



130 & 132 MONITOR STREET

PRELIMINARY &
FINAL MAJOR
SITE PLAN

PROPOSED
RESIDENTIAL
DEVELOPMENT
Block 17504
Lots 26 & 27.01
JERSEY CITY, NJ
HUDSON COUNTY

FOR:
Lafayette Development Fund,
LLC
C/O Point Capital Development
P.O. Box 4
Jersey City, NJ

SUBMISSIONS:
PB SUBMISSION 11.13.2020
PB RESUBMISSION 01.08.2021

REVISIONS:

#	REVISION DESCRIPTION	DATE
---	----------------------	------

DRAWN BY:	JP
CHKD BY:	KE
PROJECT NO.	17019

SHEET TITLE:
ARCHITECTURAL PLANS

SHEET No.

A-100

130 MONITOR ST

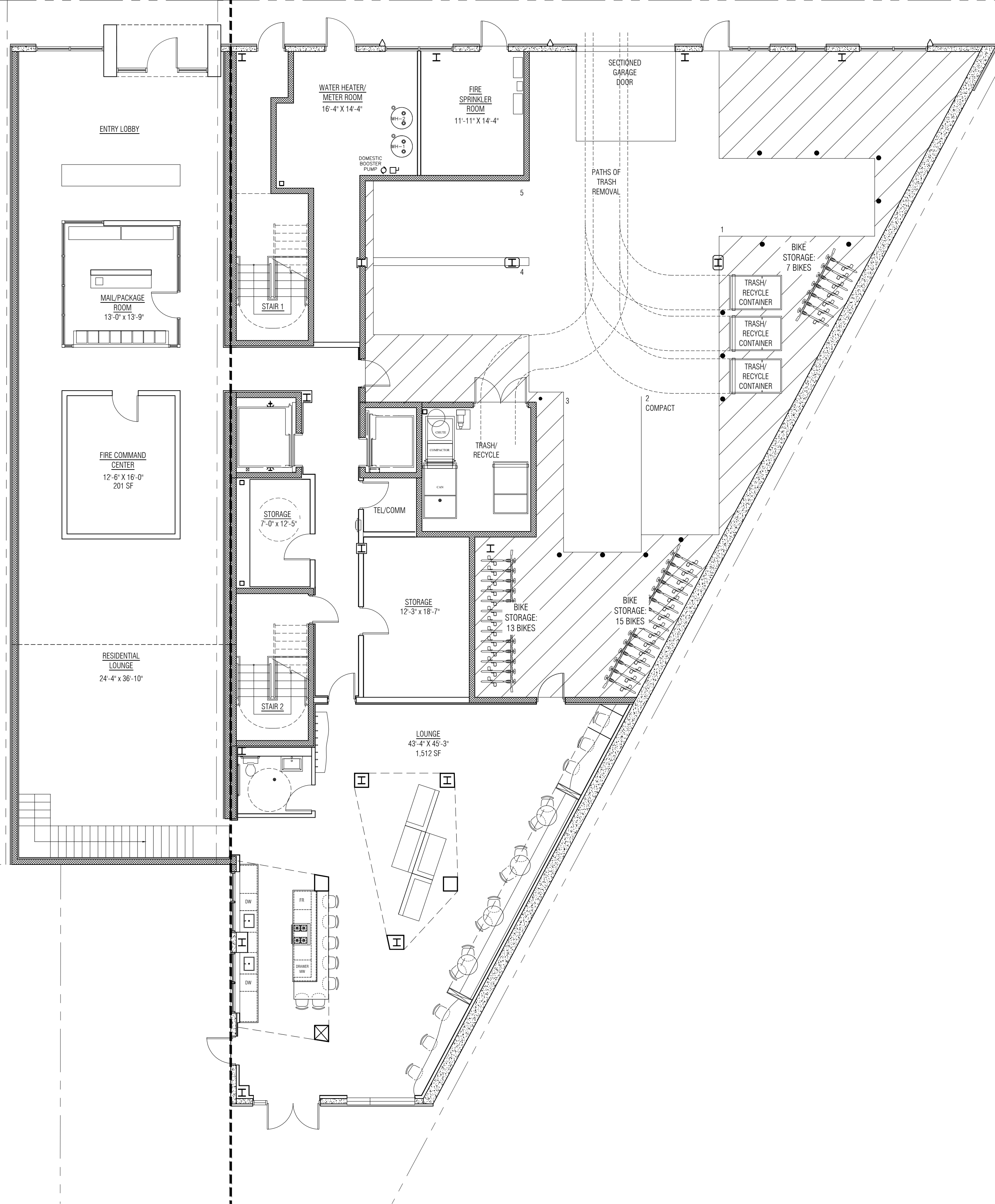
132 MONITOR ST

130 MONITOR ST

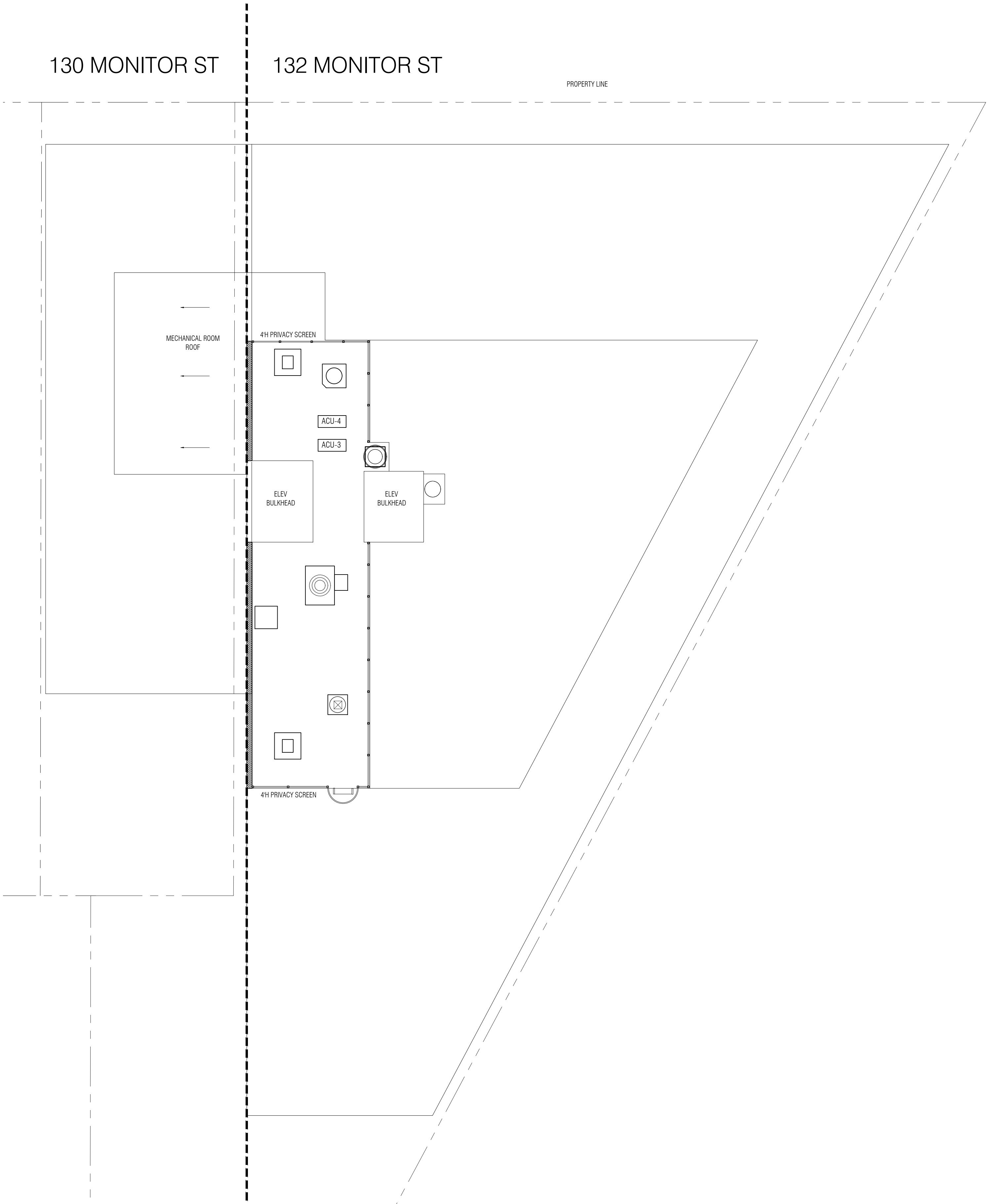
132 MONITOR ST



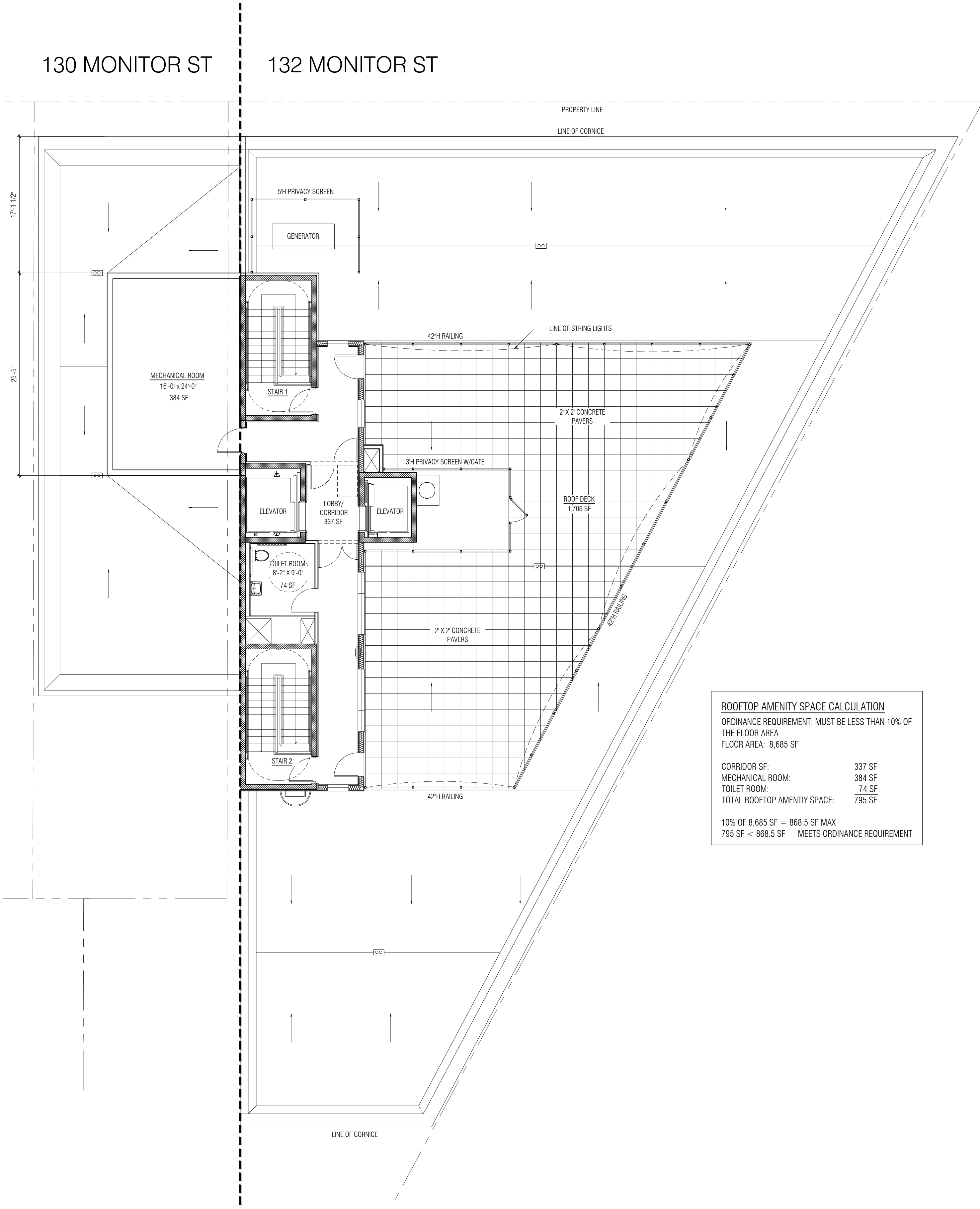
02 2ND - 8TH FLOOR - ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR - ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"



02 ROOF - ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"



01 PENTHOUSE/ROOF - ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"

ROOFTOP AMENITY SPACE CALCULATION	
ORDINANCE REQUIREMENT: MUST BE LESS THAN 10% OF THE FLOOR AREA	
FLOOR AREA: 8,685 SF	
CORRIDOR SF:	337 SF
MECHANICAL ROOM:	384 SF
TOILET ROOM:	74 SF
TOTAL ROOFTOP AMENITY SPACE:	795 SF
10% OF 8,685 SF = 868.5 SF MAX	
795 SF < 868.5 SF MEETS ORDINANCE REQUIREMENT	

Palermo | Edwards
Architecture

600 Mountain Rd
Kinnelon, NJ 07405
201.532.4453 tel
973.909.7753 fax

jp.alermo@palermoedwards.com



JENNIFER L. PALERMO, RA AIO15932
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF PALERMO | EDWARDS ARCHITECTURE. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF PALERMO | EDWARDS ARCHITECTURE.

CONSULTANTS:

130 & 132
MONITOR
STREET

PRELIMINARY &
FINAL MAJOR
SITE PLAN

PROPOSED
RESIDENTIAL
DEVELOPMENT
Block 17504
Lots 26 & 27.01
JERSEY CITY, NJ
HUDSON COUNTY

FOR:
Lafayette Development Fund,
LLC
C/O Point Capital Development
P.O. Box 4
Jersey City, NJ

SUBMISSIONS:
PB SUBMISSION 11.13.2020
PB RESUBMISSION 01.08.2021

REVISIONS:

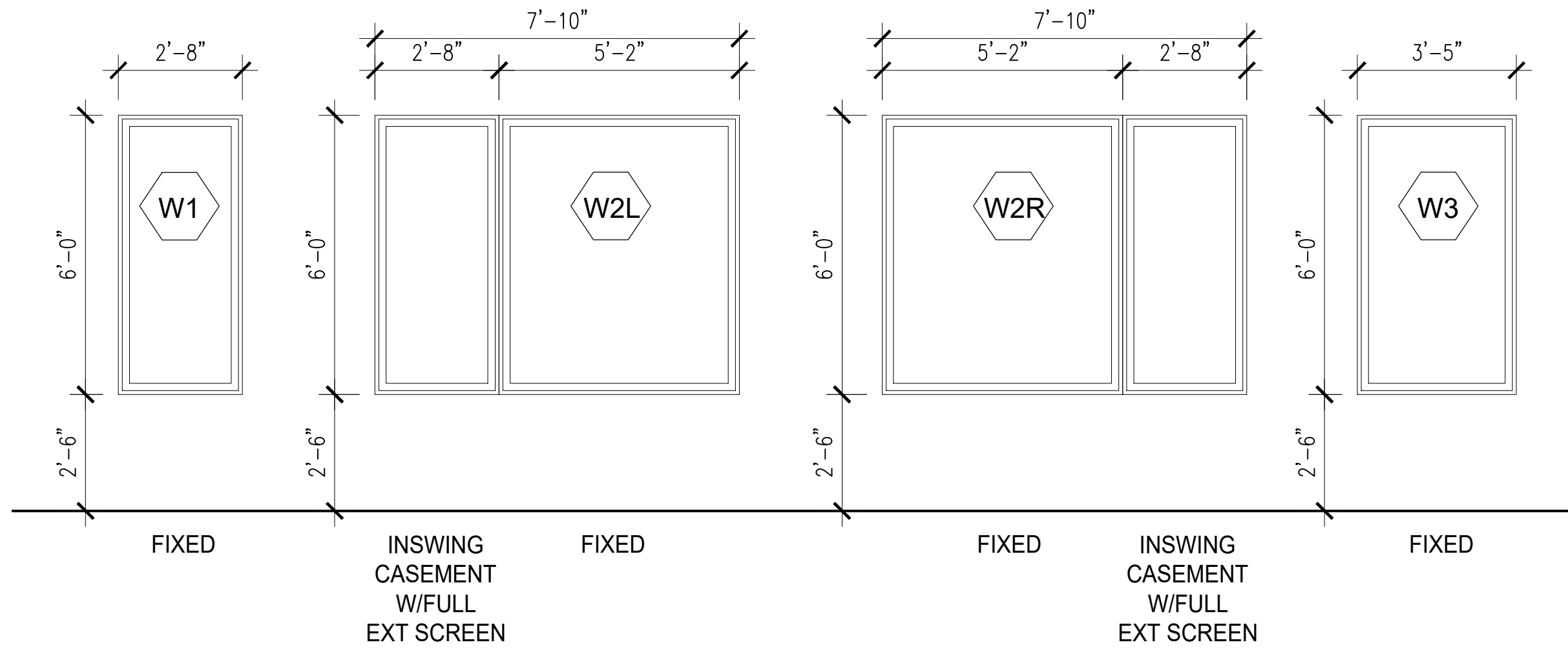
#	REVISION DESCRIPTION	DATE
DRAWN BY:	JP	
CHKD BY:	KE	
PROJECT NO.	17019	

SHEET TITLE:
ARCHITECTURAL PLANS

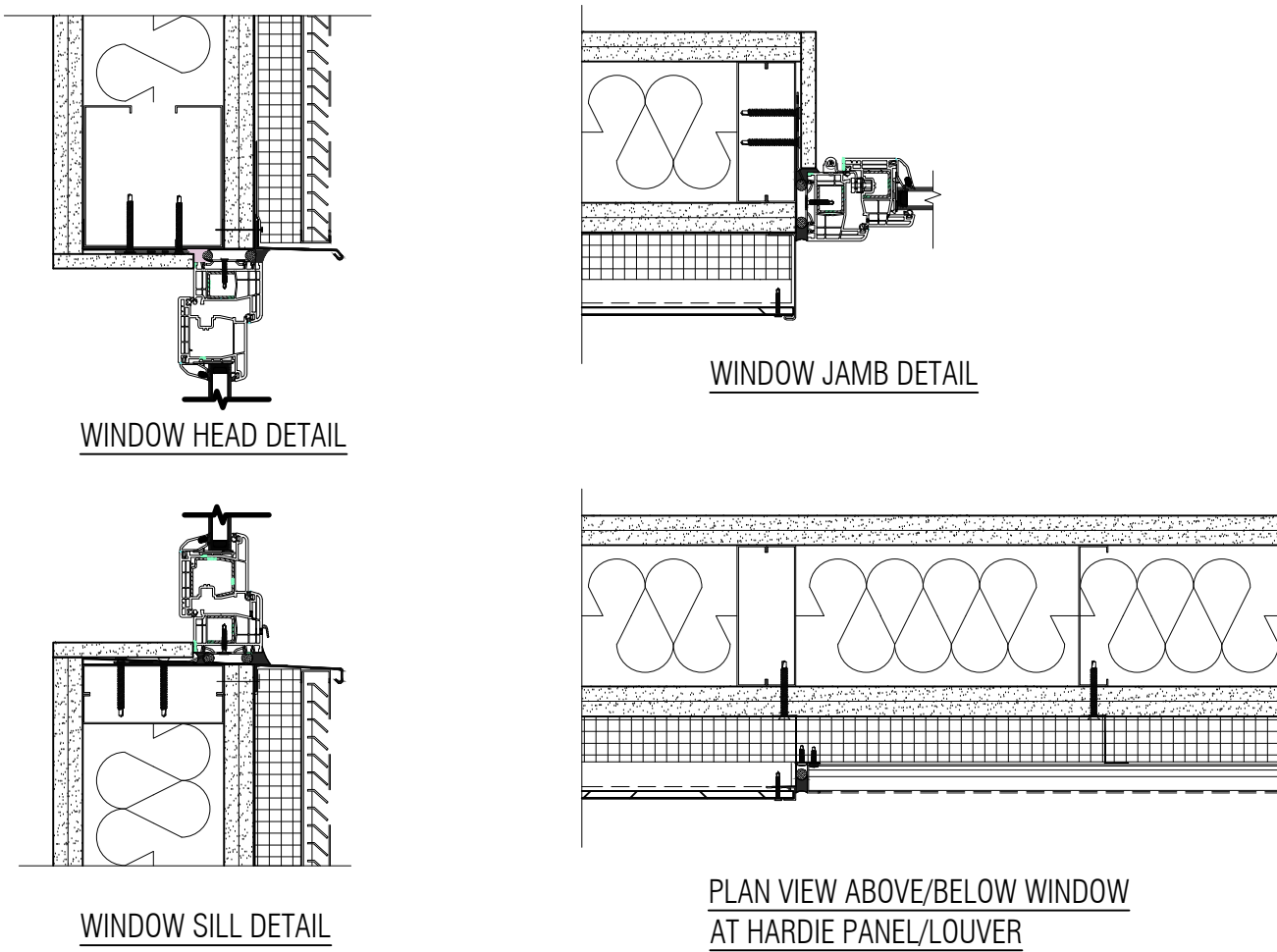
SHEET No.
A-110



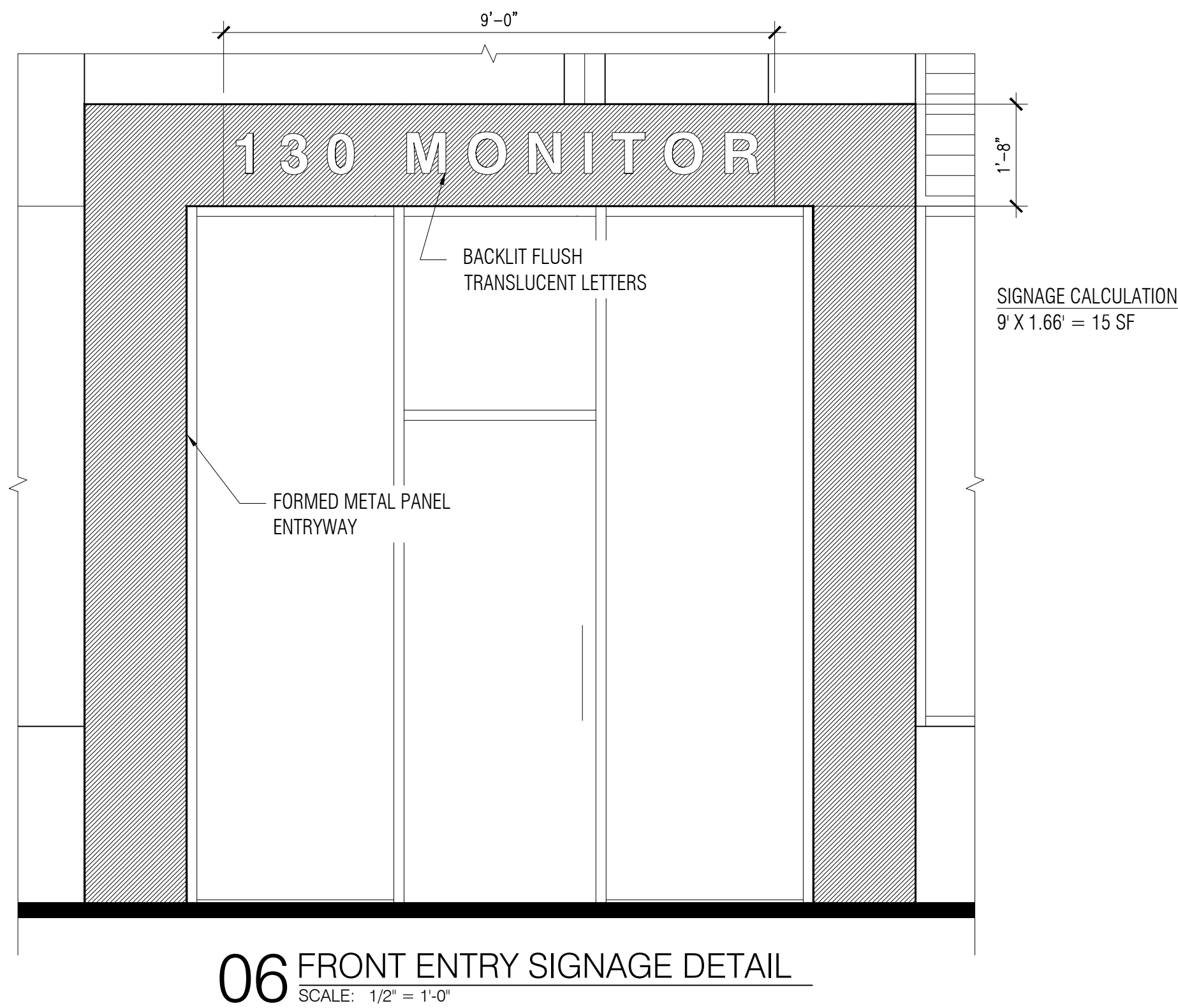
- NOTES:
1. GLAZING TO BE ARGON FILLED WITH LOW-E COATING
 2. MAX ASSEMBLY U-VALUE 0.31
 3. MAX ASSEMBLY SHGC 0.36
 4. MIN VT/SHGC 1.10
 5. PROVIDE LIMITER FOR MAX 4" INSWING AT OPERABLE WINDOWS



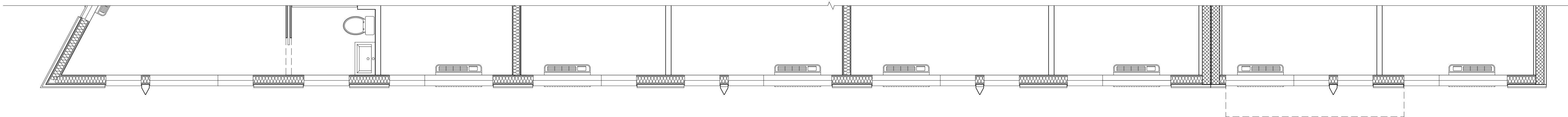
04 TYPICAL WINDOW SIZES & SPECS
SCALE: 3/8" = 1'-0"



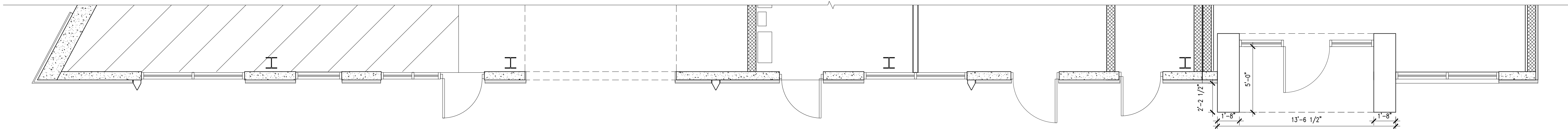
05 TYPICAL WINDOW HEAD/SILL/JAMB DETAILS
SCALE: 1-1/2" = 1'-0"



06 FRONT ENTRY SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



03 SECOND FLOOR PLAN DETAIL
SCALE: 1/4" = 1'-0"



02 FIRST FLOOR PLAN DETAIL
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION DETAIL
SCALE: 1/4" = 1'-0"



130 & 132 MONITOR STREET

PRELIMINARY &
FINAL MAJOR
SITE PLAN

PROPOSED
RESIDENTIAL
DEVELOPMENT
Block 17504
Lots 26 & 27.01
JERSEY CITY, NJ
HUDSON COUNTY

FOR:
Lafayette Development Fund,
LLC
C/O Point Capital Development
P.O. Box 4
Jersey City, NJ

SUBMISSIONS:
PB SUBMISSION 11.13.2020
PB RESUBMISSION 01.08.2021

REVISIONS:

#	REVISION DESCRIPTION	DATE
---	----------------------	------

DRAWN BY:	JP
CHKD BY:	KE
PROJECT NO:	17019

SHEET TITLE:
WINDOW DETAILS

SHEET No.

A-305



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF PALERMO|EDWARDS ARCHITECTURE. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF PALERMO|EDWARDS ARCHITECTURE.

CONSULTANTS:

130 & 132
MONITOR
STREET

PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED
RESIDENTIAL
DEVELOPMENT
Block 17504
Lots 26 & 27.01
JERSEY CITY, NJ
HUDSON COUNTY

DR:
Lafayette Development Fund,
LC
C/O Point Capital Development
P.O. Box 4
Jersey City, NJ

UBMISSIONS:	
1 st SUBMISSION	11.13.2020
2 nd RESUBMISSION	01.08.2021

REVISIONS:

REVISION DESCRIPTION	DATE
DRAWN BY:	JP
CHKD BY:	KE
PROJECT NO:	17019

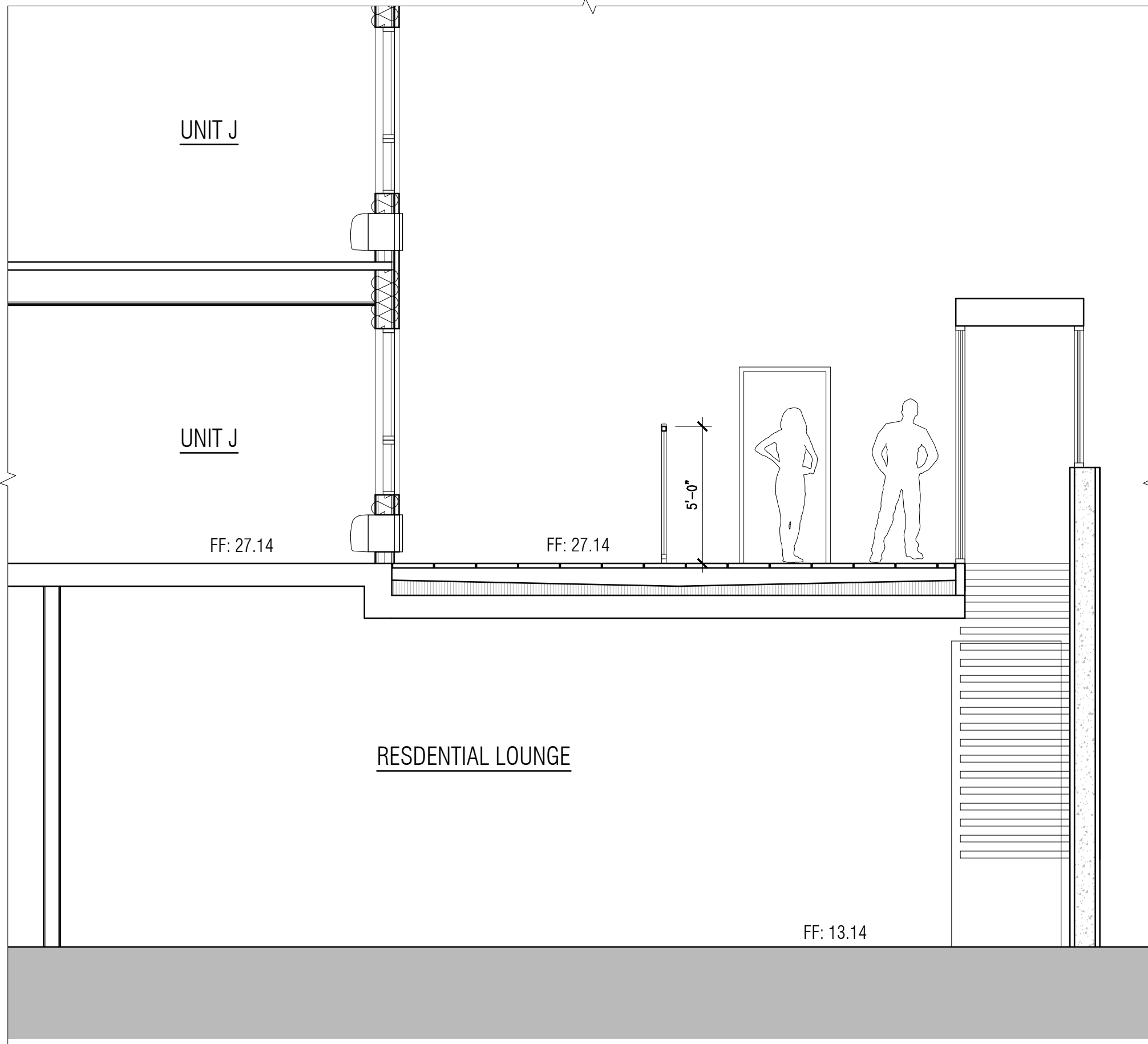
SHEET TITLE:

WEST ELEVATION

SHEET No. **A-310**



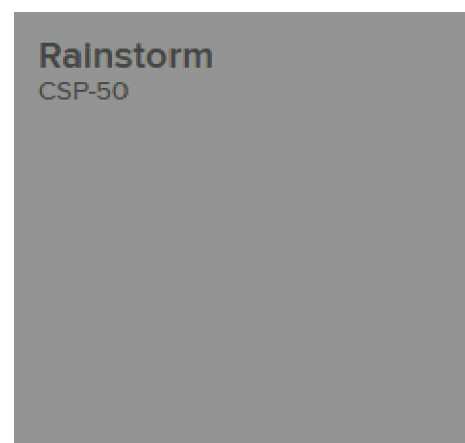
01 WEST ELEVATION
SCALE: 3/16" = 1'-0"



10 SECTION THROUGH REAR TERRACE
SCALE: 1/4" = 1'-0"



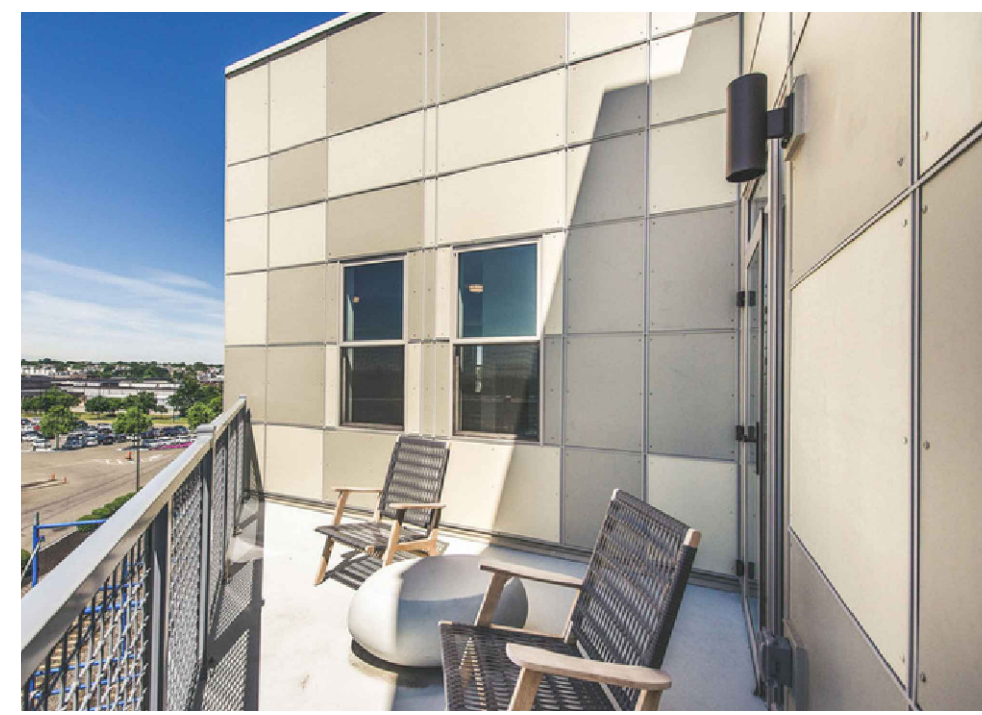
08 EIFS TEXTURE - FINE
SCALE: NTS



02 EIFS COLOR
SCALE: NTS



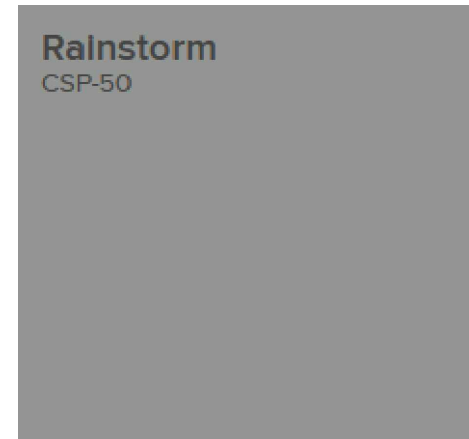
09 STOE-EIFS EXAMPLE
SCALE: NTS



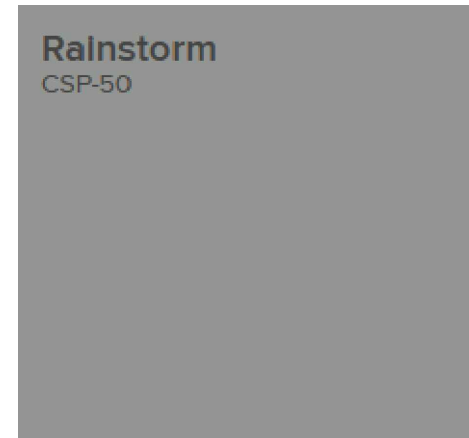
03 HARDIE REVEAL PANEL SYSTEM EXAMPLE
SCALE: NTS



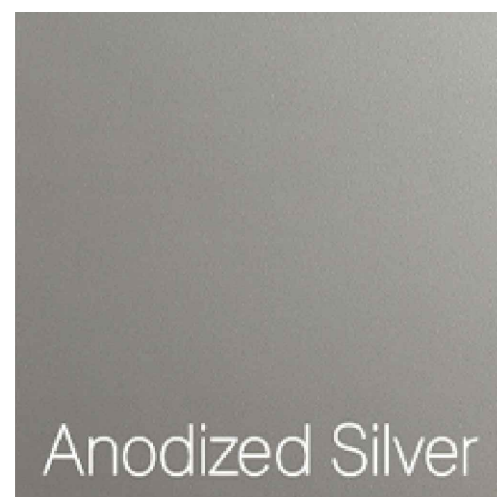
04 HARDIE REVEAL PANEL COLORS
SCALE: NTS



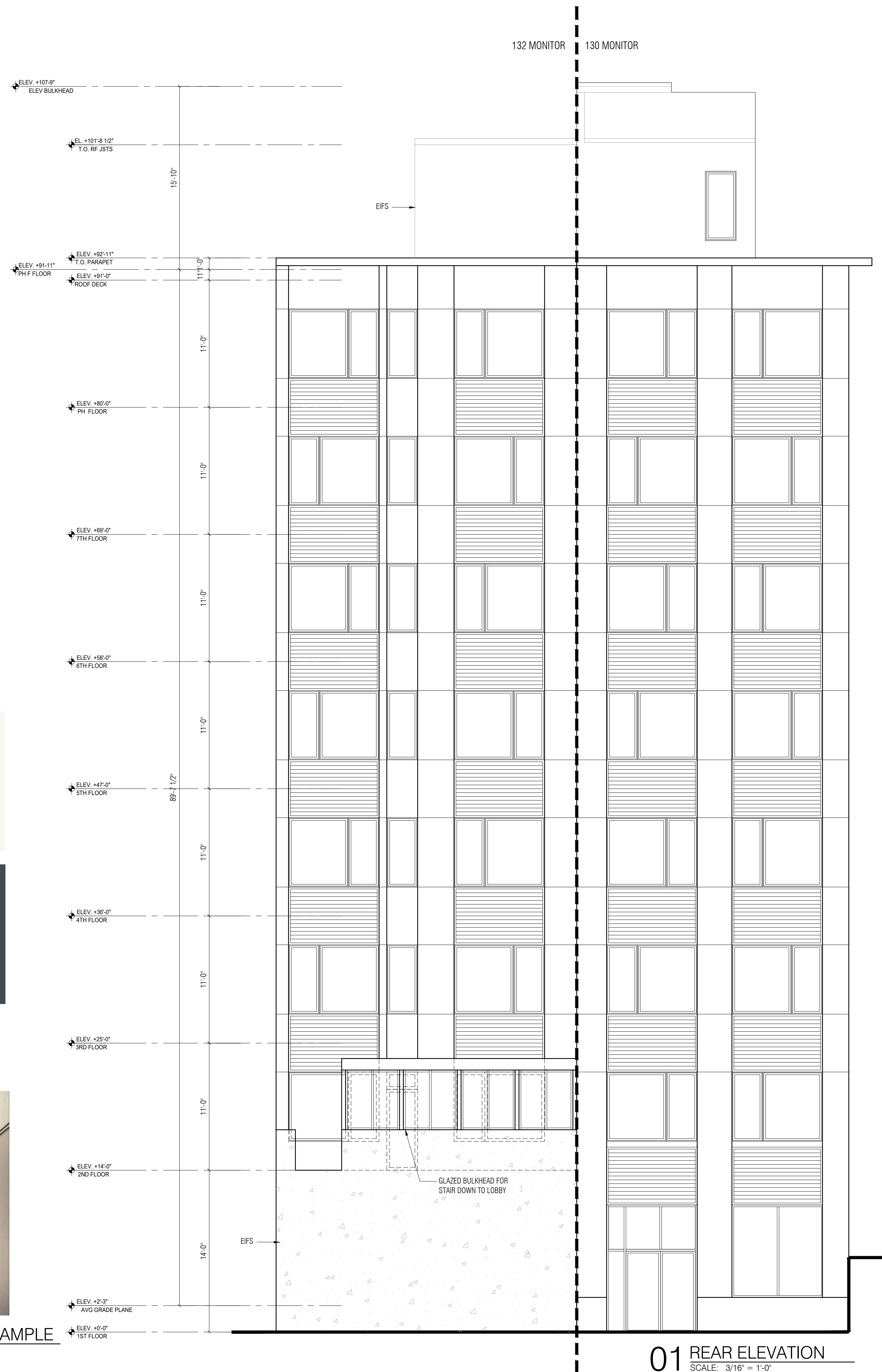
07 METAL CORNICE COLOR
SCALE: NTS



06 METAL GRILLE COLOR
SCALE: NTS



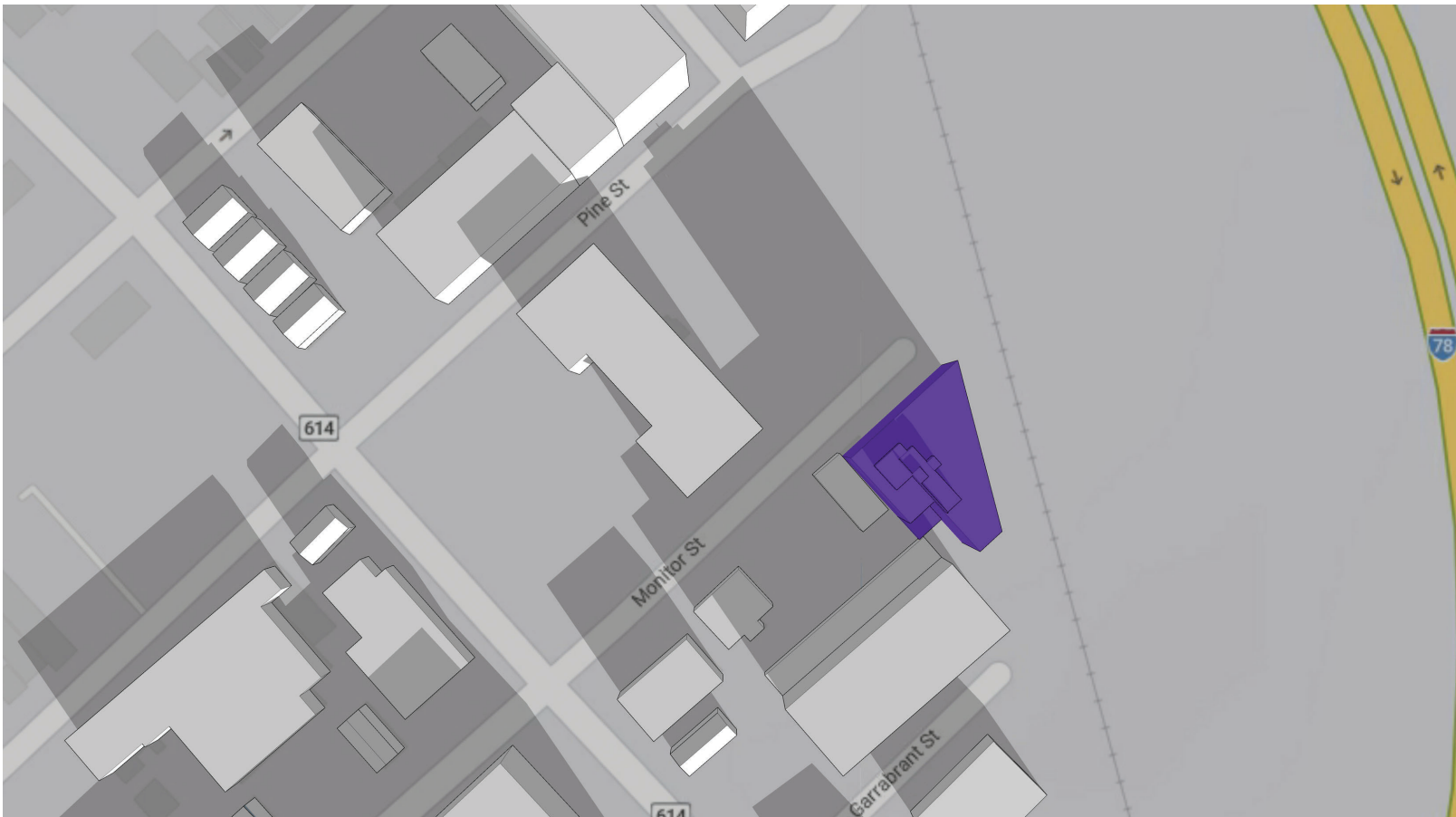
05 WINDOW COLOR
SCALE: NTS



01 REAR ELEVATION
SCALE: 3/16" = 1'-0"



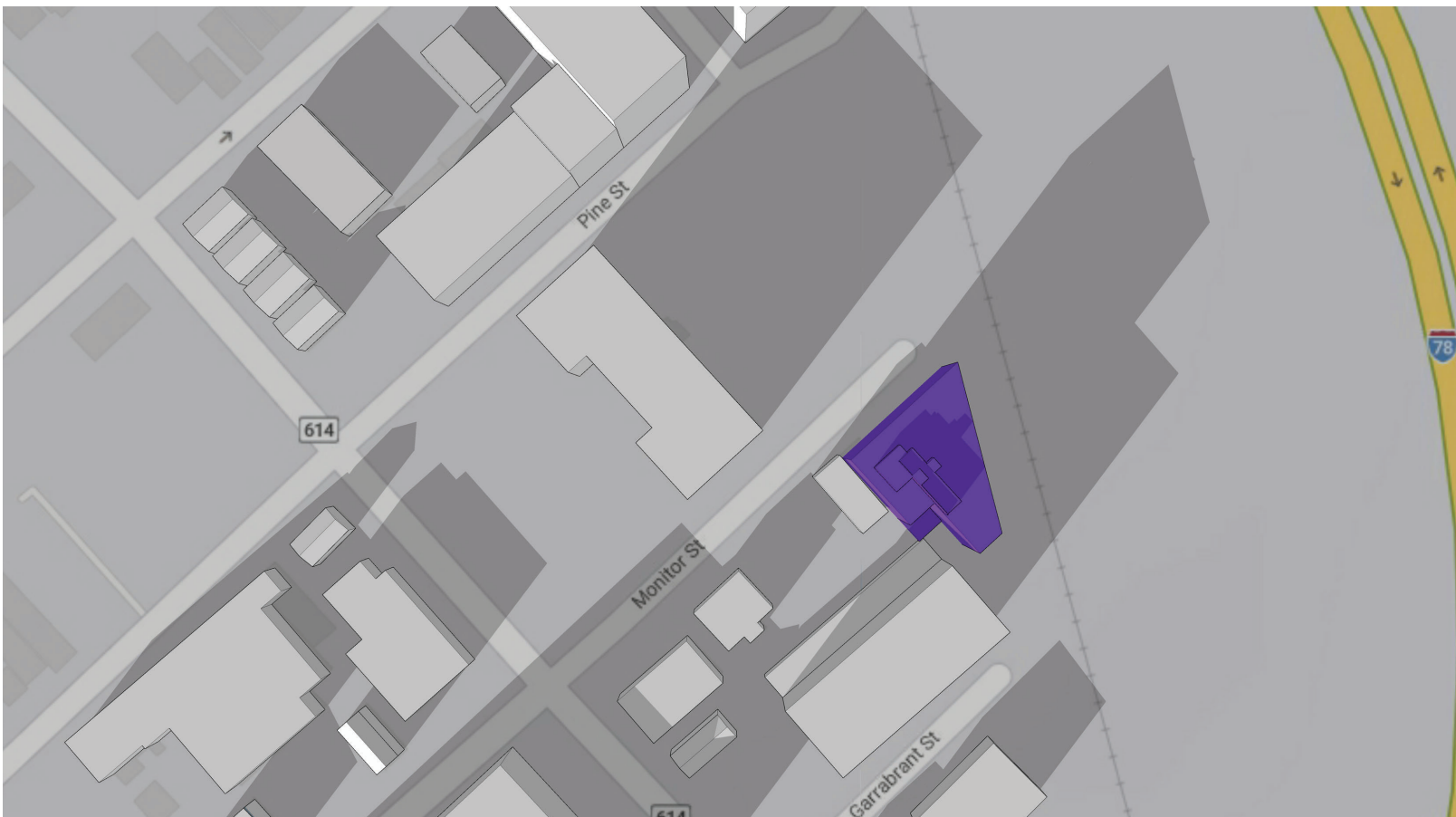
SHADOW STUDY
130-32 MONITOR STREET



December 21st - 9:30 AM



December 21st - Noon



December 21st - 2:30 PM