

# SLCEArchitects,LLP

December 11, 2020  
**February 22, 2021 - Revisions**

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**RE: Provost Square: Amended Final Site Plan of Phase III  
– Section B – North Tower  
Block 11506, Lot 2.01**

**I. Description of Issuance:**

The following package, named Amended Final Site Plan for Phase III – Section N – North Tower of Provost Square dated ~~12/11/2020~~ **02/22/2021** is issued for the purposes of:

- Revisions to the site plans approved by Resolution of the Planning Board of the City of Jersey City approved on 01/08/2019 for the preliminary and final major site plan approval for phase III: Section B – North Tower of Provost Square

**II. Architectural Drawings issued and Description of revisions:**

**A-00 Cover Sheet**

12/11/2020:

- Revised Index of Drawings sheet A-23A title to include added section on sheet
- Revised title of set of drawings

**A-01 Site plan Building & Tower Coverage Block & Lot Numbers**

12/11/2020:

- Revised site plan for building separation, street tree planting, roof over 2<sup>nd</sup> floor, 8<sup>th</sup> floor terrace, and roof over 33<sup>rd</sup> floor revisions
- Revised building coverage as per approved Building Department drawings

**02/22/2021:**

- ***Revised site plan for roof over 33<sup>rd</sup> floor revisions***

**A-01A Zoning Comparison**

12/11/2020:

- Updated zoning comparison chart for revisions to previously approved site plan including Max F.A.R./Gross S.F. , Building height, Building coverage, distance between towers, Tower setbacks, Rooftop recreation areas, and Landscape square footages

\* Variance/Deviation requested

- Added approved and requested variances which include deviations from zoning Article V sections 345-60 G.2, 345-60 G.4, and section V.B of the redevelopment plan.
- Added footnotes for clarification on building height calculation and measurement

**02/22/2021:**

- ***Updated zoning comparison chart for revisions to Max F.A.R./Gross S.F., Rooftop recreation areas, and Landscape square footages***

### **A-03 1<sup>st</sup> Floor**

12-11-2020:

- Revised theater and Performing Arts Exhibition space layouts and floor elevations to allow for a more flexible space
- Revised stairs and ramp to theater lobby in response to revised theater floor elevations
- Revised residential lobby and retail layouts as per approved Building Department submission
- Revised and added egress and entrance locations based on theater revisions and approved Building Department Submission
- Revised electric vaults and service room locations for a more efficient layout
- Relocated generator from 5<sup>th</sup> floor to be in closer proximity to electric service
- Revised street tree locations along Morgan Street in response to revised electric vaults and theater egress required by the approved Building Department submission

**02/22/2021:**

- ***Added theatre seating and stage intent to show typical seating and demountable stage options***
- ***Added stairs to access theater lobby from Morgan Street and revised handicap accessible ramp***

### **A-04 2<sup>nd</sup> Floor**

12/11/2020:

- Revised Theater back stage and technical production areas to provide for a more diverse usage of the space
- Removed dimmer and A/V equipment rooms to allow for a more flexible use of the theater space below
- Electrical room layout revisions to accommodate relocation of service on 1<sup>st</sup> floor
- Added second story for relocated generator on 1<sup>st</sup> floor
- Added bathrooms for theater and arts related spaces and adjusted Multipurpose Art-related Space square footage as per the approved Building Department Submission
- Reverted previously designated theater area adjacent to the parking elevator back to Phase 1 as per easement agreement with Phase 1
- Added canopy over sidewalk at Provost Square Plaza

#### **A-05 3<sup>rd</sup> floor**

12/11/2020:

- Enlarged roof over 2<sup>nd</sup> floor at the corner of provost square and Morgan St as per approved Building Department submission
- ~~\*-Added roof top mechanical equipment with screen at enlarged roof to better service theater spaces, revision will require variances as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals, §345-60.G.2 for rooftop structure setback from Façade, and §345-60.G.4 for maximum allowable rooftop coverage.~~
- Updated plan to reflect changes at 2<sup>nd</sup> floor below
- Added canopy over sidewalk at Provost Square Plaza

02/22/2021:

- ***Removed calculation charts for §345-60.G.4 - rooftop coverage calculation at roof over 2<sup>nd</sup> floor & §345-60.G.2 - rooftop structure setback from façade at roof over 2<sup>nd</sup> floor as variances are not required for these items at this level***

#### **A-06 4<sup>th</sup> floor plan**

12/11/2020:

- ~~\*-Revised roof over 2<sup>nd</sup> floor with mechanical equipment and screen to better service the theater spaces and added stair for access for maintenance, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals, § 345-60.G.2 for rooftop structure setback from Façade, and § 345-60.G.4 for maximum allowable rooftop coverage.~~
- Extended corridor at multipurpose art related space as per approved Building Department submission
- Added bathrooms, fire department access stair, and revised square footages of Retail/Commercial and Multipurpose Art Related space as per approved Building Department submission
- Adjusted parking spaces along Morgan street per revised structure in response to electrical vault revisions on 1<sup>st</sup> floor and added compact parking space designations
- Added canopy over sidewalk at Provost Square Plaza

#### **A-07 5<sup>th</sup> Floor**

12/11/2020:

- Removed generator that was relocated to 1<sup>st</sup> floor and revised parking spaces along Morgan street per revised structure in response to electrical vault revisions on 1<sup>st</sup> floor and added compact parking space designations
- Added fire department access vestibule to work live corridor as per approved Building Department submission
- Added duct shaft servicing the Multipurpose Art Related Spaces below from new mechanical equipment on the annex roof
- Revised Work/Live Unit layouts and square footages which range from 915 s.f. to 883 s.f. as per approved Building Department submission

**A-07A 6<sup>th</sup> Floor**

12/11/2020:

- Removed area for generator that was relocated to 1<sup>st</sup> floor and revised parking spaces along Morgan street per revised structure in response to electrical vault revisions on 1<sup>st</sup> floor
- Added compact space designations to parking

**A-08 7<sup>th</sup> Floor**

12/11/2020:

- Removed area for generator that was relocated to 1<sup>st</sup> floor and revised parking spaces along Morgan street per revised structure in response to electrical vault revisions on 1<sup>st</sup> floor and added compact parking space designations
- Added fire department access vestibule to work live corridor as per approved Building Department submission
- Added duct shaft servicing the Multipurpose Art Related Spaces below from new mechanical equipment on the annex roof
- Revised Work/Live Unit layouts and square footages which range from 915 s.f. to 883 s.f. as per approved Building Department submission
- Revised enlarged partial plan of work/live units as per approved Building Department submission

**A-09 8<sup>th</sup> Floor**

12/11/2020:

- Enlarged enclosed amenity spaces at south side of tower and revised layout
- Revised layout and plantings at amenity terrace
- Revised amenity bathroom and mechanical bulkhead as per approved Building Department submission
- Added duct shaft servicing the Multipurpose Art Related Spaces below from new mechanical equipment on the annex roof
- Updated summary of roof area chart and diagrams to reflect revisions at 8<sup>th</sup> floor, roof over 6<sup>th</sup> floor annex, and roof over 33<sup>rd</sup> floor, Recreational roof areas in compliance with PAD requirements, no deviation required

02/22/2021:

- ***Revised part plan at roof over 33<sup>rd</sup> floor to reflect changes made to interior amenity and common roof terrace at main roof***
- ***Revised summary of roof area chart to reflect changes made to interior amenity and common roof terrace at main roof***

**A-10 Tower 9<sup>th</sup> floor**

12/11/2020:

- Added private terraces over expanded 8<sup>th</sup> floor amenity below to south side of tower
- Revised private terraces and planting areas at east side of tower
- Added roof top mechanical equipment and screening to service Multipurpose Art related spaces below, ~~\*revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals and §345-60.G.2 for rooftop structure setback from Façade.~~

\* Variance/Deviation requested

- Relocated dog run, added ramp for access to accommodate new mechanical equipment

**02/22/2021:**

- ***Removed Area diagram and calculations for Roof over 6<sup>th</sup> Floor Annex, this was intended to coincide with the calculation chart for §345-60.G.4 - rooftop coverage calculation at roof over 6<sup>th</sup> floor Annex which is no longer needed.***
- ***Removed calculation charts for §345-60.G.4 - rooftop coverage calculation at roof over 6<sup>th</sup> floor Annex & §345-60.G.2 - rooftop structure setback from façade at roof over 6<sup>th</sup> floor Annex as variances are not required for these items at this level***

#### **A-11 Tower Lower Floor Plan**

12/11/2020:

- No revisions from previously approved plans

#### **A-12 Tower Upper Floor Plan**

12/11/2020:

- No revisions from previously approved plans

#### **A-13 Roof Plan and Bulkhead Plan**

12/11/2020:

- ~~\*Added interior amenity lounge, relocated bathroom and pantry §345-60.G.4 for overall roof coverage~~
- Revised common roof terrace layout
- \*Added mechanical room at west side and relocated cooling tower to screened space above new mechanical room, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals and §345-60.G.2 for rooftop structure setback from Façade.
- Removed EMR level mechanical room Added access to raised cooling tower at EMR level
- Revised roof over EMR to reflect removal of mechanical room

**02/22/2021:**

- ***Revised Main Roof Plan increasing interior Amenity lounge and reducing common roof terrace, interior amenity roof slab is below the maximum permitted building height and is being considered an additional floor therefore it is not required to be included in the calculation for §345-60.G.4 - rooftop coverage calculation***
- ***Revised EMR level Plan to reflect the increased interior amenity lounge at the Main Roof Plan***
- ***Revised Roof Over EMR level Plan to reflect the increased interior amenity lounge at the Main Roof Plan***
- ***\*Revised the chart for §345-60.G.4 - rooftop coverage calculation to remove the area of the interior amenity lounge at the Main Roof Plan as it is below the maximum permitted building height and therefore not required to be included in the calculation.***

- ***\*Revised the chart for §345-60.G.2 - Rooftop Structure Setback from Façade, the elevation where the setback is being calculated from was raised from the main roof slab to the top of the roof slab over the interior amenity lounge***

#### **A-15 South Elevation**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- ***\*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals***
- Revise ground floor for changes to floor elevations at the theater and layout revisions to the electrical vaults
- Revised window layout at south side of Annex above the 2<sup>nd</sup> floor
- Revised south façade base void calculation as per revisions
- ***\*Added roof top mechanical equipment with screen at roof over 2<sup>nd</sup> floor to better service theater spaces, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals***
- Added enlarged interior amenity spaces at 8<sup>th</sup> floor and private terraces above
- ***\*Added roof top mechanical equipment and screening at Annex roof to service Multipurpose Art related spaces below, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals***
- Added maximum Annex height dimension and elevation

02/22/2021:

- ***Added stairs at the ground floor to access theater lobby from Morgan Street and revised handicap accessible ramp***
- ***Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan***
- ***Added additional notes identifying materials and building features***

#### **A-16 West Elevation**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- ***\*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals***
- Revised the base flood elevation as per the current requirements

02/22/2021:

- *Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan*
- *Added additional notes identifying materials and building features*

#### **A-17 North Elevation**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- \*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals
- Revised window layout on the north tower as per the approved Building Department submission
- Revised North façade base void calculation as per approved Building Department submission
- Added roof top mechanical equipment and screening at Annex roof to service Multipurpose Art related spaces below
- Revised the base floor elevation as per the current requirements
- Added maximum Annex height dimension and elevation

02/22/2021:

- *Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan*
- *Added additional notes identifying materials and building features*

#### **A-18 East Elevation**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- Revised structures above main roof level as per revisions to the Roof and Bulkhead plans
- Revised ground floor for changes to floor elevations at the theater including revisions to the stairs and ramp to enter the theater
- Revised east façade base void calculation as per revisions
- \*Added roof top mechanical equipment with screen at roof over 2<sup>nd</sup> floor to better service theater spaces, ~~revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals~~
- Added roof top mechanical equipment and screening at Annex roof to service Multipurpose Art related spaces below
- Revised window layout on the north tower as per the approved Building Department submission
- Revised the base floor elevation as per the current requirements
- Added maximum Annex height dimension and elevation

\* Variance/Deviation requested

**02/22/2021:**

- **Added stairs at the ground floor to access theater lobby from Morgan Street and revised handicap accessible ramp**
- **Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan**
- **Added additional notes identifying materials and building features**

#### **A-18B Comparison Elevations Section A – Phase 3 Block 171 North Tower**

12/11/2020:

- Proposed elevations updated as per the changes listed for sheets A-15, A-16, A-17, & A-18
- Previously approved elevations revised from those approved on 4/07/2009 to those approved on 01/08/2019

**02/22/2021:**

- **Proposed elevations updated as per the changes listed for sheets A-15, A-16, A-17, & A-18**

#### **A-19 Workforce Elevations**

12/11/2020:

- No revisions from previously approved plans

#### **A-20 Annex Reconstruction Provost Square Façade**

12/11/2020:

- Revised ground floor for changes to floor elevations at the theater including revisions to the stairs and ramp to enter the theater
- \*Added roof top mechanical equipment with screen at roof over 2<sup>nd</sup> floor to better service theater spaces, ~~revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals~~
- Added roof top mechanical equipment and screening at Annex roof to service Multipurpose Art related spaces below
- Revised the base floor elevation as per the current requirements
- Added maximum Annex height dimension and elevation

**02/22/2021:**

- **Added stairs at the ground floor to access theater lobby from Morgan Street and revised handicap accessible ramp**

#### **A-21 Section A**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof

\* Variance/Deviation requested

- \*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals
- Added mechanical unit and screening at roof over annex and relocated dog run, screening not visible from Provost Square Plaza
- Updated ground floor at theater and lobby for layout and floor height changes
- Added new section tag to key plan for new section H at A-23A
- Added maximum Annex height dimension and elevation

**02/22/2021:**

- ***Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan***

### **A-22 Sections B & C**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- \*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals
- Updated ground floor at theater elevation
- Added overhang at west side of tower at 8<sup>th</sup> floor as shown in plan and as per the approved Building Department submission
- Added new section tag to key plan for new section H at A-23A
- Added maximum Annex height dimension and elevation

**02/22/2021:**

- ***Revised the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan***

### **A-23 Sections D & E**

12/11/2020:

- Updated ground floor at theater and lobby for layout and floor height changes
- Added new section tag to key plan for new section H at A-23A
- Added maximum Annex height dimension and elevation

### **A-23A Sections G & H**

12/11/2020:

- Added 1'-0" in height to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor and adjust floor level elevations as per approved Building Department submission
- Revised residential structure height as per article V section 345-60 G.7.E to include enclosed amenity space at roof
- \*Revised structures above main roof level as per revisions to the Roof and Bulkhead plans, revision will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals

- Updated ground floor elevations as per revisions to theater and approved Building Department submission
- Removed generator multi height space
- \*Added section H to show new mechanical equipment and screening at roof over 2<sup>nd</sup> floor and at Annex roof ~~which will require a variance as per Section V.B of the redevelopment plan for visible screening of rooftop mechanicals~~
- Added maximum Annex height dimension and elevation

**02/22/2021:**

- **Revised section G for the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan**

#### **A-24 Sight Line Diagram**

12/11/2020:

- Updated building profiles to reflect addition of 1'-0" to the 16<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 31<sup>st</sup>, & 32<sup>nd</sup> floor as per the approved Building Department submission
- Updated building profiles to reflect revised structures above main roof level
- Revised max. building height and residential structure height to match sections and elevations
- Added mechanical unit and screening at roof over annex
- Adjusted sightlines
- Added additional podium diagram with sightlines 22 & 23 for new mechanical equipment at the 2<sup>nd</sup> floor roof and at the 6<sup>th</sup> floor annex roof

**02/22/2021:**

- **Revised Sightline Diagrams (E-W and N-S) for the structures above the main roof level as per revisions to the interior amenity and common roof terrace on the roof plan**

#### **A-25 Ground Floor Street Frontage / Use**

12/11/2020:

- Updated plan and diagram as per layout changes to ground floor for theater revisions and as per the approved Building Department submission
- Updated ground floor street frontage and ground floor use charts as per layout changes

#### **A-30 Parking Garage Lighting Plan Floors 4-7**

12/11/2020:

- No revisions from previously approved resolution

**End of Planning Board resubmission Narrative February 22, 2021**



Regards,

Paul Albano, AIA

\* Variance/Deviation requested