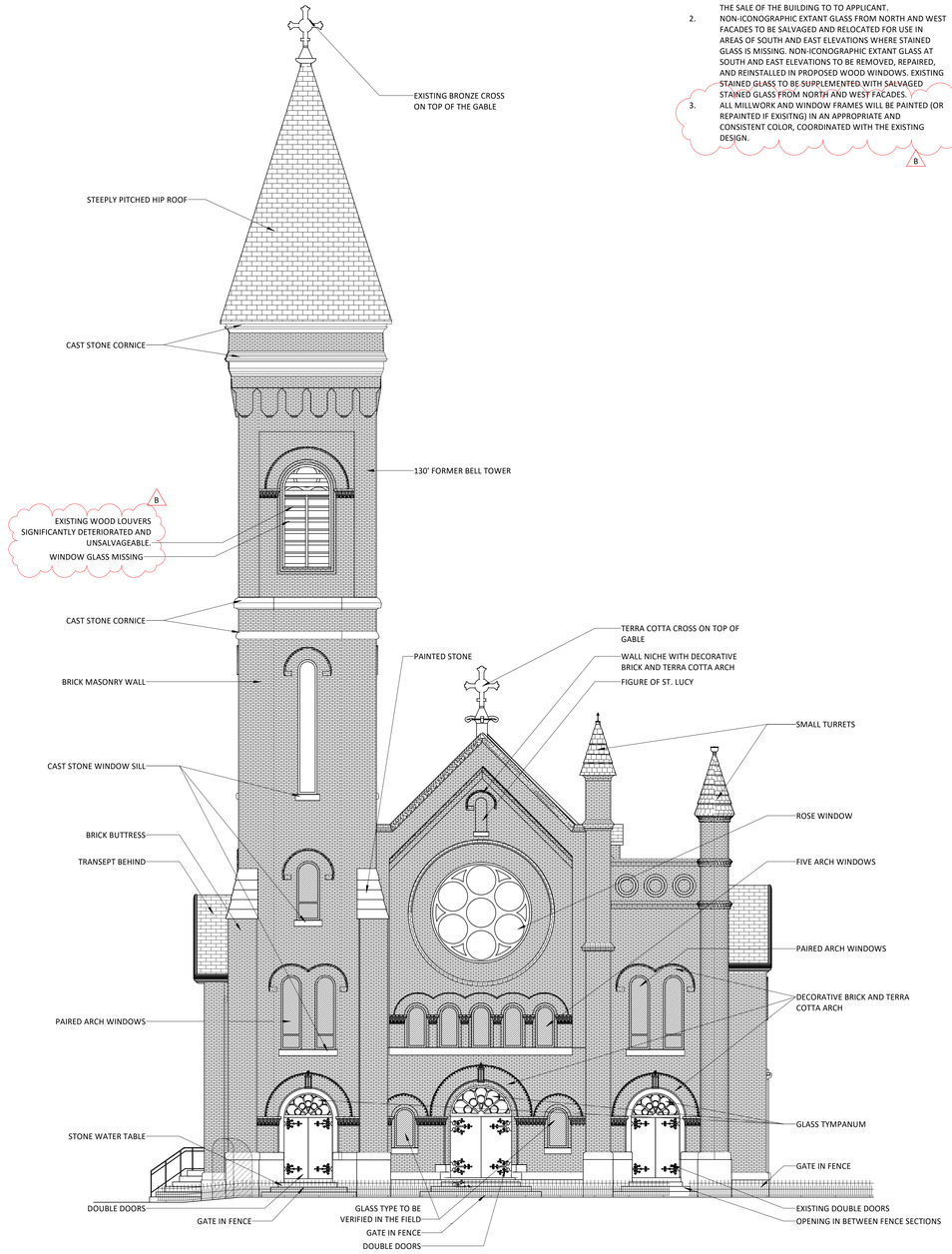


NOTE:
1. HISTORIC STAINED GLASS FEATURING ICONOGRAPHY WAS REMOVED BY THE CATHOLIC ARCHDIOCESE DURING THE DECONSECRATION OF THE FORMER CHURCH AND PRIOR TO THE SALE OF THE BUILDING TO TO APPLICANT.
2. NON-ICONOGRAPHIC EXTANT GLASS FROM NORTH AND WEST FACADES TO BE SALVAGED AND RELOCATED FOR USE IN AREAS OF SOUTH AND EAST ELEVATIONS WHERE STAINED GLASS IS MISSING. NON-ICONOGRAPHIC EXTANT GLASS AT SOUTH AND EAST ELEVATIONS TO BE REMOVED, REPAIRED, AND REINSTALLED IN PROPOSED WOOD WINDOWS. EXISTING STAINED GLASS TO BE SUPPLEMENTED WITH SALVAGED STAINED GLASS FROM NORTH AND WEST FACADES.
3. ALL MILLWORK AND WINDOW FRAMES WILL BE PAINTED (OR REPAINTED IF EXISITNG) IN AN APPROPRIATE AND CONSISTENT COLOR, COORDINATED WITH THE EXISTING DESIGN.

B

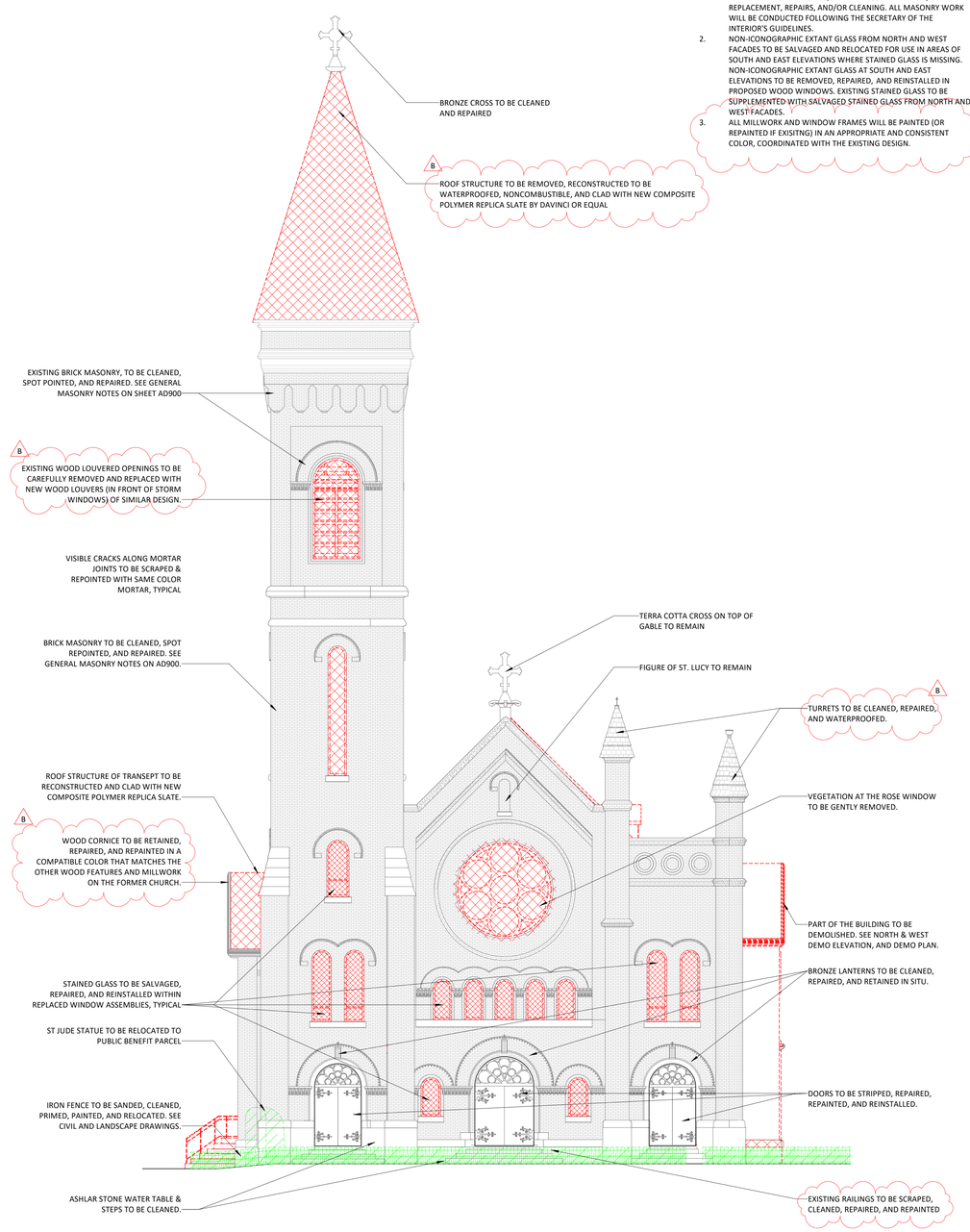
A1 AD901 FORMER CHURCH - EXISTING EAST ELEVATION

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



NOTE:
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3. ALL MILLWORK AND WINDOW FRAMES WILL BE PAINTED (OR REPAINTED IF EXISITNG) IN AN APPROPRIATE AND CONSISTENT COLOR, COORDINATED WITH THE EXISTING DESIGN.

B

NOTE:
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A4 AD901 FORMER CHRUCH - EAST ELEVATION DEMO

0 4'-0" 8'-0" 16'-0"

1/8" = 1'-0"

1 2 3 4 5 6

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

EXISTING & DEMOLITION ELEVATIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

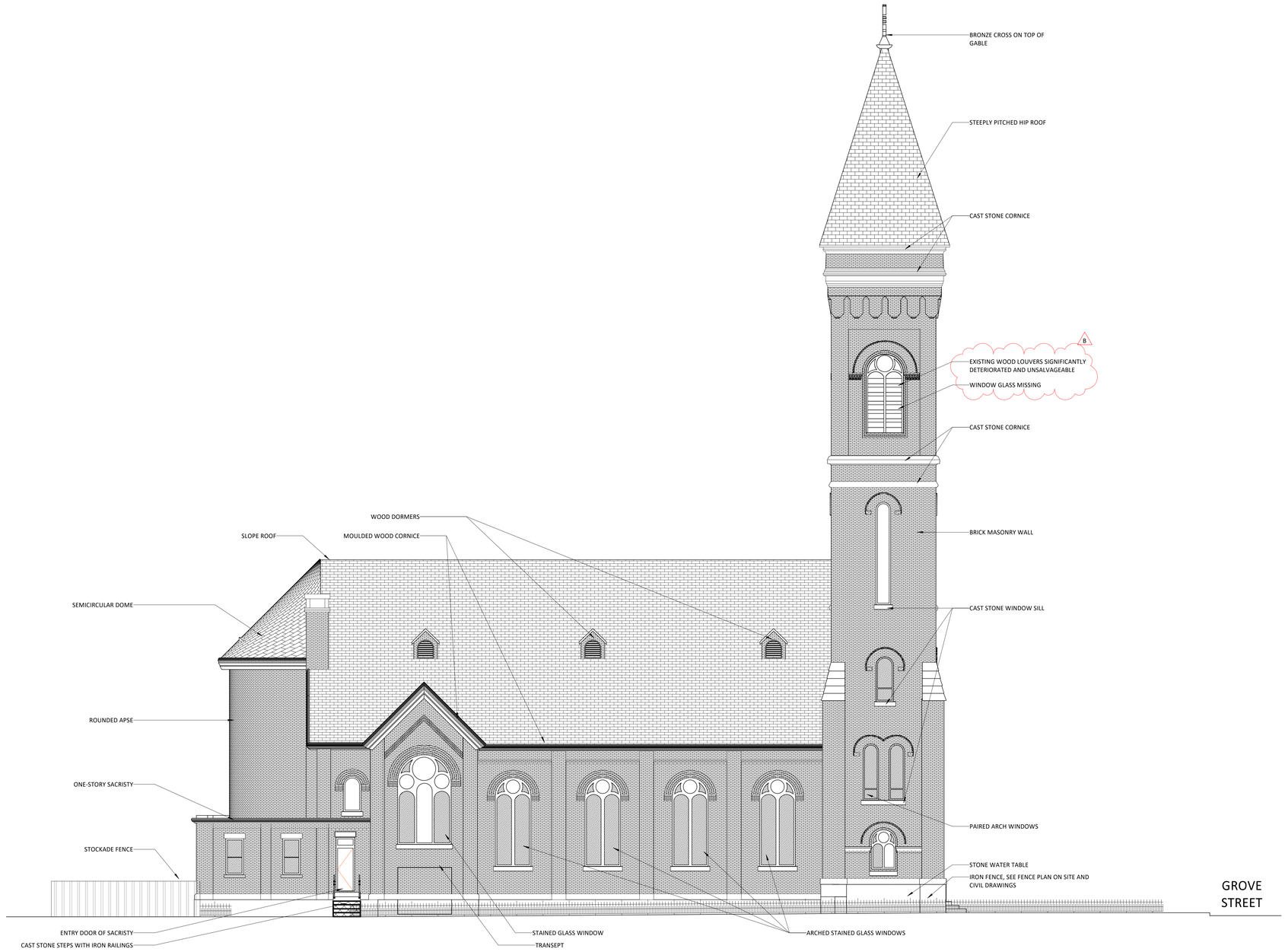
PB/HPC REVISIONS

SHEET:

AD901

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE

NOTE:
1. HISTORIC STAINED GLASS FEATURING ICONOGRAPHY WAS REMOVED BY THE CATHOLIC ARCHDIOCESE DURING THE DECONSECRATION OF THE FORMER CHURCH AND PRIOR TO THE SALE OF THE BUILDING TO TO APPLICANT.
2. NON-ICONOGRAPHIC EXTANT GLASS FROM NORTH AND WEST FACADES TO BE SALVAGED AND RELOCATED FOR USE IN AREAS OF SOUTH AND EAST ELEVATIONS WHERE STAINED GLASS IS MISSING. NON-ICONOGRAPHIC EXTANT GLASS AT SOUTH AND EAST ELEVATIONS TO BE REMOVED, REPAIRED, AND REINSTALLED IN PROPOSED WOOD WINDOWS. EXISTING STAINED GLASS TO BE SUPPLEMENTED WITH SALVAGED STAINED GLASS FROM NORTH AND WEST FACADES.
3. ALL MILLWORK AND WINDOW FRAMES WILL BE PAINTED (OR REPAINTED IF EXISITNG) IN AN APPROPRIATE AND CONSISTENT COLOR, COORDINATED WITH THE EXISTING DESIGN. B



DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
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STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
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BEDMINSTER, NEW JERSEY 07921
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EXISTING & DEMOLITION ELEVATIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD902

A1
AD902
FORMER CHURCH - EXISTING SOUTH ELEVATION
1/8" = 1'-0"

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE

NOTE:
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2. NON-ICONOGRAPHIC EXTANT GLASS FROM NORTH AND WEST FACADES TO BE SALVAGED AND RELOCATED FOR USE IN AREAS OF SOUTH AND EAST ELEVATIONS WHERE STAINED GLASS IS MISSING. NON-ICONOGRAPHIC EXTANT GLASS AT SOUTH AND EAST ELEVATIONS TO BE REMOVED, REPAIRED, AND REINSTALLED IN PROPOSED WOOD WINDOWS. EXISTING STAINED GLASS TO BE SUPPLEMENTED WITH SALVAGED STAINED GLASS FROM NORTH AND WEST FACADES.
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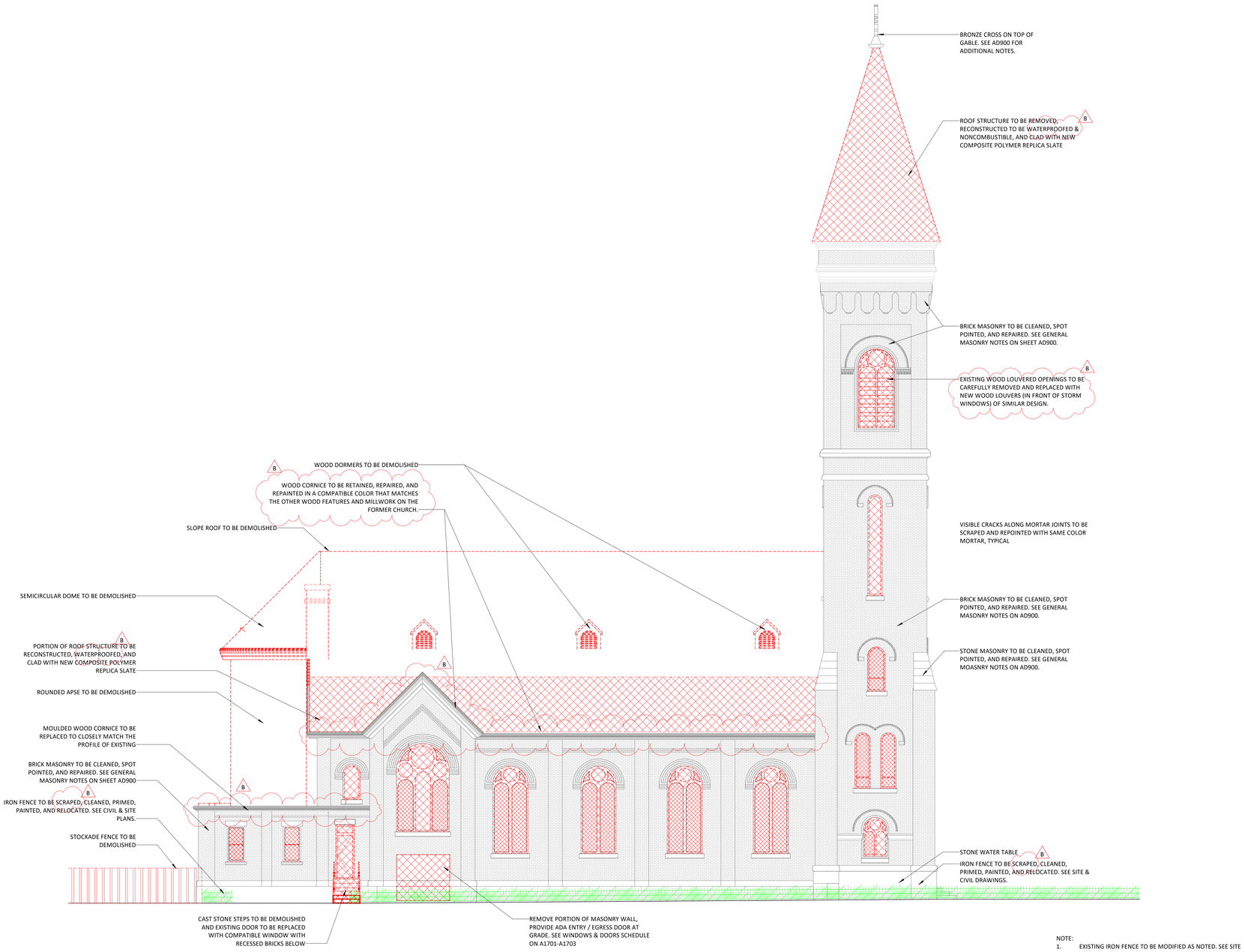
DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



NOTE:
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A1
AD903

FORMER CHURCH - SOUTH ELEVATION DEMO

1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
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CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD903

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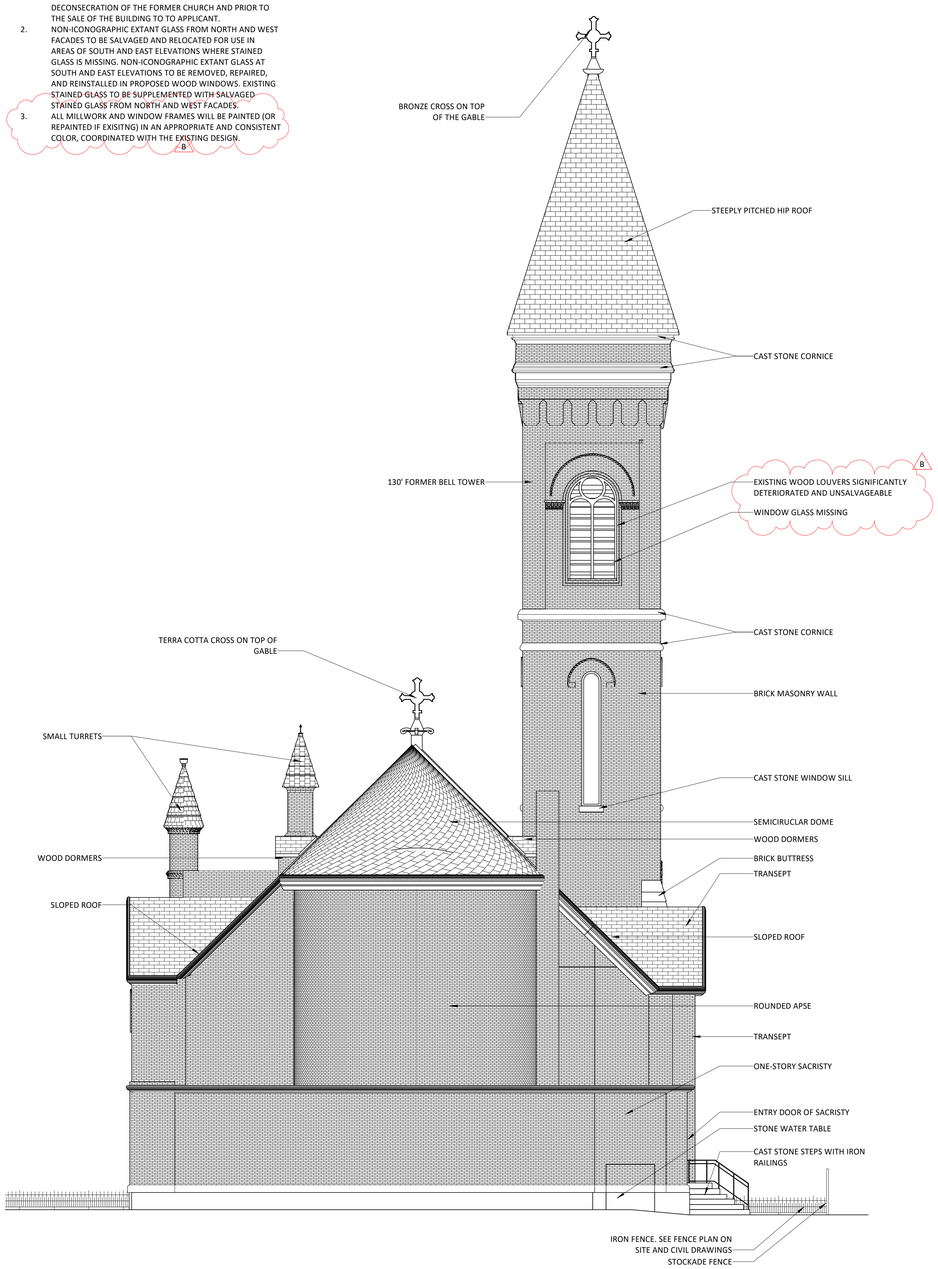
NOTE:
1. HISTORIC STAINED GLASS FEATURING ICONOGRAPHY WAS REMOVED BY THE CATHOLIC ARCHDIOCESE DURING THE DECONSECRATION OF THE FORMER CHURCH AND PRIOR TO THE SALE OF THE BUILDING TO TO APPLICANT.
2. NON-ICONOGRAPHIC EXTANT GLASS FROM NORTH AND WEST FACADES TO BE SALVAGED AND RELOCATED FOR USE IN AREAS OF SOUTH AND EAST ELEVATIONS WHERE STAINED GLASS IS MISSING. NON-ICONOGRAPHIC EXTANT GLASS AT SOUTH AND EAST ELEVATIONS TO BE REMOVED, REPAIRED, AND REINSTALLED IN PROPOSED WOOD WINDOWS. EXISTING STAINED GLASS TO BE SUPPLEMENTED WITH SALVAGED STAINED GLASS FROM NORTH AND WEST FACADES.
3. ALL MILLWORK AND WINDOW FRAMES WILL BE PAINTED (OR REPAINTED IF EXISITNG) IN AN APPROPRIATE AND CONSISTENT COLOR, COORDINATED WITH THE EXISTING DESIGN. B



A1 AD904 **FORMER CHURCH - EXISTING WEST ELEVATION** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED

NOTE:
1. EXISTING CONDITIONS REVIEW WILL BE CONDUCTED IN THE FIELD TO IDENTIFY WHICH AREAS REQUIRE THE MOST ATTENTION, I.E. REPLACEMENT, REPAIRS, AND/OR CLEANING. ALL MASONRY WORK WILL BE CONDUCTED FOLLOWING THE SECRETARY OF THE INTERIOR'S GUIDELINES.
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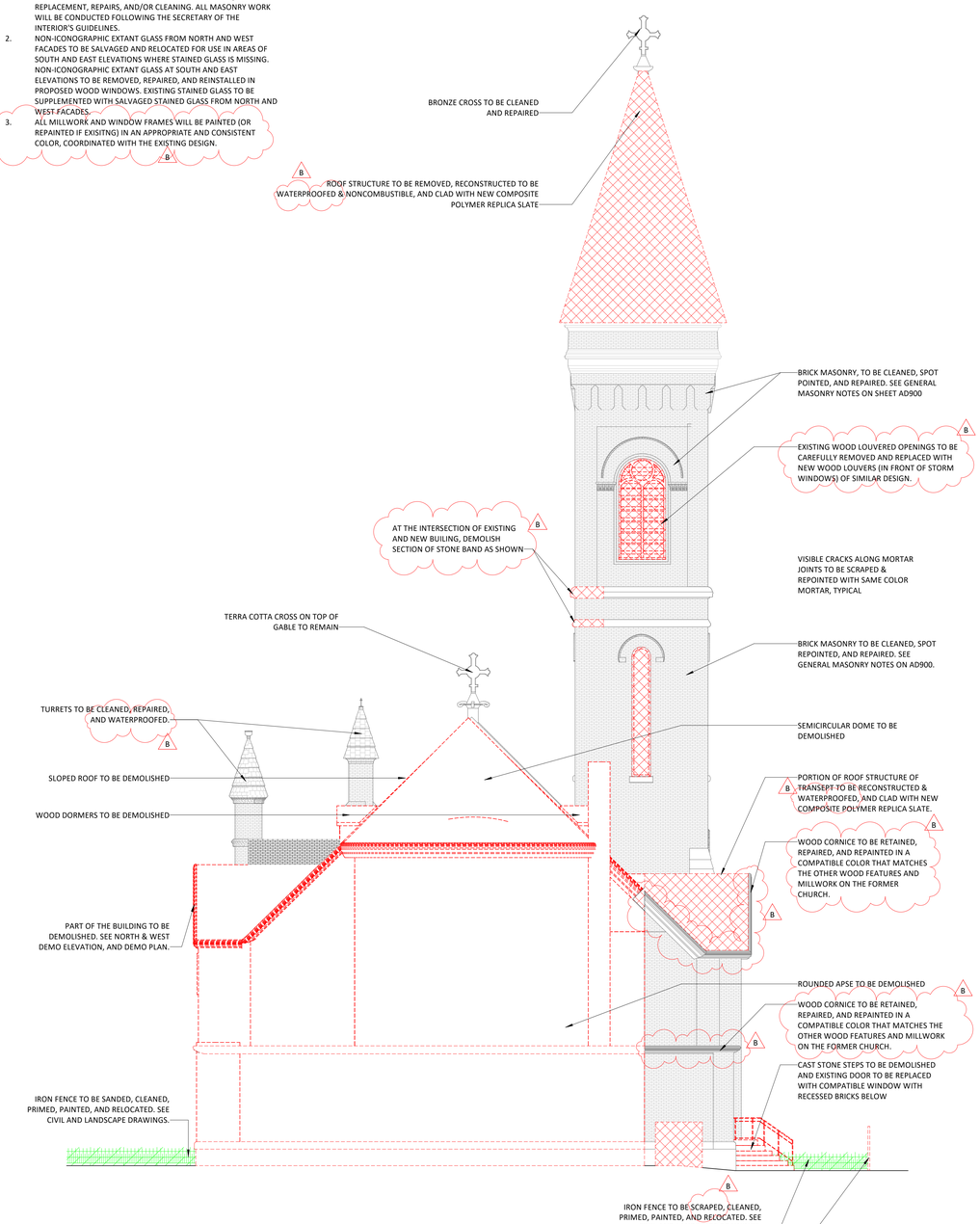

NOTE:
1. EXISTING IRON FENCE TO BE MODIFIED AS NOTED. SEE SITE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

A4 AD904 **FORMER CHURCH - WEST ELEVATION DEMO** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
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50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
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99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY · JOSE I. CARBALLO · 9174 · REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
EXISTING & DEMOLITION ELEVATIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD904

1 2 3 4 5 6

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL IMAGE SIZE

NOTE:
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B

DEMOLITION LEGEND

- AREA OF DEMOLITION
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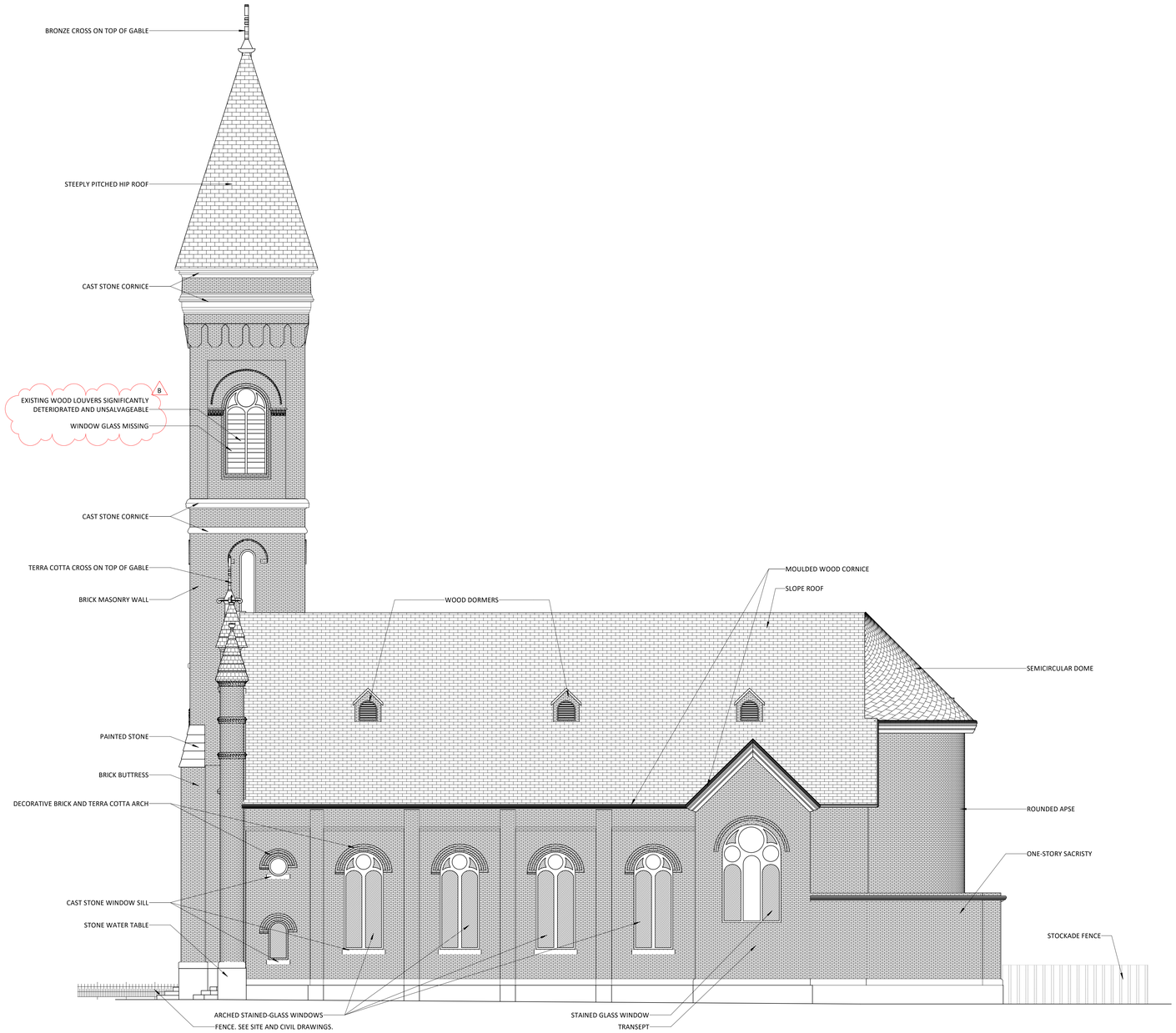
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



A1
AD905
FORMER CHURCH - EXISTING NORTH ELEVATION
1/8" = 1'-0"

CLAREMONT DEVELOPMENT

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341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
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STRUCTURAL ENGINEER
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SPRINGFIELD, NJ 07081
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CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD905

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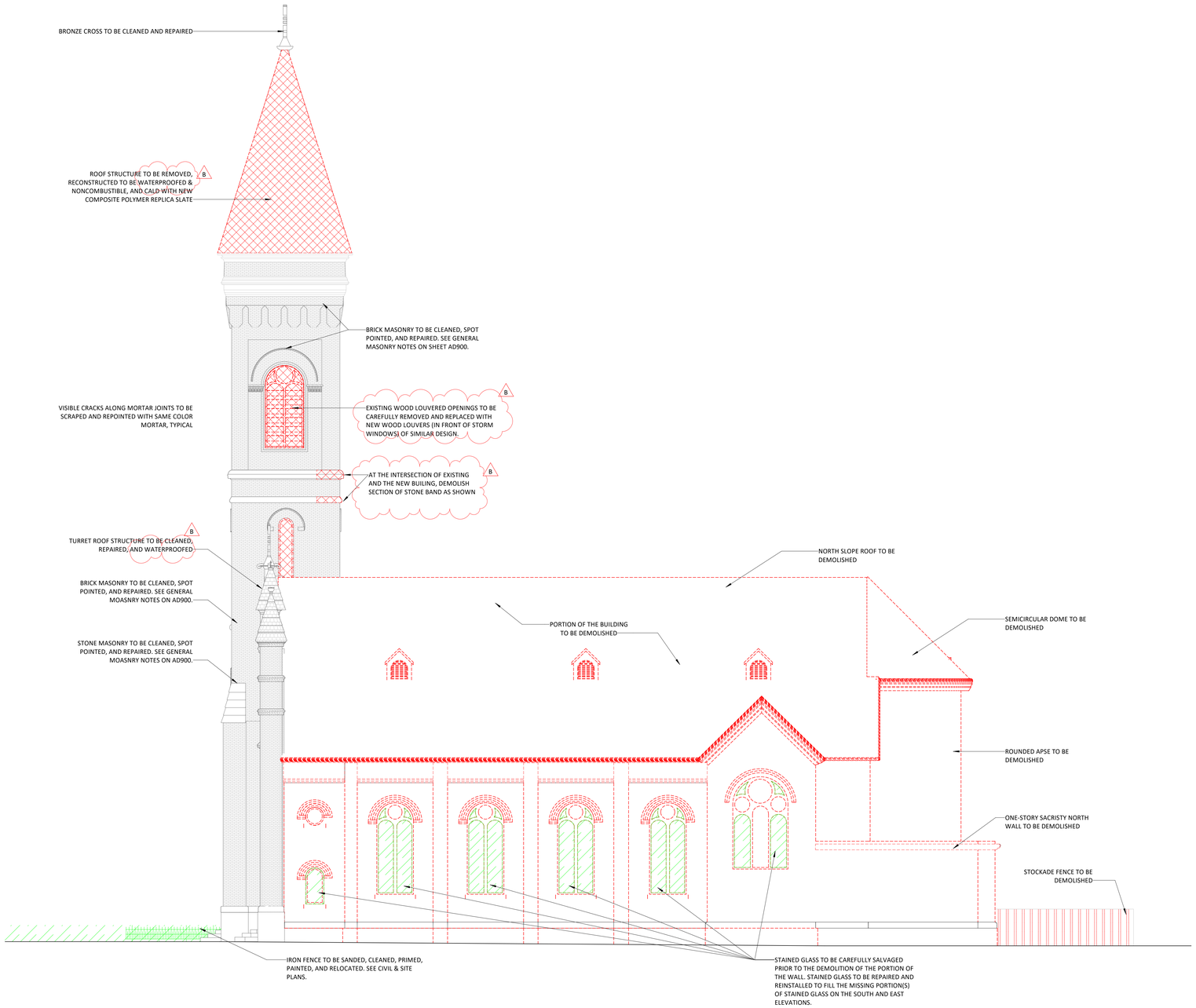

A1 AD906 **FORMER CHURCH - NORTH ELEVATION DEMO** — 1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
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CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD906

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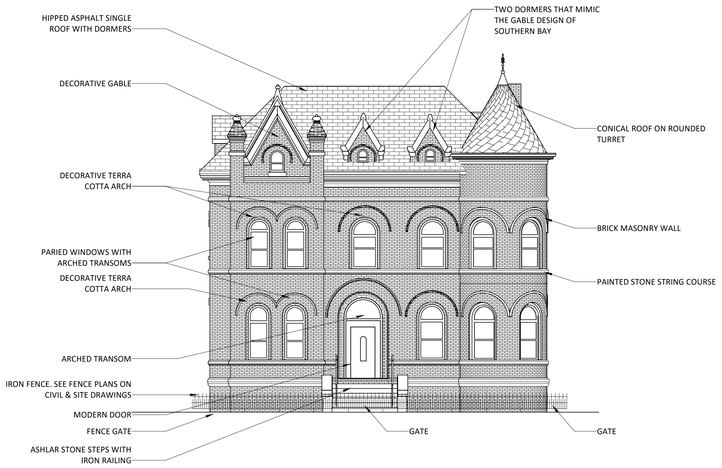
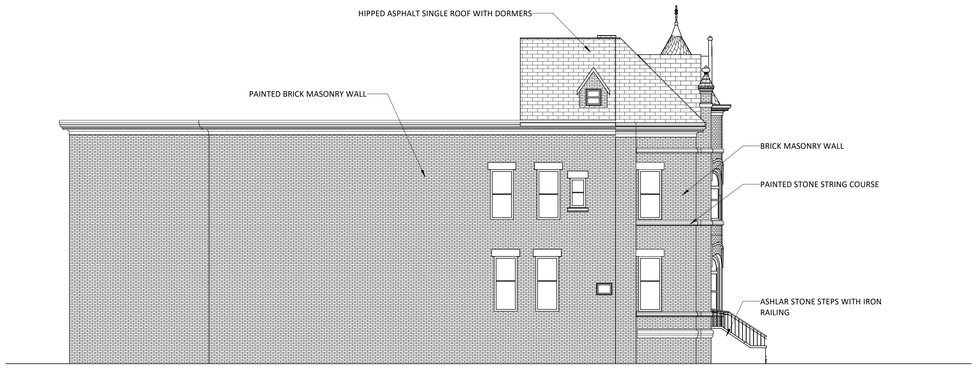


NOTE:
EXISTING WINDOWS OF THE FORMER RECTORY ARE MODERN ALUMINUM REPLACEMENTS WITH MODERN ALUMINUM PANNING COVERING THE BRICK MOLD

C1 AD910 **FORMER RECTORY - EXISTING EAST ELEVATION** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**



NOTE:
EXISTING WINDOWS OF THE FORMER RECTORY ARE MODERN ALUMINUM REPLACEMENTS WITH MODERN ALUMINUM PANNING COVERING THE BRICK MOLD

A1 AD910 **FORMER RECTORY - EXISTING SOUTH ELEVATION** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
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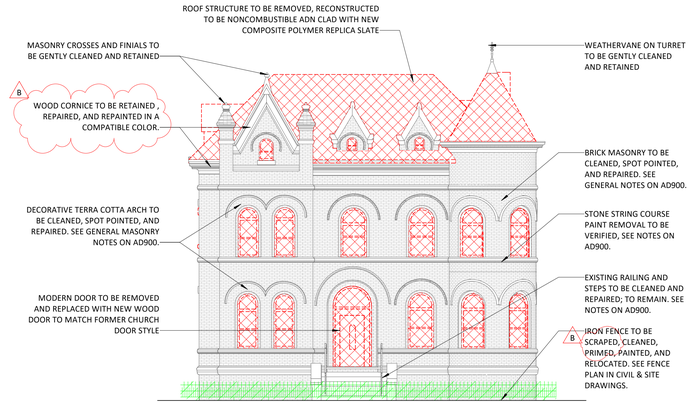
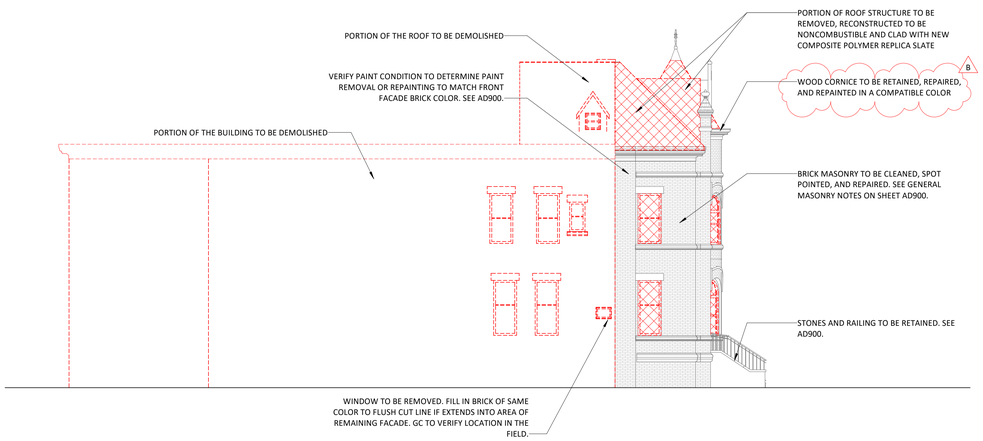
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



NOTE:
ALL EXISTING WINDOWS ON FROMER RECTORY WILL BE REMOVED AND NEW 1/1 WOOD WINDOWS WILL BE INSTALLED ON THE REMAINING WALLS. THE MODERN PANNING WILL BE REMOVED ADN THE PROFILE OF THE HISTORIC BRICK MODL WIL BE CLOSELY MATCHED.

C3 AD910 **FORMER RECTORY - EAST ELEVATION DEMO** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**



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A3 AD910 **FORMER RECTORY - SOUTH ELEVATION DEMO** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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(201) 670-6688

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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
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SPRINGFIELD, NJ 07081
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STATE OF NEW JERSEY
JOSE I. CARBALLO
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21A800917400

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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

EXISTING & DEMOLITION ELEVATIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

AD910

E D C B A

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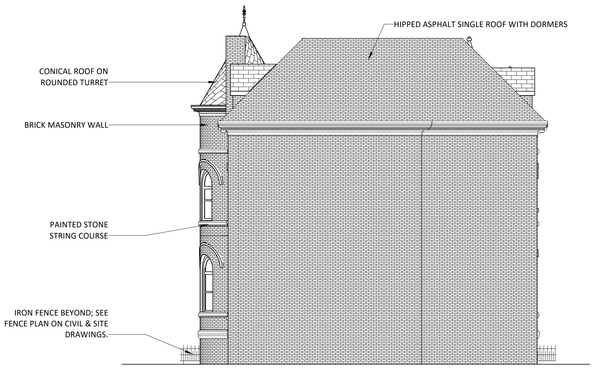
THE LINE SHOWN ABOVE IS 1/2 INCH WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAGE SIZE



NOTE:
EXISTING WINDOWS OF THE FORMER RECTORY ARE MODERN ALUMINUM REPLACEMENTS WITH MODERN ALUMINUM PANNING COVERING THE BRICK MOLD

C1 AD911 **FORMER RECTORY - EXISTING WEST ELEVATION** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
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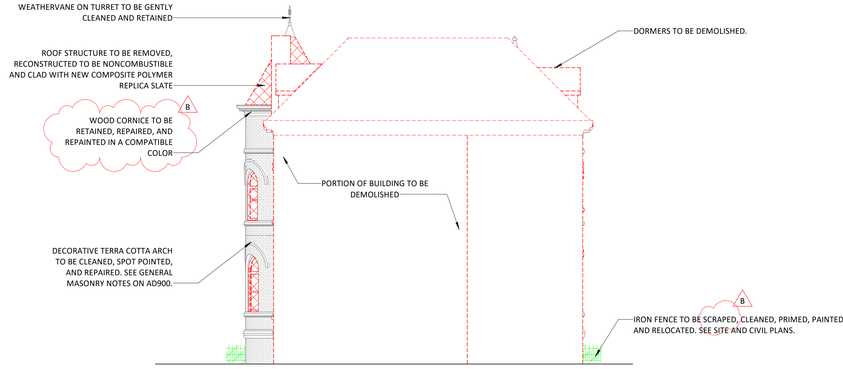

NOTE:
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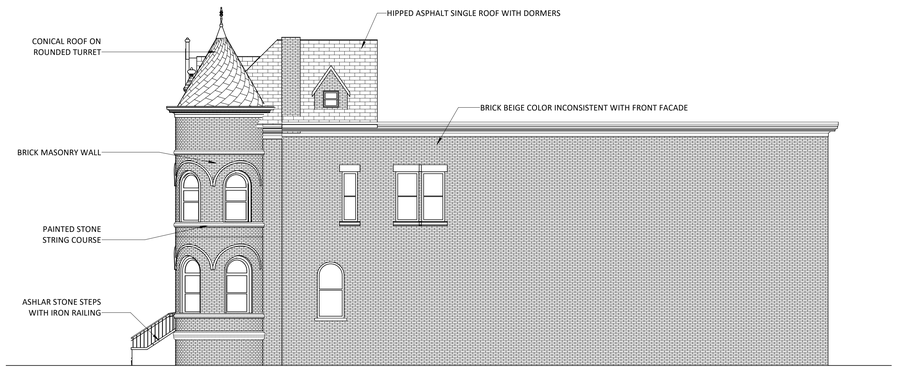
C4 AD911 **FORMER RECTORY - WEST ELEVATION DEMO** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**



NOTE:
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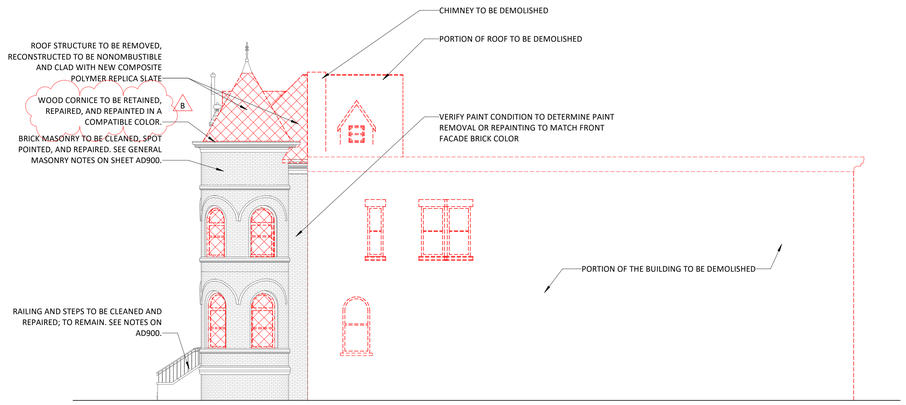
A1 AD911 **FORMER RECTORY - EXISTING NORTH ELEVATION** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**



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A4 AD911 **FORMER RECTORY - NORTH ELEVATION DEMO** 0 4'-0" 8'-0" 16'-0" **1/8" = 1'-0"**

CLAREMONT DEVELOPMENT

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SHEET NAME:

EXISTING & DEMOLITION ELEVATIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:

AD911

1 2 3 4 5 6
A B C D E

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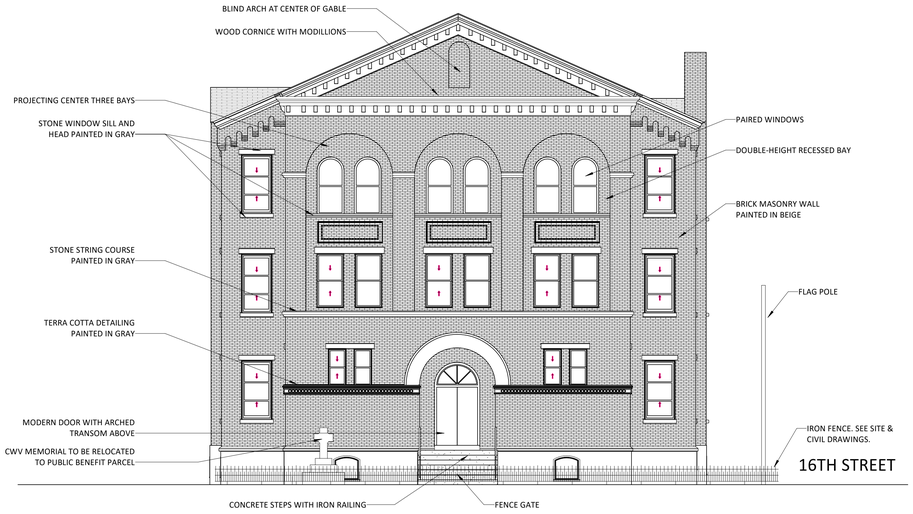

NOTE:
EXISTING WINDOWS OF THE FORMER SCHOOL ARE MODERN WINDOWS

C1 AD920 FORMER SCHOOL - EXISTING EAST ELEVATION — 0 4'-0" 8'-0" 16'-0" — 1/8" = 1'-0"

DEMOLITION LEGEND

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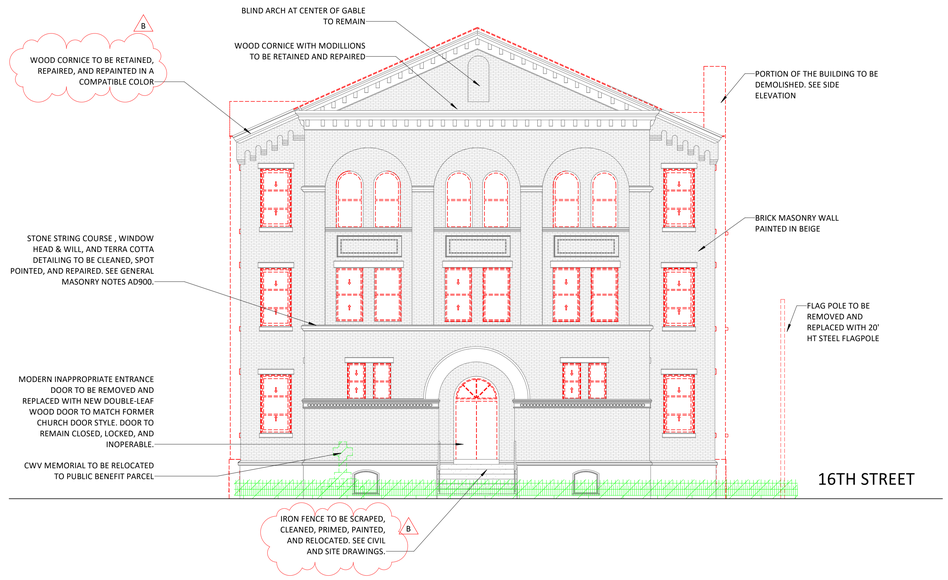
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



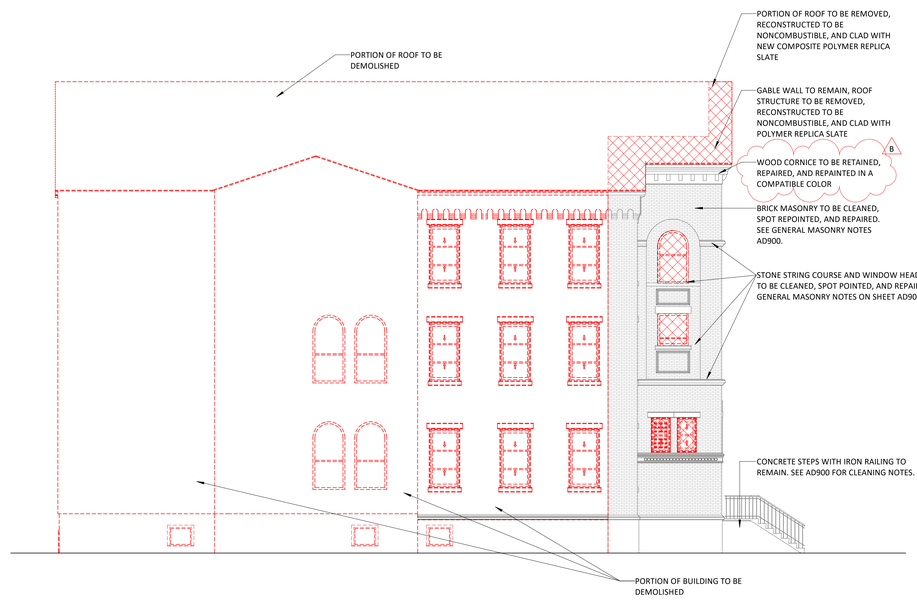
NOTE: ALL EXISTING WINDOWS ON FORMER SCHOOL WILL BE REMOVED AND NEW 1/1 WOOD WINDOWS WILL BE INSTALLED ON THE REMAINING WALLS. THE MODERN PANNING WILL BE REMOVED AND THE PROFILE FO THE HISTORIC BRICK MOLD WILL BE CLOSELY MATCHED.

C3 AD920 FORMER SCHOOL - EAST ELEVATION DEMO — 0 4'-0" 8'-0" 16'-0" — 1/8" = 1'-0"



NOTE: EXISTING WINDOWS OF THE FORMER SCHOOL ARE MODERN WINDOWS

A1 AD920 FORMER SCHOOL - EXISTING SOUTH ELEVATION — 0 4'-0" 8'-0" 16'-0" — 1/8" = 1'-0"



NOTE: ALL EXISTING WINDOWS ON FORMER SCHOOL WILL BE REMOVED AND NEW 1/1 WINDOWS WILL BE INSTALLED ON THE REMAINING WALLS. THE MODERN PANNING WILL BE REMOVED AND THE PROFILE OF THE HISTORIC BRICK MOLD WILL BE CLOSELY HATCHED.

A3 AD920 FORMER SCHOOL - SOUTH ELEVATION DEMO — 0 4'-0" 8'-0" 16'-0" — 1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
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66 GLEN AVENUE
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(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY — JOSE I. CARBALLO — 9174 — REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
EXISTING & DEMOLITION ELEVATIONS

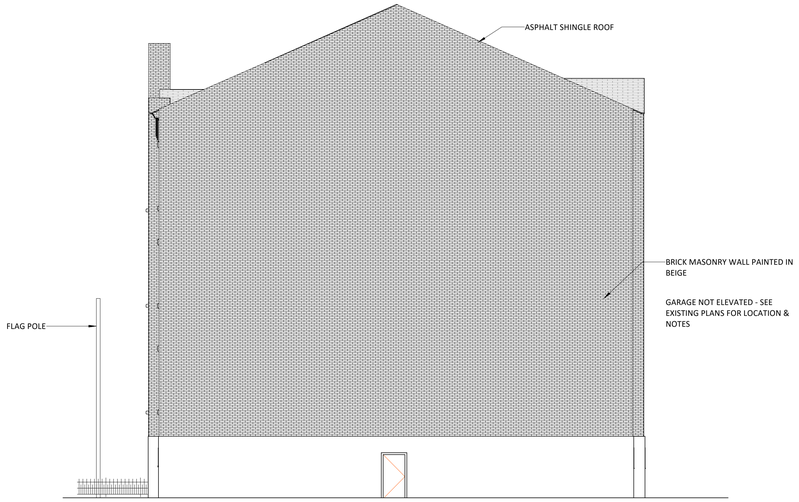
ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD920

E D C B A

1 2 3 4 5 6

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAPER SIZE.

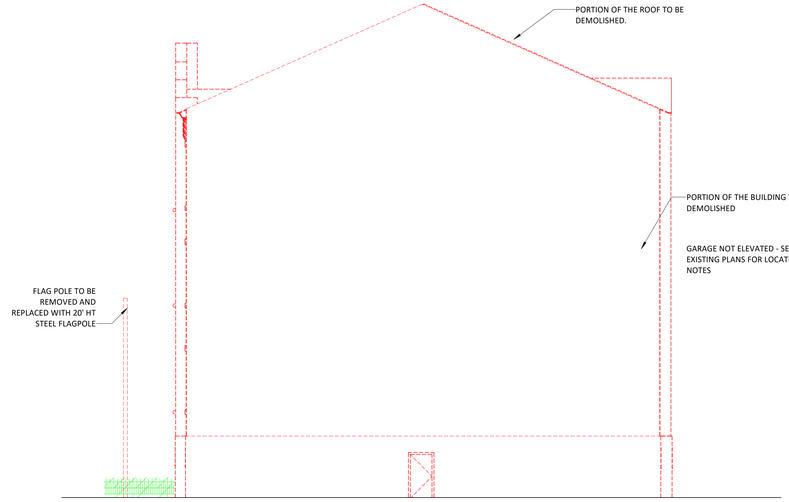


NOTE:
EXISTING WINDOWS OF THE FORMER SCHOOL ARE MODERN WINDOWS

C1 AD921 FORMER SCHOOL - WEST ELEVATION EXISTING — 0 4'-0" 8'-0" 16'-0" — **1/8" = 1'-0"**

DEMOLITION LEGEND

- AREA OF DEMOLITION
- STRUCTURE TO BE DEMOLISHED & RECONSTRUCTED
- EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED. STAINED GLASS TO BE SALVAGED, REPAIRED, SUPPLIMENTED, AND REINSTALLED. SEE AD900.
- STRUCTURE TO BE RESTORED AND RELOCATED
- EXISTING STAINED GLASS
- MASONRY WALL
- ROOF SHINGLES
- ROOF SLATE
- STRUCTURE TO BE RETAINED



NOTE: ALL EXISTING WINDOWS ON FORMER SCHOOL WILL BE REMOVED AND NEW 1/1 WINDOWS WILL BE INSTALLED ON THE REMAINING WALLS. THE MODERN PANNING WILL BE REMOVED AND THE PROFILE OF THE HISTORIC BRICK MOLD WILL BE CLOSELY HATCHED.

C4 AD921 FORMER SCHOOL - WEST ELEVATION DEMO — 0 4'-0" 8'-0" 16'-0" — **1/8" = 1'-0"**



NOTE:
EXISTING WINDOWS OF THE FORMER SCHOOL ARE MODERN WINDOWS

A1 AD921 FORMER SCHOOL - EXISTING NORTH ELEVATION — 0 4'-0" 8'-0" 16'-0" — **1/8" = 1'-0"**



NOTE: ALL EXISTING WINDOWS ON FORMER SCHOOL WILL BE REMOVED AND NEW 1/1 WINDOWS WILL BE INSTALLED ON THE REMAINING WALLS. THE MODERN PANNING WILL BE REMOVED AND THE PROFILE OF THE HISTORIC BRICK MOLD WILL BE CLOSELY HATCHED.

A4 AD921 FORMER SCHOOL - NORTH ELEVATION DEMO — 0 4'-0" 8'-0" 16'-0" — **1/8" = 1'-0"**

1 2 3 4 5 6

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
EXISTING & DEMOLITION ELEVATIONS

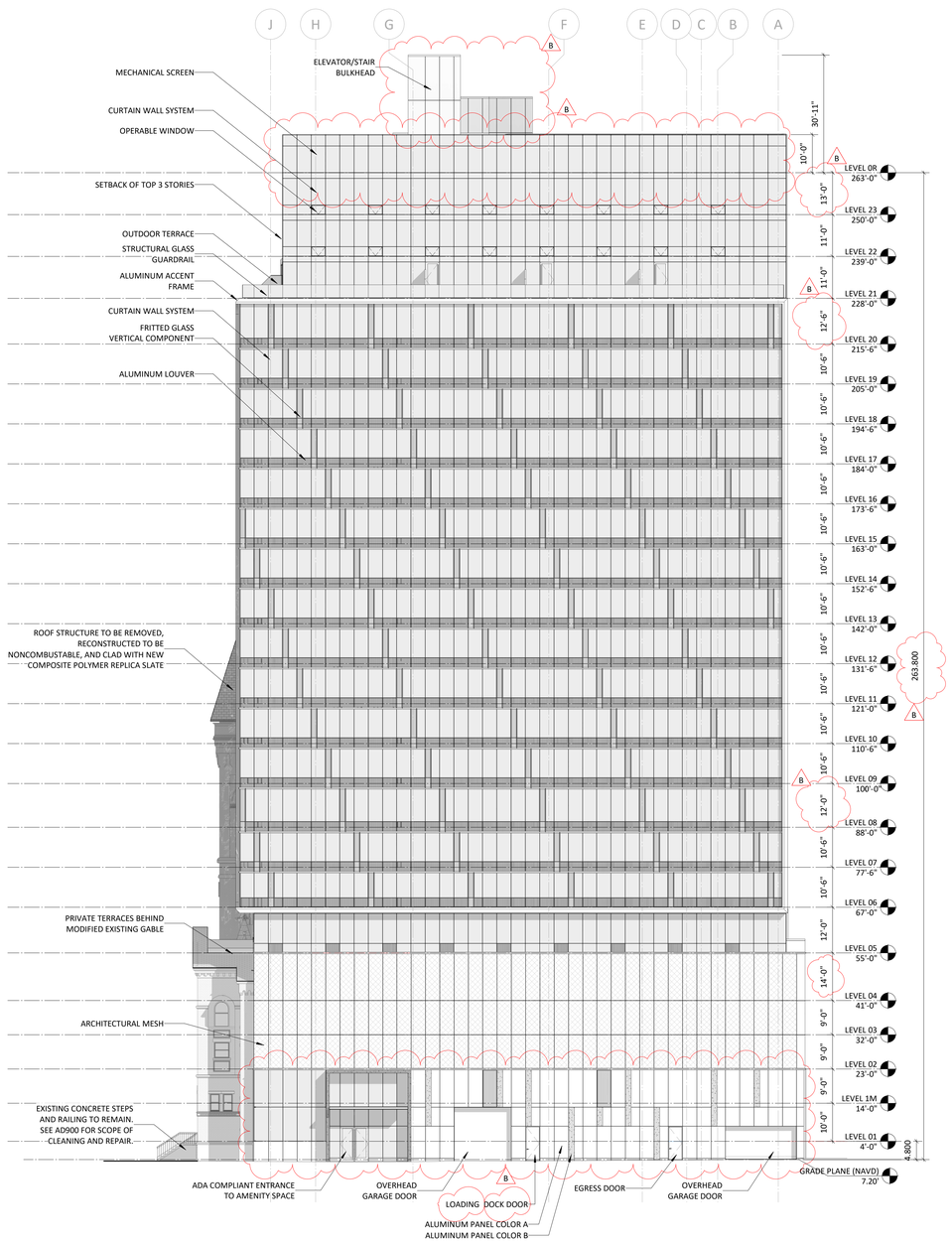
ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
AD921

THE LINE SHOWN ABOVE IS 1.0 INCH WHEN PLOTTED AT THIS SHEET'S ORIGINAL IMAGE SIZE

MATERIALS LEGEND

- ROOF SLATE
- ROOF SHINGLE
- EXISTING BRICK WALL
- ALUMINUM LOUVER
- GLASS
- ARCHITECTURAL MESH
- METAL PANEL COLOR A
- METAL PANEL COLOR B
- METAL PANEL COLOR C
- FRITTED GLASS

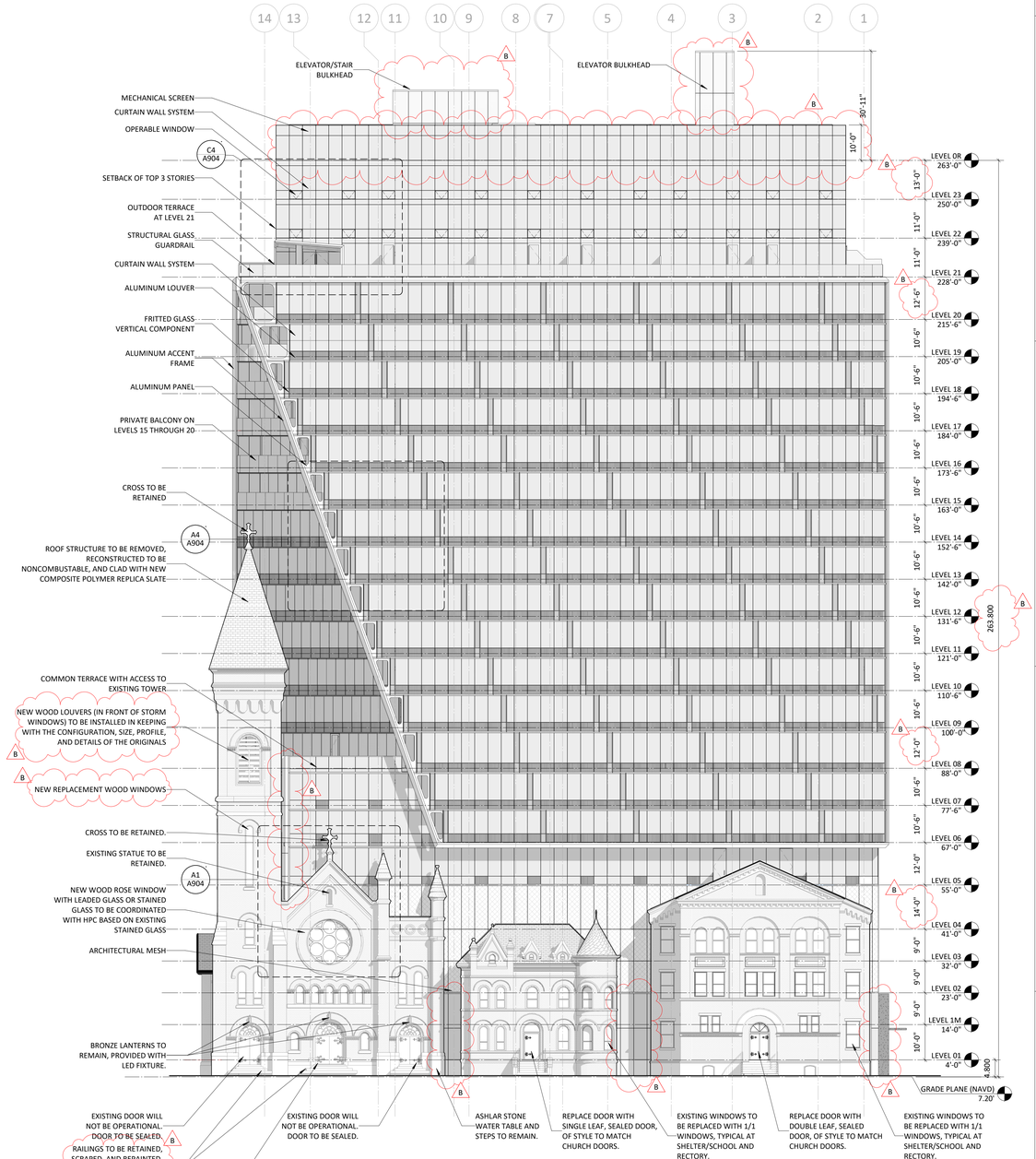


SEE EXISTING BUILDING DEMOLITION DRAWINGS AND NOTES ON SHEET AD900 TO AD921

REFER TO SHEET A1701 TO A1703 FOR ALL WINDOWS DETAILS

REFER TO SHEET A1710 TO A1806 FOR EXISTING CONDITIONS

A1 / A901 ELEVATION- EXTERIOR- NORTH — 0 8'-0" 16'-0" 32'-0" — 1/16" = 1'-0"



SEE EXISTING BUILDING DEMOLITION DRAWINGS AND NOTES ON SHEET AD900 TO AD921

REFER TO SHEET A1701 TO A1703 FOR ALL WINDOWS DETAILS

REFER TO SHEET A1710 TO A1806 FOR EXISTING CONDITIONS

A4 / A901 ELEVATION- EXTERIOR- EAST — 0 8'-0" 16'-0" 32'-0" — 1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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66 GLEN AVENUE
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EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
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(212) 343-8400

ENVELOPE CONSULTANT
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JERSEY CITY, NJ 07302
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99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
ELEVATIONS- EXTERIOR- BUILDING

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET: A901

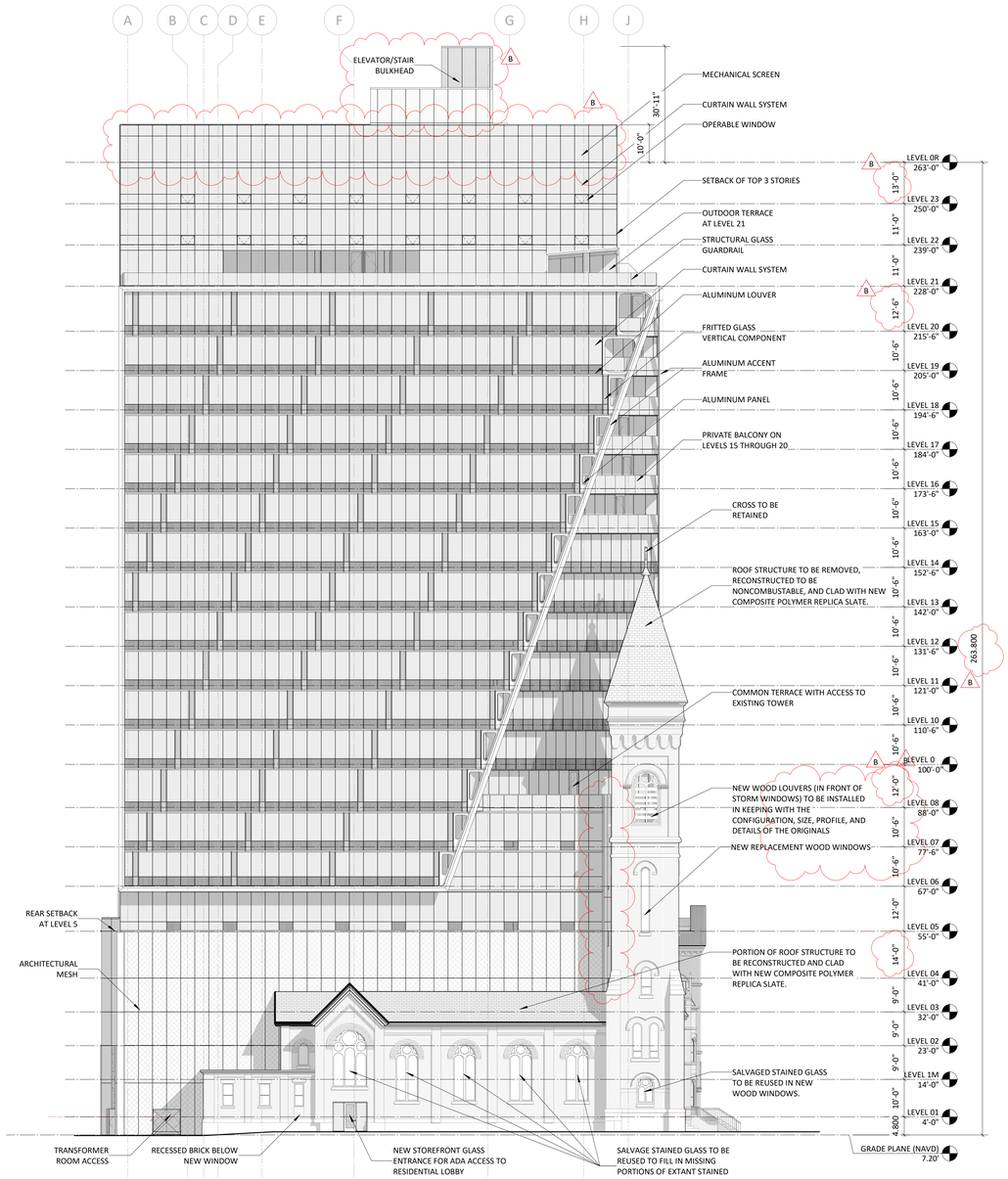
1 2 3 4 5 6

A B C D E

THE LINE SHOWN ABOVE IS 1/2 INCH WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE

MATERIALS LEGEND

- ROOF SLATE
- ROOF SHINGLE
- EXISTING BRICK WALL
- ALUMINUM LOUVER
- GLASS
- ARCHITECTURAL MESH
- METAL PANEL COLOR A
- METAL PANEL COLOR B
- METAL PANEL COLOR C
- FRITTED GLASS



SEE EXISTING BUILDING DEMOLITION DRAWINGS AND NOTES ON SHEET AD900 TO AD921

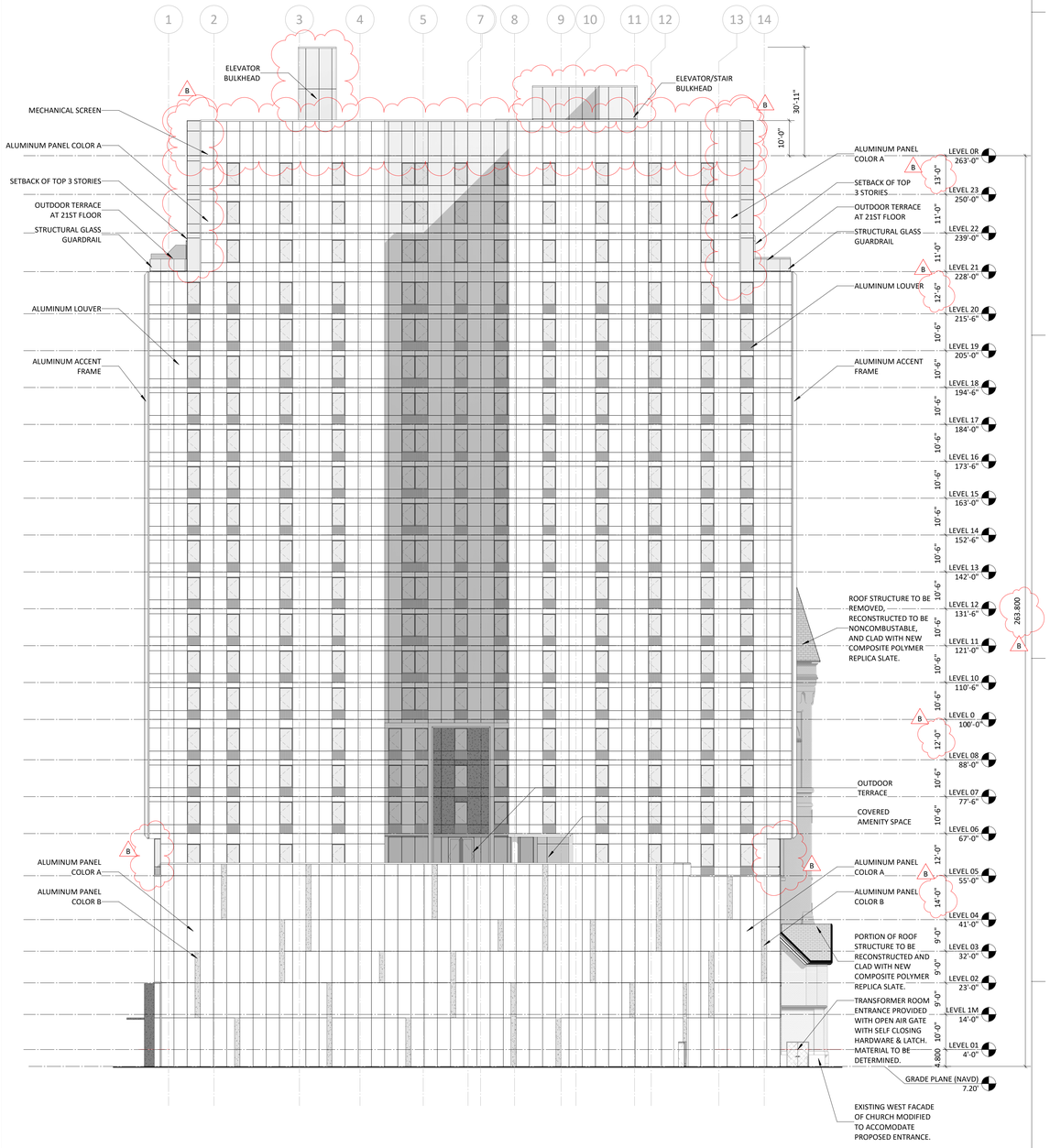
REFER TO SHEET A1701 TO A1703 FOR ALL WINDOWS DETAILS

REFER TO SHEET A1710 TO A1806 FOR EXISTING CONDITIONS

A1 / A902 **ELEVATION- EXTERIOR- SOUTH**

0 8'-0" 16'-0" 32'-0"

1/16" = 1'-0"



SEE EXISTING BUILDING DEMOLITION DRAWINGS AND NOTES ON SHEET AD900 TO AD921

REFER TO SHEET A1701 TO A1703 FOR ALL WINDOWS DETAILS

REFER TO SHEET A1710 TO A1806 FOR EXISTING CONDITIONS

A4 / A902 **ELEVATION- EXTERIOR- WEST**

0 8'-0" 16'-0" 32'-0"

1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

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15th and Grove JC LLC
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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

ELEVATIONS- EXTERIOR- BUILDING

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17

PB/HPC REVISIONS

SHEET:

A902

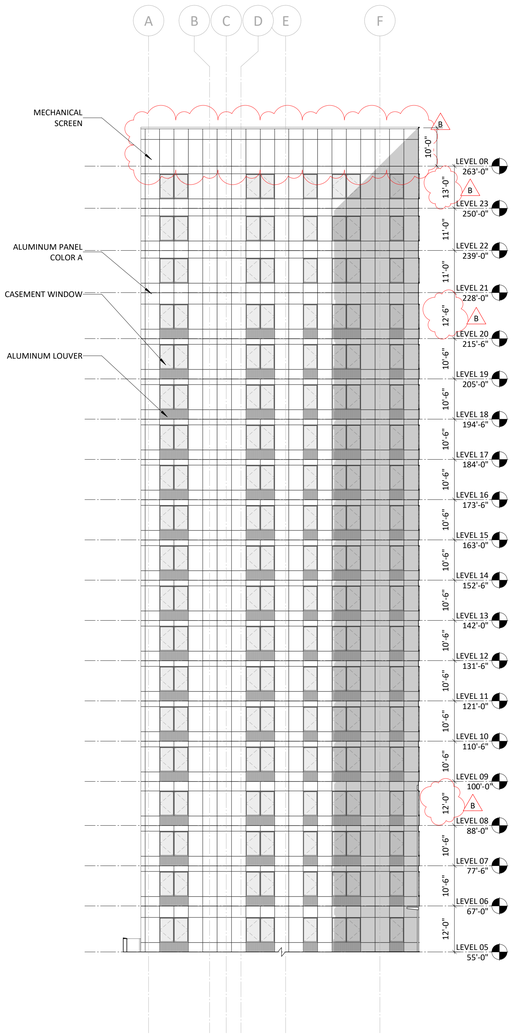
1 2 3 4 5 6

A B C D E

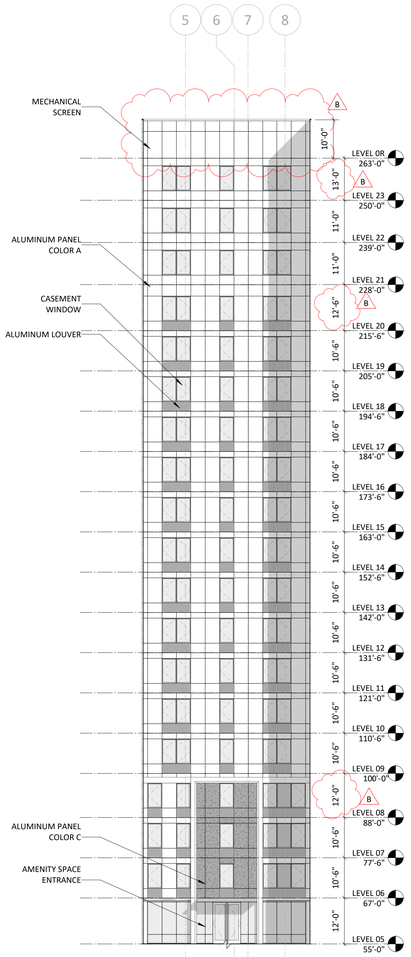
THE LINE SHOWN ABOVE IS 1/2 INCH WIDE ON ORIGINAL ARCH D SHEETS ORIGINAL IMAGE SIZE

MATERIALS LEGEND

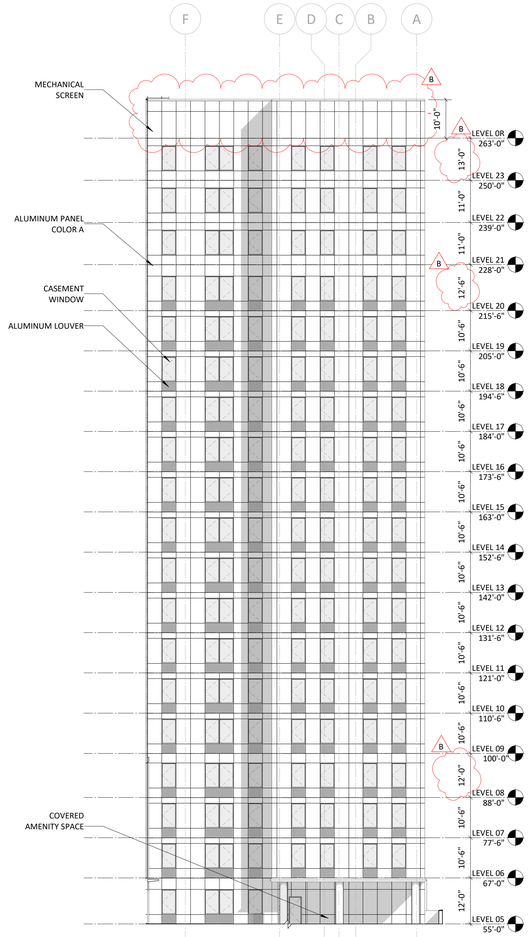
- ROOF SLATE
- ROOF SHINGLE
- EXISTING BRICK WALL
- ALUMINUM LOUVER
- GLASS
- ARCHITECTURAL MESH
- METAL PANEL COLOR A
- METAL PANEL COLOR B
- METAL PANEL COLOR C
- FRITTED GLASS



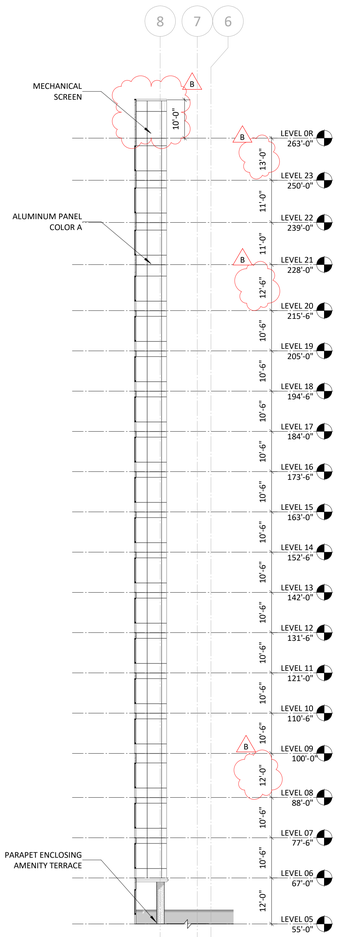
A1 / A903 ELEV - NORTH COURT — 1/16" = 1'-0"



A2 / A903 ELEV - EAST COURT — 1/16" = 1'-0"



A4 / A903 ELEV - SOUTH COURT — 1/16" = 1'-0"



A5 / A903 ELEV - WEST COURT — 1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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JERSEY CITY, NJ 07302
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99 MORRIS AVE. SUITE 302
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21A800917400

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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:

ELEVATIONS- EXTERIOR-BUILDING

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

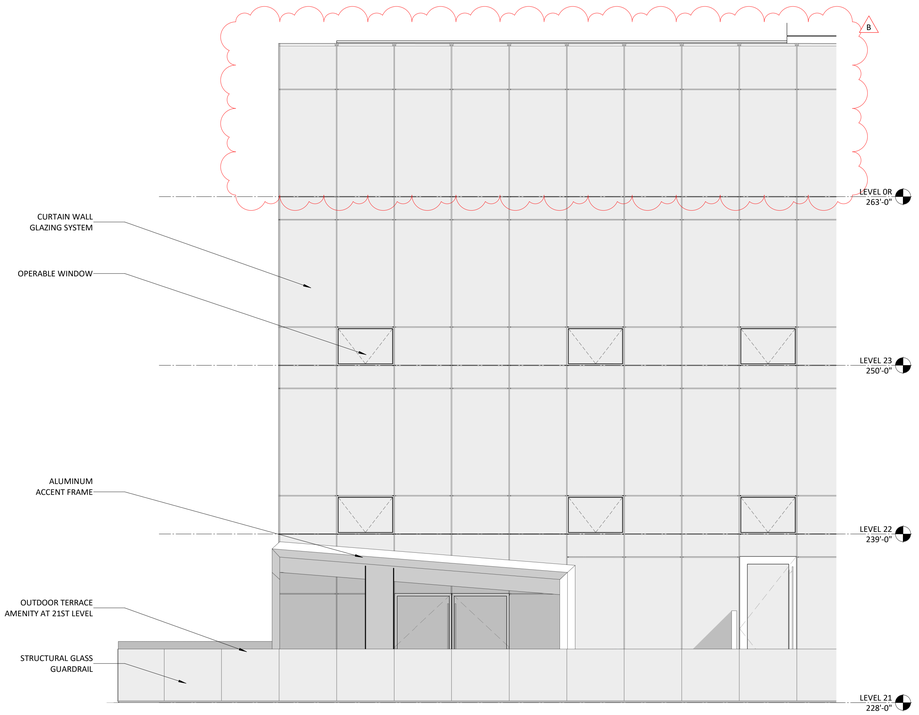
SHEET:

A903

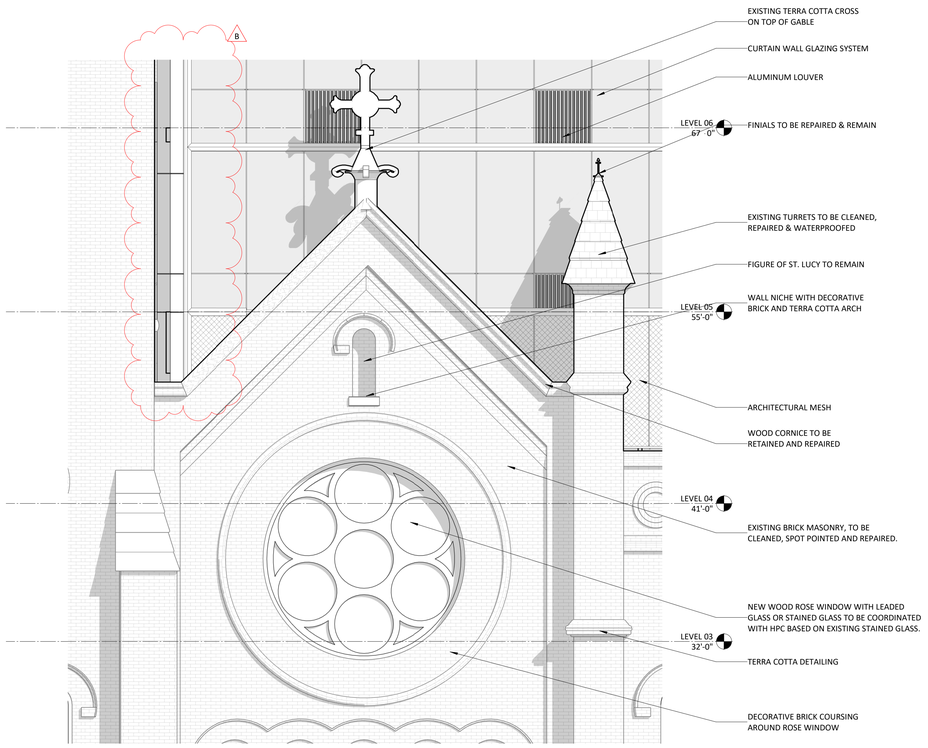
THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEET'S ORIGINAL PAGE SIZE

MATERIALS LEGEND

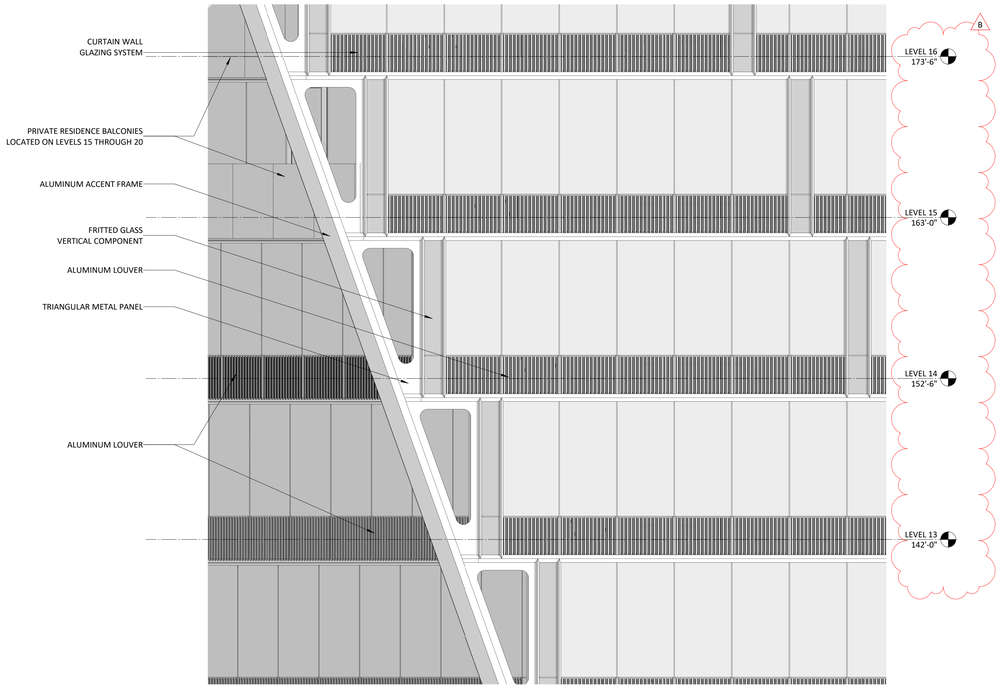
- ROOF SLATE
- ROOF SHINGLE
- EXISTING BRICK WALL
- ALUMINUM LOUVER
- GLASS
- ARCHITECTURAL MESH
- METAL PANEL COLOR A
- METAL PANEL COLOR B
- METAL PANEL COLOR C
- FRITTED GLASS



C4 / A904 **ELEV- DETAIL AT PENTHOUSE AMENITY & GLAZING** — 1/4" = 1'-0"



A1 / A904 **ELEVATION- DETAIL AT ROSE WINDOW** — 1/4" = 1'-0"



A4 / A904 **ELEVATION- DETAIL AT ANGLED ACCENT FRAME** — 1/4" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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66 GLEN AVENUE
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(201) 670-6688

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BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
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ENVELOPE CONSULTANT
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JERSEY CITY, NJ 07302
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BLOCK 7102, LOT 7

PROJECT: 22219.01

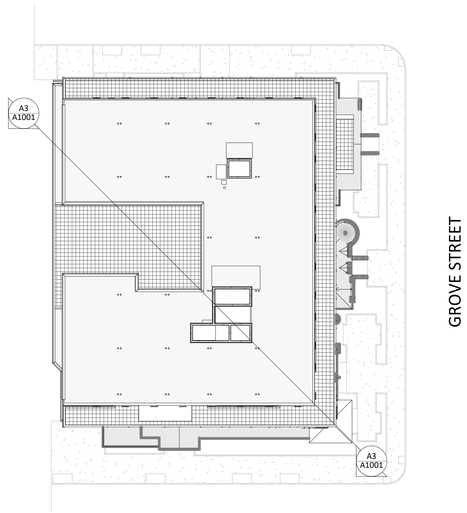
Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
ELEVATIONS- EXTERIOR- DETAILS- BUILDING

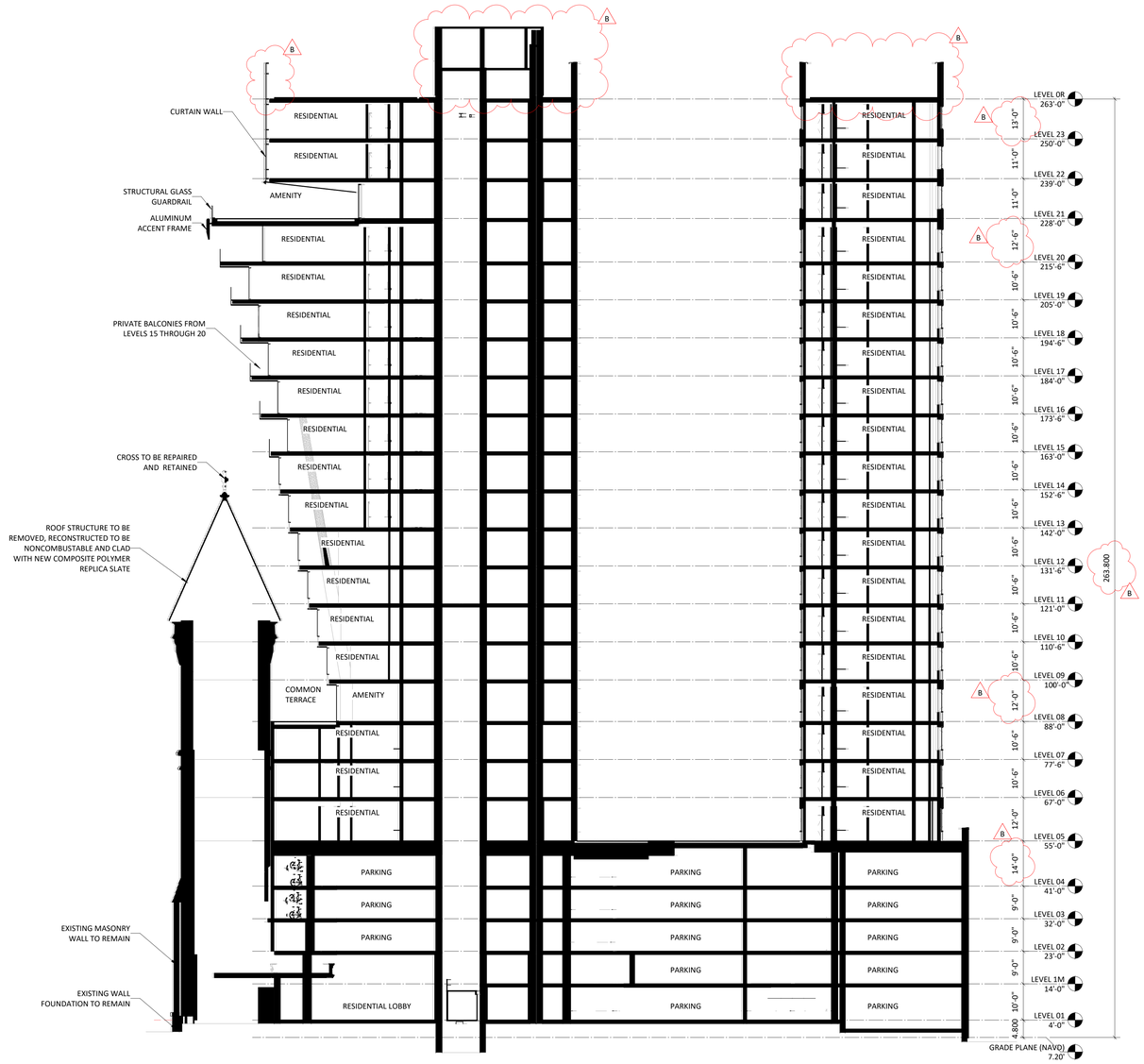
ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A904

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL AT THIS SHEETS ORIGINAL IMAGE SIZE



A1 / A1001 **KEY PLAN** — 1/32" = 1'-0"



A3 / A1001 **SECTION A - CHURCH CORNER_PB/HPC** — 1/16" = 1'-0"

0 8'-0" 16'-0" 32'-0"

1 2 3 4 5 6

A B C D E

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

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CHRISTIE ENGINEERING
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(908) 470-1910

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(201) 670-6688

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(212) 343-8400

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FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

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JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1001

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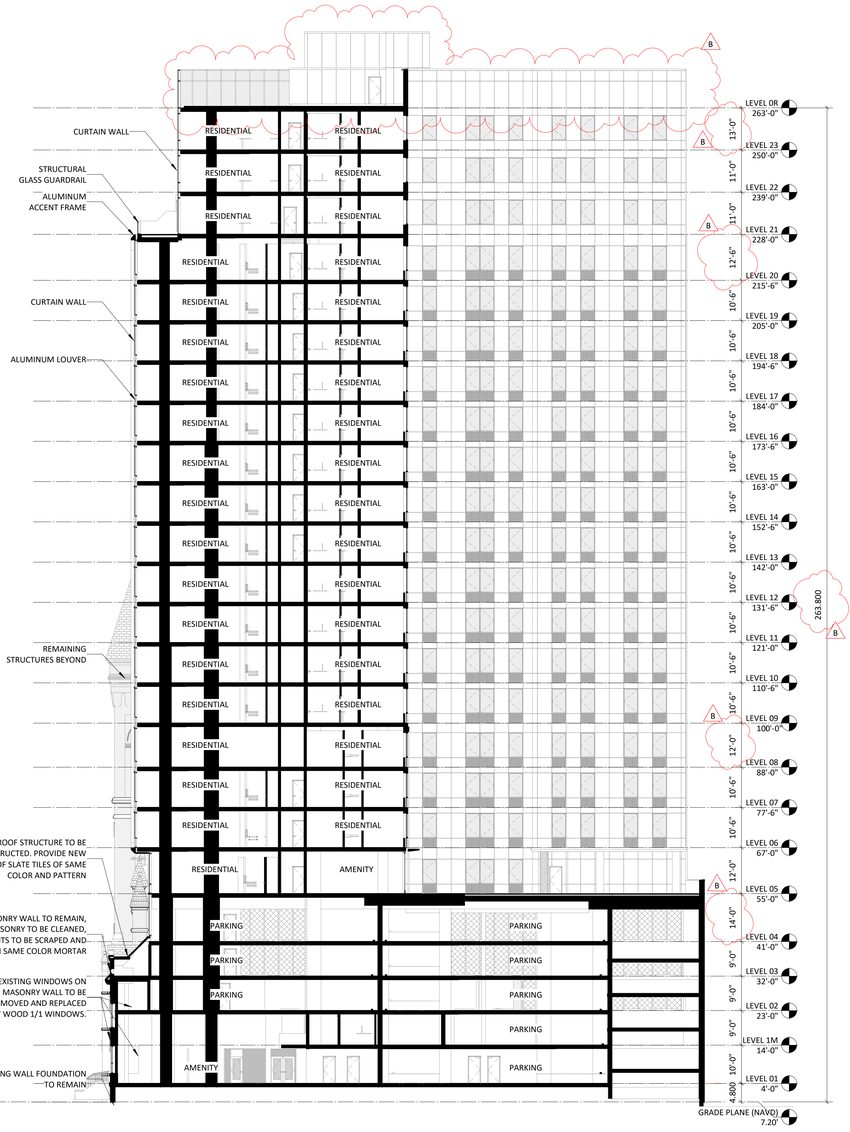

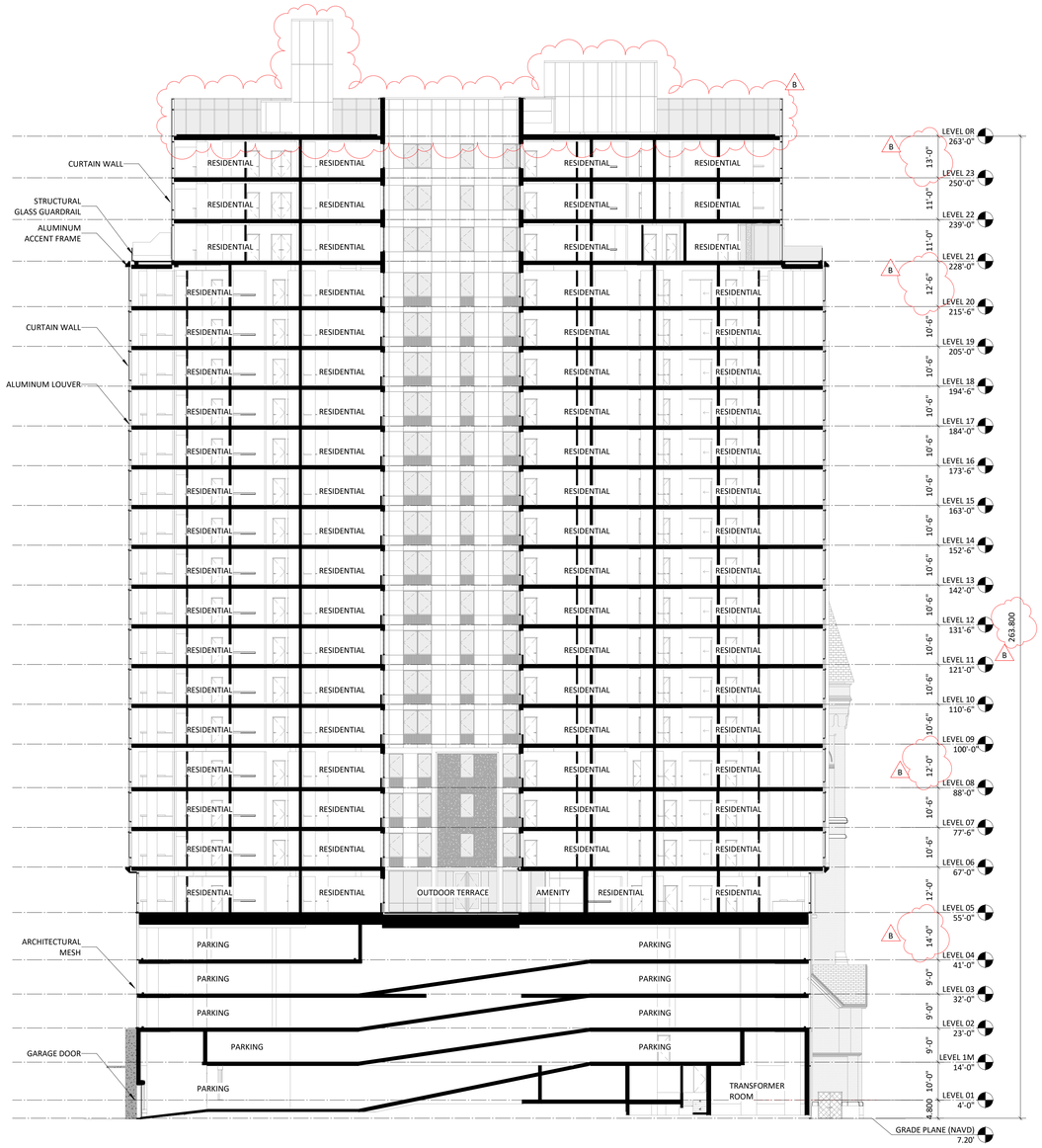

A1 / A1002	SECTION B - EW COURTYARD_PB/HPC	1/16" = 1'-0"	A4 / A1002	SECTION C - NS_PB/HPC	0 8'-0" 16'-0" 32'-0" 1/16" = 1'-0"

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MICHAEL GRAVES

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o 609 924 6409 | f 609 921 0129
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NEW YORK, NEW YORK 10004
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1 EVERTRUST PLAZA, SUITE 901
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JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
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PROJECT: 22219.01

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SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET: A1002

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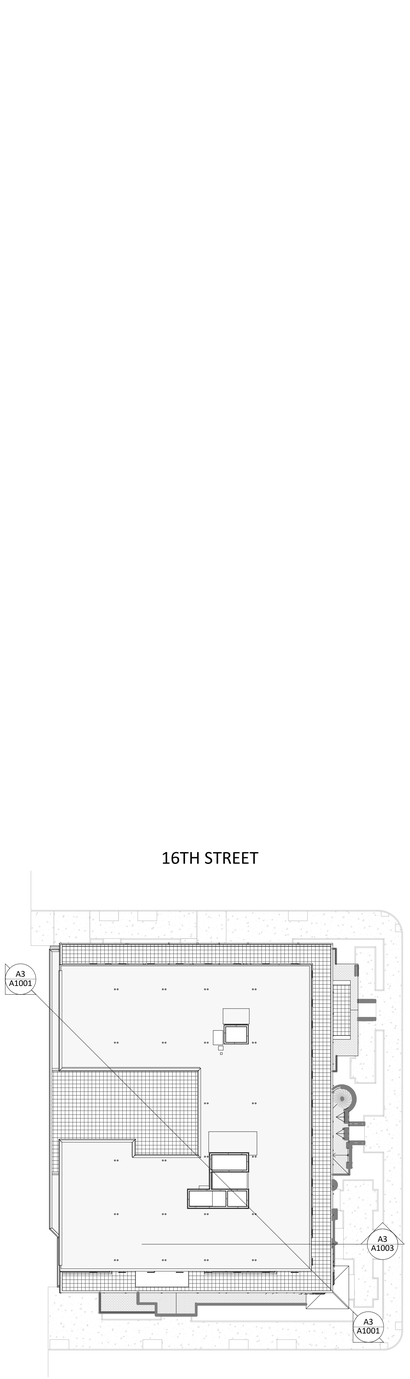

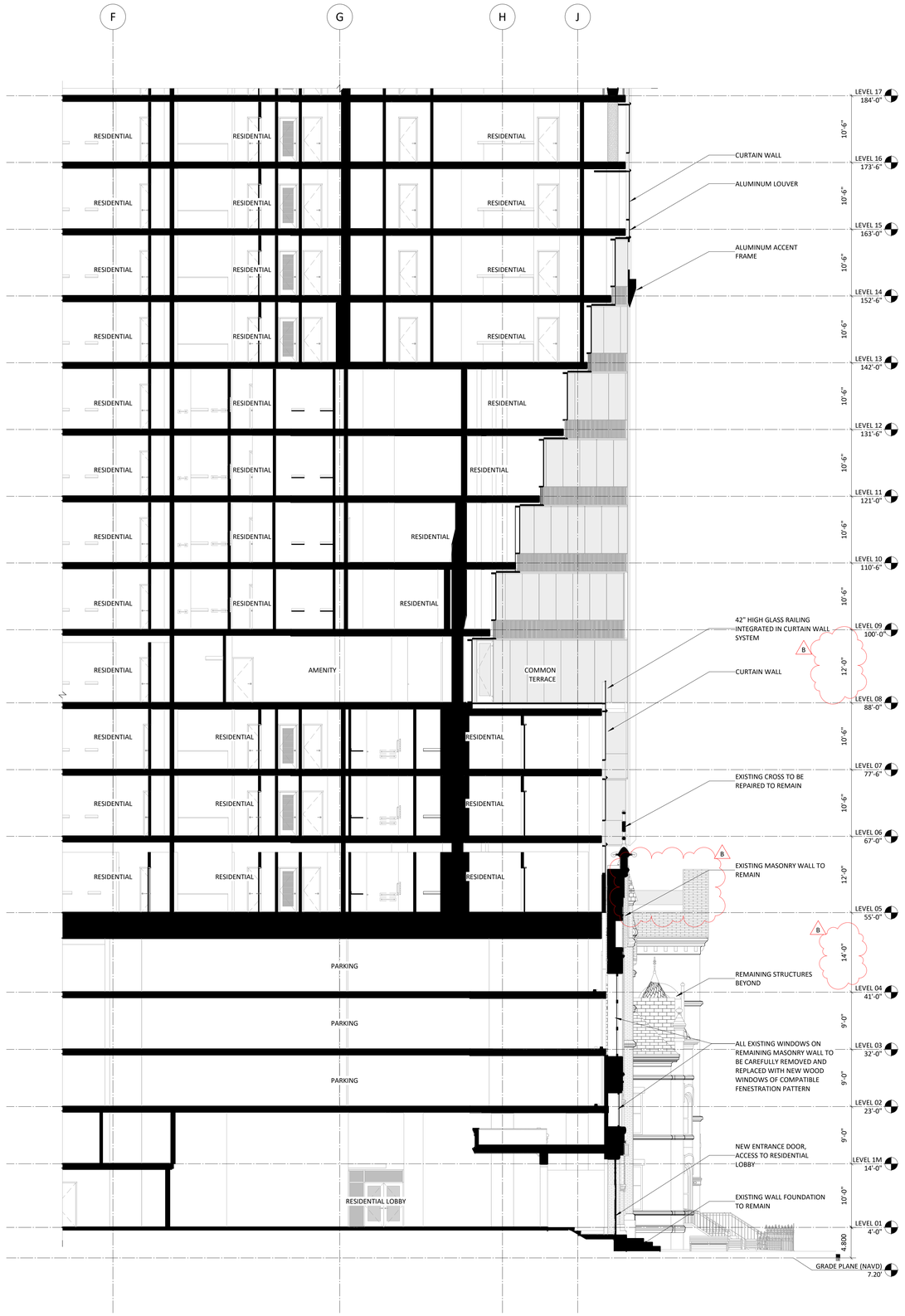

A1 A1003	KEY PLAN	1/32" = 1'-0"

A3 A1003	SECTION D - EW CHURCH_PB/HPC	0 8'-0" 16'-0" 32'-0"	1/8" = 1'-0"

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341 NASSAU STREET PRINCETON, NJ 08540
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1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
BUILDING SECTIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1003

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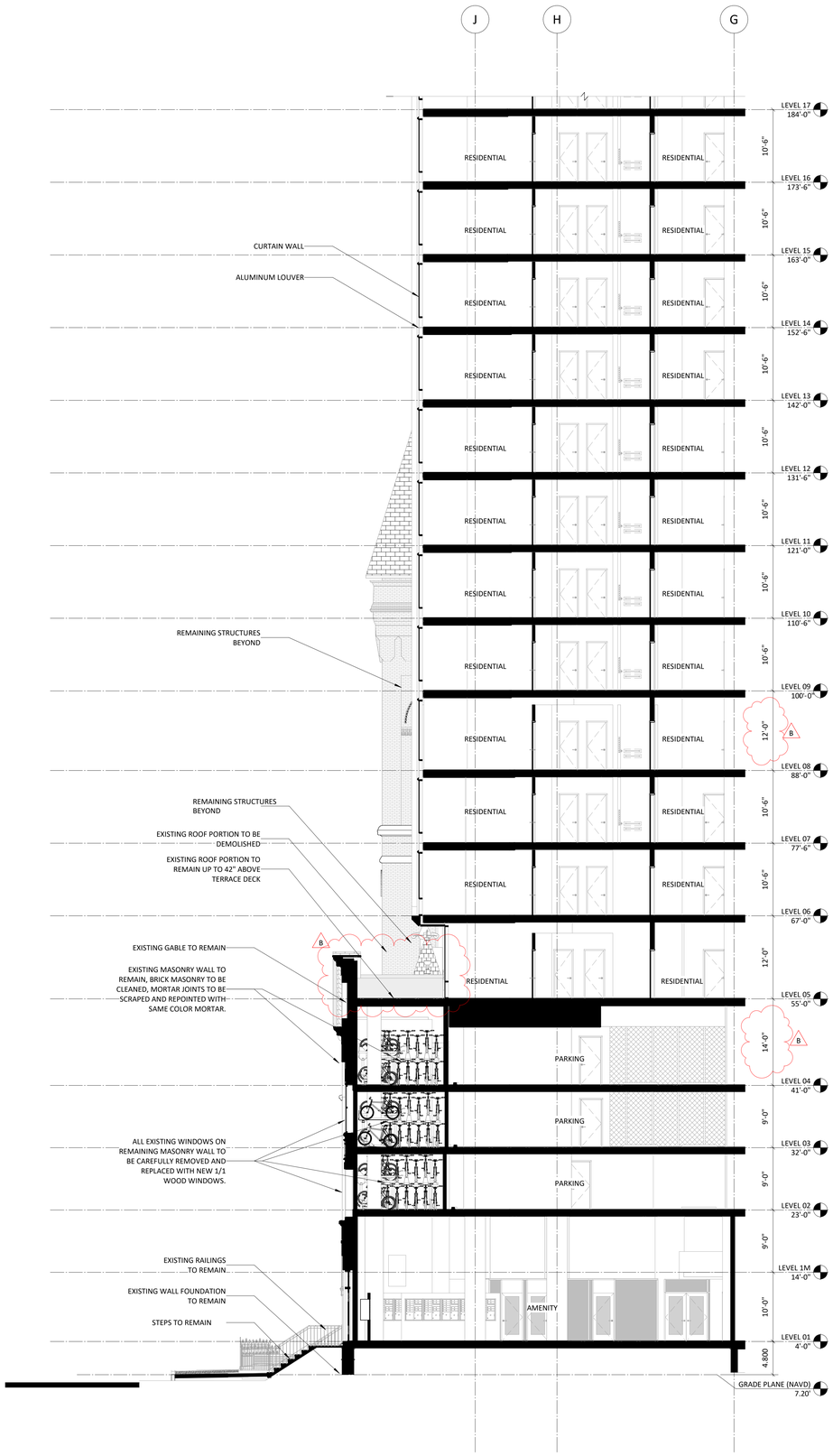
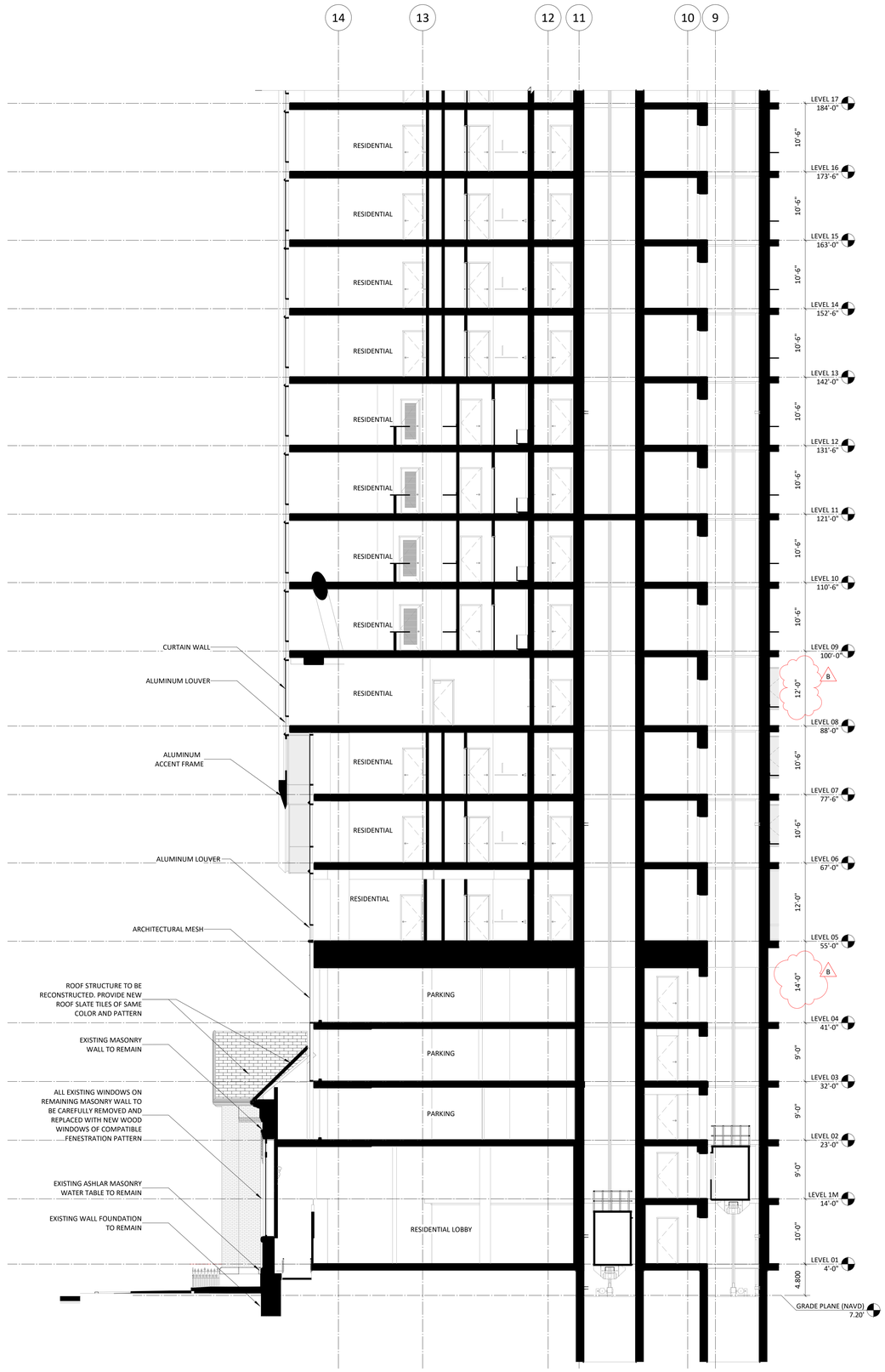


A1 / A1004 **SECTION E - EW SCHOOL_PB/HPC** 0 4'-0" 8'-0" 16'-0" 1/8" = 1'-0"



A4 / A1004 **SECTION F - NS_PB/HPC** 0 4'-0" 8'-0" 16'-0" 1/8" = 1'-0"

1 2 3 4 5 6

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341 Nassau Street, Princeton, NJ 08540
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STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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(201) 670-6688

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(212) 343-8400

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35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
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GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
ENLARGED BUILDING SECTIONS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1004

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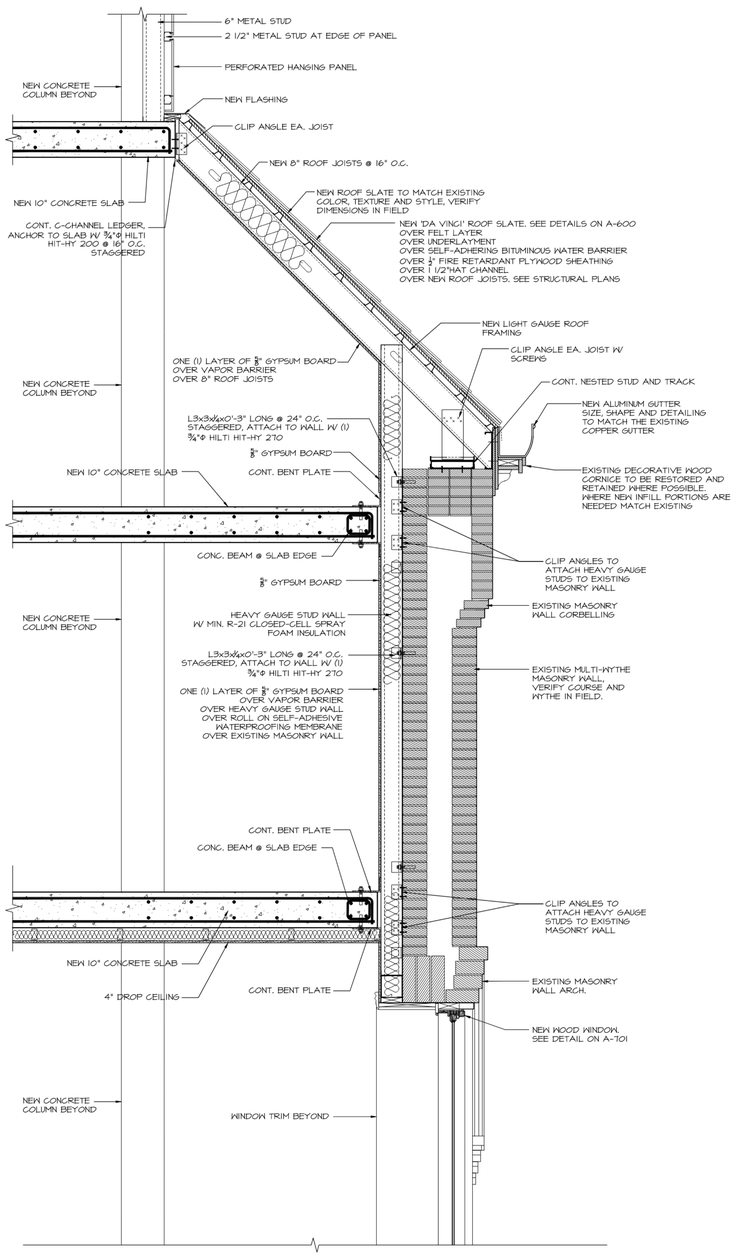

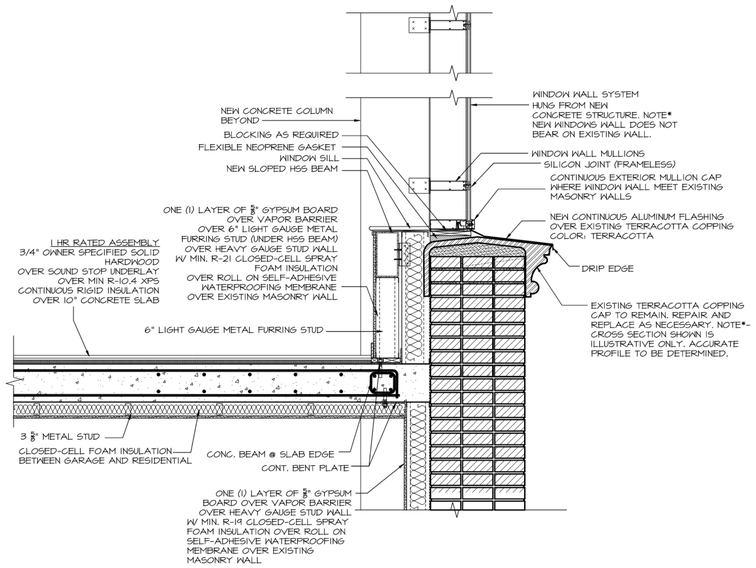

A1 / A1301	WALL SECTION	NTS	
A4 / A1301	WALL SECTION	NTS	

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MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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BERTIN ENGINEERING
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JERSEY CITY, NJ 07302
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99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
WALL SECTION DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1301

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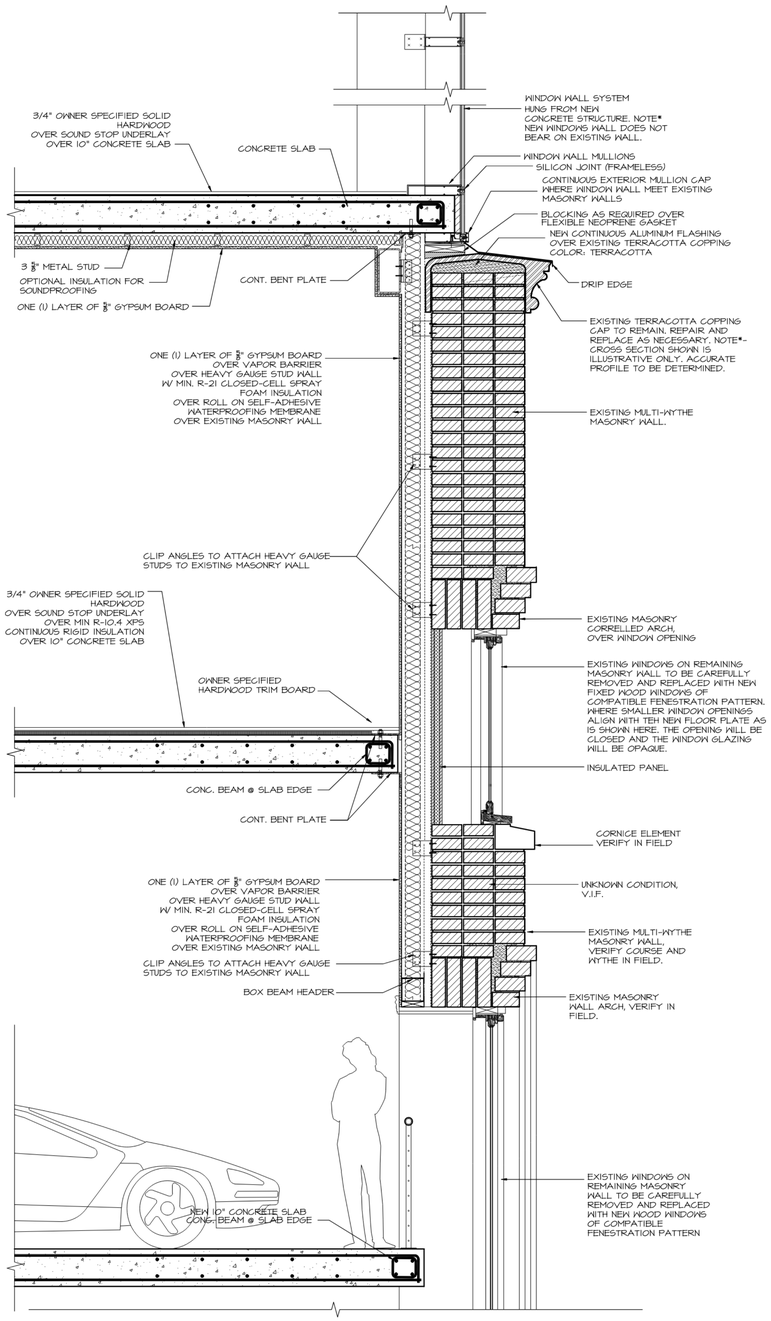

A4 A1302	WALL SECTION	3/4" = 1'-0"

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MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

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PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:

WALL SECTION DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:

A1302

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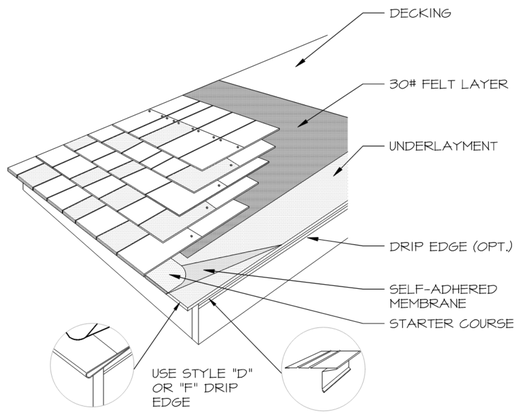
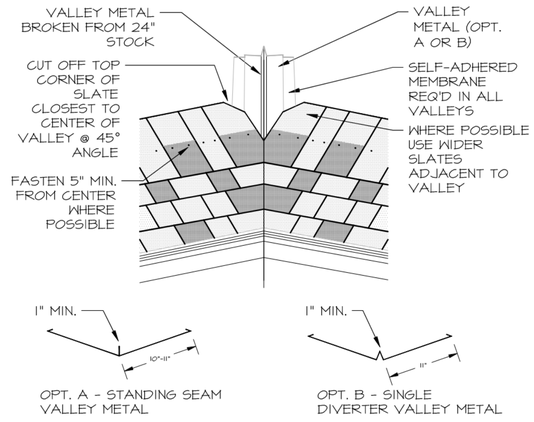


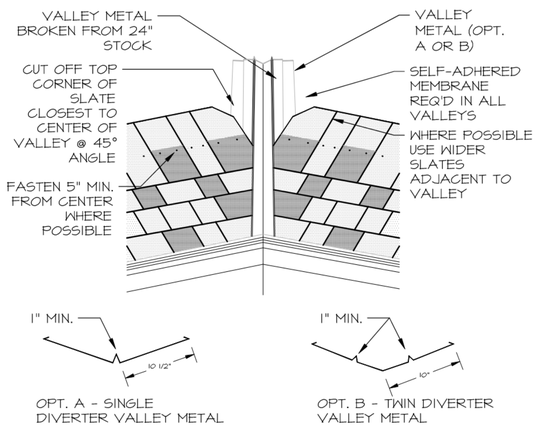
DAVINCI SLATE - MULTI-WIDTH & SINGLE-WIDTH INSTALLATION

C1 / A1303	ROOFING SLATE DETAIL	NTS



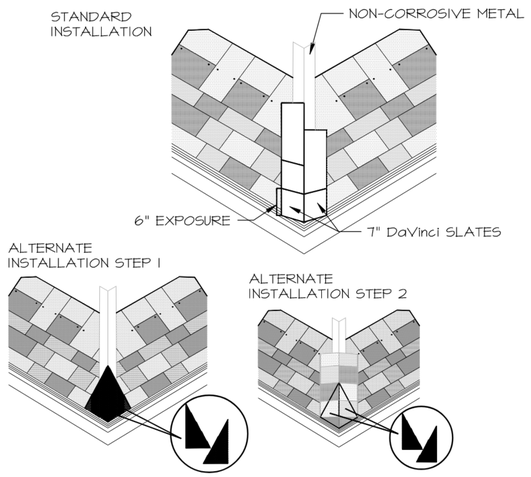
DAVINCI SLATE - MULTI-WIDTH CLOSED VALLEY INSTALLATION

C3 / A1303	ROOFING SLATE DETAIL	NTS



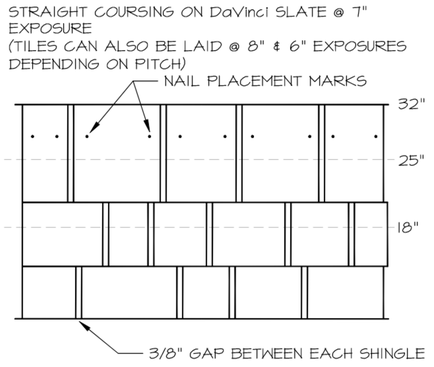
DAVINCI SLATE - MULTI-WIDTH OPEN VALLEY INSTALLATION

C5 / A1303	ROOFING SLATE DETAIL	NTS



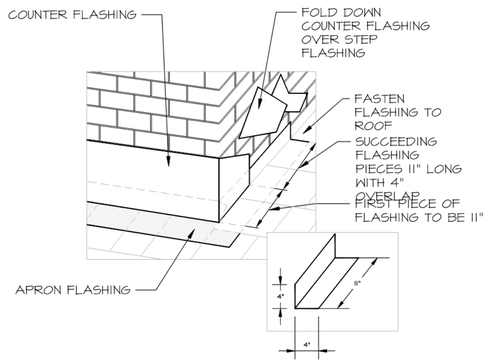
DAVINCI SLATE - MUTLI-WIDTH HIP RIDGE INSTALLATION

A1 / A1303	ROOFING SLATE DETAIL	NTS



DAVINCI SLATE - MULTI-WIDTH FIELD SLATES STRAIGHT COURSING

A3 / A1303	ROOFING SLATE DETAIL	NTS



DAVINCI SLATE - MULTI-WIDTH FLASHING

A5 / A1303	ROOFING SLATE DETAIL	NTS

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o 609 924 6409 | f 609 921 0129
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SHEET NAME:
ROOFING SLATE DETAIL

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1303

1 2 3 4 5 6

A B C D E

THE LINE SHOWN ABOVE IS 1" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL IMAGE SIZE

REFER TO AD900-AD921 FOR WINDOW EXISTING CONDITION AND DEMOLITION NOTES.
REFER TO A1710-A1719 FOR STAINED GLASS CONDITIONS.

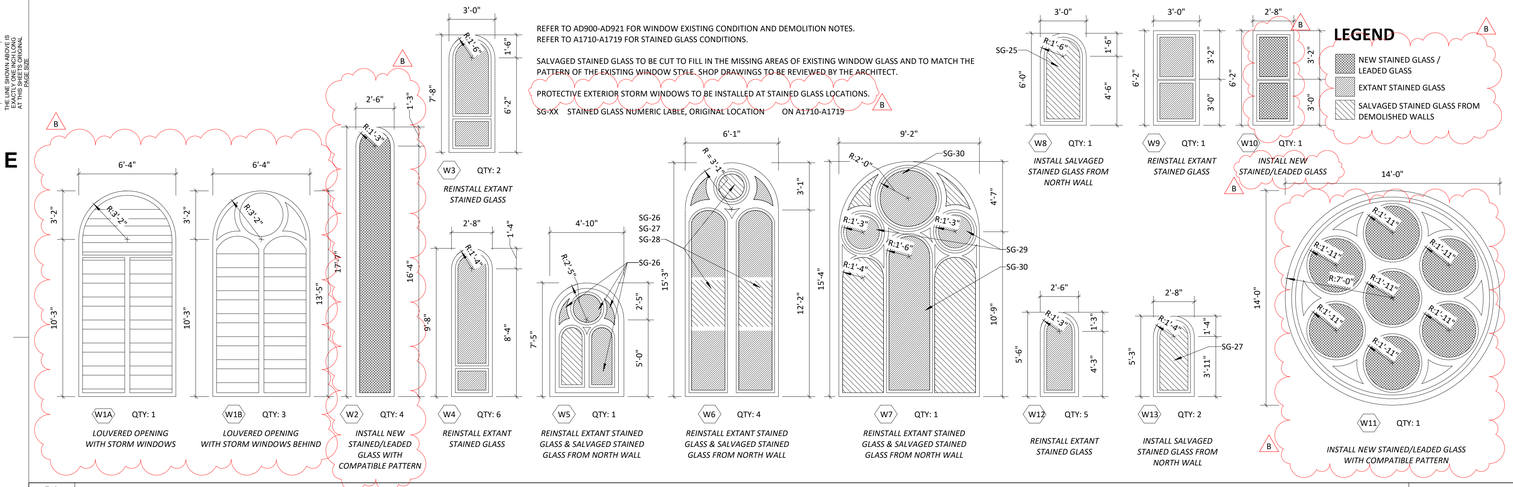
SALVAGED STAINED GLASS TO BE CUT TO FILL IN THE MISSING AREAS OF EXISTING WINDOW GLASS AND TO MATCH THE PATTERN OF THE EXISTING WINDOW STYLE. SHOP DRAWINGS TO BE REVIEWED BY THE ARCHITECT.

PROTECTIVE EXTERIOR STORM WINDOWS TO BE INSTALLED AT STAINED GLASS LOCATIONS.

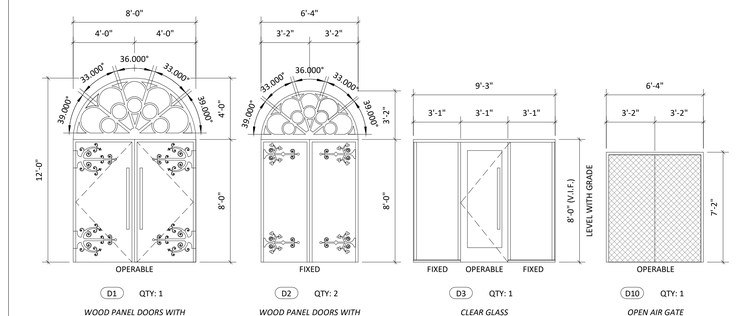
SG-XX STAINED GLASS NUMERIC LABLE, ORIGINAL LOCATION ON A1710-A1719

LEGEND

- NEW STAINED GLASS / LEADED GLASS
- EXTANT STAINED GLASS
- SALVAGED STAINED GLASS FROM DEMOLISHED WALLS

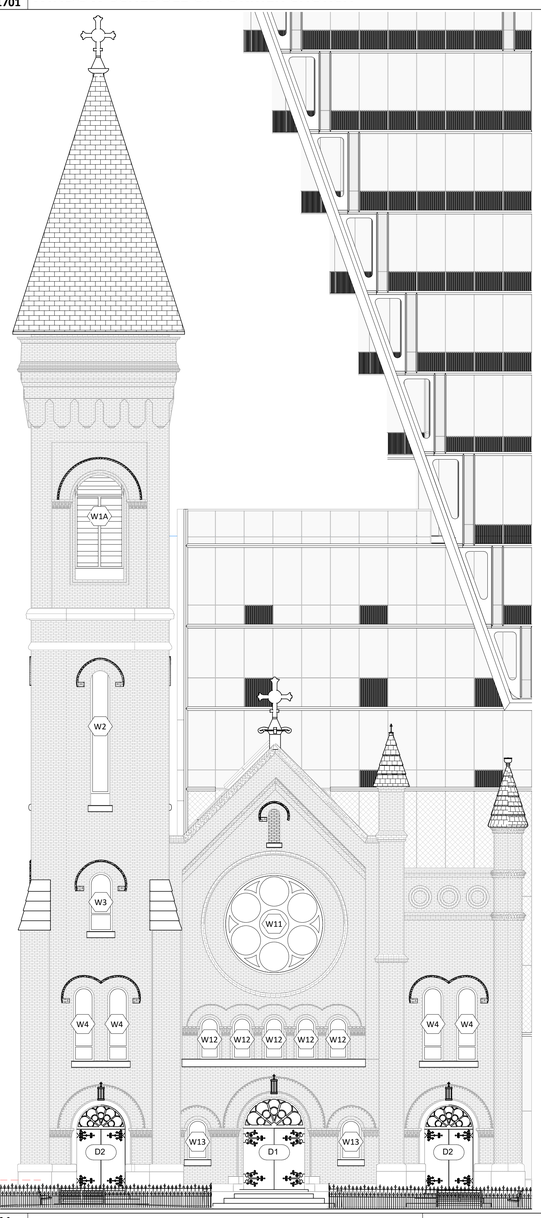


D1 / A1701	WINDOW SCHEDULE OF FORMER CHURCH	0 2'-0" 4'-0" 8'-0"	1/4" = 1'-0"

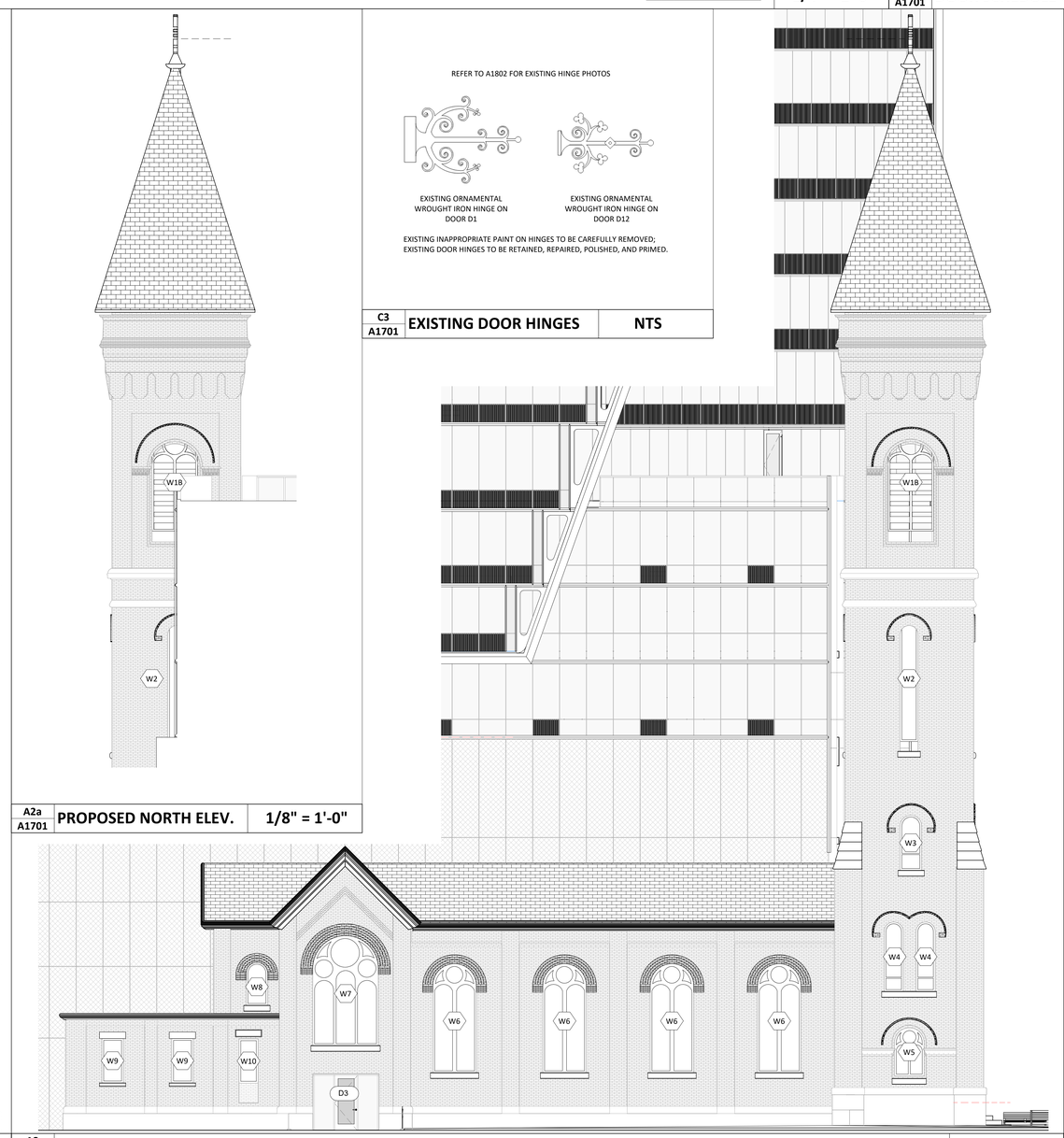


D5 / A1701	DOOR SCHEDULE OF FORMER CHURCH	0 2'-0" 4'-0" 8'-0"	1/4" = 1'-0"

NOTE:
1. DRAWINGS AND DIMENSIONS ARE BASED ON 3D SCAN REVIT DIGITAL MODEL ISSUED BY REXIS TECHNOLOGY SERVICES, LLC. ON JULY 8TH 2019.
2. ALL MEASUREMENTS SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR AND ARCHITECT.



A1 / A1701	CHURCH - PROPOSED EAST ELEV.	1/8" = 1'-0"



A2a / A1701	PROPOSED NORTH ELEV.	1/8" = 1'-0"

A2 / A1701	CHURCH - PROPOSED SOUTH ELEV.	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"

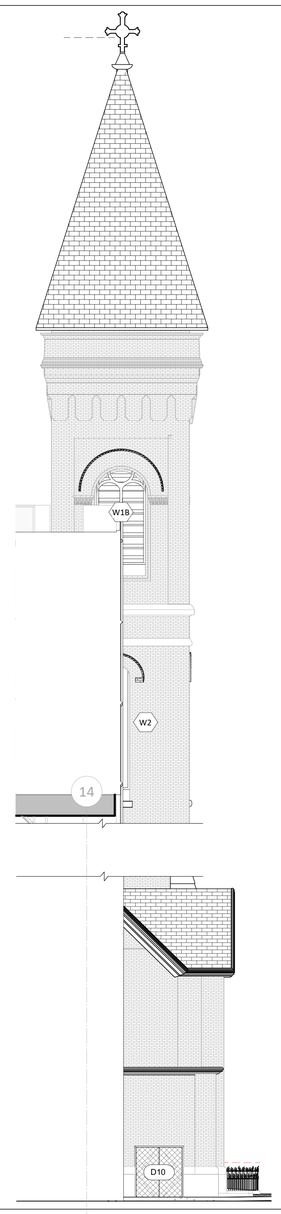
REFER TO A1802 FOR EXISTING HINGE PHOTOS

EXISTING ORNAMENTAL WROUGHT IRON HINGE ON DOOR D1

EXISTING ORNAMENTAL WROUGHT IRON HINGE ON DOOR D12

EXISTING INAPPROPRIATE PAINT ON HINGES TO BE CAREFULLY REMOVED; EXISTING DOOR HINGES TO BE RETAINED, REPAIRED, POLISHED, AND PRIMED.

C3 / A1701	EXISTING DOOR HINGES	NTS



A5 / A1701	CHURCH - PROPOSED WEST ELEV.	1/8" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES
341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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66 GLEN AVENUE
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(201) 670-6688

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NEW YORK, NEW YORK 10004
(212) 343-8400

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35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
WINDOW / DOOR SCHEDULE

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1701

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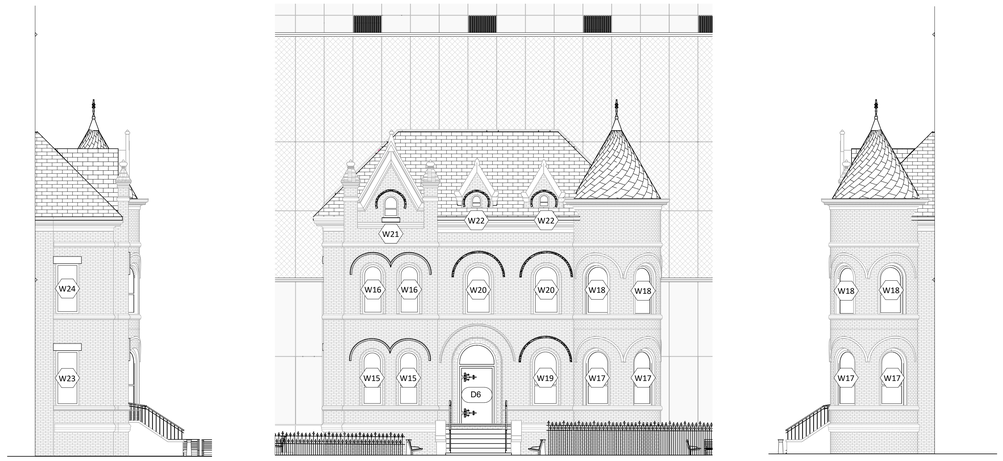


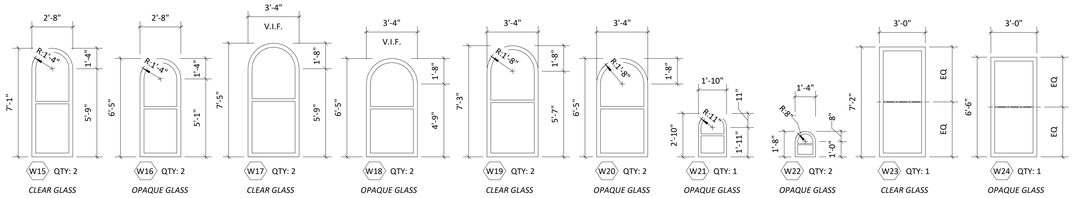
SOUTH **EAST** **NORTH**

C1 A1702	FORMER RECTORY - PROPOSED ELEVATIONS	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"



SOUTH **EAST** **NORTH**

A1 A1702	FORMER SCHOOL - EXISTING ELEVATIONS	0 4'-0" 8'-0" 16'-0"	1/8" = 1'-0"



NEW 1:1 WINDOWS, TYPICAL

E4 A1702	WINDOW SCHEDULE OF FORMER RECTORY	0 2'-0" 4'-0" 8'-0"	1/4" = 1'-0"

D4 A1702	ENTRY DOOR OF FORMER RECTORY & SHELTER	0 2'-0" 4'-0" 8'-0"	1/4" = 1'-0"

D6 D7 DOOR HINGES TO REPLICATE HINGE STYLE OF FORMER CHURCH DOOR D2

REFER TO A1802 FOR EXISTING HINGE PHOTOS

D6 A1702	DOOR HINGE	NTS

NEW 1:1 WINDOWS, TYPICAL

C4 A1702	WINDOW SCHEDULE OF FORMER SCHOOL	0 2'-0" 4'-0" 8'-0"	1/4" = 1'-0"

NOTE:

1. DRAWINGS AND DIMENSIONS ARE BASED ON 3D SCAN REVIT DIGITAL MODEL ISSUED BY REXIS TECHNOLOGY SERVICES, LLC. ON JULY 8TH 2019.
2. ALL MEASUREMENTS SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR AND ARCHITECT.

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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66 GLEN AVENUE
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JERSEY CITY, NJ 07302
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99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

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JOSE I. CARBALLO
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WINDOW / DOOR SCHEDULE

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1702

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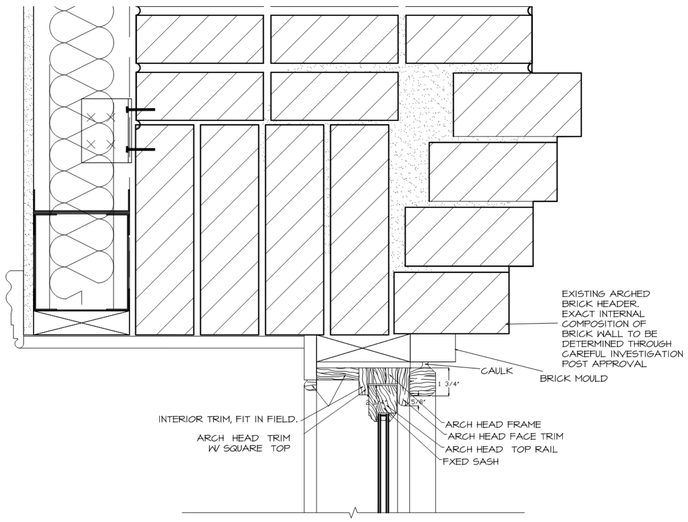
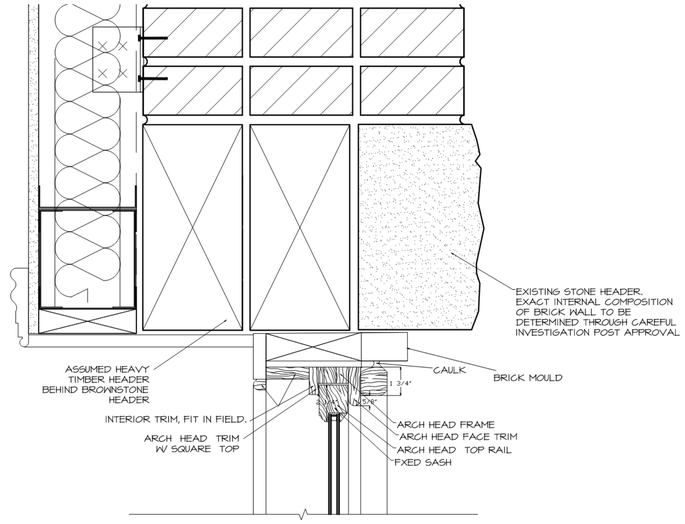


NOTE: EXISTING INTERNAL COMPOSITION OF MASONRY WALLS ARE ASSUMED. CAREFUL INVESTIGATION WILL BE CARRIED OUT POST APPROVAL AND DETAILS WILL BE ADJUSTED ACCORDINGLY FOR UNFORSEEN CONDITIONS.

C1 A1703	HEADER AT BRICK ARCH CONDITION	3" = 1'-0"



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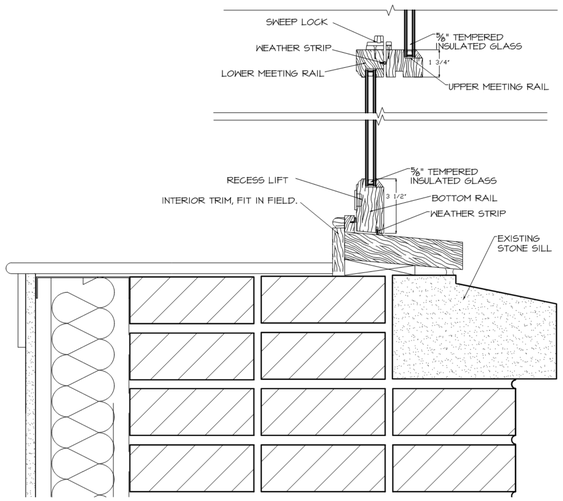
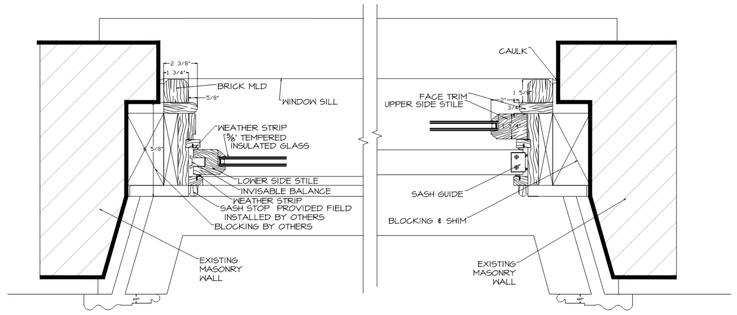
C4 A1703	HEADER AT STONE HEADER CONDITION	3" = 1'-0"



NOTE: EXISTING INTERNAL COMPOSITION OF MASONRY WALLS ARE ASSUMED. CAREFUL INVESTIGATION WILL BE CARRIED OUT POST APPROVAL AND DETAILS WILL BE ADJUSTED ACCORDINGLY FOR UNFORSEEN CONDITIONS.

A1 A1703	SILL AT BRICK ARCH CONDITION	3" = 1'-0"



NOTE: EXISTING INTERNAL COMPOSITION OF MASONRY WALLS ARE ASSUMED. CAREFUL INVESTIGATION WILL BE CARRIED OUT POST APPROVAL AND DETAILS WILL BE ADJUSTED ACCORDINGLY FOR UNFORSEEN CONDITIONS.

A4 A1703	TYPICAL JAMB CONDITION	3" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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66 GLEN AVENUE
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NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 295-5564

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

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A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
WINDOW DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET: A1703

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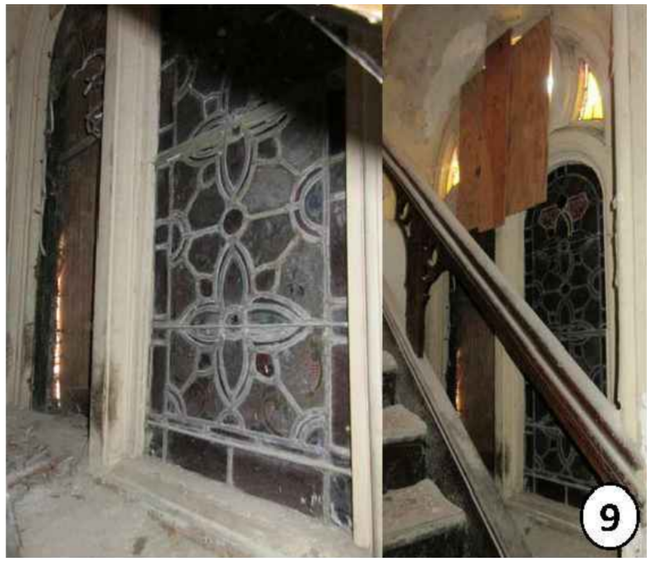

EXISTING WINDOW TYPES

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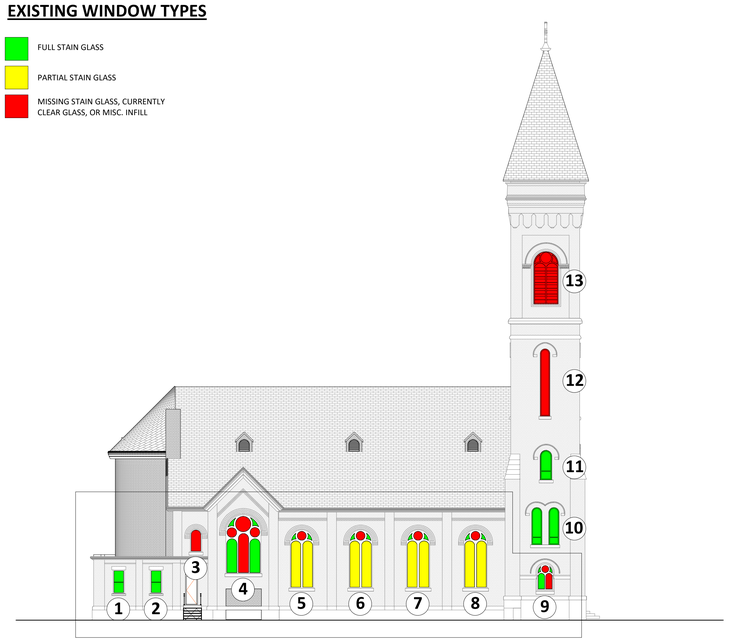

A5 / A1710 **FORMER CHURCH - EXISTING SOUTH ELEVATION** — 1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

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NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 286-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY — JOSE I. CARBALLO — 21A800917400 — REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1710

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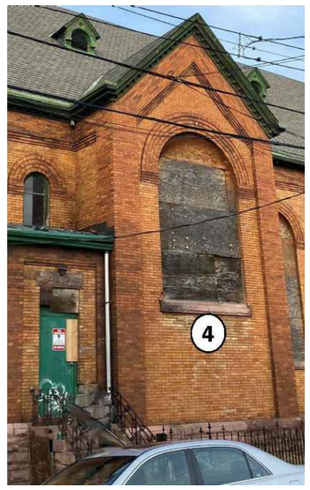

A



1 2 3 4

EXISTING WINDOW TYPES

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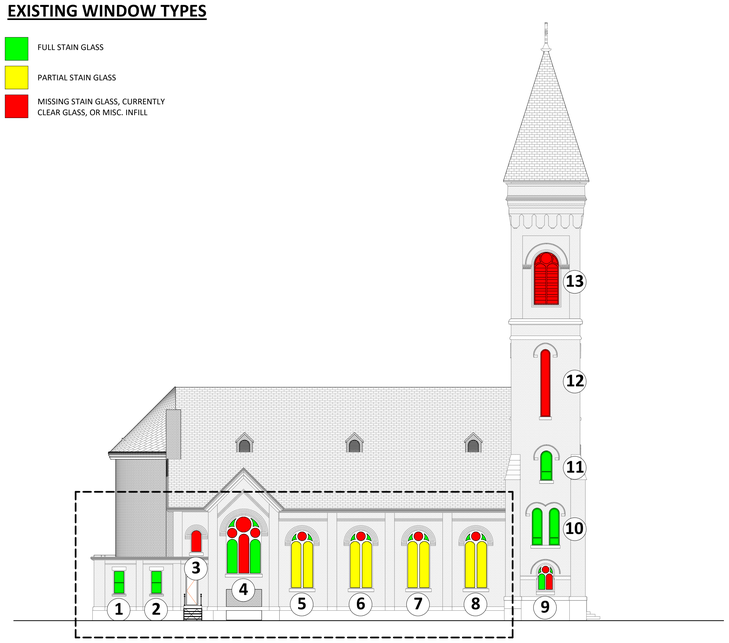
- PARTIAL STAIN GLASS
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5 / A1711 **FORMER CHURCH - EXISTING SOUTH ELEVATION** 1/16" = 1'-0"

5 6

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MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

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(201) 670-6688

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50 BROAD STREET, # 1602
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JERSEY CITY, NJ 07302
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GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET: A1711

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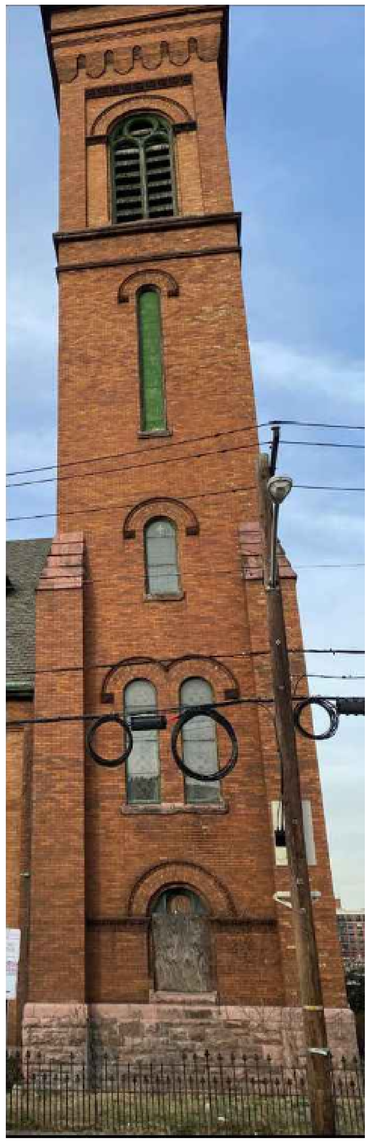



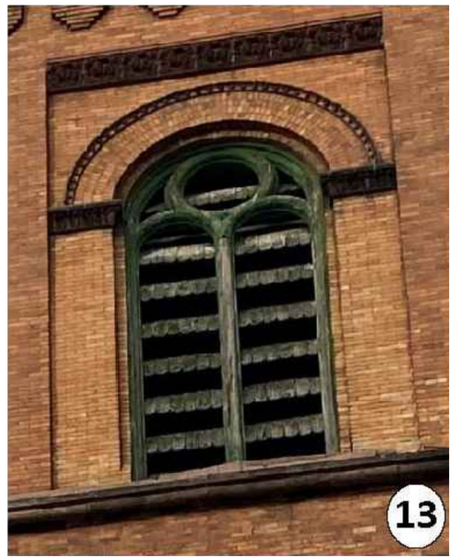

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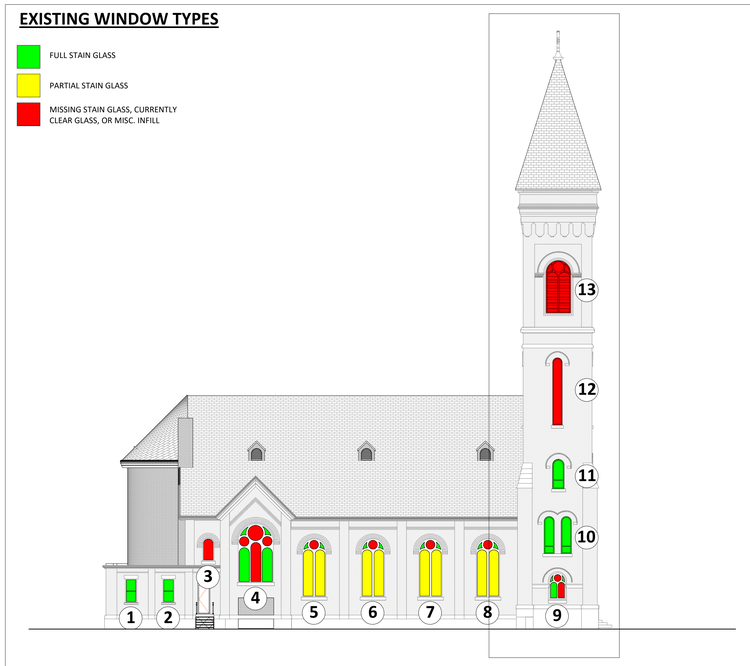

A5 / A1712 **FORMER CHURCH - EXISTING SOUTH ELEVATION** 1/16" = 1'-0"

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o 609 924 6409 | f 609 921 0129
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BEDMINSTER, NEW JERSEY 07921
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SPRINGFIELD, NJ 07081
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A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1712

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1 2 3 4 5 6

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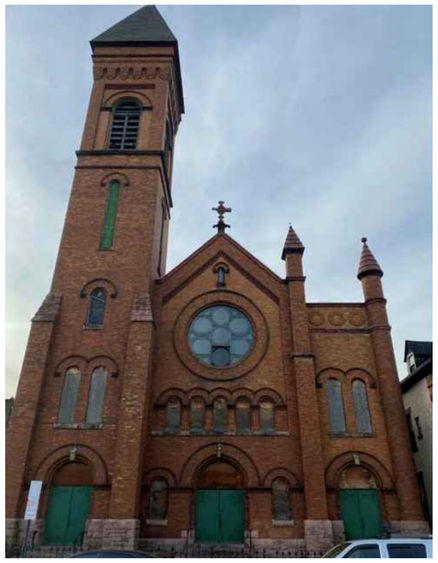

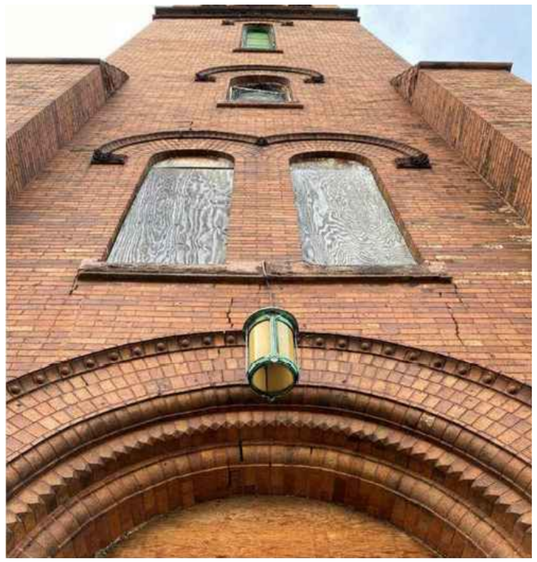



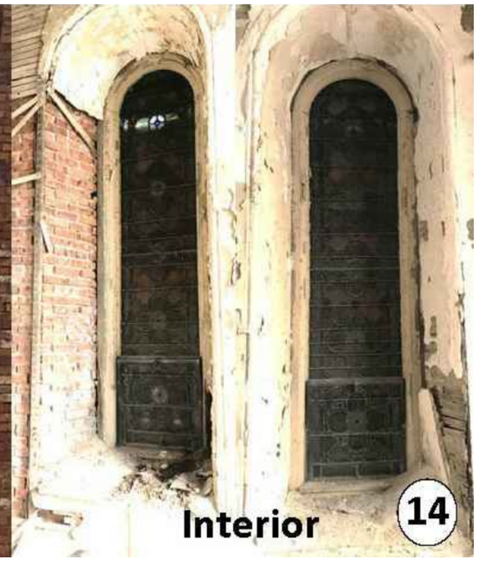







EXISTING WINDOW TYPES

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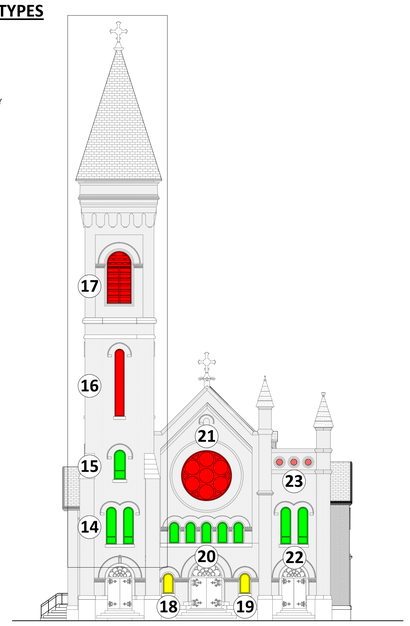

A5 / A1713 — FORMER CHURCH - EXISTING EAST ELEVATION — 1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
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JERSEY CITY, NJ 07302
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CURRENT: 2022.12.05

PB/HPC SUBMISSION

SHEET: A1713

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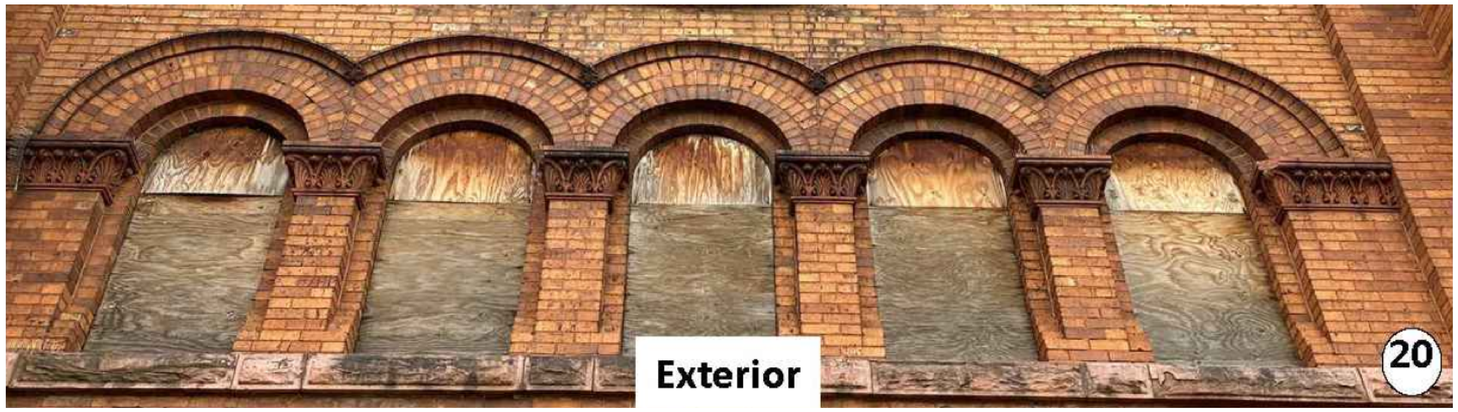


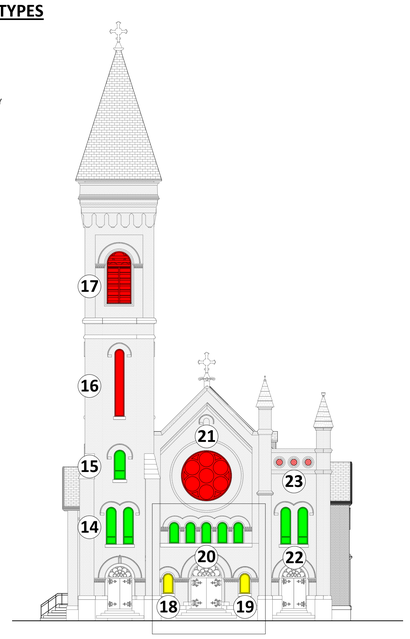




1 2 3 4

EXISTING WINDOW TYPES

- FULL STAIN GLASS
- PARTIAL STAIN GLASS
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5 / A1714	FORMER CHURCH - EXISTING EAST ELEVATION	1/16" = 1'-0"

5 6

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

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FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1714

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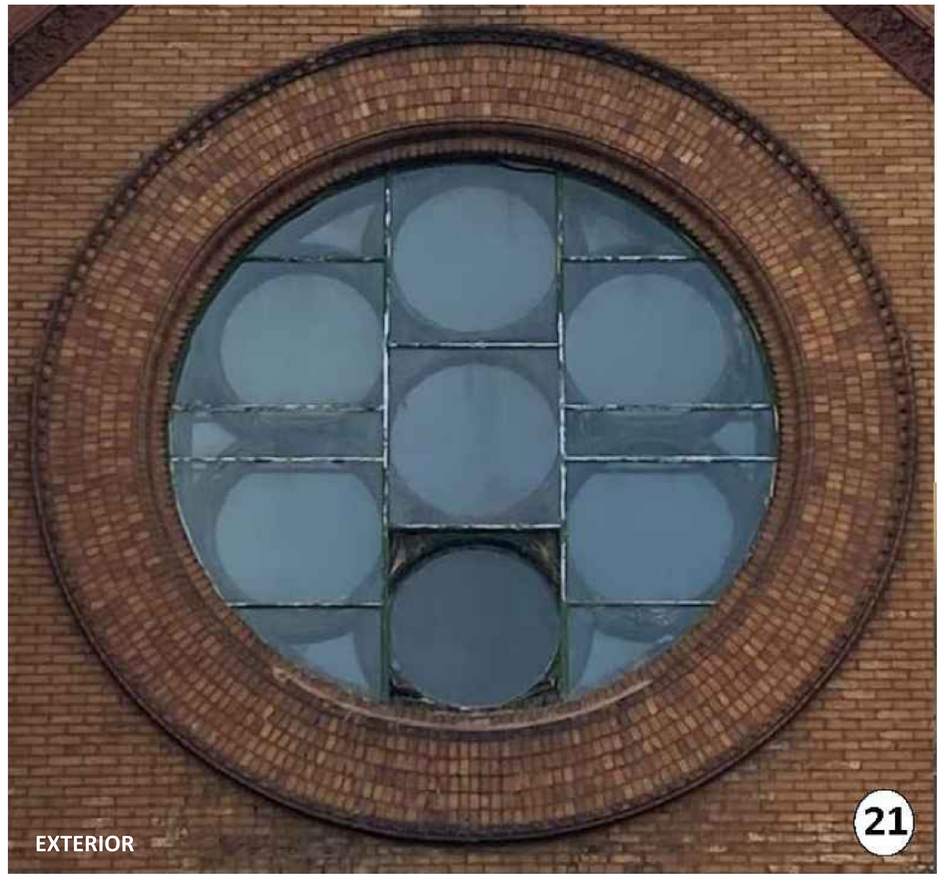



EXISTING WINDOW TYPES

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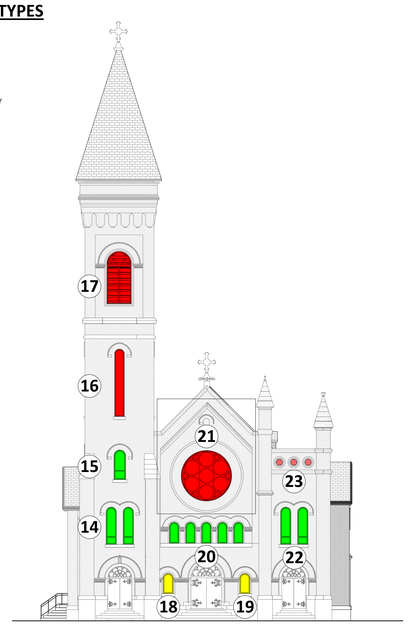
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5 / A1715 — FORMER CHURCH - EXISTING EAST ELEVATION — 1/16" = 1'-0"

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MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
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BEDMINSTER, NEW JERSEY 07921
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JZN ENGINEERING
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SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
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9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

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15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07305
BLOCK 7102, LOT 7

PROJECT: 22219.01

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SHEET NAME:
EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1715

THE LINE SHOWN ABOVE IS 1/2" WHEN PLOTTED AT THIS SHEETS ORIGINAL PAGE SIZE

E

D

C





B

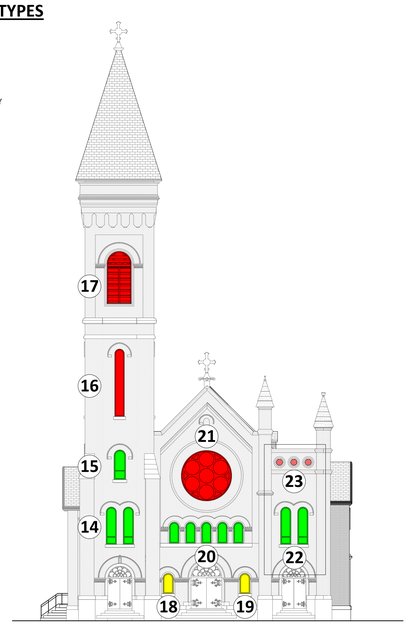
A



1 2 3 4

EXISTING WINDOW TYPES

- FULL STAIN GLASS
- PARTIAL STAIN GLASS
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5
A1716 **FORMER CHURCH - EXISTING EAST ELEVATION** 1/16" = 1'-0"

5 6

CLAREMONT DEVELOPMENT

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A1716

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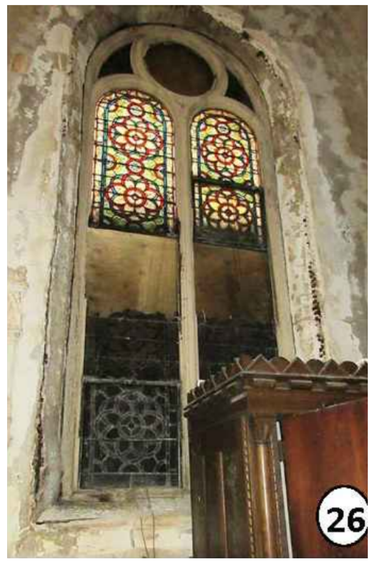









EXISTING WINDOW TYPES

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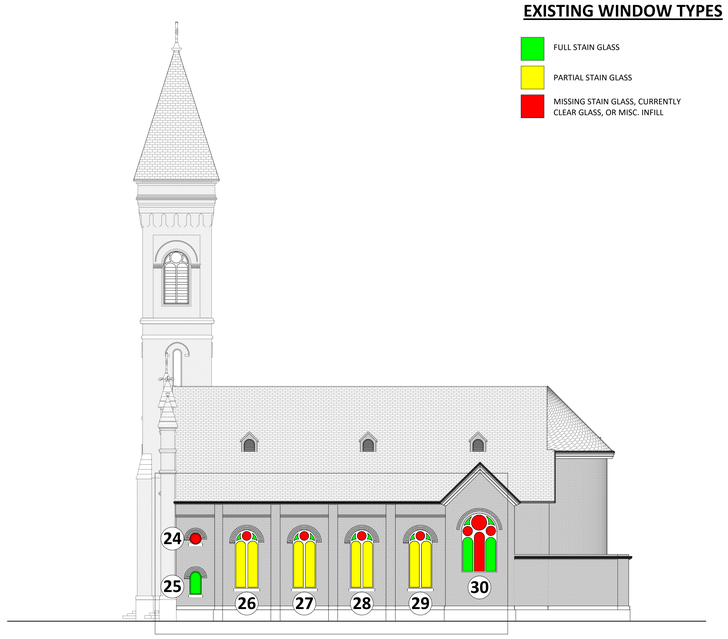
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5 A1717	FORMER CHURCH - EXISTING NORTH ELEVATION	1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

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211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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MEPFP ENGINEER
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66 GLEN AVENUE
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(201) 670-6688

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NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
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35 W. 35TH STREET, 8TH FLOOR
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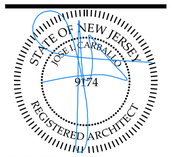

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
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JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

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PB/HPC SUBMISSION

SHEET:
A1717

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EXISTING WINDOW TYPES

- FULL STAIN GLASS
- PARTIAL STAIN GLASS
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A6 / A1718	RECTORY - EXIST. ELEV.	1/16" = 1'-0"

CLAREMONT DEVELOPMENT

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341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
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ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1718

E D C B A

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D

C

B

A













EXISTING WINDOW TYPES

- FULL STAIN GLASS
- PARTIAL STAIN GLASS
- MISSING STAIN GLASS, CURRENTLY CLEAR GLASS, OR MISC. INFILL



A5 / A1719	FORMER SCHOOL - EXISTING ELEVATIONS	1/16" = 1'-0"

1 2 3 4 5 6

CLAREMONT DEVELOPMENT

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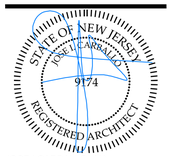

JOSE I CARBALLO, AIA
21A800917400

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15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

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SHEET NAME:

EXISTING STAINED GLASS DETAILS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05

PB/HPC SUBMISSION

SHEET:

A1719

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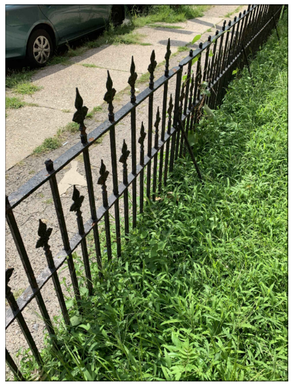
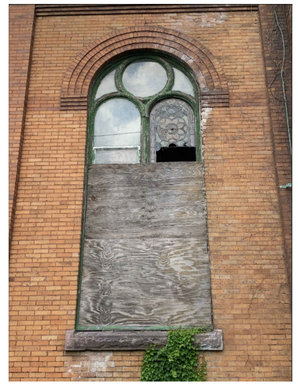
1 EXISTING BRICK PIER. MORTAR JOINTS ARE IN A DETERIORATED CONDITION. CLEANING & RE-POINTING PROPOSED.



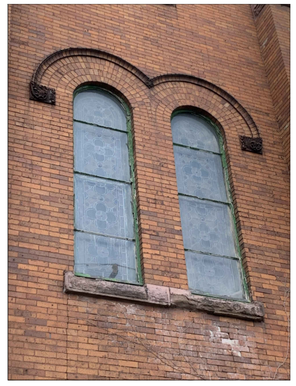
2 EXISTING PERIMETER FENCE TO BE REMOVED, RESTORED, AND STORED STAFELY OFF-SITE FOR THE DURATION OF CONSTRUCTION. FENCE TO BE RELOCATED TO NEW CONFIGURATION SHOWN ON LANDSCAPING DRAWINGS.



3 EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH SOLID WOOD HISTORIC WINDOWS BY SEAQUAY MILLWORK OR APPROVED EQUAL. MULLION PATTERN TO REPLICATE THE EXISTING. EXTERIOR PAINT COLOR TO BE DETERMINED IN CONSULTATION WITH JCHPO.



4 ORIGINAL STAINED GLASS TO BE REMOVED BY THE ARCHDIOCESE WHERE POSSIBLE AND REUSED IN NEW PROPOSED WINDOWS.



5 MASONRY CRACKS TO BE REPAIRED. BRICKWORK TO BE CLEANED AND RE-POINTED. EXISTING STONE SILLS TO BE STRIPPED AND REPAIRED / REPLACED AS REQUIRED.



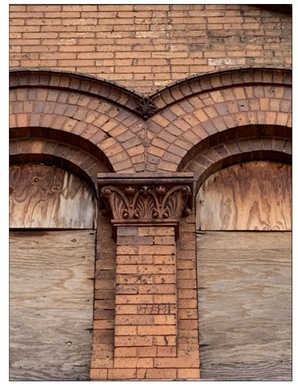
6 ORIGINAL STAINED GLASS TO BE REMOVED BY THE ARCHDIOCESE WHERE POSSIBLE AND REUSED IN NEW PROPOSED WINDOWS.



7 IVY GROWING ON THE FACADE AND IS UNDERMINING EXISTING MASONRY INTEGRITY. ALL VEGETATION ON TEMAINING STRUCTURES TO BE CAREFLY REMOVED.



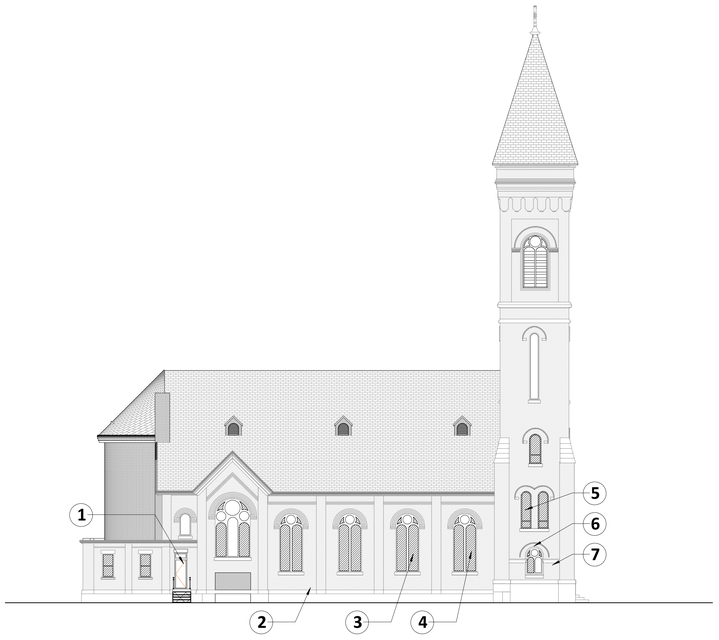
8 EXISTING INTRICATE BRICK WORK AND RELIEF TERRA COTTA ACCENTS.



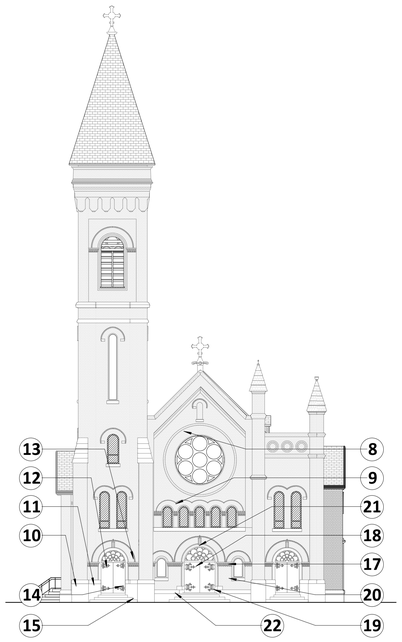
9 EXISTING INTRICATE BRICK WORK AND RELIEF TERRA COTTA ACCENTS.



10 EXISTING STATUES TO BE REMOVED BY ARCHDIOCESE.



A3 / A1801	FORMER CHURCH - EXISTING SOUTH ELEVATION	1/16" = 1'-0"



A5 / A1801	FORMER CHURCH - EXISTING EAST ELEVATION	1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
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EXISTING CONDITIONS PHOTOS

ORIG SUBMISSION: 2022.12.05
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PB/HPC SUBMISSION

SHEET:
A1801

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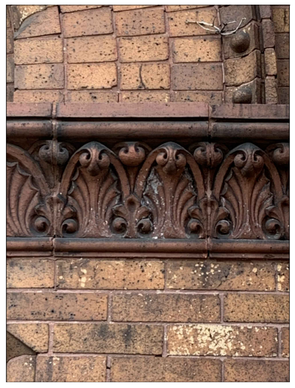
11 EXISTING PERIMETER FENCE TO BE REMOVED, RESTORED, AND STORED STAFELY OFF-SITE FOR THE DURATION OF CONSTRUCTION. FENCE TO BE RELOCATED TO NEW CONFIGURATION SHOWN ON LANDSCAPING DRAWINGS.



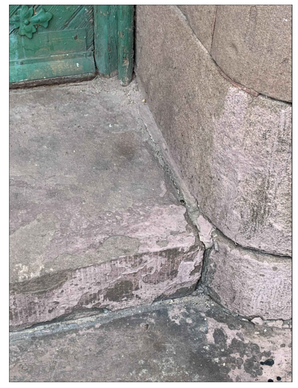
12 EXISTING WOODEN DOORS TO BE RETAINED AND REPAIRED; SEE NOTES ON AD9000-AD9210 AND ON A1701-A1703.



13 EXISTING INTRICATE BRICK WORK AND RELIEF TERRA COTTA ACCENTS.



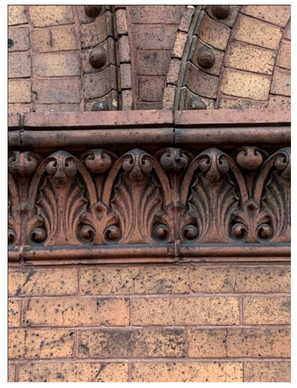
14 EXISTING ORNATE DOOR HINGES ON SIDE CHURCH ENTRANCE DOOR TO BE RETAINED AND REPAIRED; SEE NOTES ON AD9000-AD9210 AND ON A1701-A1703.



15 EXISTING STONE STEPS AND WATER TABLE.



16



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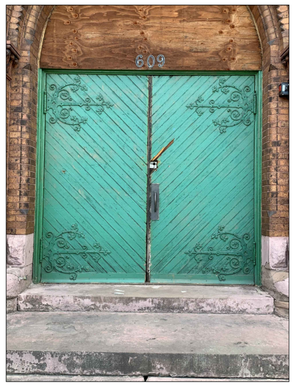
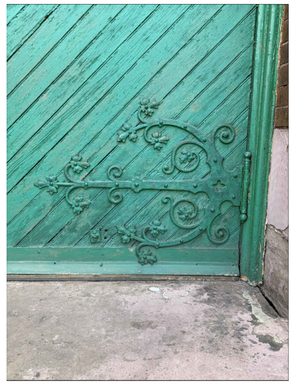
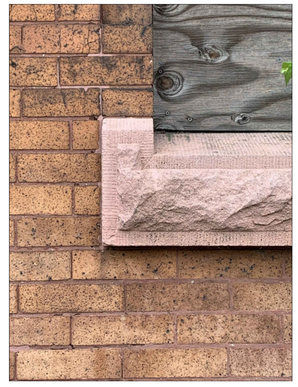


18 EXISTING WOODEN DOORS TO BE RETAINED AND REPAIRED; SEE NOTES ON AD900-AD921 AND ON A1701-A1703.



19 EXISTING ORNATE DOOR HINGES ON CENTRAL CHURCH ENTRANCE DOOR TO BE RETAINED AND REPAIRED; SEE NOTES ON AD9000-AD9210 AND ON A1701-A1703.



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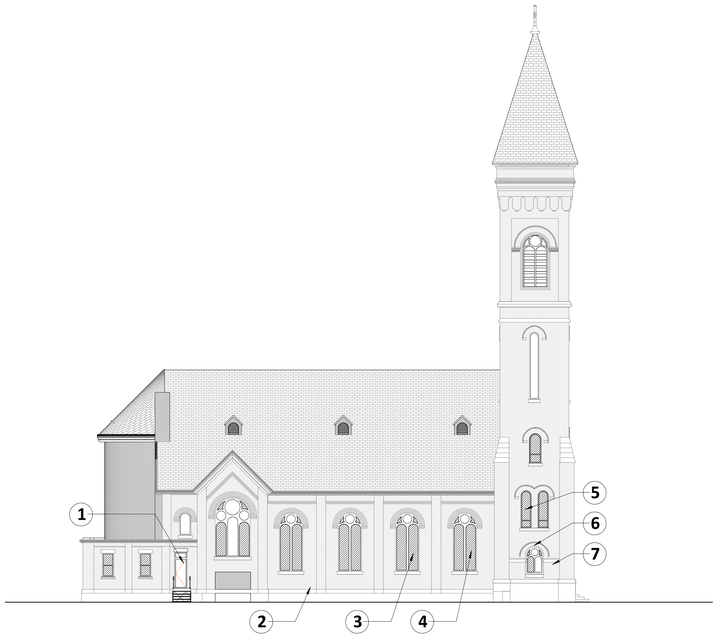
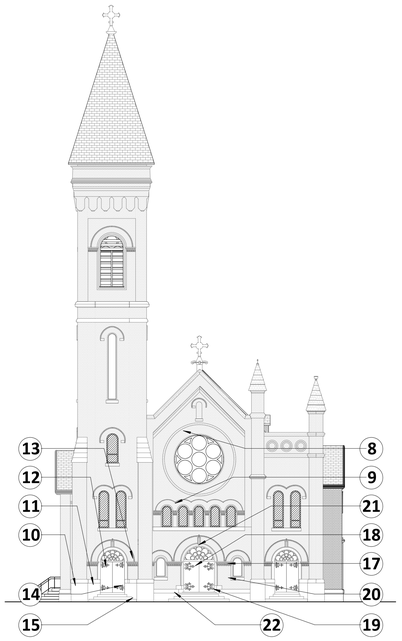


A2 A1802	FORMER CHURCH - EXISTING SOUTH ELEVATION	1/16" = 1'-0"



A5 A1802	FORMER CHURCH - EXISTING EAST ELEVATION	1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

619 GROVE STREET
15th and Grove JC LLC
JERSEY CITY, NEW JERSEY 07302
BLOCK 7102, LOT 7

PROJECT: 22219.01

Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:

EXISTING CONDITIONS PHOTOS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05

PB/HPC SUBMISSION

SHEET:

A1802

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE.



21 EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED, RESTORED, AND REUSED IN PROPOSED DESIGN.



22 EXISTING STONE STEP AND WATER TABLE TO BE STRIPPED CLEAN AND RE-POINTED. HANDRAILS TO BE REMOVED, RESTORED, AND REINSTALLED TOWARDS THE END OF CONSTRUCTION.



23 EXISTING PERIMETER FENCE TO BE REMOVED, RESTORED, AND STORED STAFELY OFF-SITE FOR THE DURATION OF CONSTRUCTION. FENCE TO BE RELOCATED TO NEW CONFIGURATION SHOWN ON LANDSCAPING DRAWINGS.



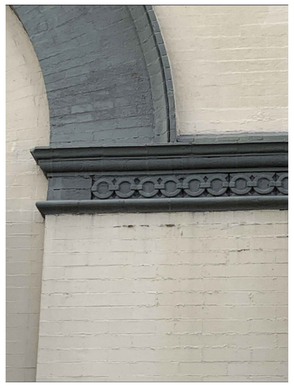
24 EXISTING DECORATIVE WINDOW GRILL TO BE REMOVED, RESTORED, AND REINSTALLED AS PART OF PROPOSED DESIGN.



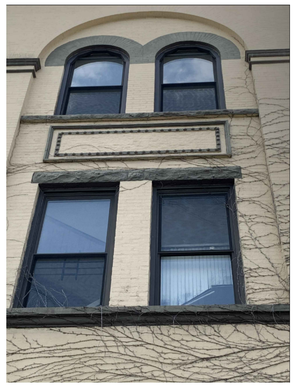
25



26 EXISTING UTILITY LIGHT FIXTURES AND CONDUIT TO BE REMOVED.



27 DECORATIVE ACCENT BAND ON SCHOOL BUILDING.



28 IVY GROWING ON THE FACADE AND IS UNDERMINING EXISTING MASONRY INTEGRITY. ALL VEGETATION ON TEMAINING STRUCTURES TO BE CAREFLY REMOVED.



29



30 EXISTING CORNER POST OF PERIMETER FENCE TO BE REMOVED, RESTORED, AND RETAINED. SEE FENCE RELOCATION PLAN IN LANDSCAPE DRAWINGS.



A4 A1803	EXISTING EAST ELEVATION	1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1919

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
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(201) 670-6688

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BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
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PROJECT: 22219.01

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A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING CONDITIONS PHOTOS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1803

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31 SAINT LUCY'S CHURCH - PARTIAL
15TH STREET FACADE



32 SAINT LUCY'S CHURCH - PARTIAL
15TH STREET FACADE



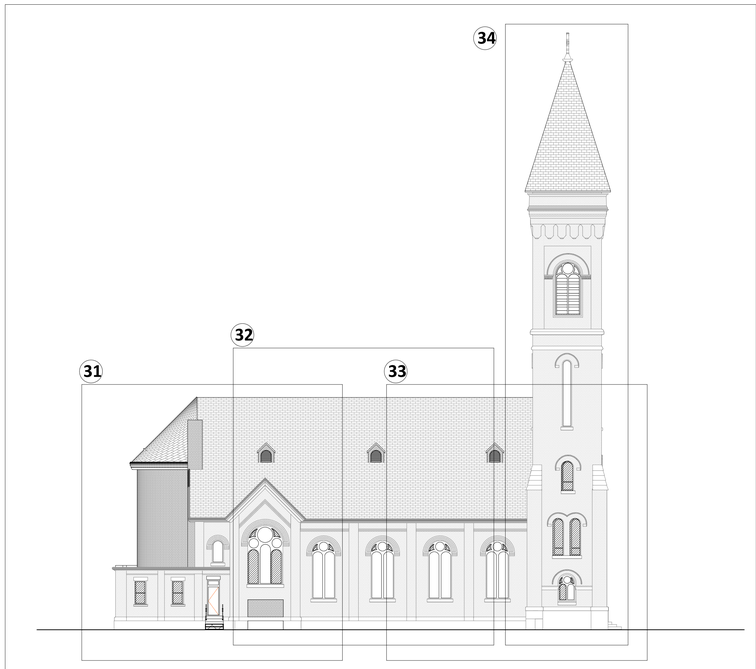
33 SAINT LUCY'S CHURCH - PARTIAL
15TH STREET FACADE



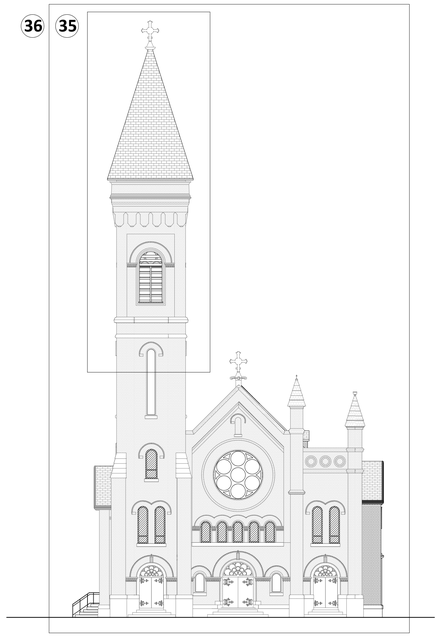
34 SAINT LUCY'S CHURCH - PARTIAL
15TH STREET FACADE



35 TOWER



A3 A1804 FORMER CHURCH - EXISTING SOUTH ELEVATION 1/16" = 1'-0"



A4 A1804 FORMER CHURCH - EXISTING EAST ELEVATION 1/16" = 1'-0"

CLAREMONT DEVELOPMENT

MICHAEL GRAVES
341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
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BEDMINSTER, NEW JERSEY 07921
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66 GLEN AVENUE
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EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
50 BROAD STREET, # 1602
NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 266-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE, SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

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15th and Grove JC LLC
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PROJECT: 22219.01

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A	2022.12.05	PB/HPC SUBMISSION

SHEET NAME:
EXISTING CONDITIONS PHOTOS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:
A1804

THE LINE SHOWN ABOVE IS 1/2" LONG WHEN PLOTTED AT THIS SHEETS ORIGINAL PAPER SIZE



36 SAINT LUCY'S CHURCH - GROVE STREET FACADE



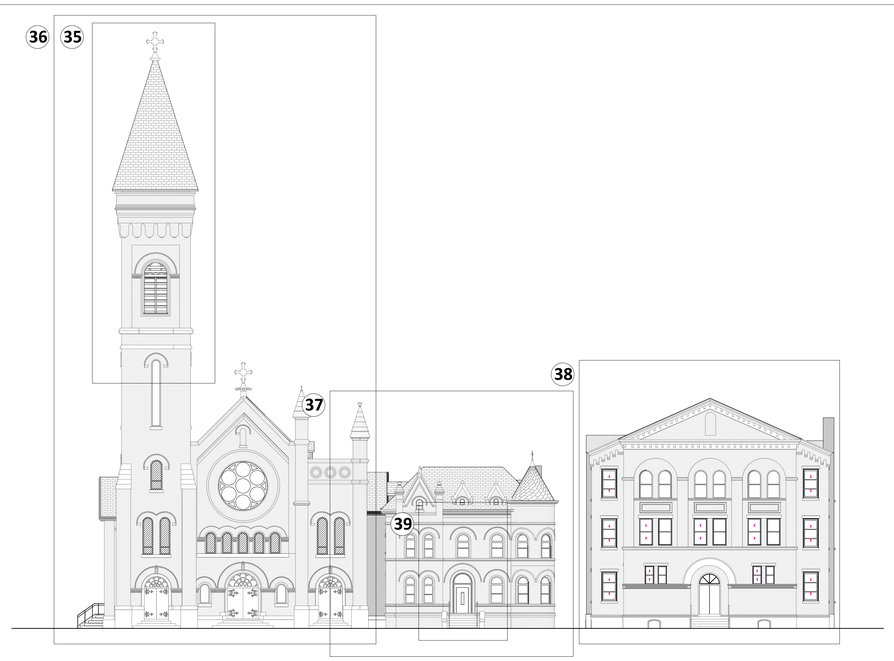
37 RECTORY - GROVE STREET FACADE



38 SCHOOL / SHELTER - GROVE STREET FACADE



39 RECTORY - GROVE STREET FACADE



A4	EXISTING EAST ELEVATION	1/16" = 1'-0"
A1805		

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

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CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
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JERSEY CITY, NJ 07302
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SPRINGFIELD, NJ 07081
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SHEET:

A1805

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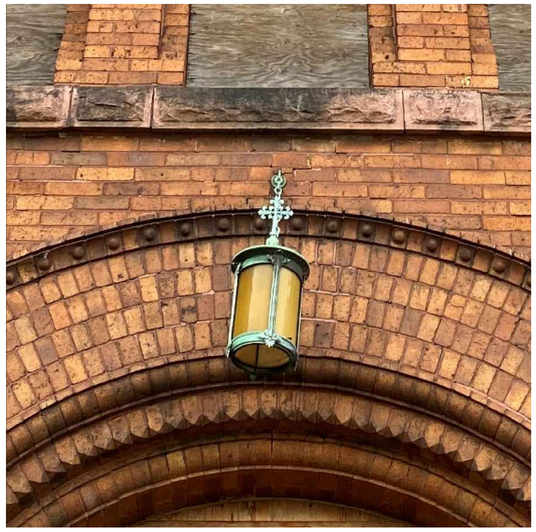
EXISTING EXTERIOR LIGHTING FIXTRES OF FORMER CHURCH

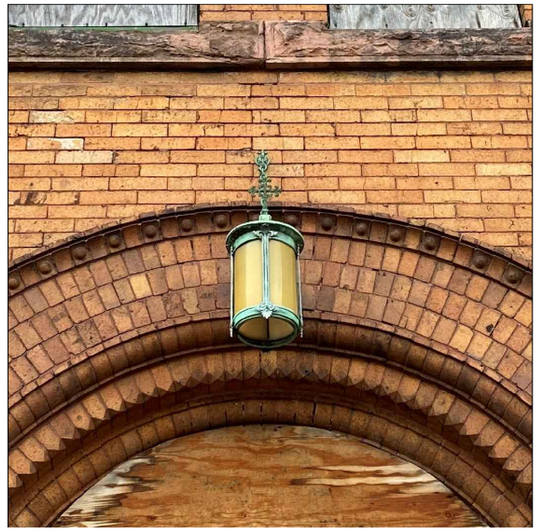
EXISTING EXTERIOR LIGHT FIXTURES TO BE CLEANED, REPAIRED, AND REINSTALLED AT THE EXISTING LOCATIONS. LIGHT BULBS TO BE REPLACED WITH DIMMABLE LIGHTS, COLOR TEMPERATURE 3000K.



SOUTH BAY

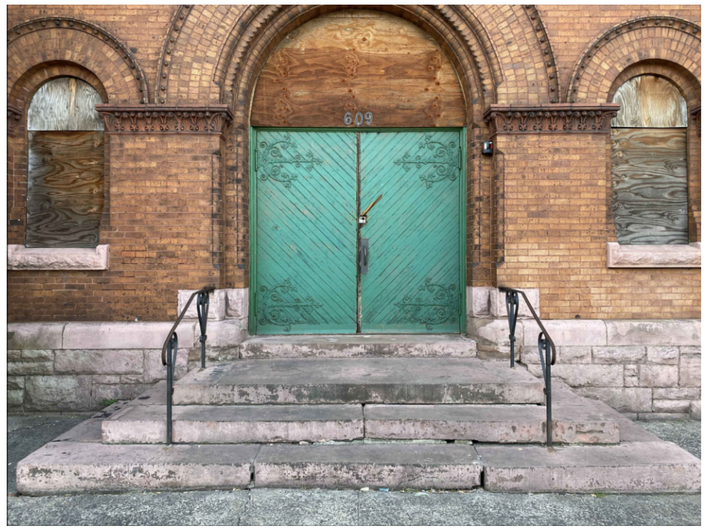


CENTER BAY



NORTH BAY

EXISTING ENTRANCE STEPS RAILINGS



RAILING AT FORMER CHURCH

TO BE RETAINED, PRIMED, POLISHED, AND REPAINTED



RAILING AT FORMER RECTORY

TO BE RETAINED, PRIMED, POLISHED, AND REPAINTED



RAILING AT FORMER SCHOOL

TO BE RETAINED, PRIMED, POLISHED, AND REPAINTED

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
CHRISTIE ENGINEERING
211 SOMERVILLE ROAD
BEDMINSTER, NEW JERSEY 07921
(908) 470-1910

MEPFP ENGINEER
BERTIN ENGINEERING
66 GLEN AVENUE
GLEN ROCK, NEW JERSEY 07452
(201) 670-6688

EXTERIOR LIGHTING DESIGN
BLISS - FASMAN, INC
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NEW YORK, NEW YORK 10004
(212) 343-8400

ENVELOPE CONSULTANT
FRANK SETA & ASSOC.
35 W. 35TH STREET, 8TH FLOOR
NEW YORK, NEW YORK 10001
(212) 465-1600

CIVIL ENGINEER
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
(201) 298-5584

GEOTECHNICAL ENGINEER
JZN ENGINEERING
99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
(973) 232-5049

STATE OF NEW JERSEY
JOSE I. CARBALLO
9174
REGISTERED ARCHITECT

JOSE I CARBALLO, AIA
21A800917400

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A	2022.12.05	PB/HPC SUBMISSION

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EXISTING CONDITIONS PHOTOS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2022.12.05
PB/HPC SUBMISSION

SHEET:

A1806

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SYNTHETIC SLATE WITH COLOR AND PATTERN TO MATCH EXISTING.



EXISTING WINDOWS TO BE CAREFULLY REMOVED AND REPLACED WITH SOLID WOOD HISTORIC WINDOWS. MULLION PATTERNS TO FAITHFULLY MATCH EXISTING. APPROPRIATE EXTERIOR PAINT FINISH COLOR TO BE DETERMINED.



CLOSE-UP OF EXISTING BRICK AND TERRACOTTA RELIEF ACCENTS.





STONE, WATERTABLE, STEPS AND SILLS TO BE STRIPPED AND REPAIRED AS REQUIRED.

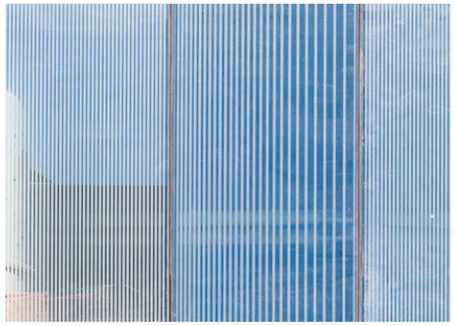


MASONRY REPAIR NOTES:

A. MASONRY REPAIR WILL BE UNDERTAKEN IN LIMITED LOCATIONS WHERE MASONRY IS DETERIORATED USING PRODUCTS AND METHODS THAT ARE APPROPRIATE FOR USE ON HISTORIC MASONRY TO CLOSELY MATCH THE EXISTING APPEARANCE OF THE SURROUNDING HISTORIC MASONRY. WHERE MASONRY IS SIGNIFICANTLY DETERIORATED OR MISSING, NEW MASONRY WILL BE UTILIZED FOR REPLACEMENT THAT CLOSELY MATCHES THE APPEARANCE OF THE EXISTING. ALL REPAIRS AND/OR INSTALLATION OF NEW MASONRY TO BE COMPLETED UNDER THE GUIDANCE OF HPC STAFF.

B. MASONRY CLEANING IN ACCORDANCE WITH PRESERVATION BRIEF #1: ASSESSING CLEANING AND WATER REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS. MOCK-UPS TO BE REVIEWED AND APPROVED BY THE JERSEY CITY HISTORIC COMMISSION.

C. MASONRY REPOINTING IN LIMITED LOCATIONS WHERE MORTAR IS LOOSE OR MISSING. IN ACCORDANCE WITH PRESERVATION BRIEF #2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS. MOCK-UPS TO BE REVIEWED AND APPROVED BY THE JERSEY CITY HISTORIC COMMISSION.



FRITTED GLASS



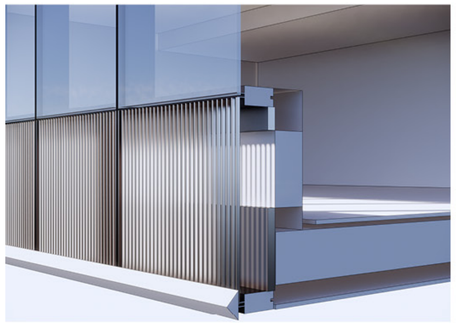
OUTDOOR COVERED TERRACE ADJACENT TO AMENITY SPACE



FLOATING GLASS RAILING



VERTICAL COMPONENT WITH FIN AND FRITTED GLASS



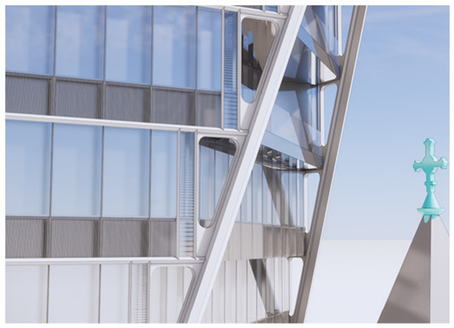
ALUMINUM LOUVER



ACCENT METAL FRAME



ARCHITECTURAL MESH FOR GARAGE LEVELS



GLASS CURTAIN WALL AT STEPPED CORNER

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

STRUCTURAL ENGINEER
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BEDMINSTER, NEW JERSEY 07921
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EXTERIOR LIGHTING DESIGN
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JERSEY CITY, NJ 07302
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99 MORRIS AVE. SUITE 302
SPRINGFIELD, NJ 07081
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Δ	DATE	DESCRIPTION
A	2022.12.05	PB/HPC SUBMISSION
B	2023.03.17	PB/HPC REVISIONS

SHEET NAME:
PROPOSED MATERIALS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1901

E D C B A

1 2 3 4 5 6

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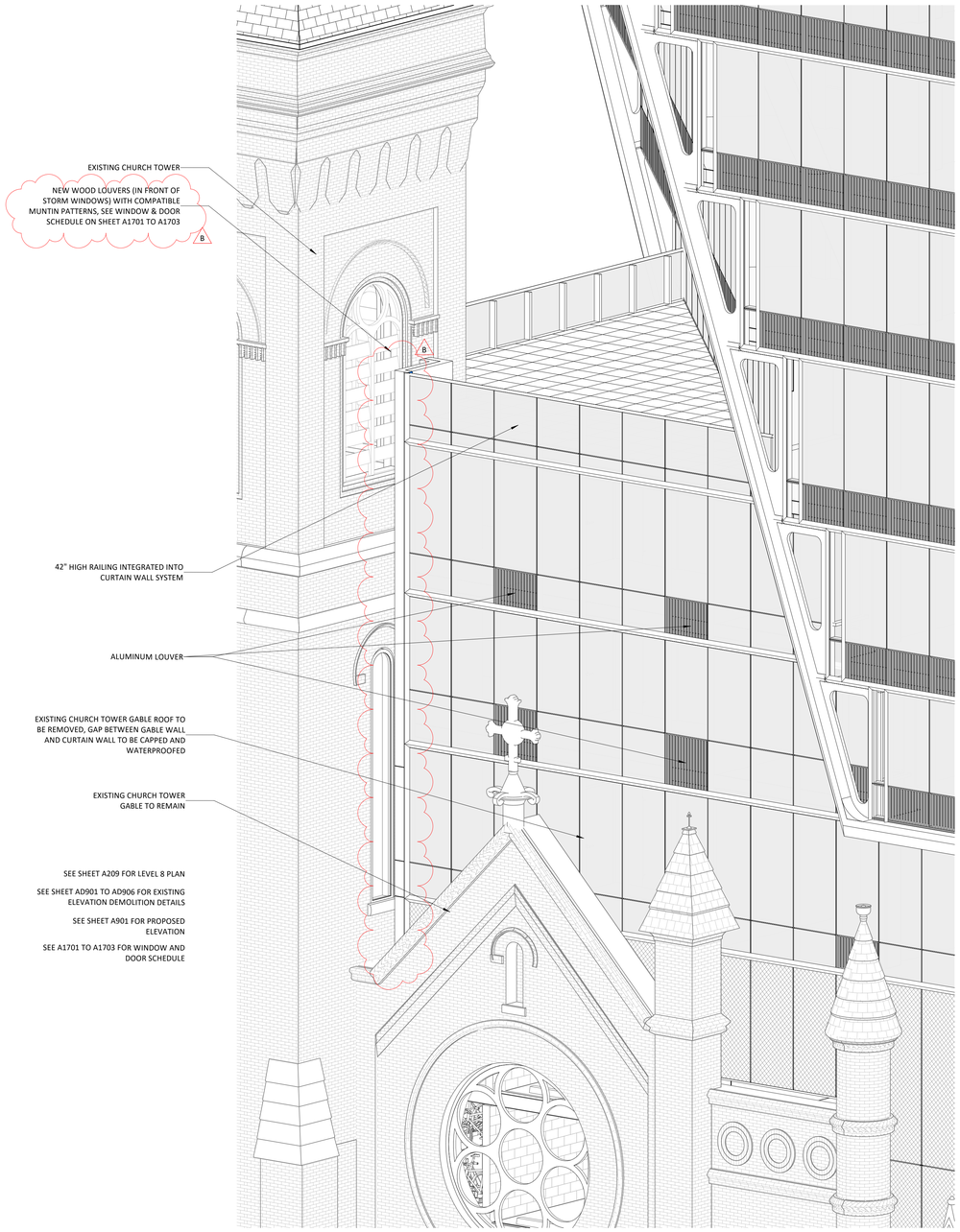
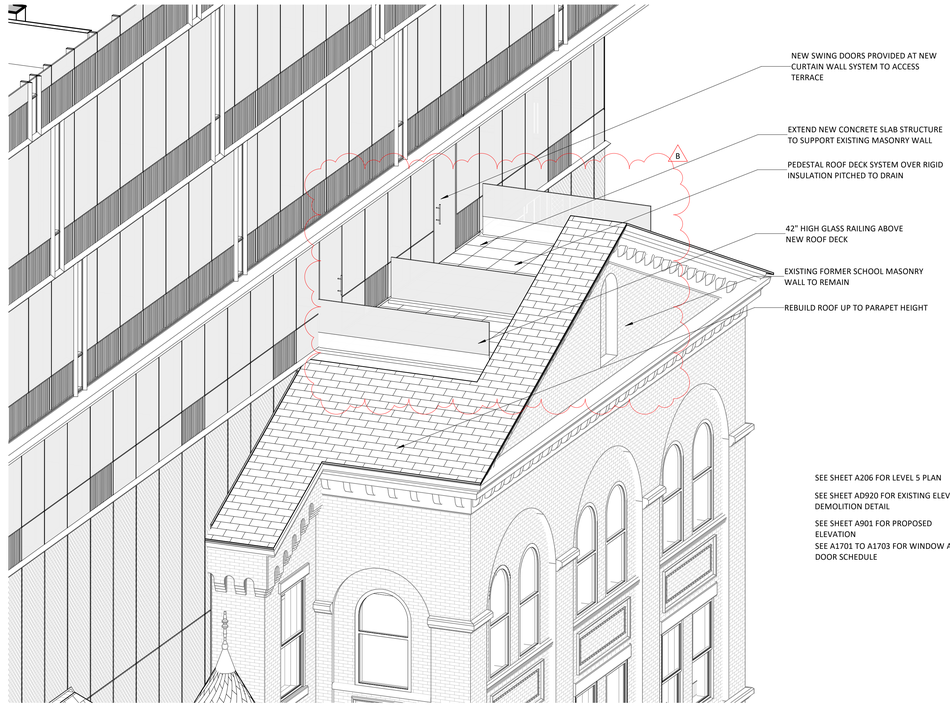


A1 / A1902	WINDOWS BEHIND FORMER CHURCH GABLE



A4 / A1902	PRIVATE TERRACE ON LEVEL 5

CLAREMONT DEVELOPMENT

MICHAEL GRAVES

341 NASSAU STREET PRINCETON, NJ 08540
o 609 924 6409 | f 609 921 0129
341 Nassau Street, Princeton, NJ 08540
MICHAELGRAVES.COM

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BEDMINSTER, NEW JERSEY 07921
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BLISS - FASMAN, INC
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NEW YORK, NEW YORK 10004
(212) 343-8400

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SHEET NAME:
CONCEPTUAL VIEWS

ORIG SUBMISSION: 2022.12.05
CURRENT: 2023.03.17
PB/HPC REVISIONS

SHEET:
A1902