

440 CULVER - PHASE I, II, III

80 WATER STREET, 58 WATER STREET, 244 CULVER AVENUE

PROPOSED MIXED-USE DEVELOPMENT
BLOCK 21701, LOTS 1,13,14,17,24,25 JERSEY CITY, 07305



DRAWING LIST

- PHASE 1-2-3
- VP-1 VISION SITE PLAN
- Z1 ZONING ANALYSIS BASE FAR
- Z2 ZONING ANALYSIS ROW PHASING PLAN
- Z3 ROW BONUS FAR
- Z4 OPEN SPACE BONUS
- V1-G1-V1-G4
- Z4 ZONING ANALYSIS
- PERMITTED FAR
- PROPOSED FAR
- SH1 PROPOSED DEVELOPMENT SHADOW STUDY

- PHASE 1
- 1-C1 COVER SHEET
- 1-A1 GROUND FLOOR & 2ND FLOOR PLAN
- 1-A2 6TH FLOOR & 7TH-10TH FLOOR PLAN
- 1-A3 20TH-21ST FLOOR PLAN & 22ND-30TH FLOOR PLAN
- 1-A4 31ST FLOOR PLAN
- 1-A5 CLAREMONT AVE ELEVATION
- 1-A6 GRANT AVE ELEVATION
- 1-A7 WEST ELEVATION
- 1-A8 EAST ELEVATION
- 1-A9 ENLARGE ELEVATIONS
- 1-A10 ENLARGE ELEVATIONS
- 1-A11 BUILDING CROSS SECTION
- 1-A12 TYPICAL UNIT LAYOUTS
- 1-A13 SITE CONTEXT PHOTOS
- 1-A14 SHADOW STUDIES
- 1-A15 SHADOW STUDIES PHASE 1-3

- PHASE 2
- 2-C1 COVER SHEET
- 2-A1 GROUND FLOOR
- 2-A2 2ND FLOOR & 3RD FLOOR PLAN
- 2-A3 4TH FLOOR-6TH FLOOR PLAN
- 2-A4 7TH FLOOR PLAN
- 2-A5 8TH-29TH FLOOR PLAN
- 2-A6 30TH-31ST FLOOR PLAN
- 2-A7 32ND-40TH FLOOR PLAN
- 2-A8 41ST-55TH FLOOR PLAN
- 2-A9 ROOF PLAN
- 2-A10 SOUTH ELEVATION
- 2-A11 NORTH AVE ELEVATION
- 2-A12 EAST ELEVATION
- 2-A13 WEST ELEVATION
- 2-A14 ENLARGE BUILDING ELEVATIONS
- 2-A15 CROSS SECTION
- 2-A16 ENLARGE BUILDING ELEVATIONS
- 2-A17 LATERAL SECTION
- 2-A18 UNIT LAYOUTS
- 2-A19 SITE CONTEXT PHOTOS
- 2-A20 SHADOW STUDIES

- PHASE 3
- 3-C1 COVER SHEET
- 3-A1 GROUND FLOOR
- 3-A2 2ND-6TH FLOOR PLAN
- 3-A3 7TH AMENITY TERRACE PLAN
- 3-A4 8TH-2ND FLOOR PLAN
- 3-A5 20RD-40TH FLOOR PLAN
- 3-A6 47TH & 48TH FLOOR AMENITY FLOOR PLAN
- 3-A7 48TH & 50TH RESIDENTIAL FLOOR PLAN
- 3-A8 51ST-55TH FLOOR PLAN
- 3-A9 ROOF FLOOR PLAN
- 3-A10 SOUTH ELEVATION
- 3-A11 NORTH ELEVATION
- 3-A12 EAST ELEVATION
- 3-A13 WEST ELEVATION
- 3-A14 ENLARGE ELEVATIONS
- 3-A15 BUILDING SECTION
- 3-A16 ENLARGE UNITS
- 3-A17 SITE CONTEXT PHOTOS
- 3-A18 SHADOW STUDIES

Marchetto Higgins Steve
Architecture
Planning
Urban Design

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1225 Willow Avenue
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Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

Job Number: 1911
Scale: AS NOTED
Drawn By: AM-CC
Checked By: AM

Issue:	For:
Date:	PRELIM & FINAL SITE PLAN
01/12/21	04/08/21 PLANNER COMMENTS
05/26/21	

VISION PLAN **VP-1**

PHASE II - III
 BLOCK 21701
 LOT 24-25-13-14-17
 316,102 SQFT



80 WATER / PHASE I
 BLOCK 21701 LOT 1
 44,999 SQFT

ZONE MAP + TOTAL BLOCK SQFT

244 CULVER | PHASE III
 BLOCK 21701
 LOT 24-25-13-14-17
 141,990 SQFT
 BASE FAR CALCULATION
 141,990 X 5.50 = **780,945**



80 WATER | PHASE I
 BLOCK 21701 LOT 1
 44,999 SQFT
 BASE FAR CALCULATION
 44,999 X 7.70 = **346,492**

58 WATER | PHASE II
 BLOCK 21701 LOT 13,14,24,25
 174,112 SQFT
 BASE FAR CALCULATION
 174,112 X 7.70 = **1,340,662 SQFT**

BASE FAR CALCULATION

PHASE I
PHASE II
PHASE III

LEGEND

PHASING BOUNDARY

MID RISE ZONE

HIGH RISE ZONE

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 Urban Design

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STATE OF NEW JERSEY
 DEPARTMENT OF TREASURY AND REVENUE
 07945
 LICENSED ARCHITECT

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 Brooklyn, NY 11218

Project Name:
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 PHASE II 58 WATER,
 PHASE III 244 CULVER
 JERSEY CITY, 07305


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05/26/21	04/08/21 PLANNER COMMENTS

244 CULVER | PHASE III
 BLOCK 21701
 LOT 24-25-13-14-17
 141,990 SQFT
 BASE FAR CALCULATION
 $141,990 \times 5.50 = 780,945$

244 CULVER | PHASE III
 BLOCK 21701
 LOT 24-25-13-14-17
 141,990 SQFT
 BASE FAR CALCULATION
 $141,990 \times 5.50 = 780,945$ SQFT
 ROW BONUS CALCULATION
 $780,945 \times 1.20 = 937,134$ SQFT

PHASE I
PHASE II
PHASE III

LEGEND

PHASING BOUNDARY 

MID RISE ZONE 

HIGH RISE ZONE 



AREA DESIGNATED DURING PHASE III



AREA DESIGNATED DURING PHASE II



AREA DESIGNATED DURING PHASE I



80 WATER | PHASE I
 BLOCK 21701 LOT 1
 44,999 SQFT
 BASE FAR CALCULATION
 $44,999 \times 7.70 = 346,492$

58 WATER | PHASE II
 BLOCK 21701 LOT 13,14,24,25
 174,112 SQFT
 BASE FAR CALCULATION
 $174,112 \times 7.70 = 1,340,662$ SQFT

AREA DESIGNATED FOR NJ TRANSIT LIGHT RAIL

AREA DESIGNATED FOR GREENWICH DRIVE

AREA DESIGNATED FOR NJ TRANSIT LIGHT RAIL

AREA DESIGNATED FOR WATER STREET AND ROUTE 440 PLAN

AREA DESIGNATED FOR GRANT AVE ROW



80 WATER | PHASE I
 BLOCK 21701 LOT 1
 44,999 SQFT
 BASE FAR CALCULATION
 $44,999 \times 7.70 = 346,492$ SQFT
 ROW BONUS CALCULATION
 $346,462 \times 1.20 = 415,790$ SQFT

58 WATER | PHASE II
 BLOCK 21701 LOT 13,14,24,25
 174,112 SQFT
 BASE FAR CALCULATION
 $174,112 \times 7.70 = 1,340,662$ SQFT
 ROW BONUS CALCULATION
 $1,340,662 \times 1.20 = 1,608,794$ SQFT

AREA DESIGNATED FOR NJ TRANSIT LIGHT RAIL

AREA DESIGNATED FOR GREENWICH DRIVE

AREA DESIGNATED FOR NJ TRANSIT LIGHT RAIL

AREA DESIGNATED FOR WATER STREET AND ROUTE 440 PLAN

ROW BONUS PHASING PLAN

ROW BONUS CALCULATION

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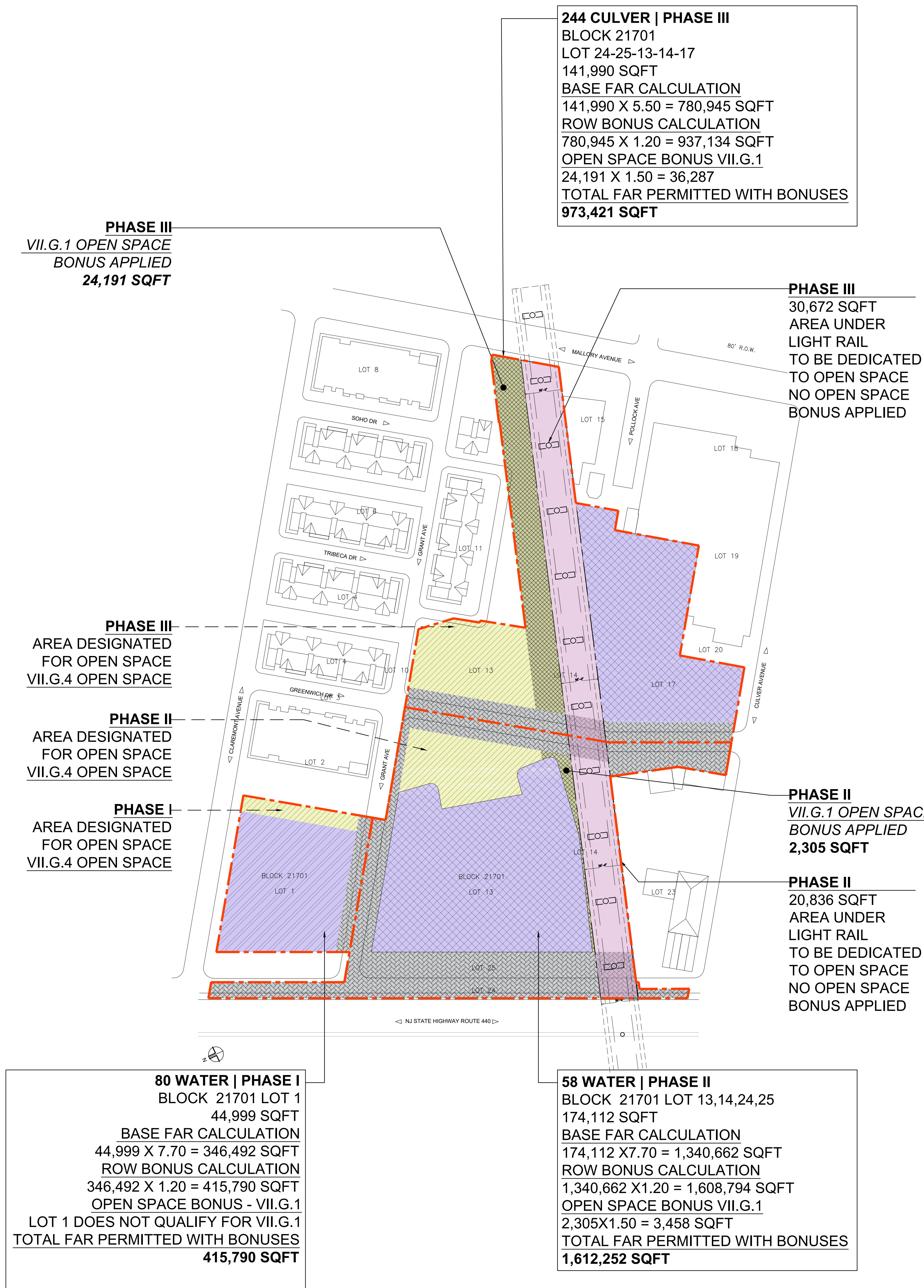
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 JERSEY CITY, 07305

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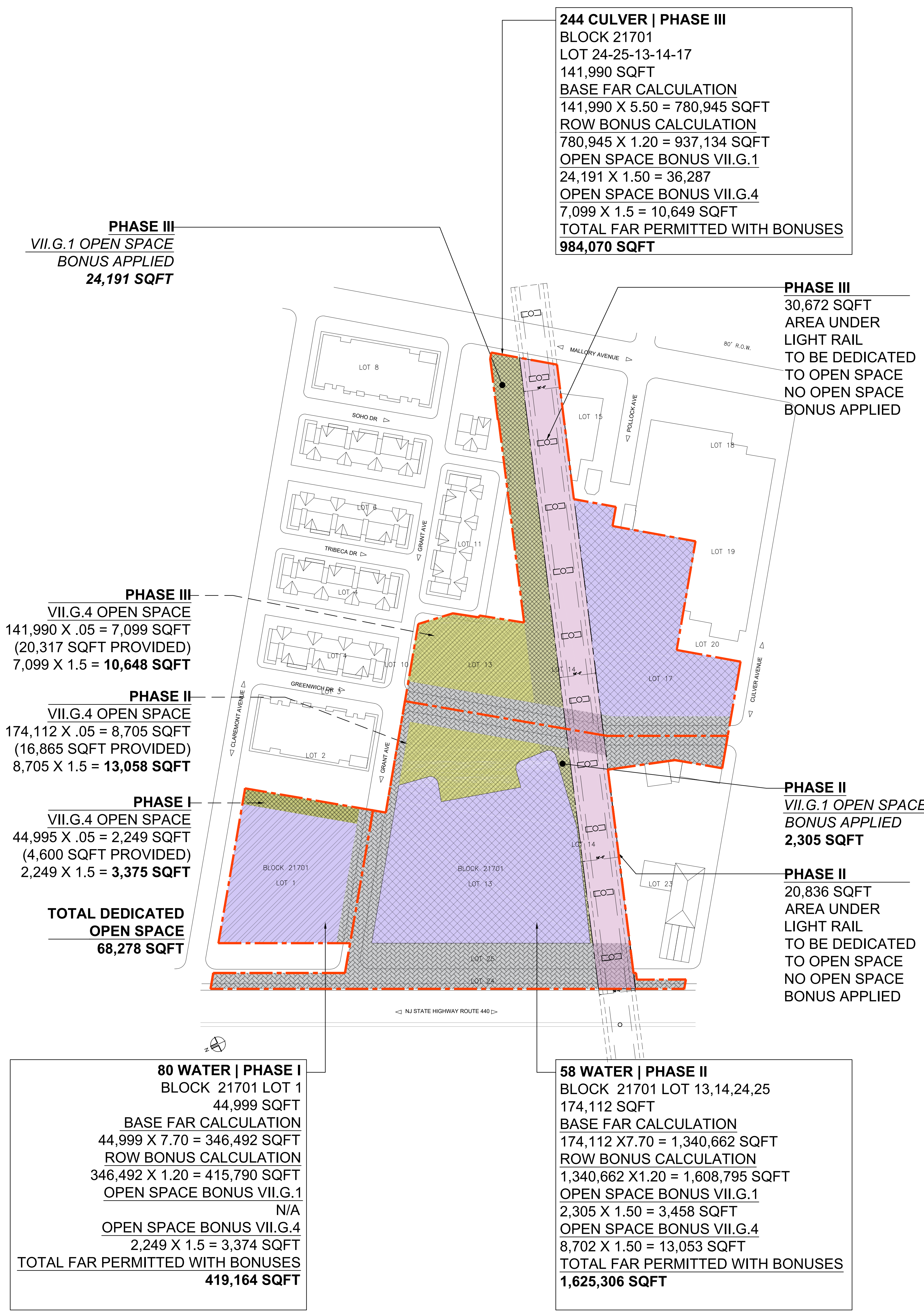
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ZONING ANALYSIS
 ROW BONUS

ZZ



OPEN SPACE VII.G.1 - BONUS CALCULATION



OPEN SPACE VII.G.4 - BONUS CALCULATION

PHASE I
PHASE II
PHASE III

LEGEND

PHASING BOUNDARY - - - - -

MID RISE ZONE [Green Hatched Box]

HIGH RISE ZONE [Purple Hatched Box]

*Phase III
 RP VIII.B.1.

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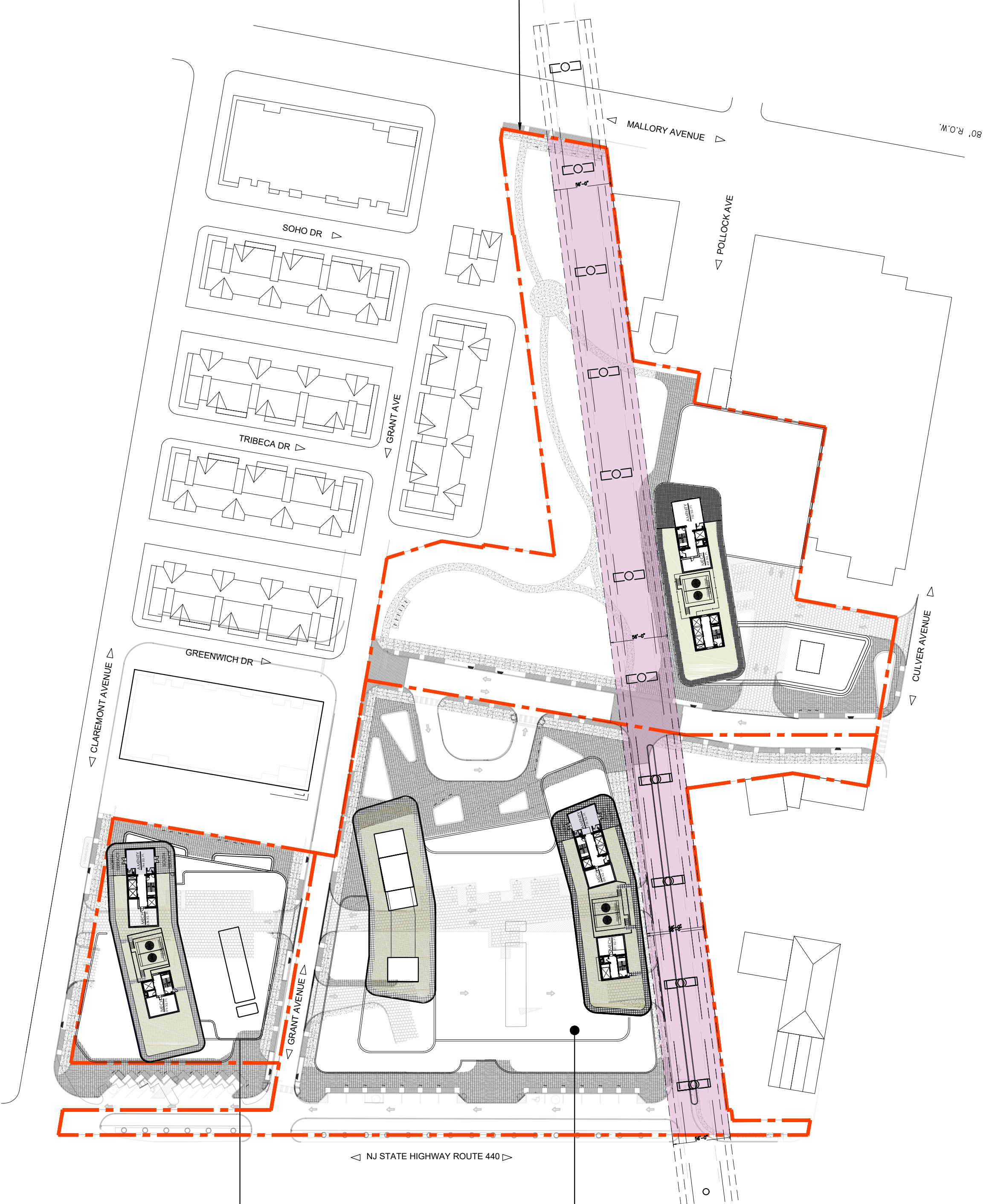
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ZONING ANALYSIS OPEN SPACE **Z3**

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244 CULVER | PHASE III
 BLOCK 21701
 LOT 24-25-13-14-17
 141,990 SQFT
 BASE FAR CALCULATION
 $141,990 \times 5.50 = 780,945$ SQFT
 ROW BONUS CALCULATION
 $780,945 \times 1.20 = 937,134$ SQFT
 OPEN SPACE BONUS VII.G.1
 $24,191 \times 1.50 = 36,287$
 OPEN SPACE BONUS VII.G.4
 $7,099 \times 1.5 = 10,649$ SQFT
TOTAL FAR PERMITTED WITH BONUSSES
984,070 SQFT

244 CULVER | PHASE III
 BLOCK 21701
 LOT 24-25-13-14-17
 TOTAL FAR AS OF RIGHT
983,905 SQFT



PHASE I
 PHASE II
 PHASE III

80 WATER | PHASE I
 BLOCK 21701 LOT 1
 44,999 SQFT
 BASE FAR CALCULATION
 $44,999 \times 7.70 = 346,492$ SQFT
 ROW BONUS CALCULATION
 $346,492 \times 1.20 = 415,790$ SQFT
 OPEN SPACE BONUS VII.G.1
 N/A
 OPEN SPACE BONUS VII.G.4
 $2,249 \times 1.5 = 3,374$ SQFT
TOTAL FAR PERMITTED WITH BONUSSES
419,164 SQFT

58 WATER | PHASE II
 BLOCK 21701 LOT 13,14,24,25
 174,112 SQFT
 BASE FAR CALCULATION
 $174,112 \times 7.70 = 1,340,662$ SQFT
 ROW BONUS CALCULATION
 $1,340,662 \times 1.20 = 1,608,795$ SQFT
 OPEN SPACE BONUS VII.G.1
 $2,305 \times 1.50 = 3,458$ SQFT
 OPEN SPACE BONUS VII.G.4
 $8,702 \times 1.50 = 13,053$ SQFT
TOTAL FAR PERMITTED WITH BONUSSES
1,625,306 SQFT

80 WATER | PHASE I
 BLOCK 21701 LOT 1
TOTAL FAR PROPOSED WITH BONUSSES
419,035 SQFT

58 WATER | PHASE II
 BLOCK 21701 LOT 13,14,24,25
TOTAL FAR PERMITTED WITH BONUSSES
1,624,717 SQFT

BONUS CALCULATION SUMMARY						
REDEVELOPMENT PLAN	BONUS	PHASE I		PHASE II		PHASE III
VIII - B - 1	BASE FAR HIGH RISE = SITE AREA X 7.70 FAR	$44,999 \times 7.70 =$	346,492	$174,112 \times 7.70 =$	1,340,662	NA
VIII - B - 1	BASE FAR MID RISE = SITE AREA X 5.50 FAR		NA		NA	$141,990 \times 5.50 =$
VIII - 3	ROW BONUS = FAR X 120%	$346,492 \times 1.20 =$	415,790	$1,340,662 \times 1.20 =$	1,608,795	$780,945 \times 1.20 =$
VII.G.1	OPEN SPACE REMAINDER LOT 14 X 1.5		NA	$2,305 \times 1.5 =$	3,458	$24,191 \times 1.5 =$
VII.G.4		$2,249 \times 1.5 =$	3,374	$8,702 \times 1.5 =$	13,053	$7,099 \times 1.5 =$
	TOTAL FAR PERMITTED		419,164		1,625,306	
	TOTAL DEVELOPMENT PERMITTED				3,028,540 SQFT	984,070

440 CULVER TOTAL DEVELOPMENT SUMMARY						
	RESIDENTIAL GSF	AMENITY GSF	COMMERCIAL GSF	MECHANICAL GSF	PARKING GSF	TOTALS
PHASE I 80 WATER	358,360	17,055	11,600	6,370	25,650	419,035
PHASE II 58 WATER	1,206,880	33,465	181,892	20,391	182,089	1,624,717
PHASE III 244 CULVER	853,180	26,950	7,000	6,000	90,775	983,905
TOTAL	2,418,420	77,470	200,492	32,761	298,514	3,027,657

PERMITTER FAR

PROPOSED FAR

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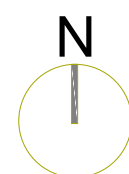
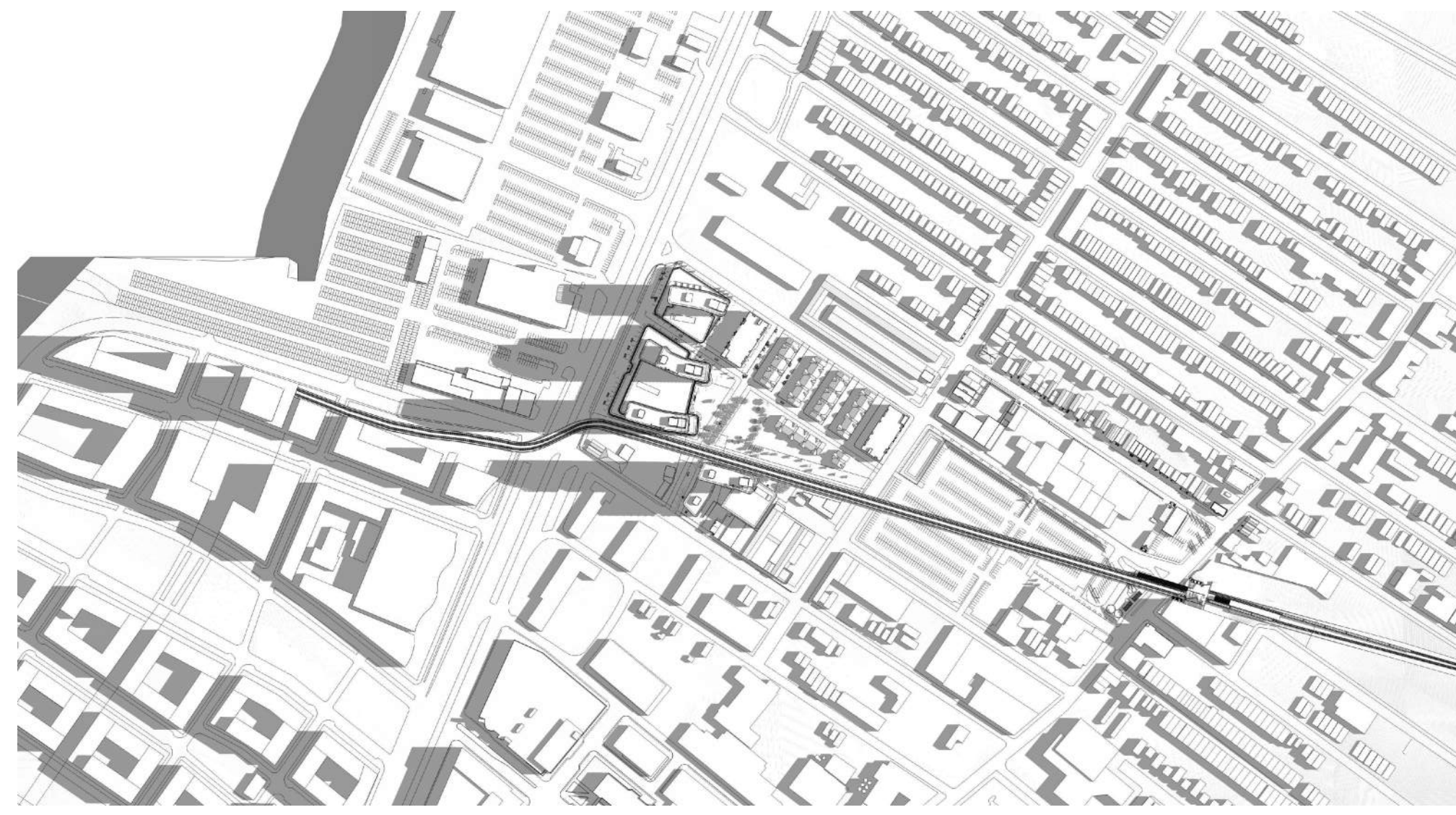
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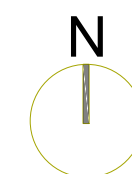
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ZONING ANALYSIS TOTAL FAR

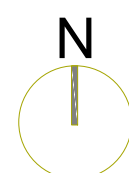
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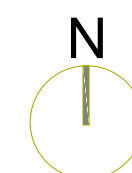
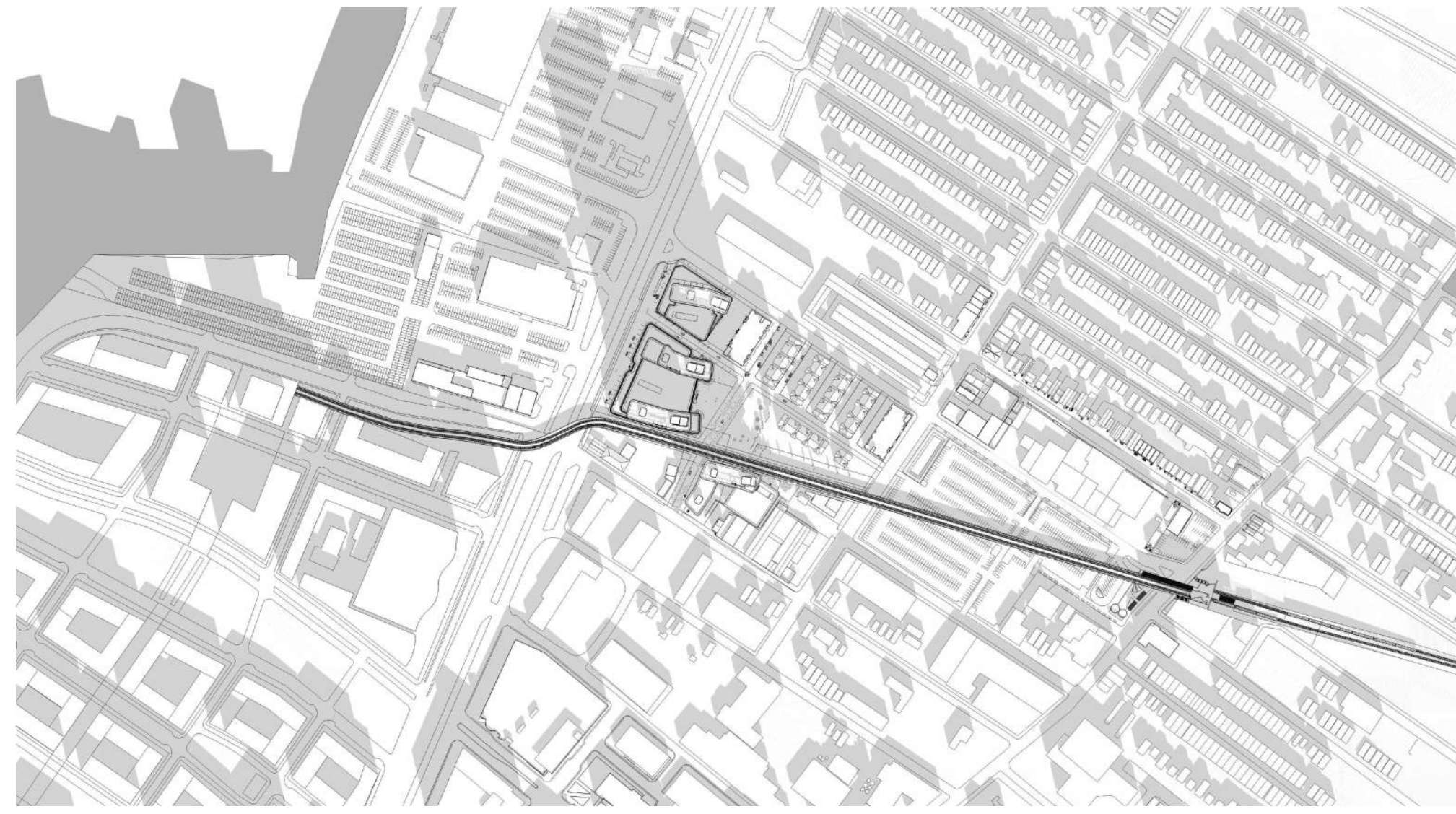
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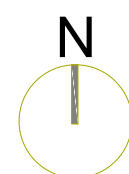
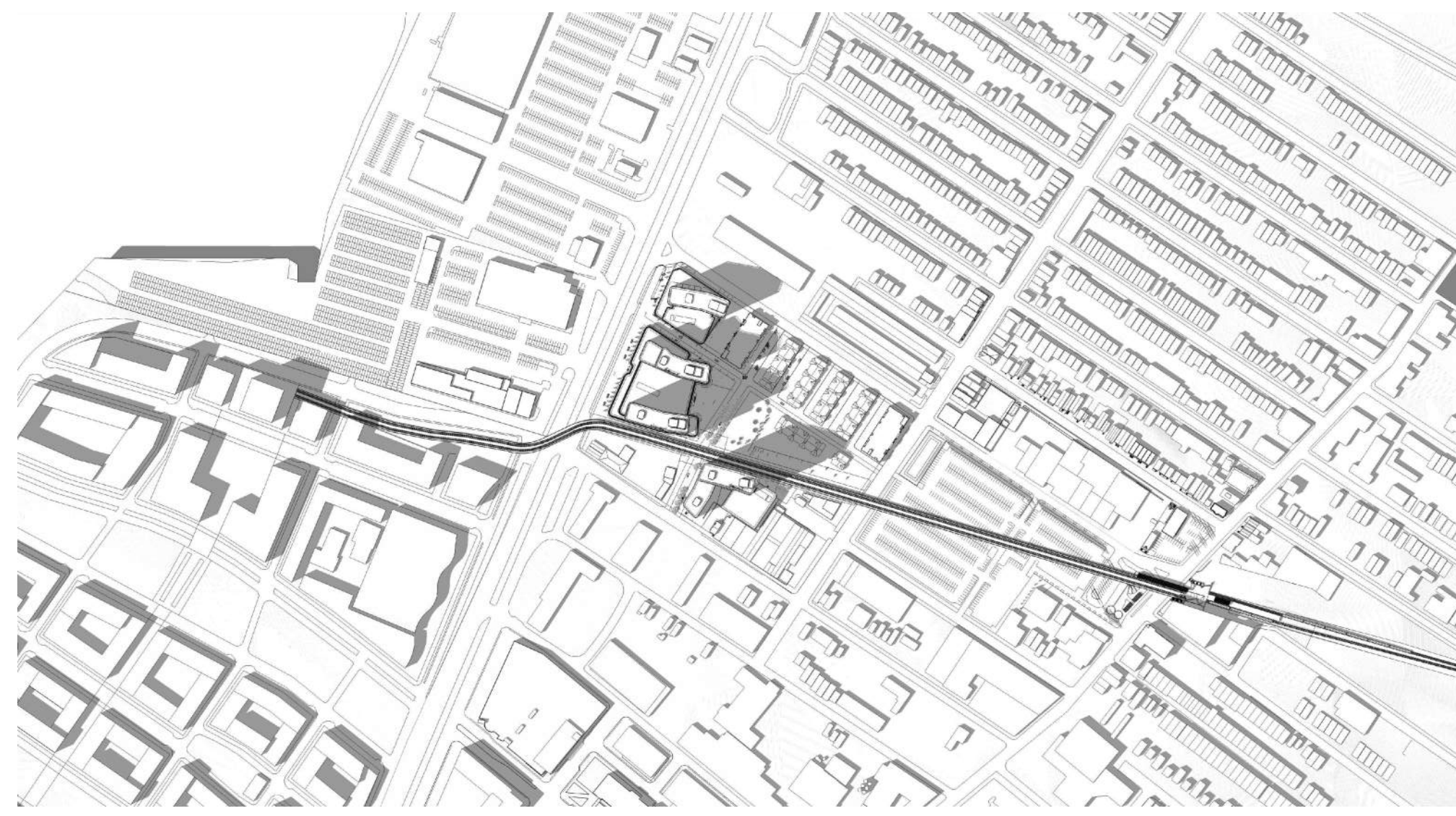
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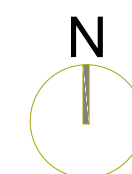
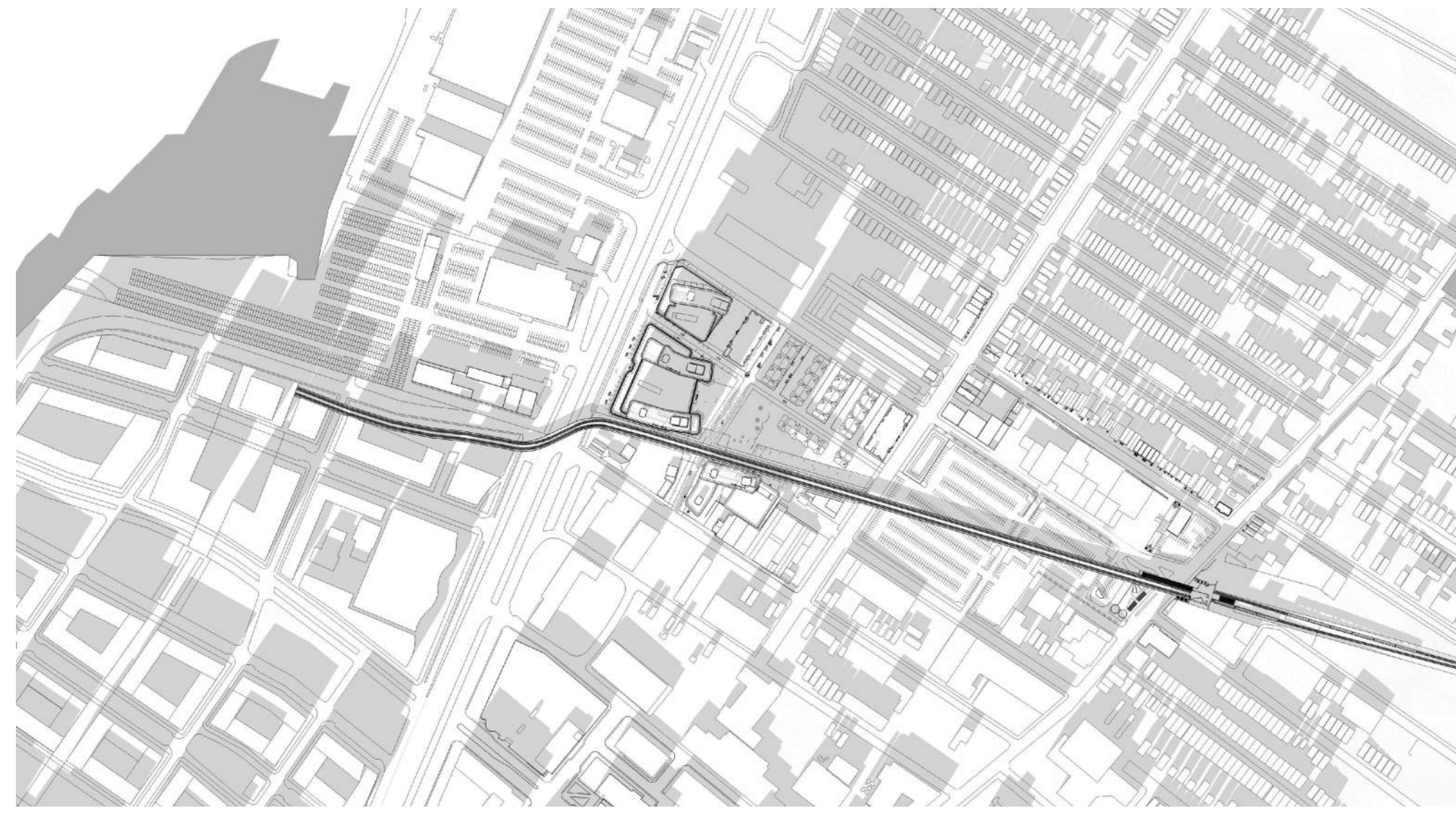
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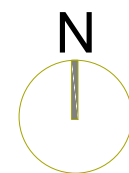
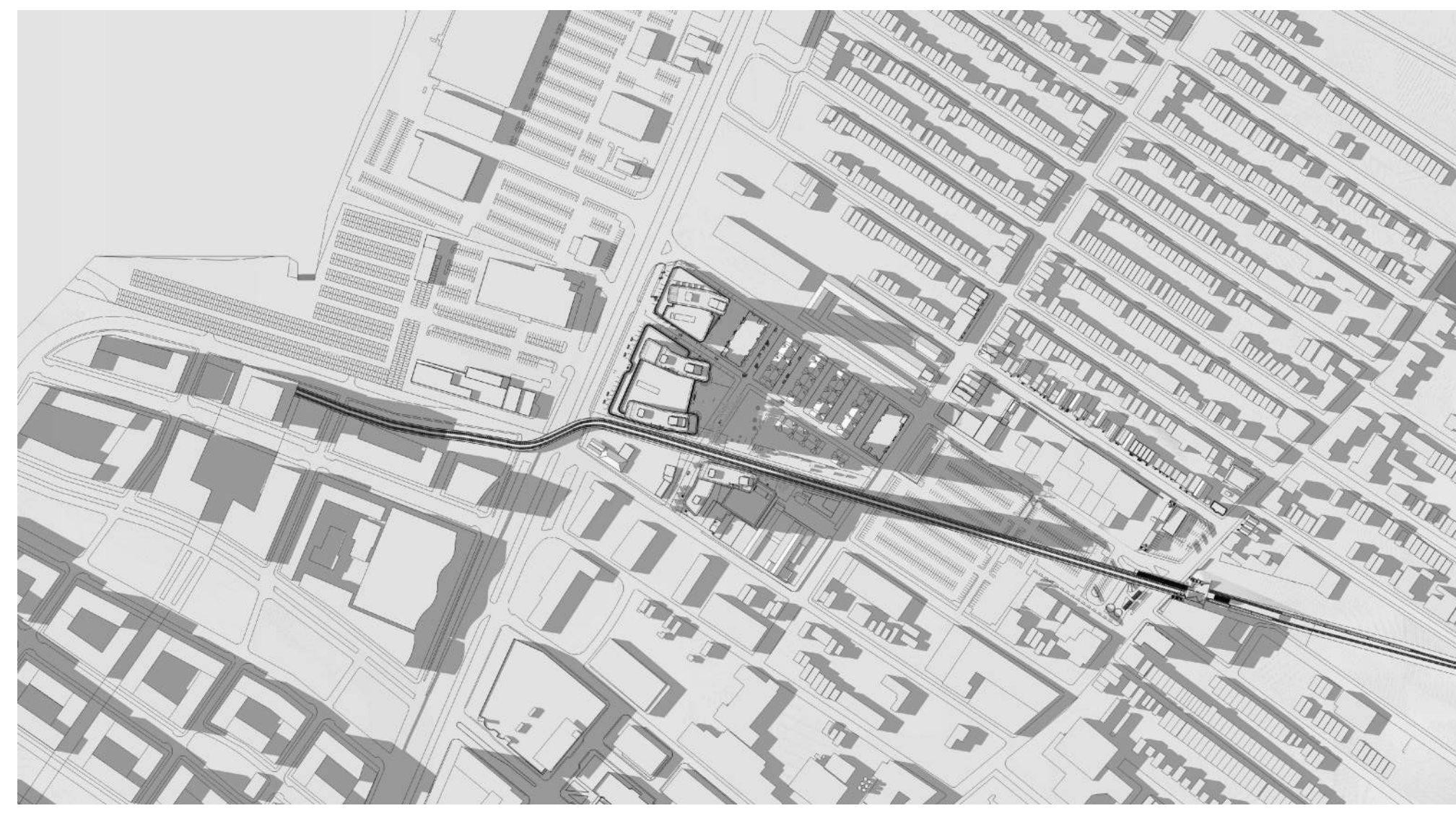
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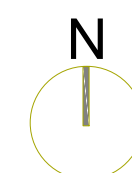
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WINTER SOLSTICE 12-21 03:00 PM



SUMMER SOLSTICE 06-20 06:00 PM



WINTER SOLSTICE 12-21 06:00 PM

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PHASE II 58 WATER,
PHASE III 244 CULVER
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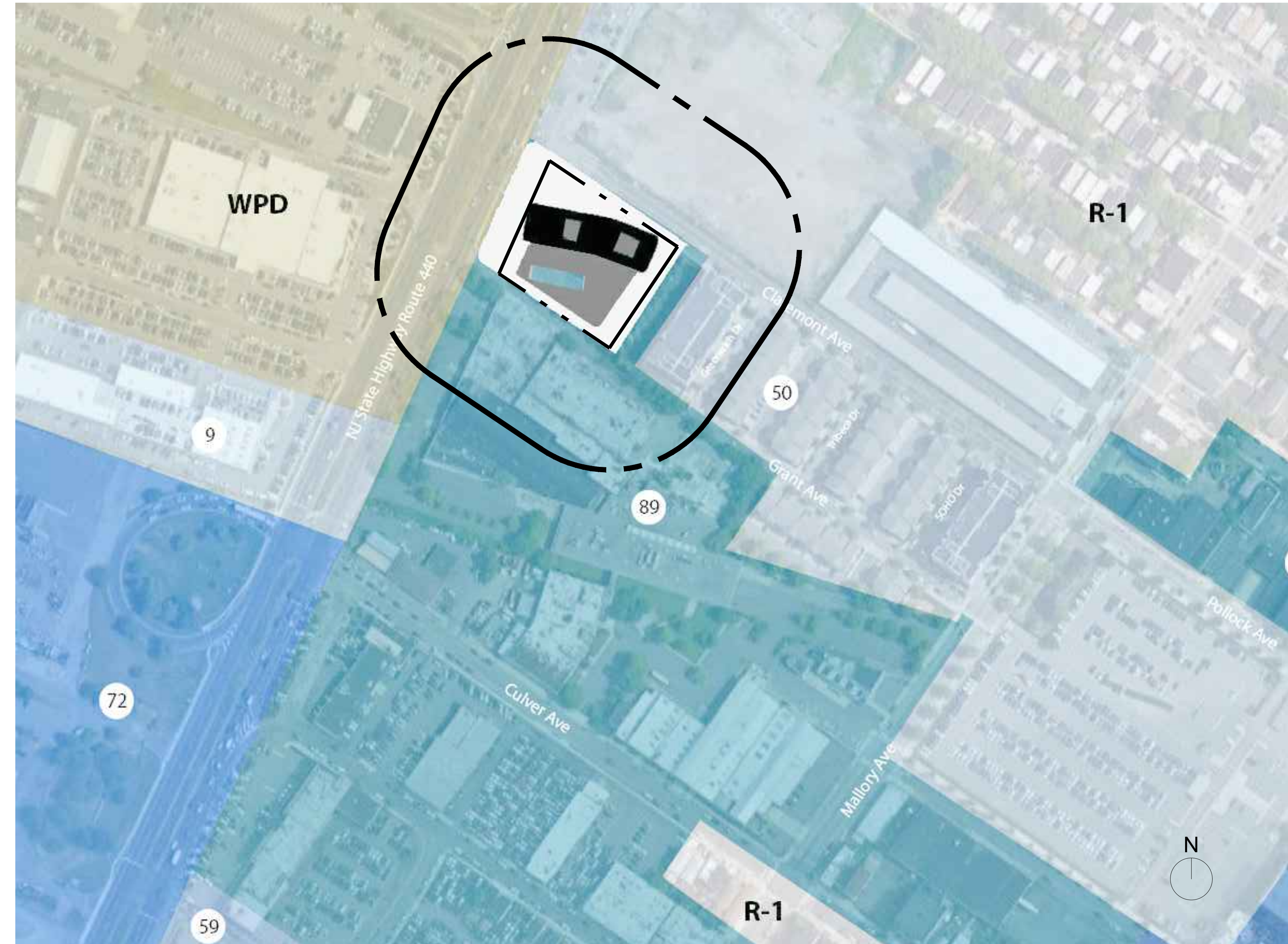
SHADOW
STUDIES
PHASE 1-3

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440 CULVER - PHASE I

80 WATER STREET

PROPOSED MIXED-USE DEVELOPMENT
BLOCK 21701, LOT 1, JERSEY CITY, 07305



1 LOCATION MAP



DRAWING LIST

- 1-C1 COVER SHEET
- 1-A1 GROUND FLOOR& 2ND FLOOR PLAN
- 1-A2 6TH FLOOR& 7TH-14TH FLOOR PLAN
- 1-A3 15TH-16TH FLOOR PLAN & 17TH-30TH FLOOR PLAN
- 1-A4 31ST ROOF PLAN
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- 1-A9 ENLARGE ELEVATIONS
- 1-A10 ENLARGE ELEVATIONS
- 1-A11 BUILDING CROSS SECTION
INTERIOR GARAGE ELEVATIONS
- 1-A12 TYPICAL UNIT LAYOUTS
- 1-A13 SITE CONTEXT PHOTOS
- 1-A14 SHADOW STUDIES

PHASE I

PROJECT DATA

BLOCK NUMBER	21701
LOT NUMBERS	1
ZONING DISTRICT	440 CULVER REDEVELOPMENT PLAN
LOT AREA	44,999(1.033 Acres)
BUILDING FOOTPRINT	33,548 SF
RESIDENTIAL FLOOR AREA	358,360 SF
AMENITY FLOOR AREA	17,055 SF
RETAIL FLOOR AREA	11,600 SF
MECHANICAL AREA	6,370 SF
PARKING AREA	25,650 SF
TOTAL AREA	419,035 SF
DWELLING UNITS	473
PARKING SPACES	344

SITE PLAN & SURVEY DATA

BOWMAN CONSULTING ENGINEERS
303 W. MAIN STREET
FREEHOLD, NJ 07725
TEL: 732.665.5500 FAX: 732.665.5501
NJ PROFESSIONAL LAND SURVEYOR :
LIC 240S02747700.

PLANNING BD. APPROVAL

PRELIMINARY SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NEW JERSEY, THIS ___ DAY OF _____ 2021.

Board Chairman

Board Secretary

Board Planner

Board Engineer

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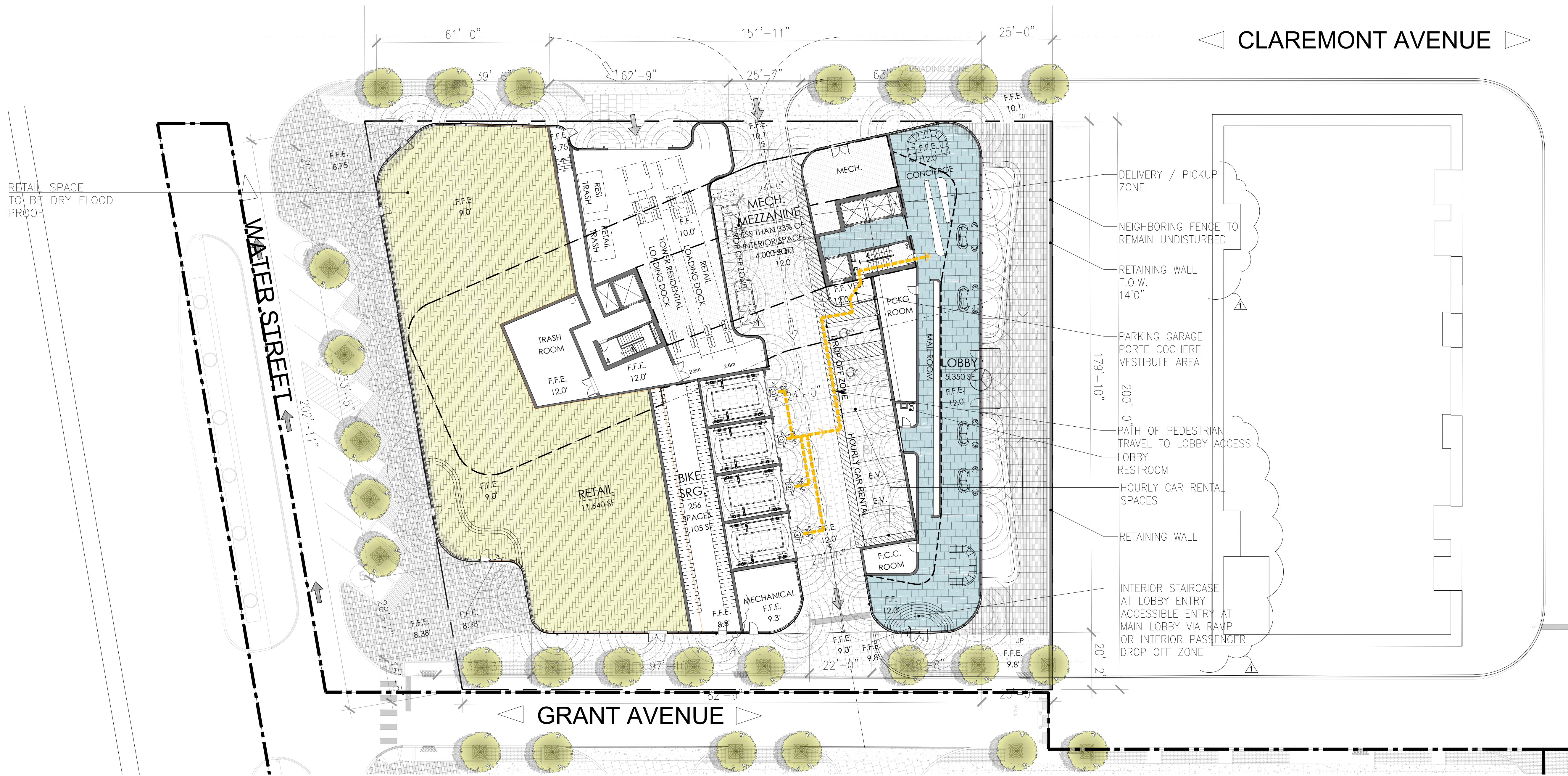
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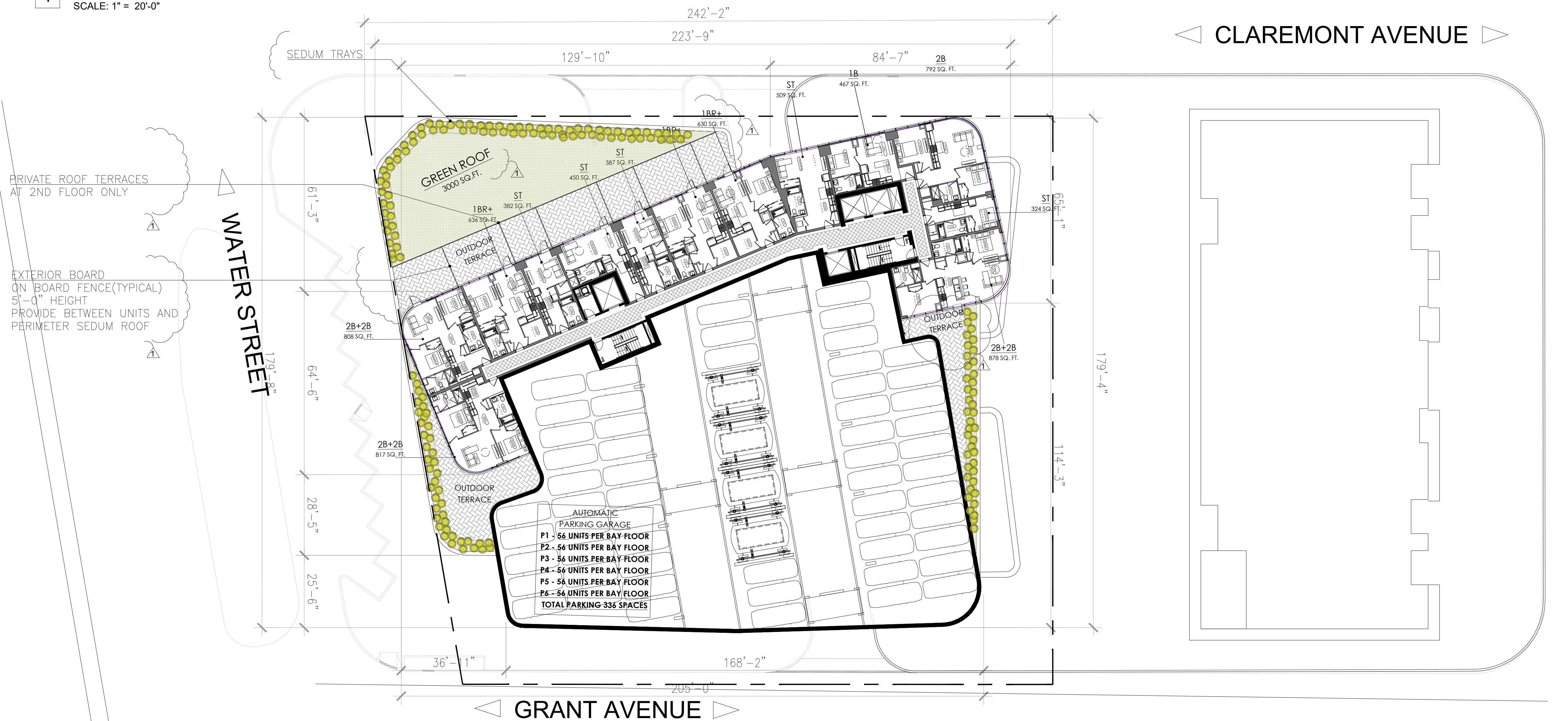
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COVER SHEET **1-C1**



1 GROUND FLOOR PLAN
SCALE: 1" = 20'-0"



2 2ND - 5TH FLOOR PLAN
SCALE: 1" = 20'-0"

BUILDING COVERAGE DATA - VIII-B				
FAR COVERAGE	BUILDING FOOTPRINT	LOT TOTAL	PERMITTED	TOTAL PERCENTAGE
GROUND	33,548	44,995	100%	75%
2ND + GARAGE	27,070	44,995	85%	60%
3RD-5TH	9,850	44,995	85%	22%
6TH-30TH	13,200	44,995	75%	29%

PARKING CALCULATIONS

REQUIRED RESIDENTIAL (Proposed 473-Units)
0.5/UNIT = 237 SPACES

REQUIRED RETAIL (Proposed 12,310-SQFT)
1 SPACE/1000 GSF MAX. = 12 SPACES

TOTAL PROPOSED SPACES = 344 SPACES

COMPACT SPACE = N/A

THE BUILDING IS PROPOSING AN AUTOMATIC PARKING GARAGE SYSTEM 336 AUTOMATIC SPACES PLUS 8 SELF PARK SPACES

BIKE STORAGE

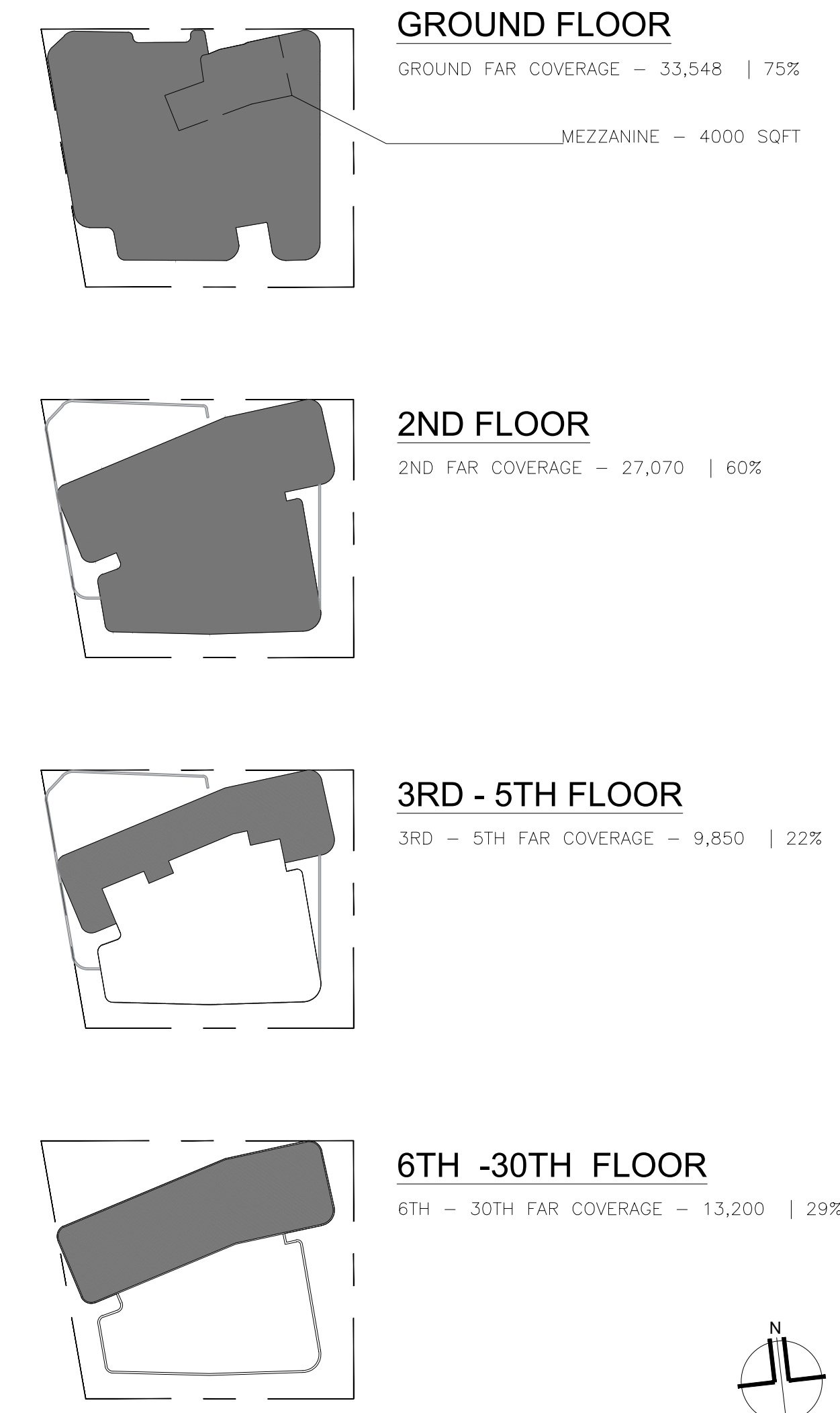
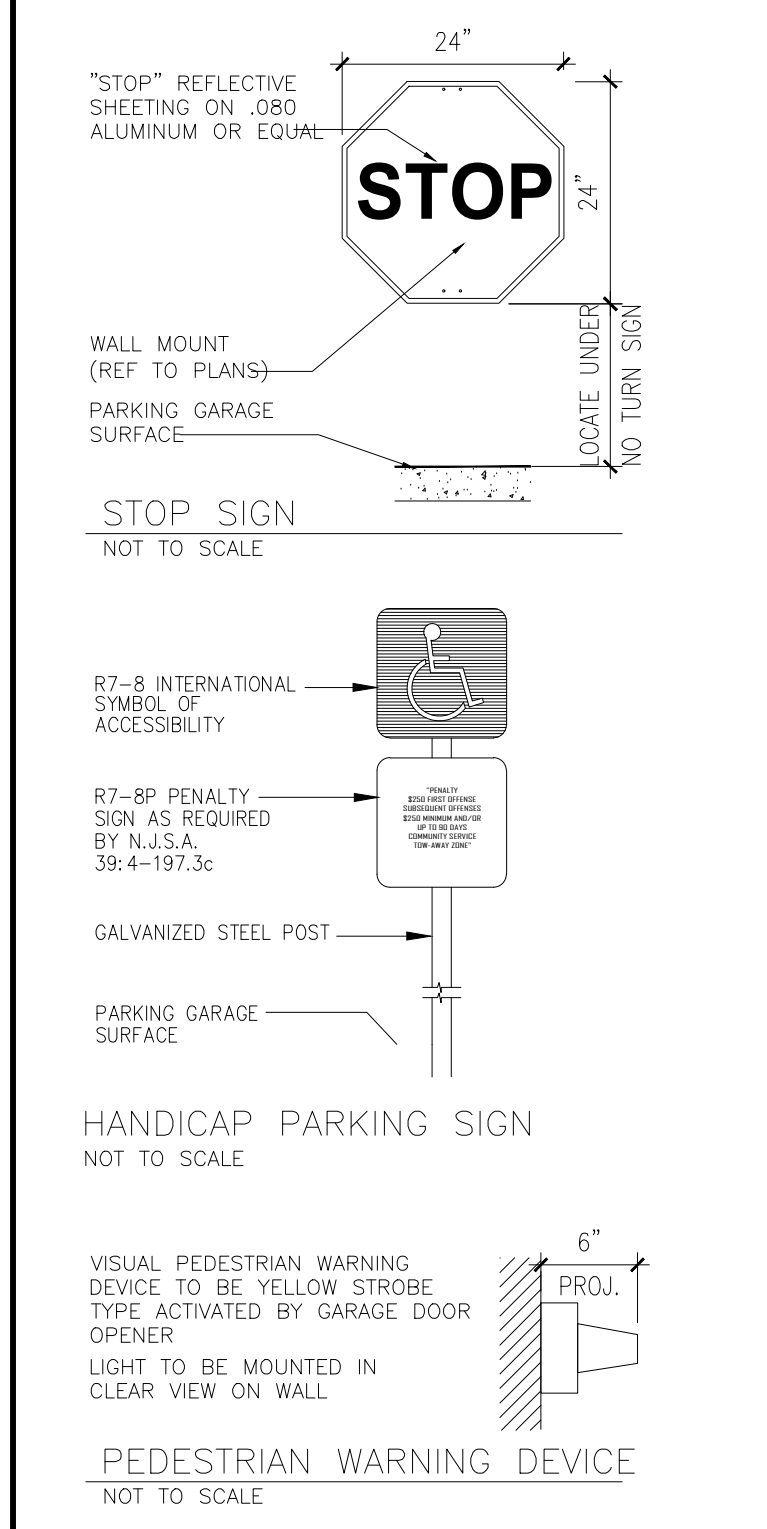
REQUIRED RESIDENTIAL (Proposed 473-Units)
.5 SPACES PER UNIT = 237 SPACES

REQUIRED RETAIL
4 SPACES PER 6,000 GSF
(12,310 / 6,000) * 4 = 8 SPACES

TOTAL REQUIRED SPACES = 245 SPACES

TOTAL PROVIDED SPACES = 256 SPACES

PARKING DETAILS



UNIT MIX PER FLOOR

STUDIO	5
1 BEDROOM	1
1 BEDROOM +	3
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	-
TOTAL	13

UNIT MIX OVERALL

STUDIO	110 (23.3%)
1 BEDROOM	121 (25.6%)
1 BEDROOM +	109 (23%)
2 BEDROOM 1 BATHROOM	29 (6.1%)
2 BEDROOM 2 BATHROOM	82 (17.3%)
3 BEDROOM	22 (5%)
TOTAL	473 (100%)

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Steve A. Stevie NJ2A0137730 AIA, CNU

STATE OF NEW JERSEY
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07945

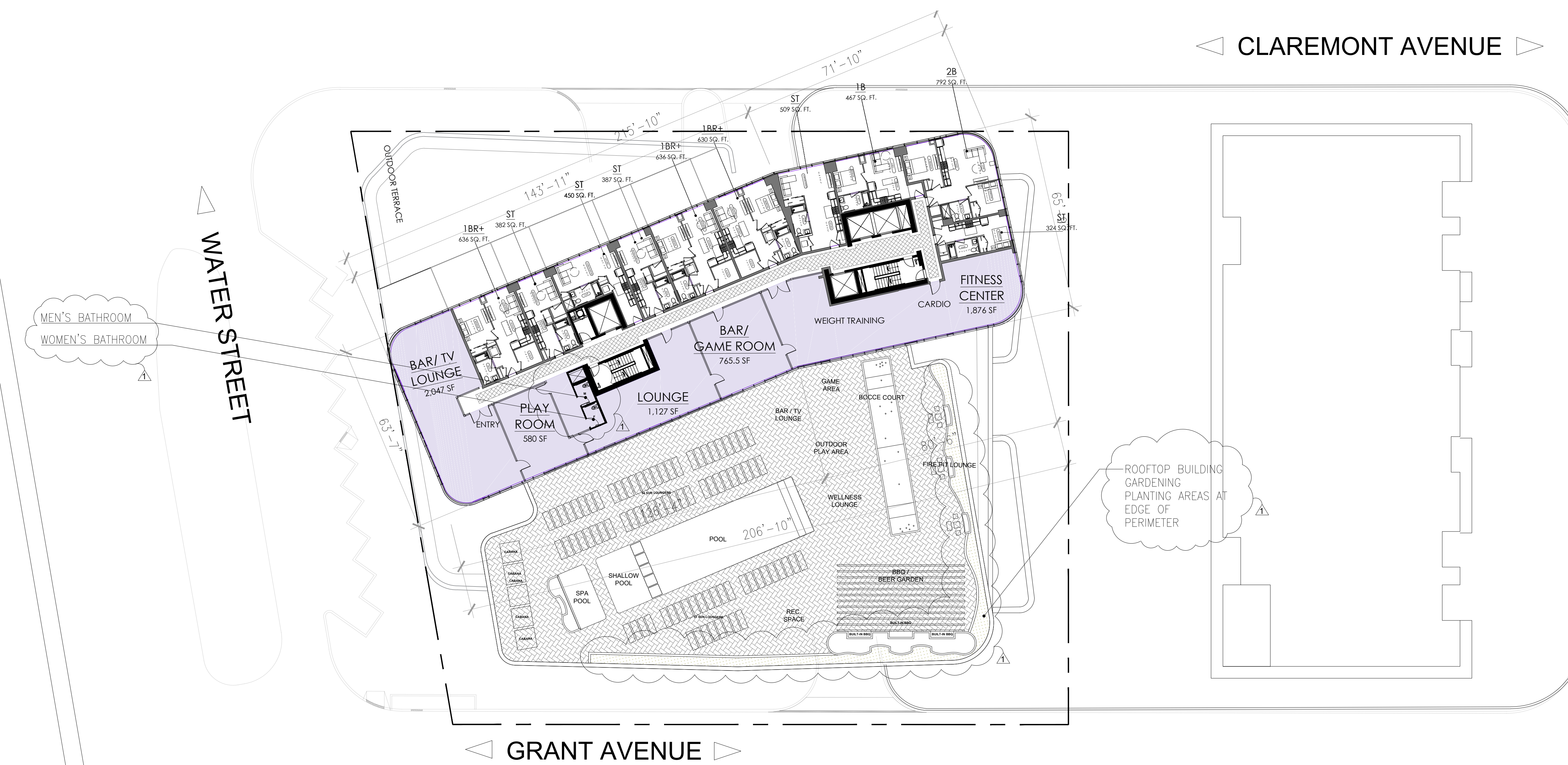
Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY11218

Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

Job Number: 1911
Scale: AS NOTED
Drawn By: AM-CC
Checked By: AM

Issue:	For:
01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
GROUND FLOOR **1-A1**
SECOND FLOOR



1 6TH FLOOR PLAN - AMENITY ROOF TERRACE
SCALE: 1" = 20'-0"

SIXTH FLOOR UNIT MIX

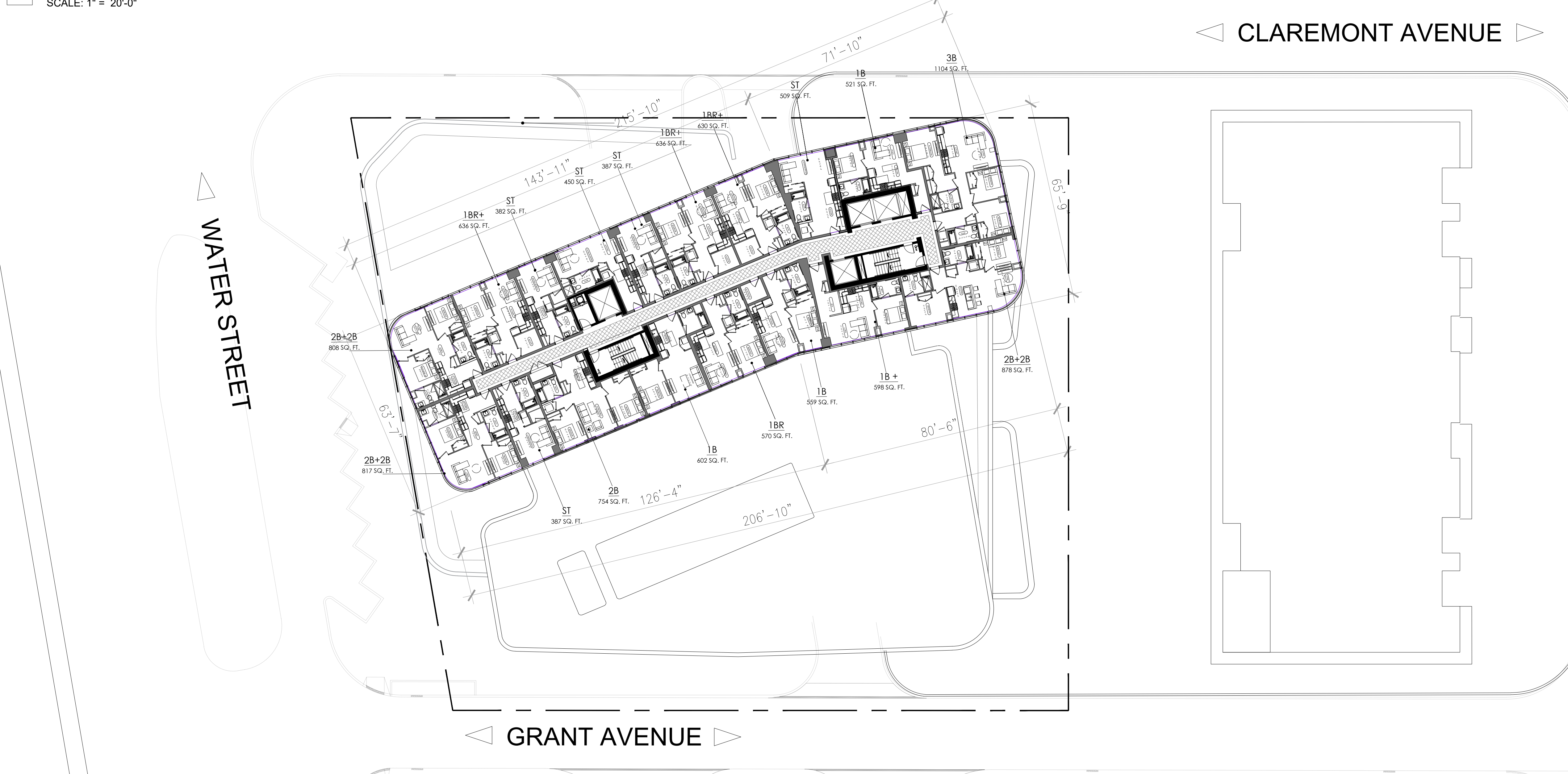
STUDIO	5
1 BEDROOM	1
1 BEDROOM +	3
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	-
3 BEDROOM	-
TOTAL	10

UNIT MIX OVERALL

STUDIO	110 (23.3%)
1 BEDROOM	121 (25.6%)
1 BEDROOM +	109 (23%)
2 BEDROOM 1 BATHROOM	29 (6.1%)
2 BEDROOM 2 BATHROOM	82 (17.3%)
3 BEDROOM	22 (5%)
TOTAL	473 (100%)

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.



2 7TH - 14TH FLOOR PLAN
SCALE: 1" = 20'-0"

UNIT MIX PER FLOOR

STUDIO	5
1 BEDROOM	4
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	18

UNIT MIX OVERALL

STUDIO	110 (23.3%)
1 BEDROOM	121 (25.6%)
1 BEDROOM +	109 (23%)
2 BEDROOM 1 BATHROOM	29 (6.1%)
2 BEDROOM 2 BATHROOM	82 (17.3%)
3 BEDROOM	22 (5%)
TOTAL	473 (100%)

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Planning
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Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

Job Number : 1911
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Drawn By : AM-CC
Checked By : AM

Issue:	For:
Date:	Date:
01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
6TH FLOOR
7-14TH FLOOR

1-A2

MEN'S BATHROOM
WOMEN'S BATHROOM

WATER STREET

CLAREMONT AVENUE

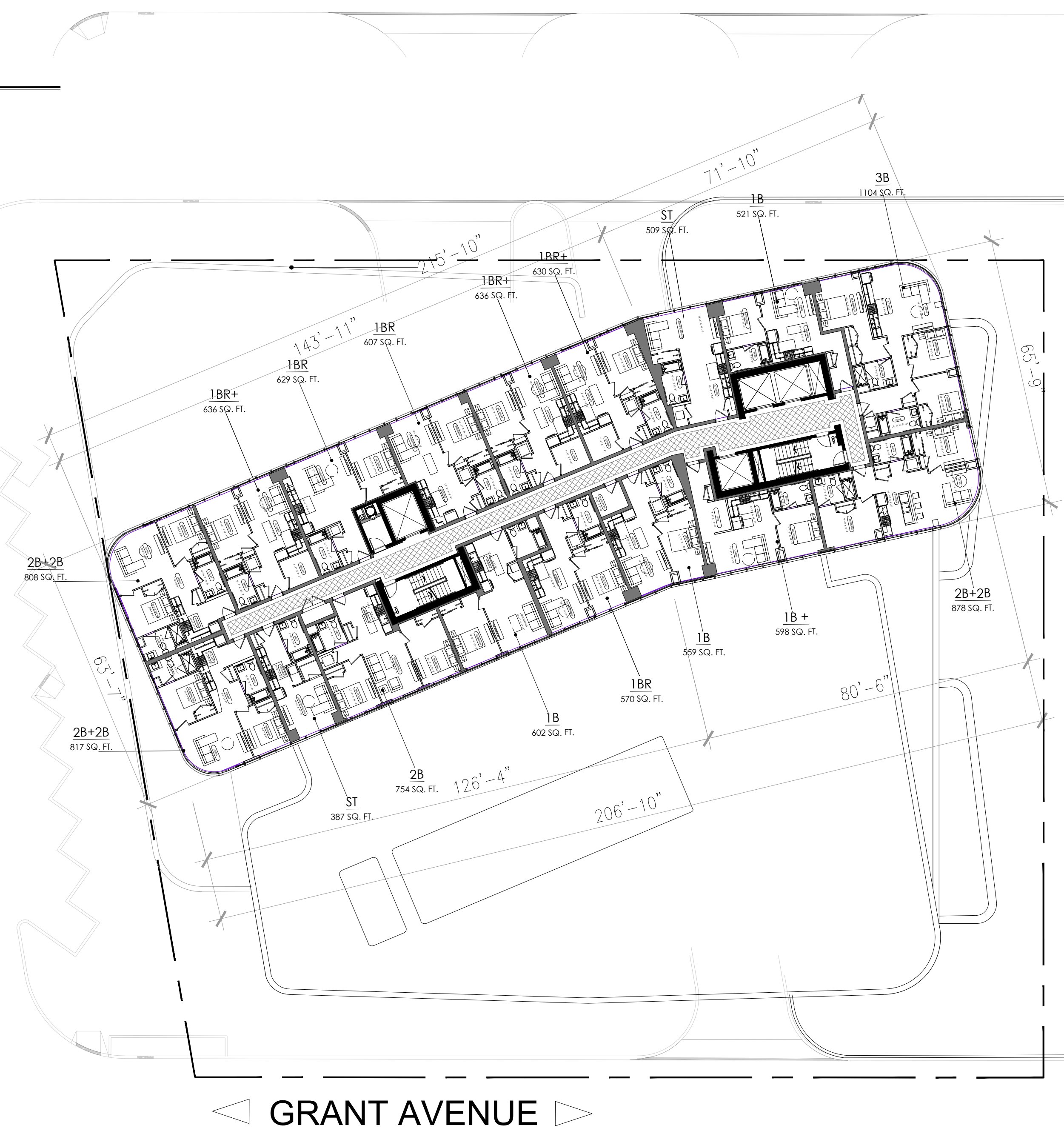
GREENWICH DR

GRANT AVENUE

UNIT MIX PER FLOOR	
STUDIO	1
1 BEDROOM	5
1 BEDROOM +	3
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	-
TOTAL	12

UNIT MIX OVERALL	
STUDIO	110 (23.3%)
1 BEDROOM	121 (25.6%)
1 BEDROOM +	109 (23%)
2 BEDROOM 1 BATHROOM	29 (6.1%)
2 BEDROOM 2 BATHROOM	82 (17.3%)
3 BEDROOM	22 (5%)
TOTAL	473 (100%)

1 15TH-16TH FLOOR PLAN
SCALE: 1" = 20'-0"



CLAREMONT AVENUE

GREENWICH DR

GRANT AVENUE

UNIT MIX PER FLOOR	
STUDIO	2
1 BEDROOM	6
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	17

UNIT MIX OVERALL	
STUDIO	110 (23.3%)
1 BEDROOM	121 (25.6%)
1 BEDROOM +	109 (23%)
2 BEDROOM 1 BATHROOM	29 (6.1%)
2 BEDROOM 2 BATHROOM	82 (17.3%)
3 BEDROOM	22 (5%)
TOTAL	473 (100%)

2 17TH-30TH FLOOR PLAN
SCALE: 1" = 20'-0"

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Brooklyn, NY 11218

Project Name:
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440 CULVER
JERSEY CITY, 07305

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Checked By: AM

Issue:	Date:	For:
01/12/21	04/08/21	PRELIM & FINAL SITE PLAN
05/26/21		04/08/21 PLANNER COMMENTS

FLOOR PLANS:
15TH-16TH FLOOR 1-A3
17TH-30TH FLOOR

GENERAL NOTES

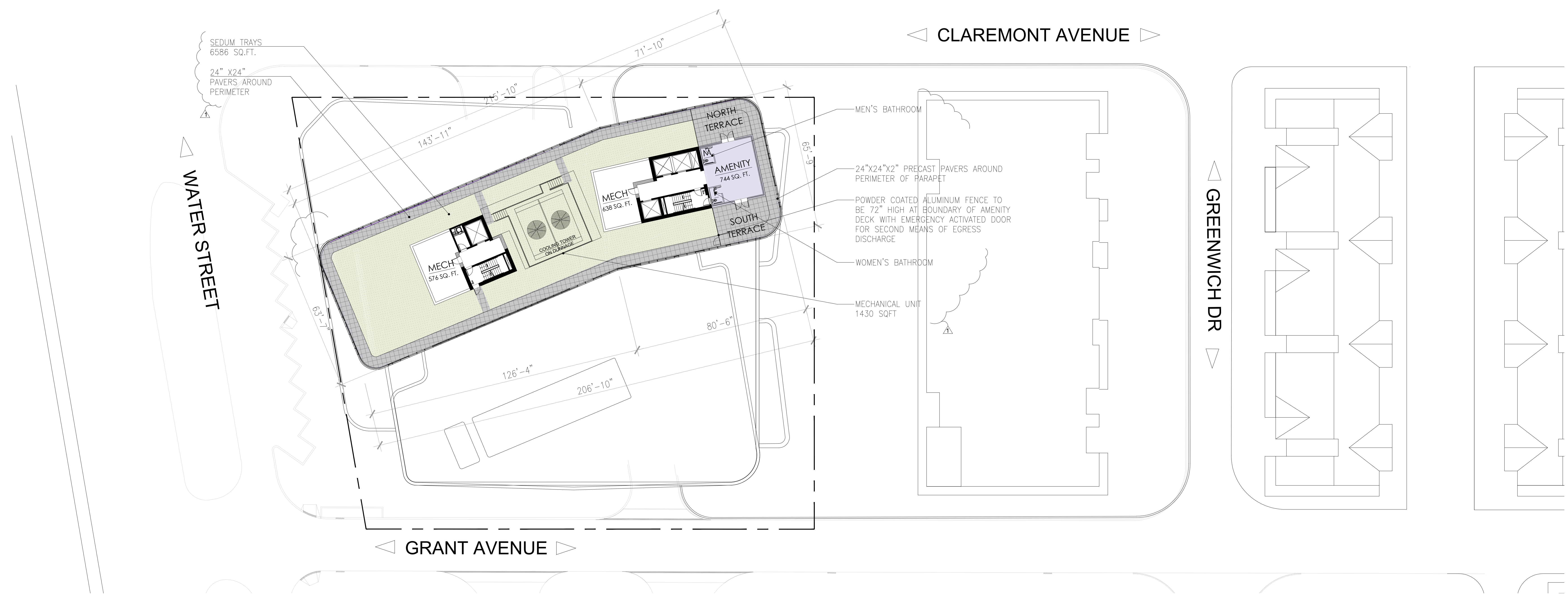
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ENCLOSED ROOF AMENITY CALCULATION

TOTAL ROOF AREA	= 13,200 SF
10 % OF TOTAL ROOF SF	= 1,320 SF
PROPOSED ROOF AMENITY	= 744 SF (5.6%)

ROOF TOP APPURTENANCES CALCULATION

TOTAL ROOF AREA	= 13,200 SF
20 % OF TOTAL ROOF SF	= 2,650 SF
PROPOSED APPURTENANCES	= 2,650 SF (20%)



1 31ST ROOF PLAN
SCALE: 1" = 20'-0"
0' 5' 10' 20' 40'

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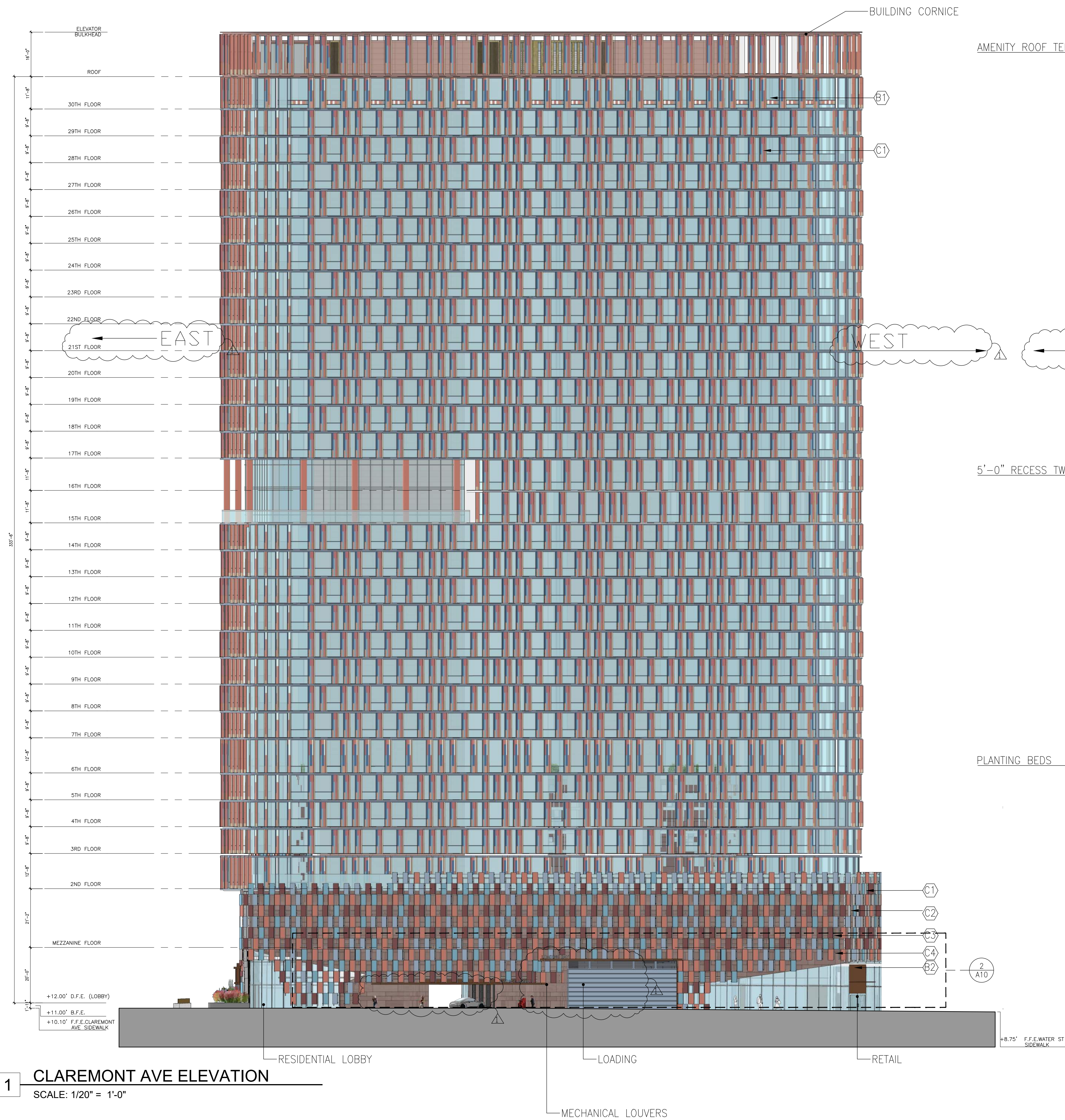
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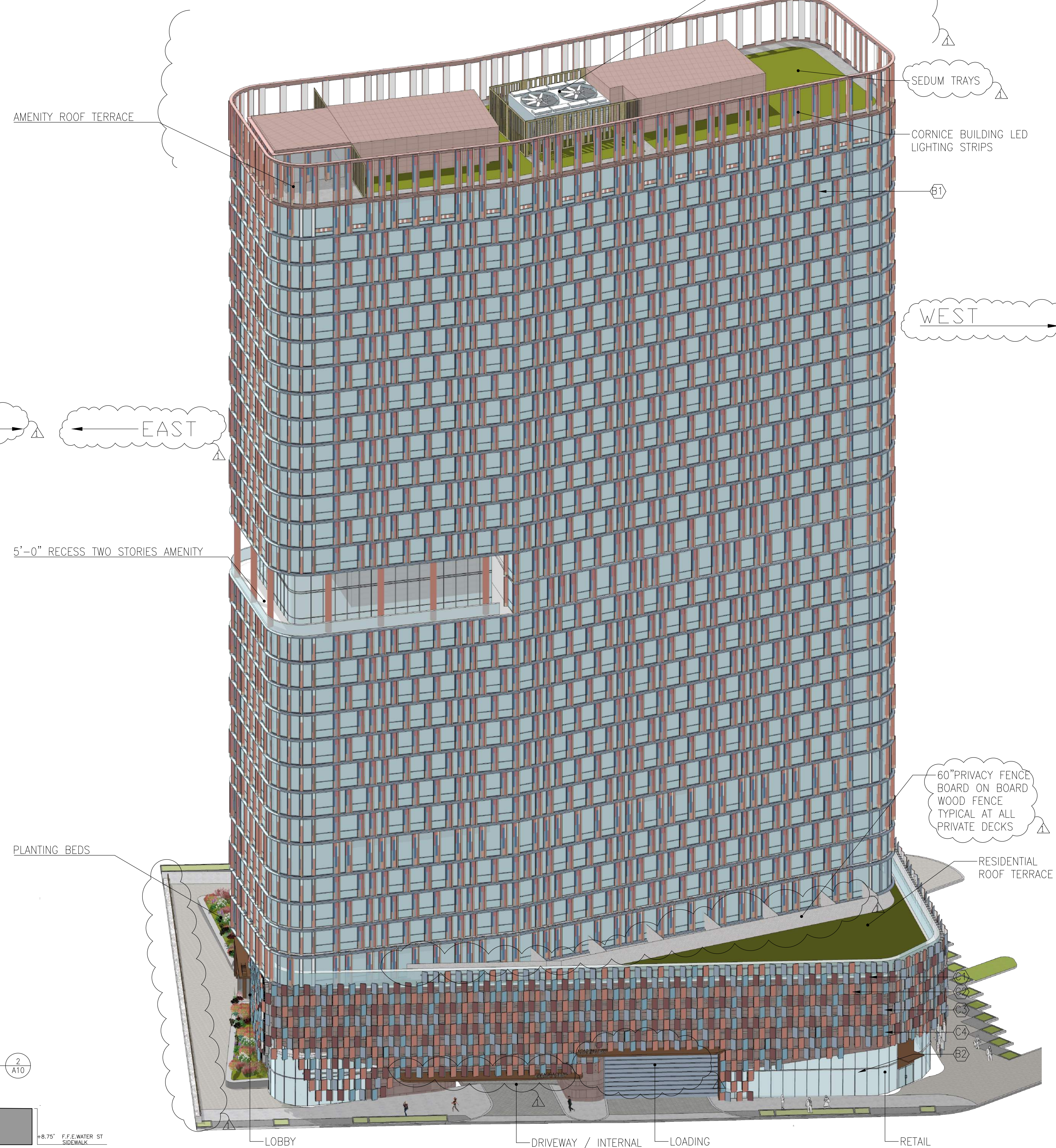
Job Number: 1911
Scale: AS NOTED
Drawn By: AM-CC
Checked By: AM

Issue:	For:
Date: 01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
31ST ROOF PLAN 1-A4



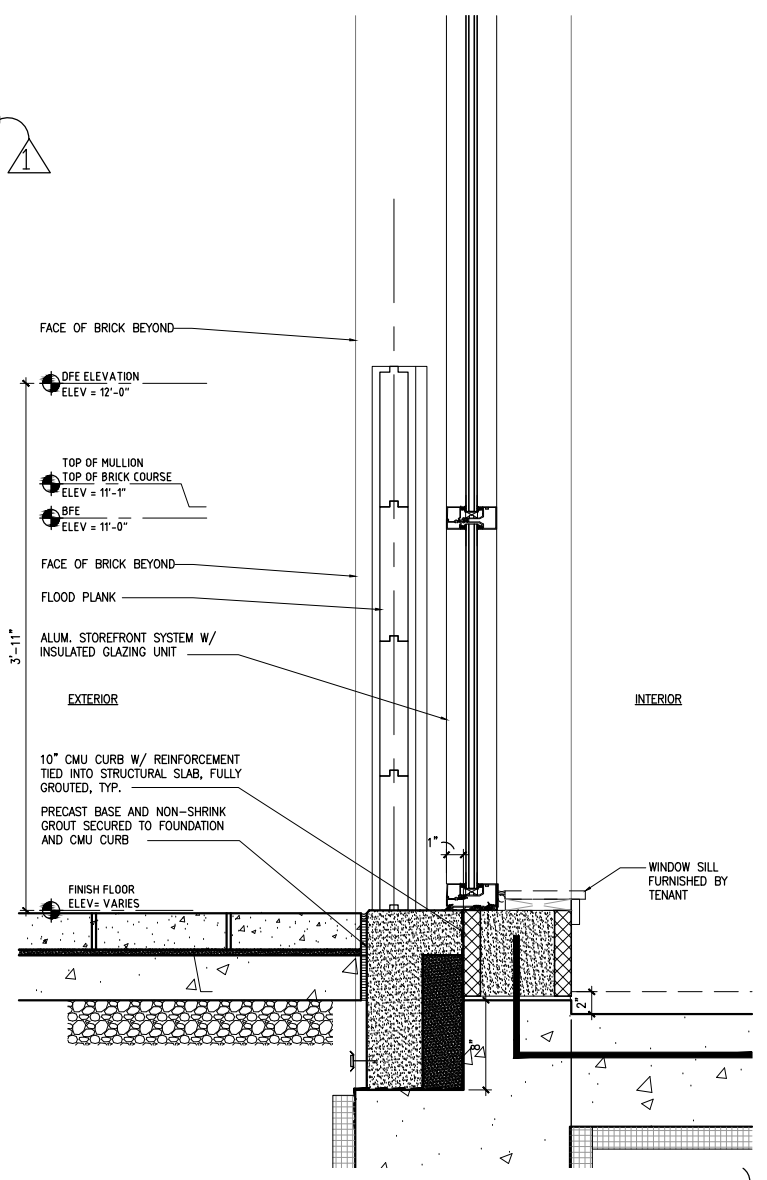
1 CLAREMONT AVE ELEVATION
SCALE: 1/20" = 1'-0"



2 CLAREMONT AVE AXONOMETRIC VIEW
SCALE: N.T.S.

MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL



3 DRY FLOOD SYSTEM
SCALE: N.T.S.

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07945

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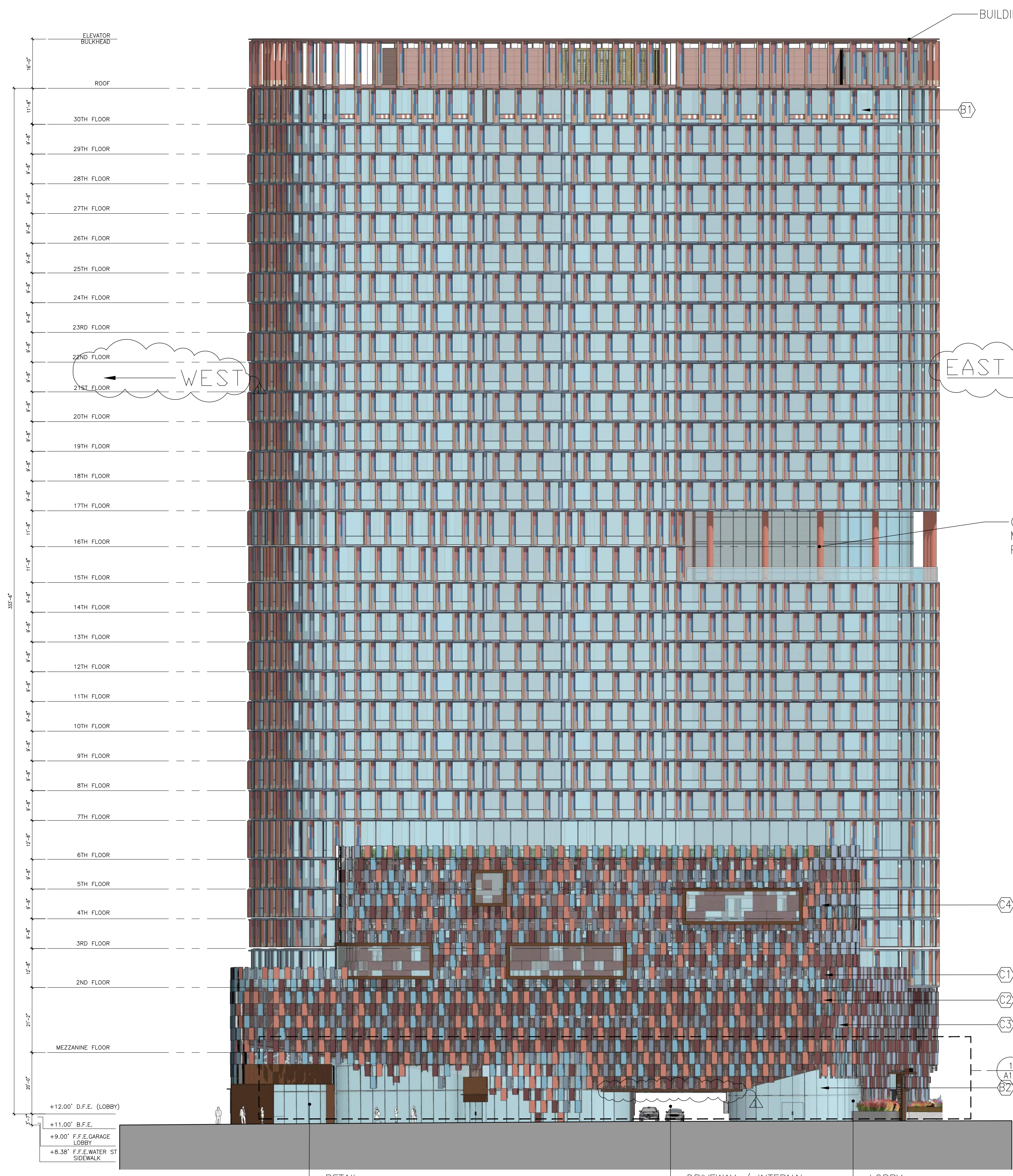
Project Name:
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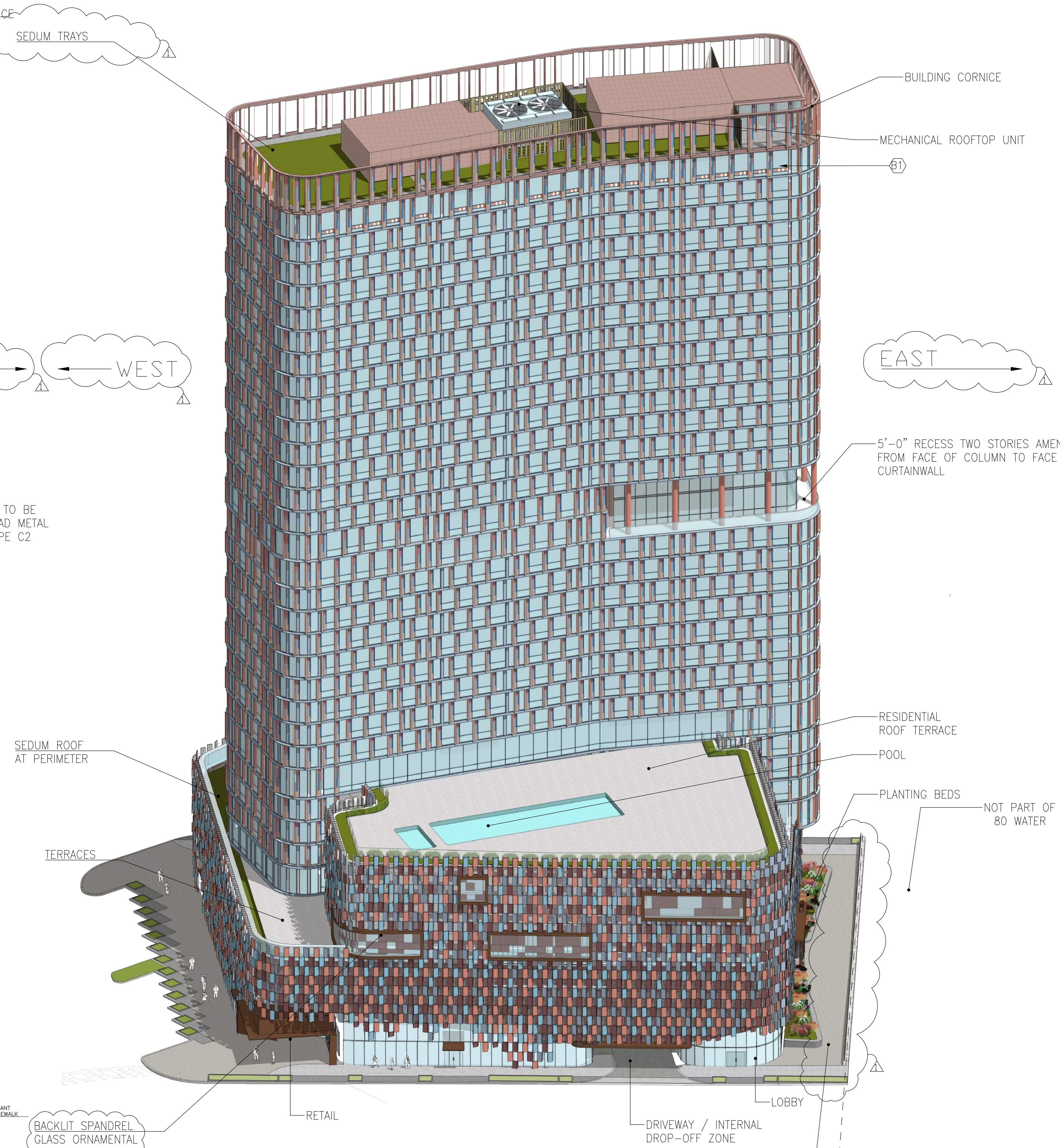
ISSUE	Date	For
01/12/21	01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21	PLANNER COMMENTS

ELEVATION:
CLAREMONT
AVE ELEVATION **1-A5**

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1 GRANT AVE ELEVATION
SCALE: 1/20" = 1'-0"



2 GRANT AVE AXONOMETRIC VIEW
SCALE: N.T.S.

MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL

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Prepared For:
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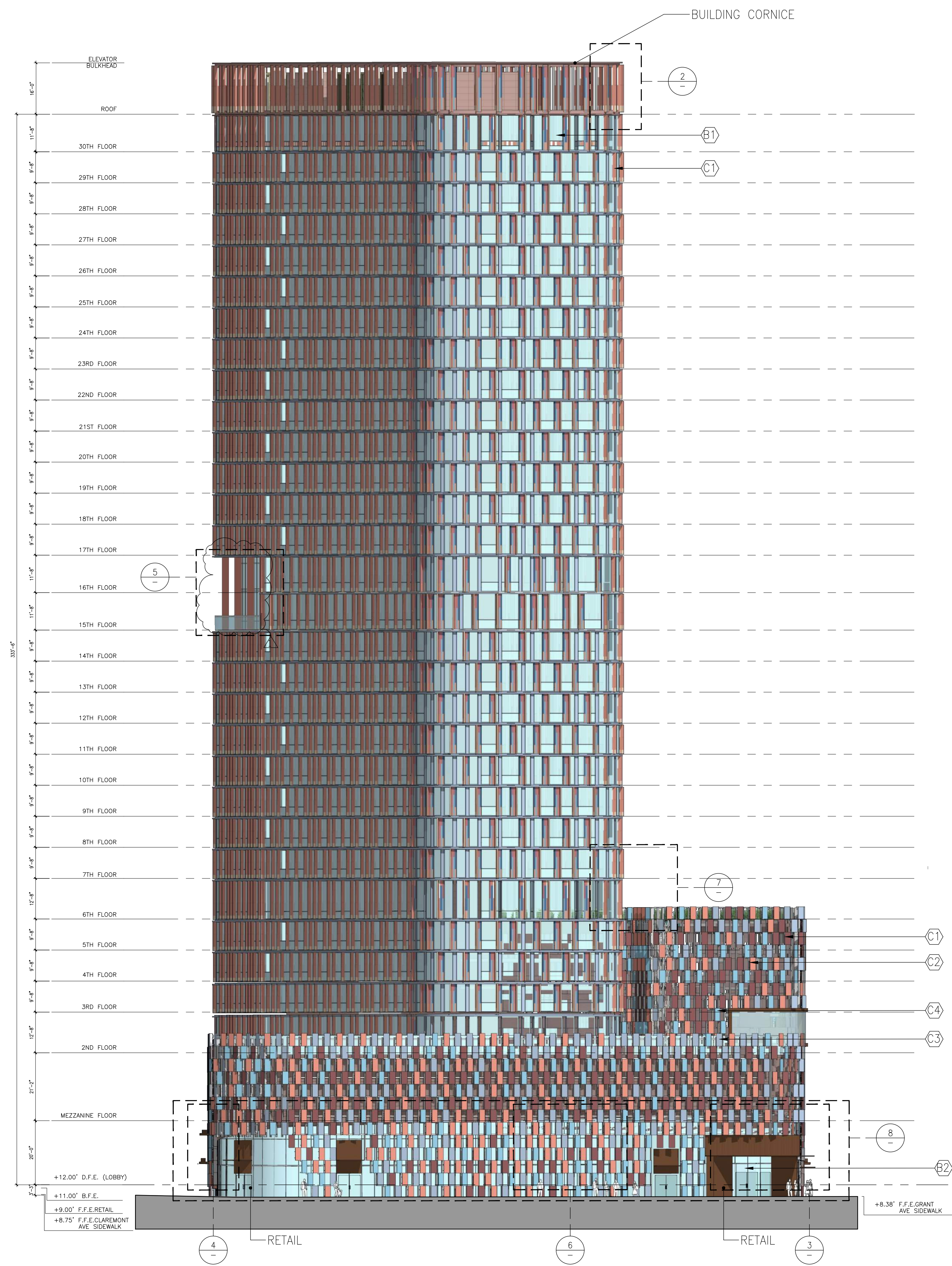
Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

Job Number : 1911
Scale : AS NOTED
Drawn By : AM-CC
Checked By : AM

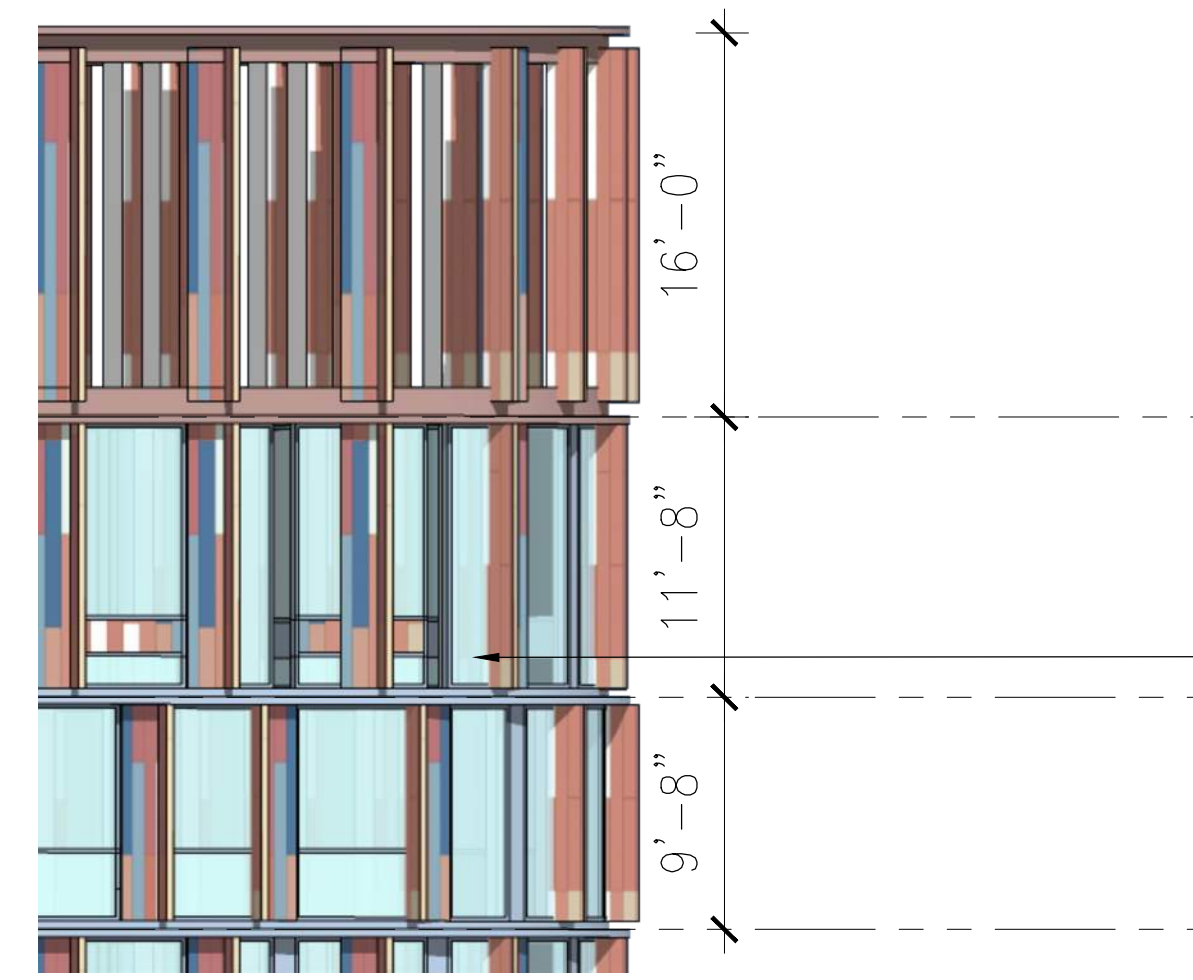
Issue:	Date:	For:
01/12/21	01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21	PLANNER COMMENTS

ELEVATION:
GRANT AVE
ELEVATION

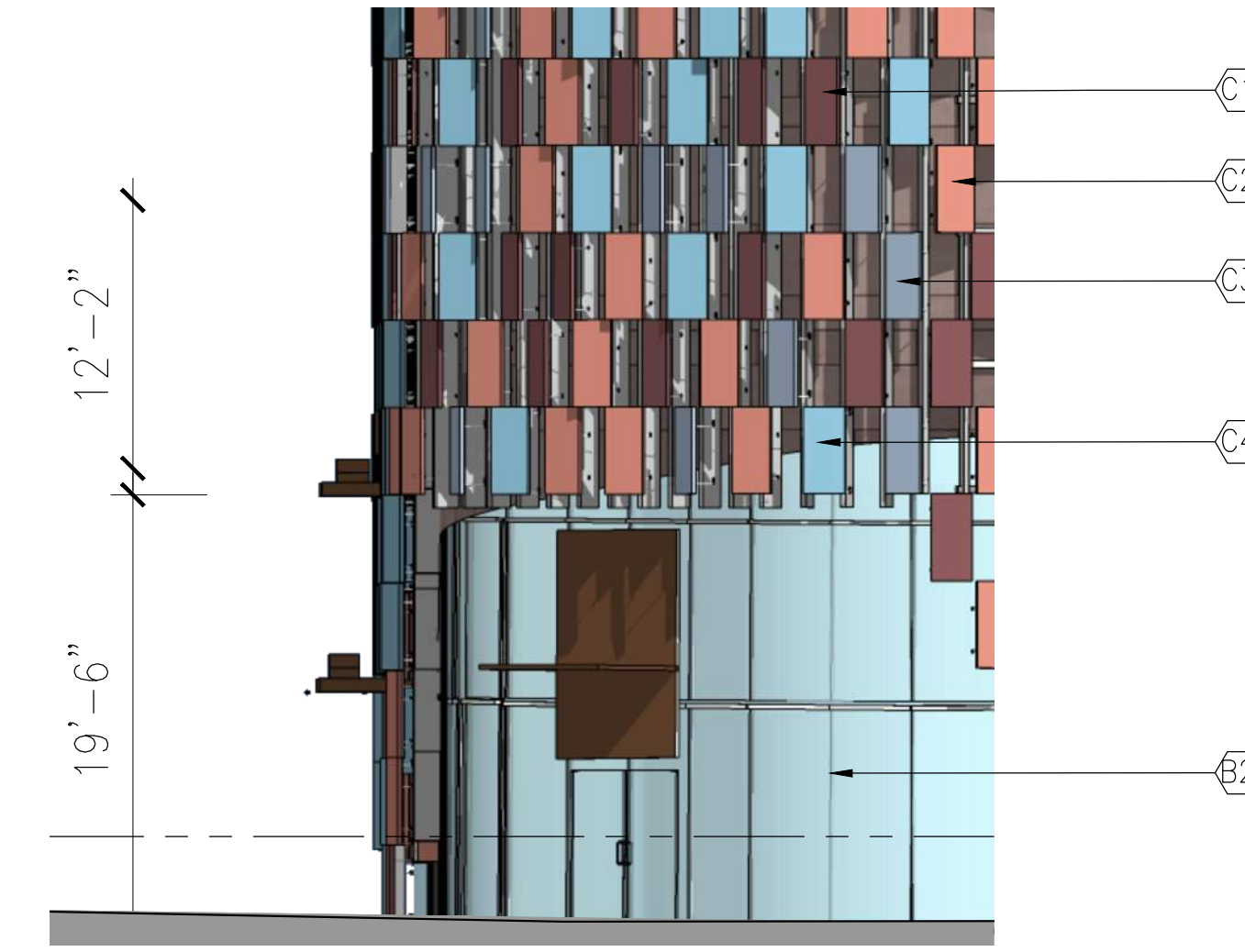
1-A6



1 WEST ELEVATION - ROUTE 440
SCALE: 1/20" = 1'-0"



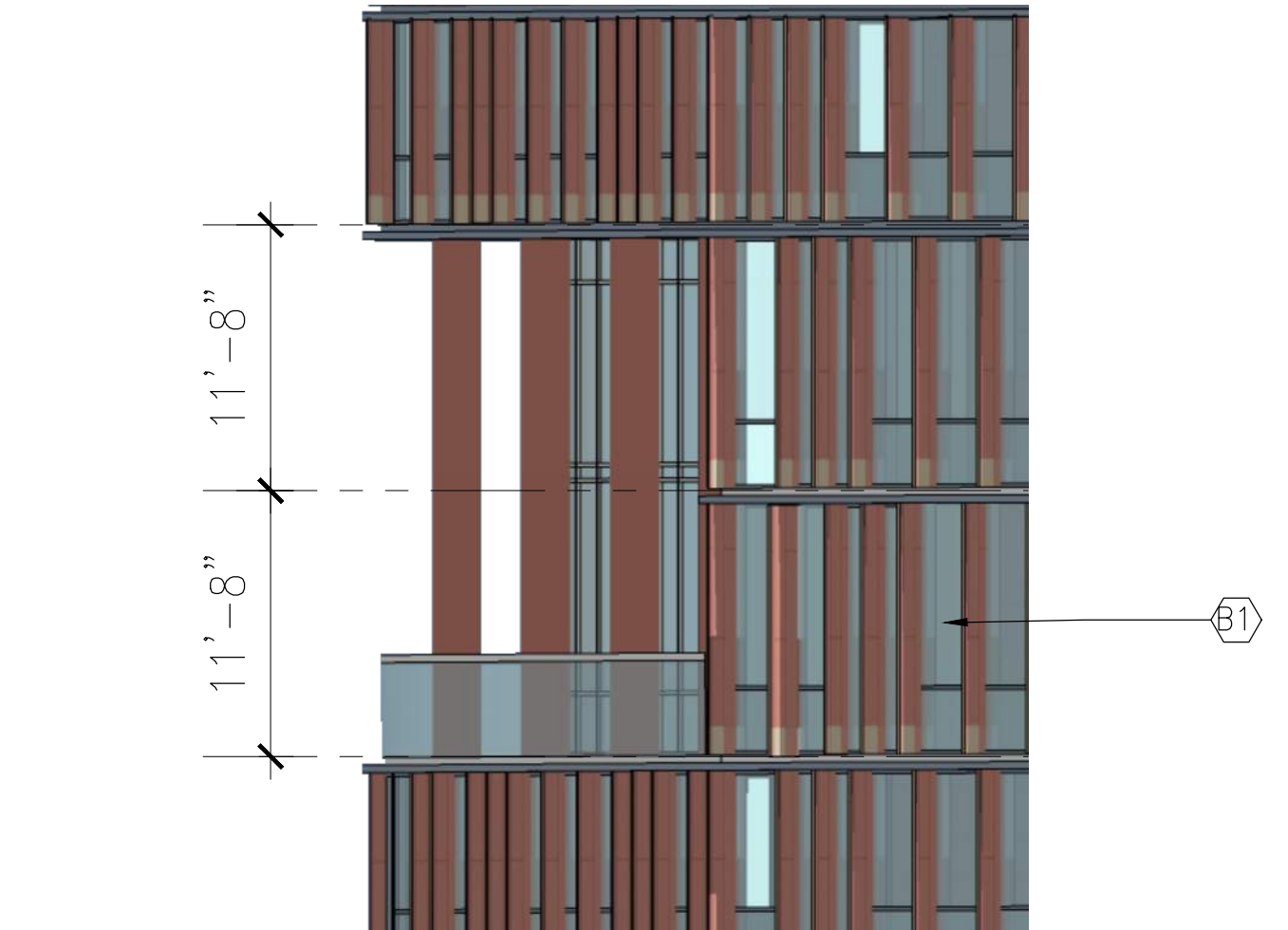
2 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



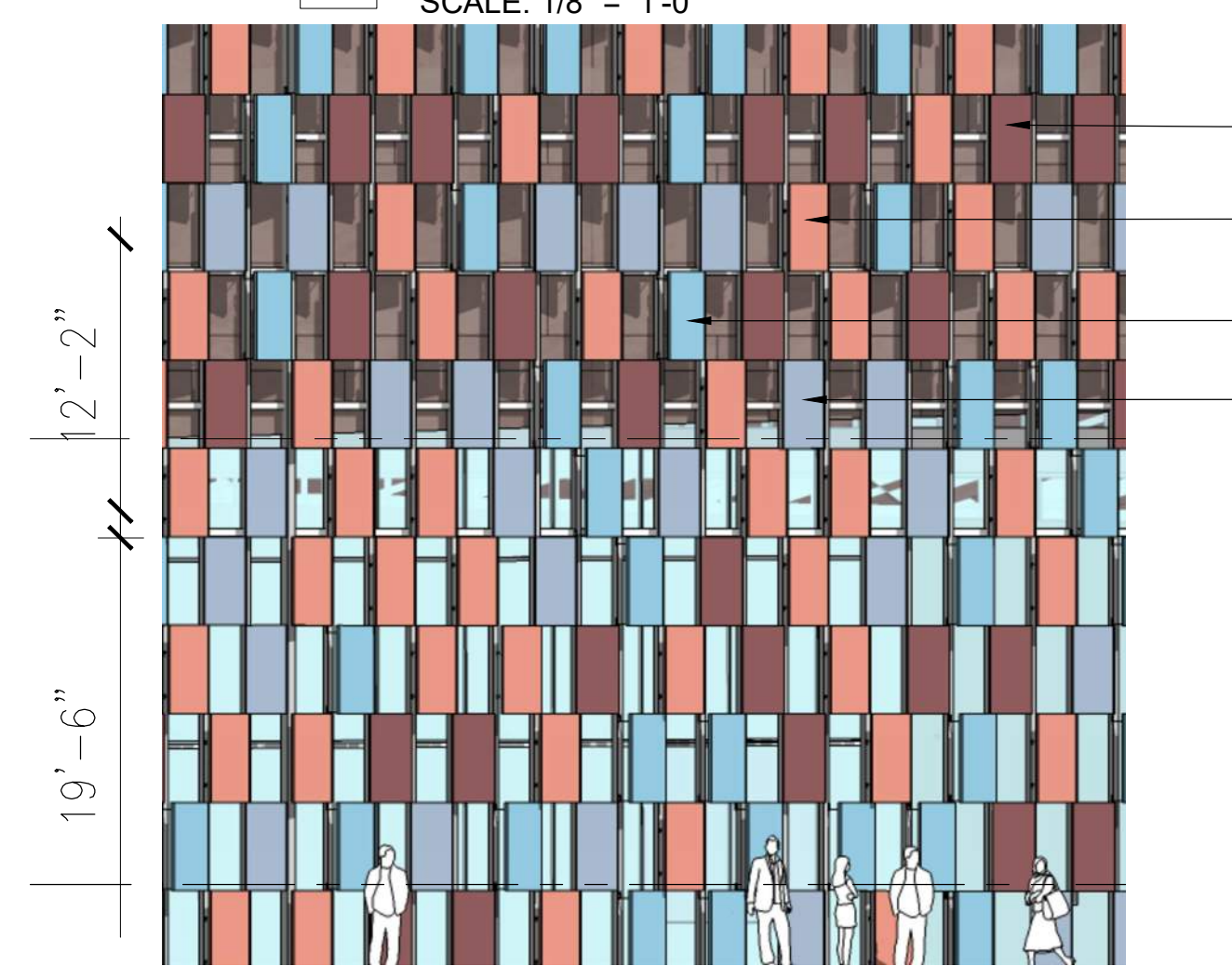
3 BASE DETAIL
SCALE: 1/8" = 1'-0"



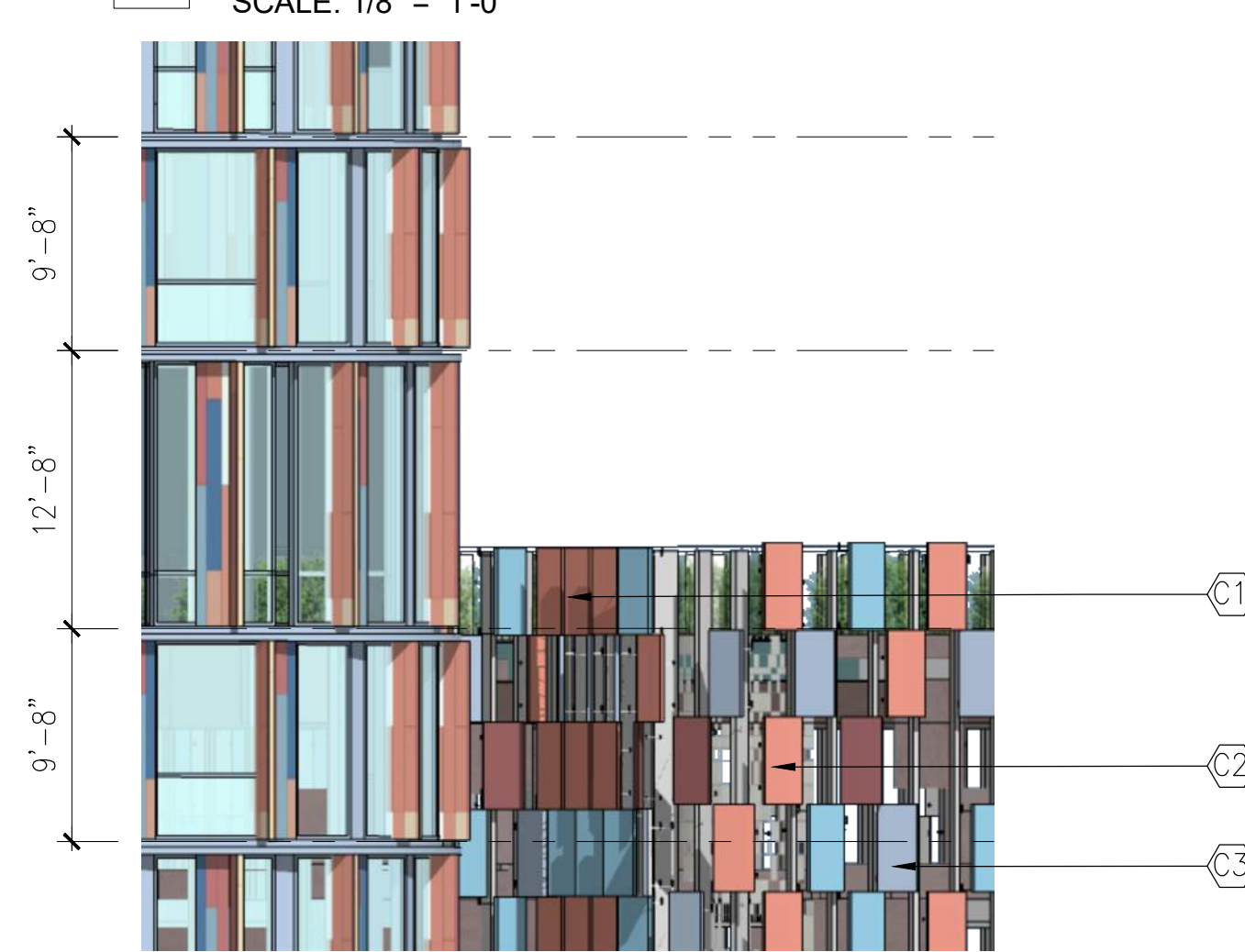
4 BASE DETAIL
SCALE: 1/8" = 1'-0"



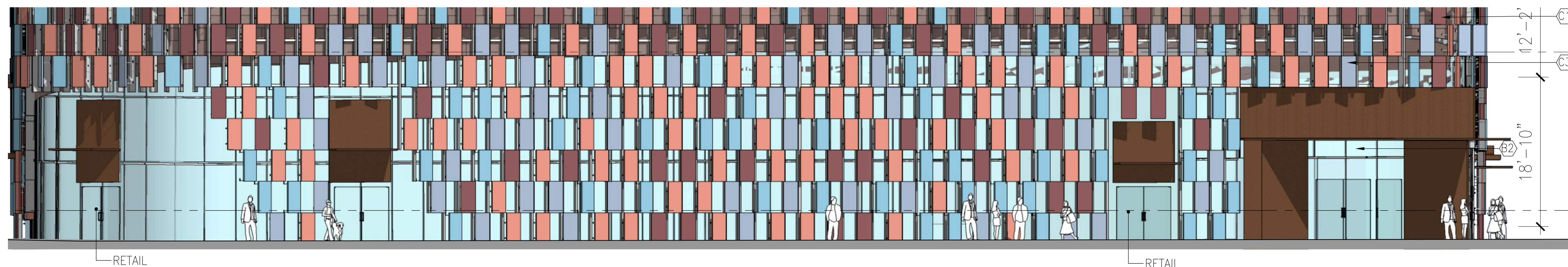
5 RECESSED AMENITY DETAIL
SCALE: 1/8" = 1'-0"



6 STOREFRONT DETAIL
SCALE: 1/8" = 1'-0"



7 FACADE RETURN DETAIL
SCALE: 1/8" = 1'-0"



8 CANOPY SIGNAGE DETAIL
SCALE: 1/8" = 1'-0"

MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL

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STATE OF NEW JERSEY
REGISTERED ARCHITECT
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Prepared For:
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3611 14th Ave,
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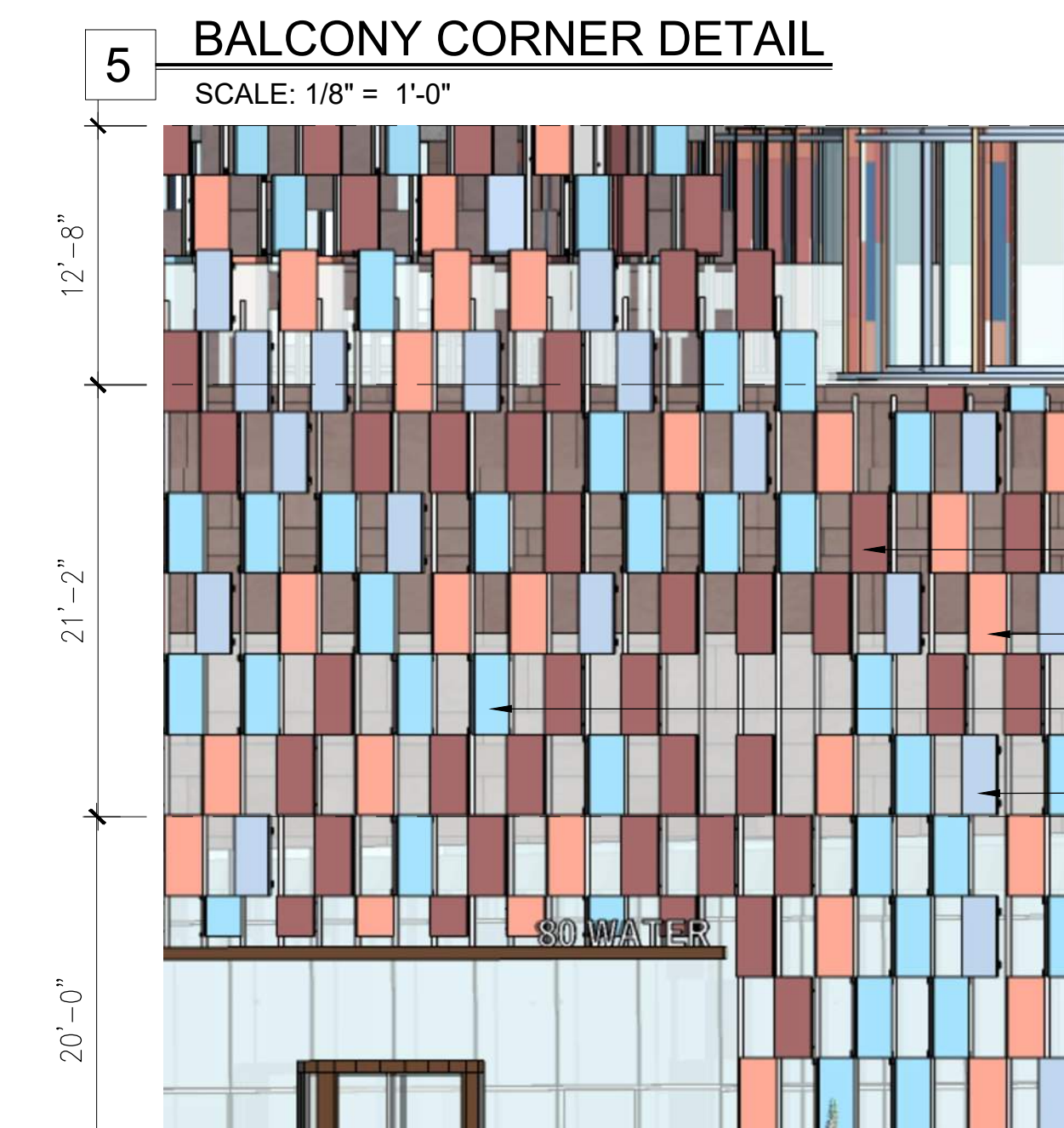
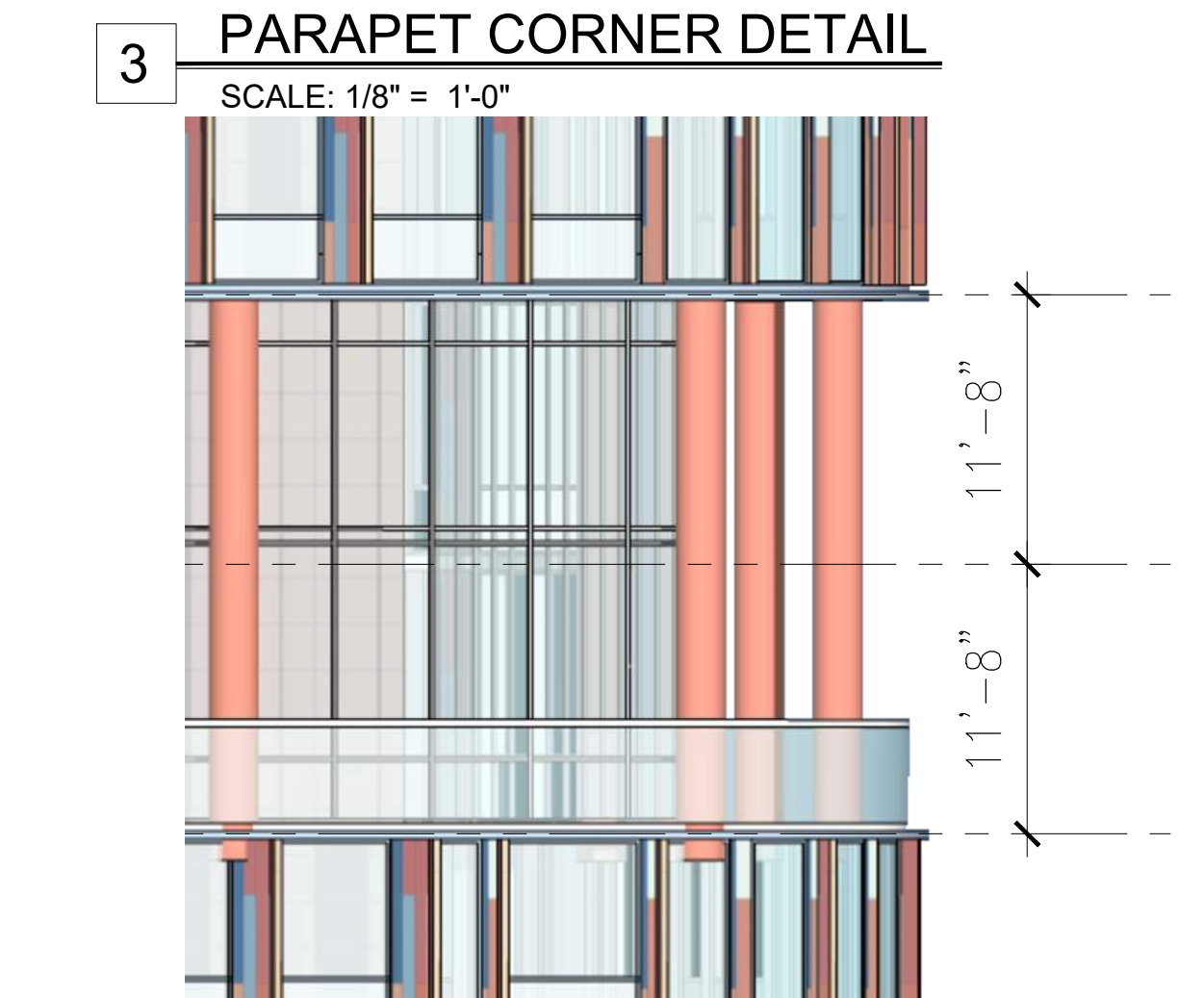
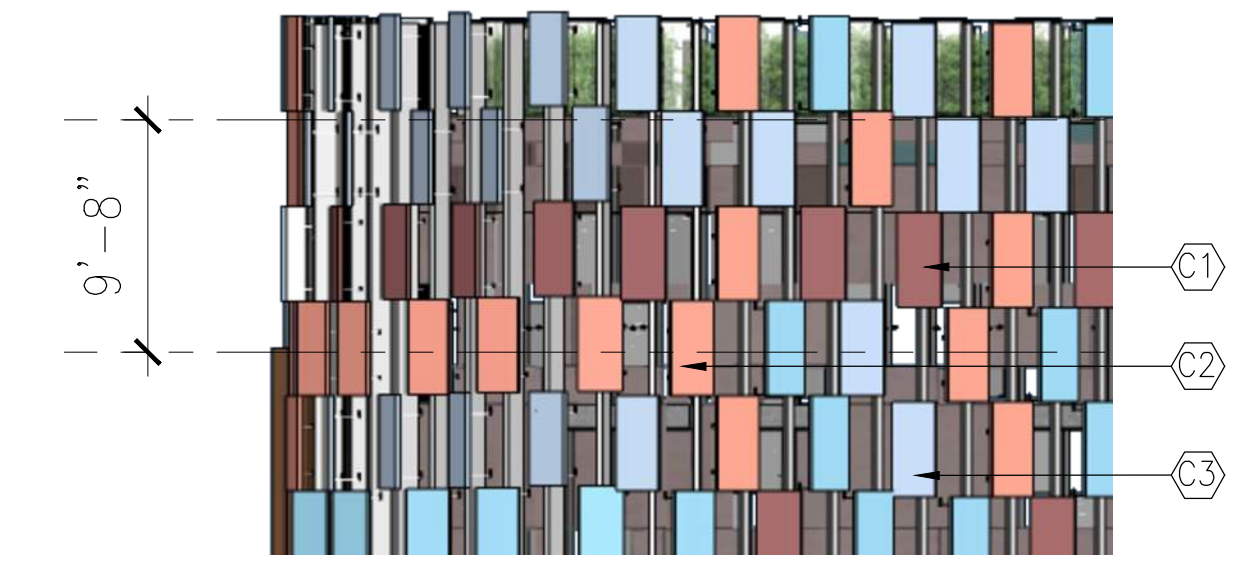
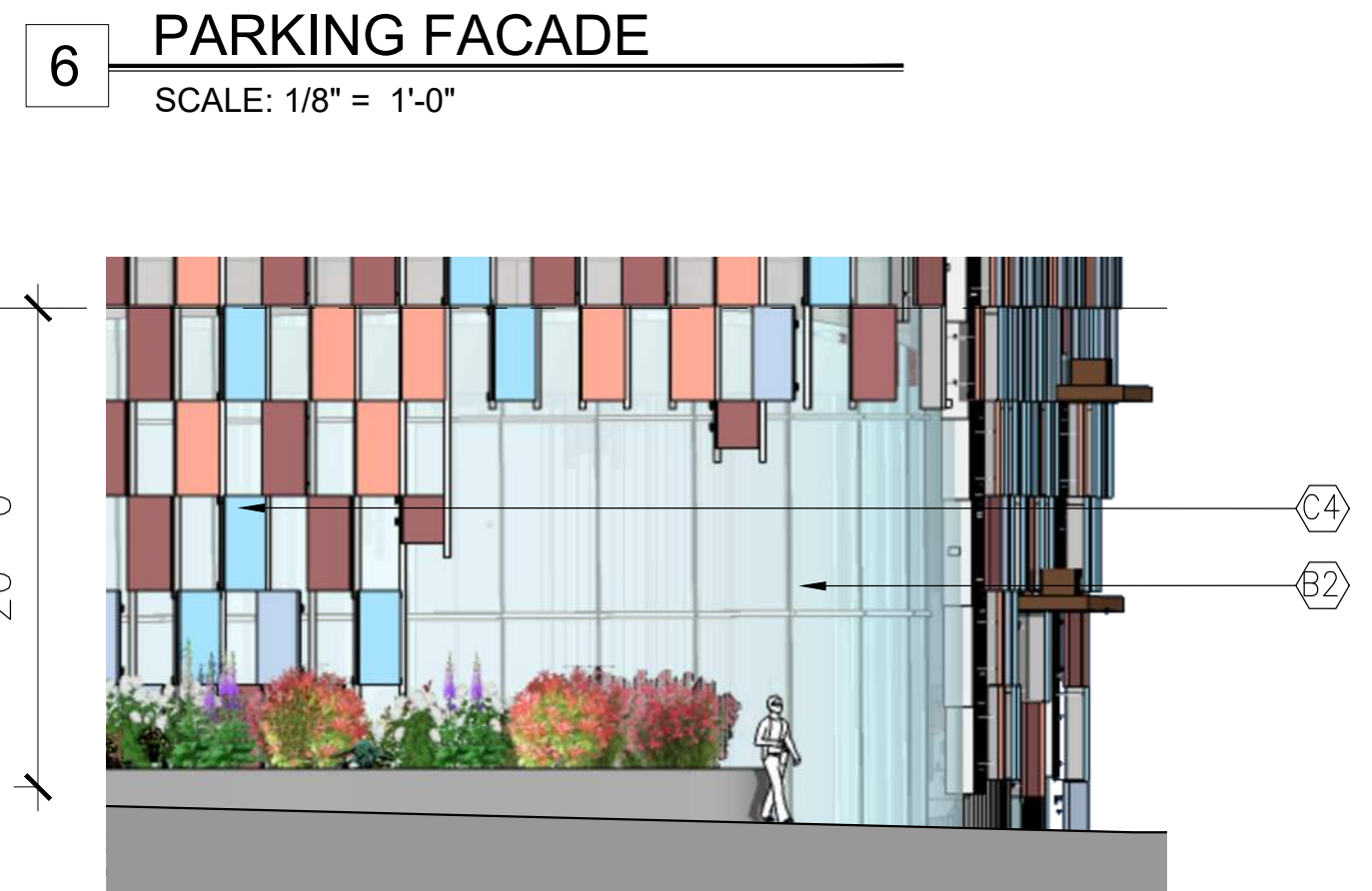
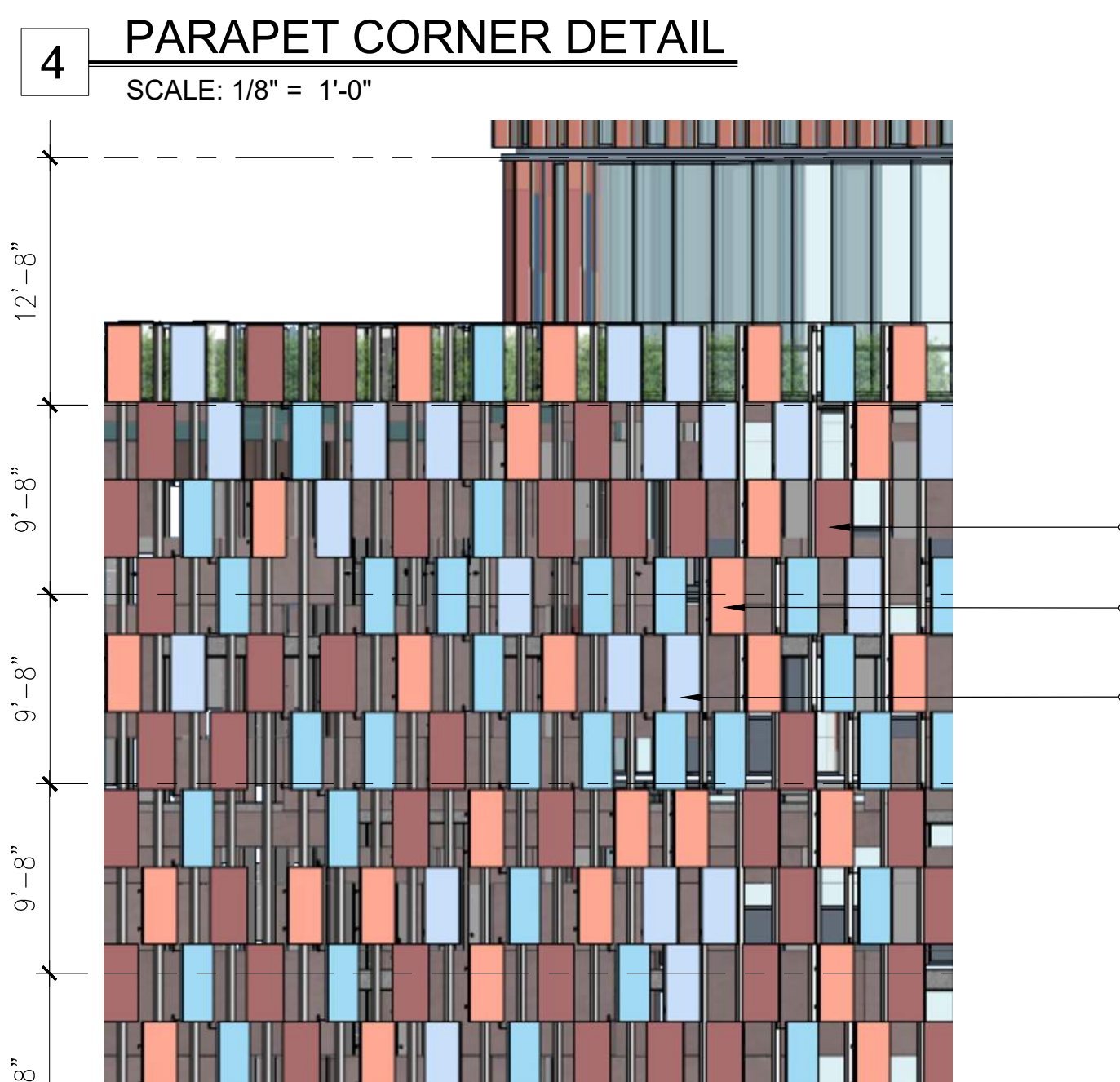
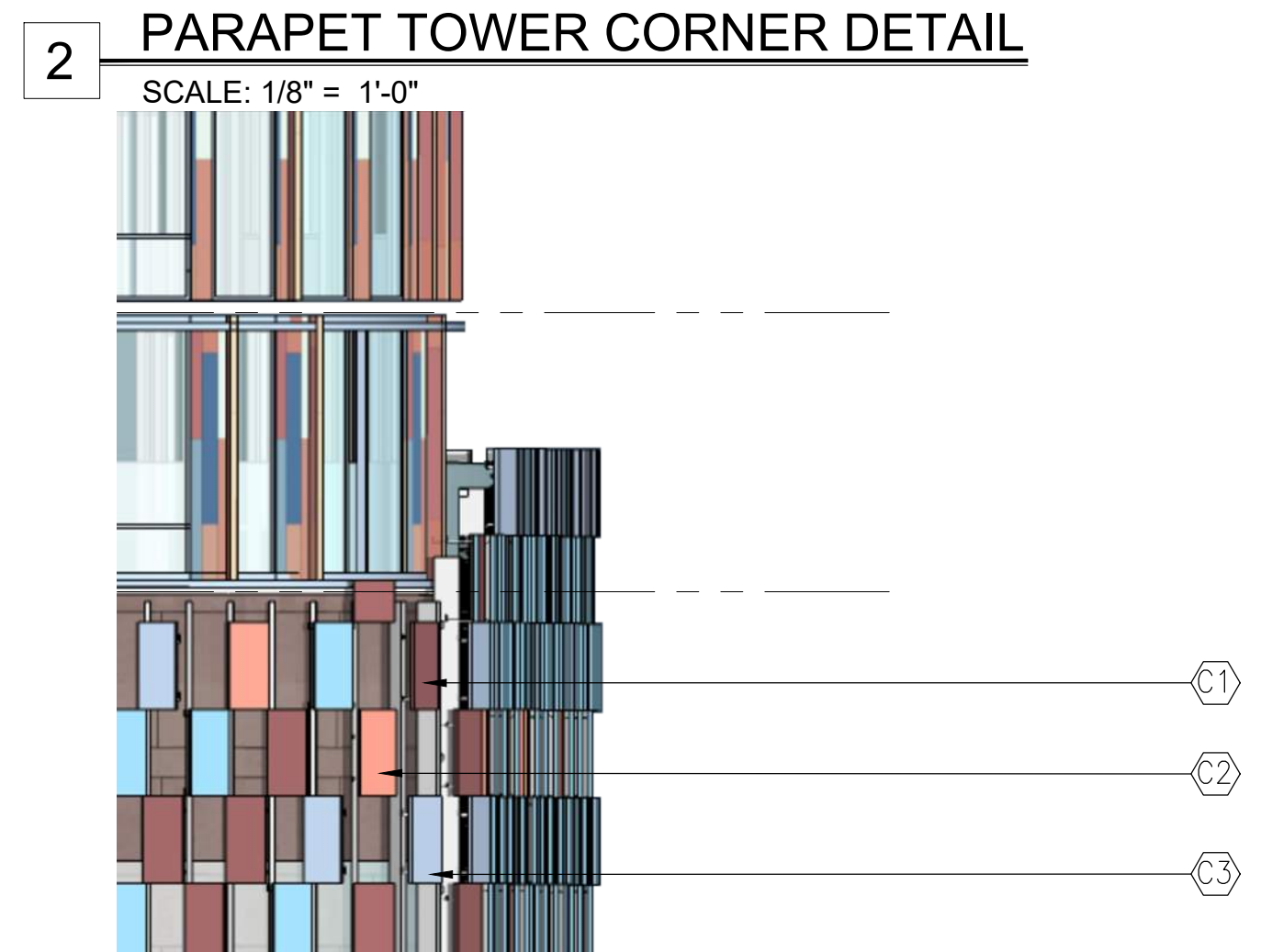
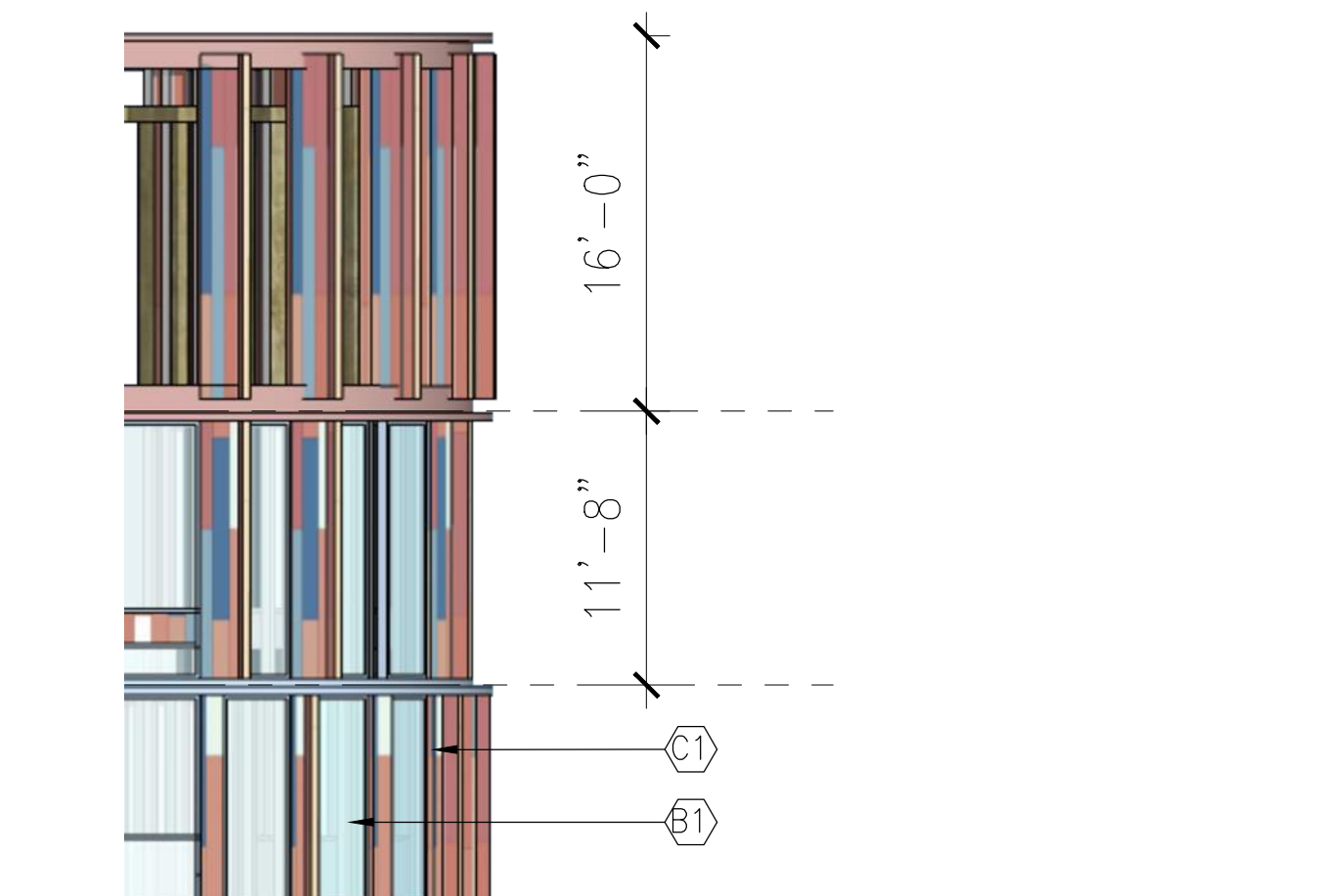
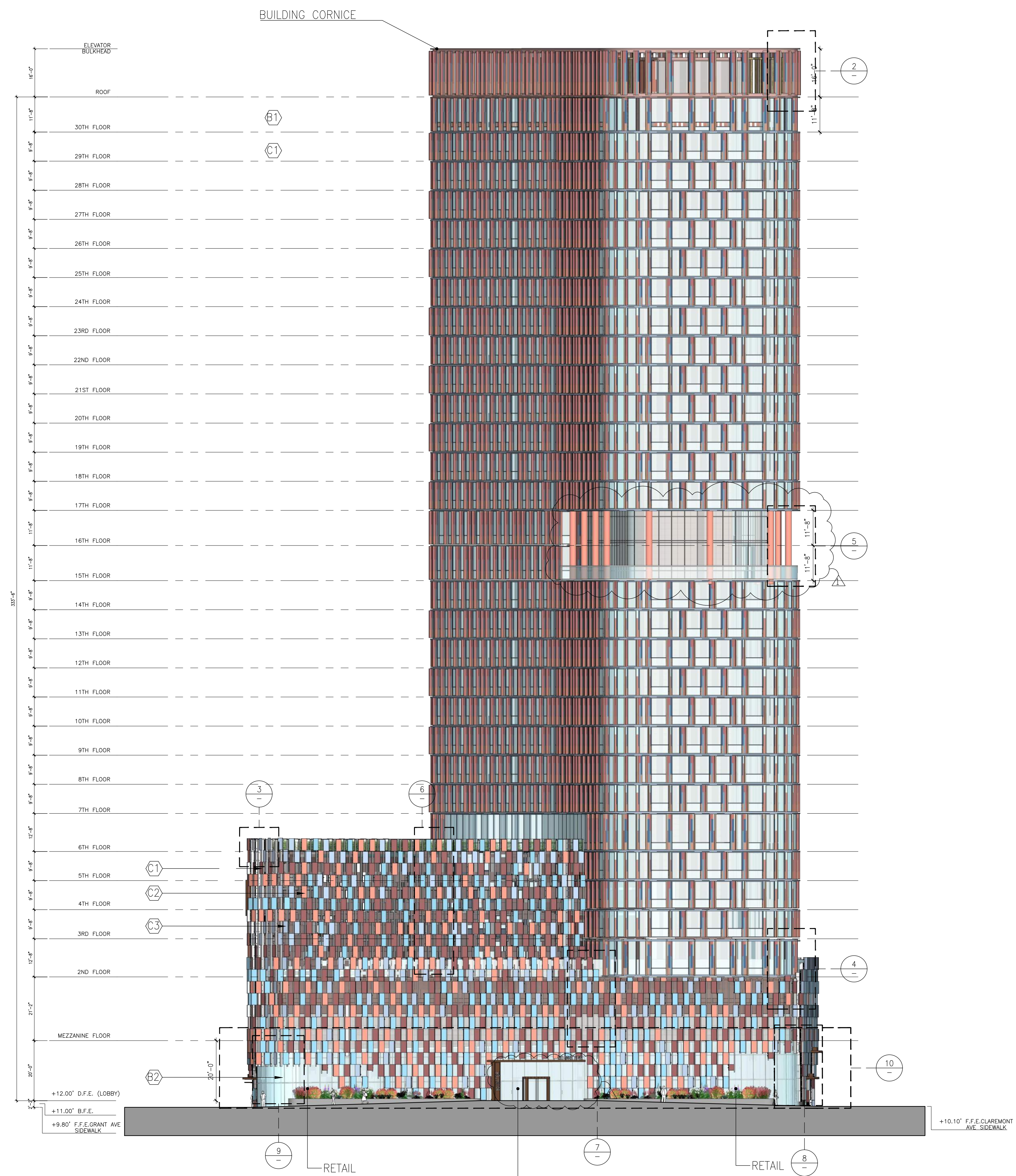
Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

Job Number : 1911
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Drawn By : AM-CC
Checked By : AM

Issue	Date	For
01/12/21	04/08/21	PRELIM & FINAL SITE PLAN PLANNER COMMENTS
05/26/21		

ELEVATION:
WEST
ELEVATION

1-A7



MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL

Marchetto Higgins Stieve
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Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

Project Name:
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Issue:	Date:	For:
05/26/21	01/12/21	PRELIM & FINAL SITE PLAN
	04/08/21	PLANNER COMMENTS

ELEVATION:
EAST
ELEVATION

1-A8

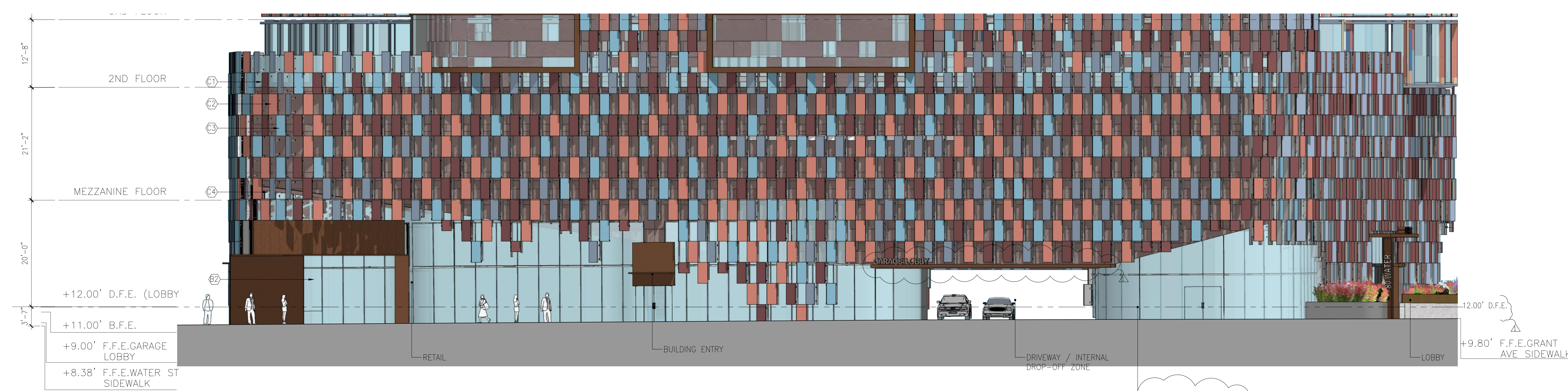
MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL



1 CLAREMONT AVENUE ELEVATION
SCALE: 1/8" = 1'-0"

FLOOD BARRIER TO D.F.E. FAST DEPLOY SYSTEM AT ALL RETAIL AREAS



2 GRANT AVENUE ELEVATION
SCALE: 1/8" = 1'-0"

FLOOD BARRIER TO D.F.E. FAST DEPLOY SYSTEM AT ALL RETAIL AREAS

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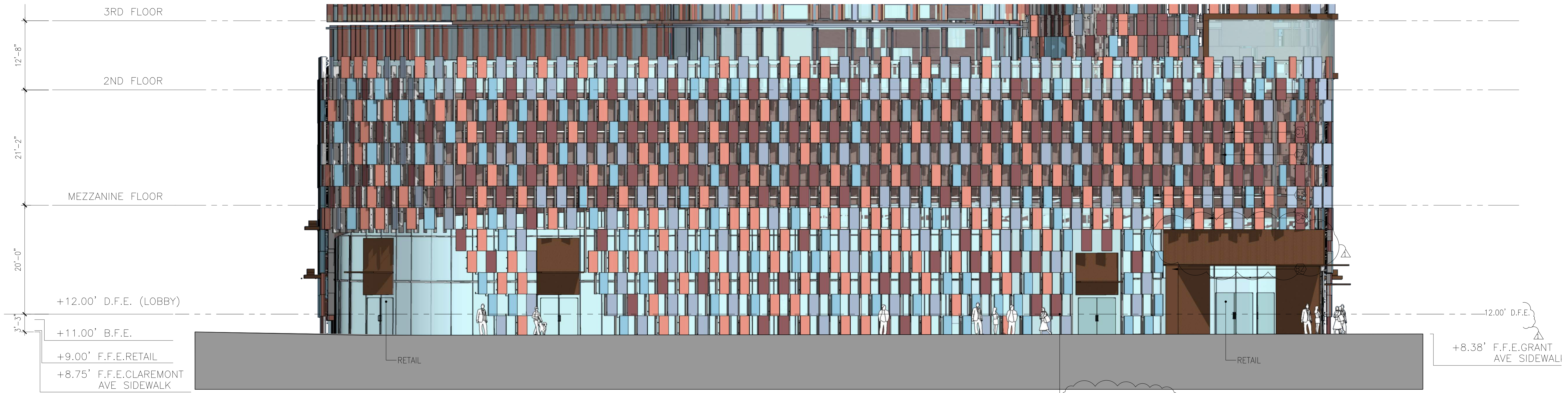
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ENLARGED
CLAREMONT
AVE ELEVATION **1-A9**



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 RESIDENTIAL LOBBY VIEWS (EAST ELEVATION)
SCALE: 1/8" = 1'-0"

MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
Michael Higgins AIA, LEED
Bruce & Stieve AIA, CNU
N.J. REG. ARCHITECTS
N.J. REG. PLANNERS
N.J. REG. URBAN DESIGNERS
07945
LICENSED
REGISTERED ARCHITECT

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201-795-0171 F
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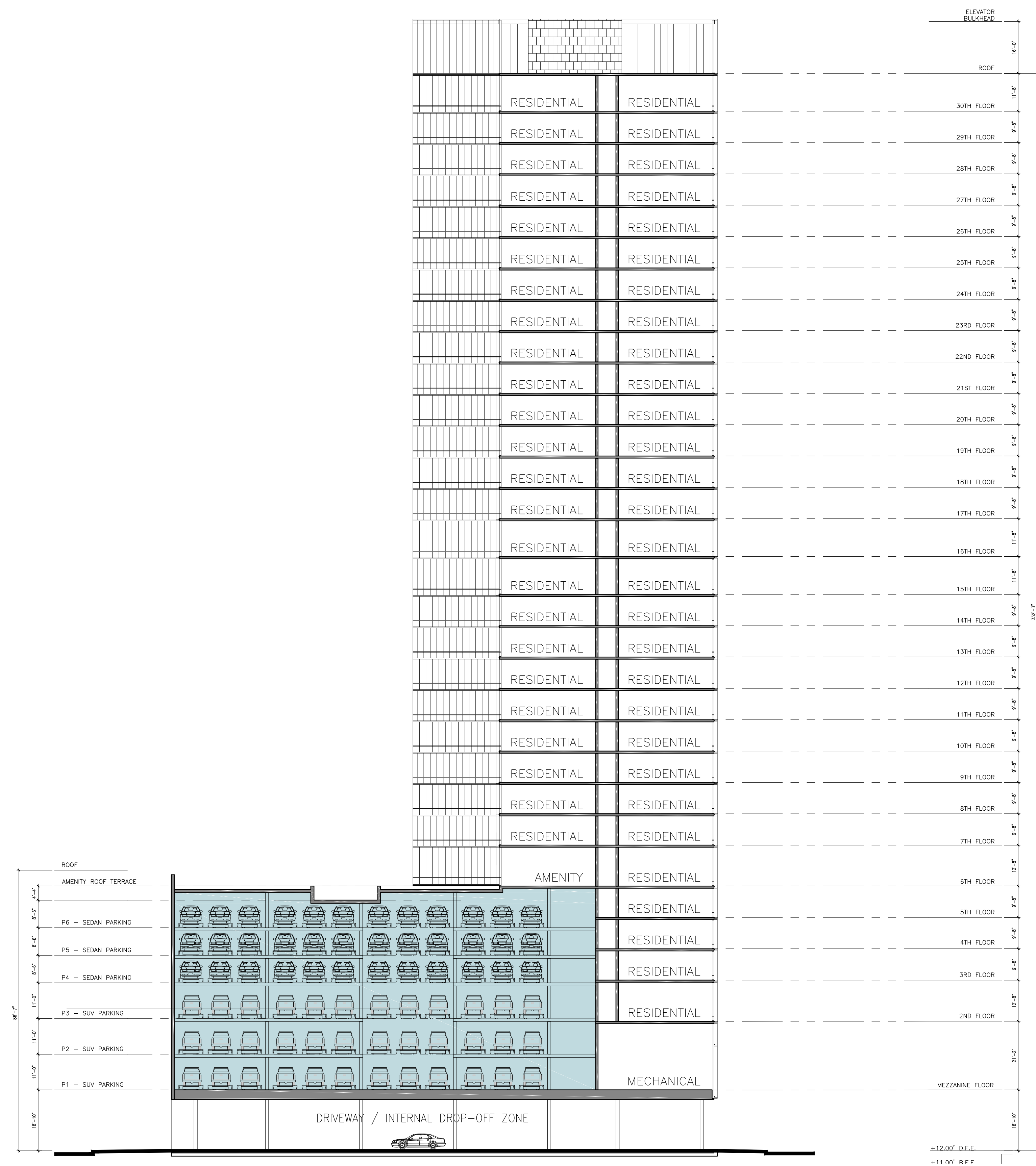
Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

Project Name:
80 WATER - PHASE I
440 CULVER
JERSEY CITY, 07305

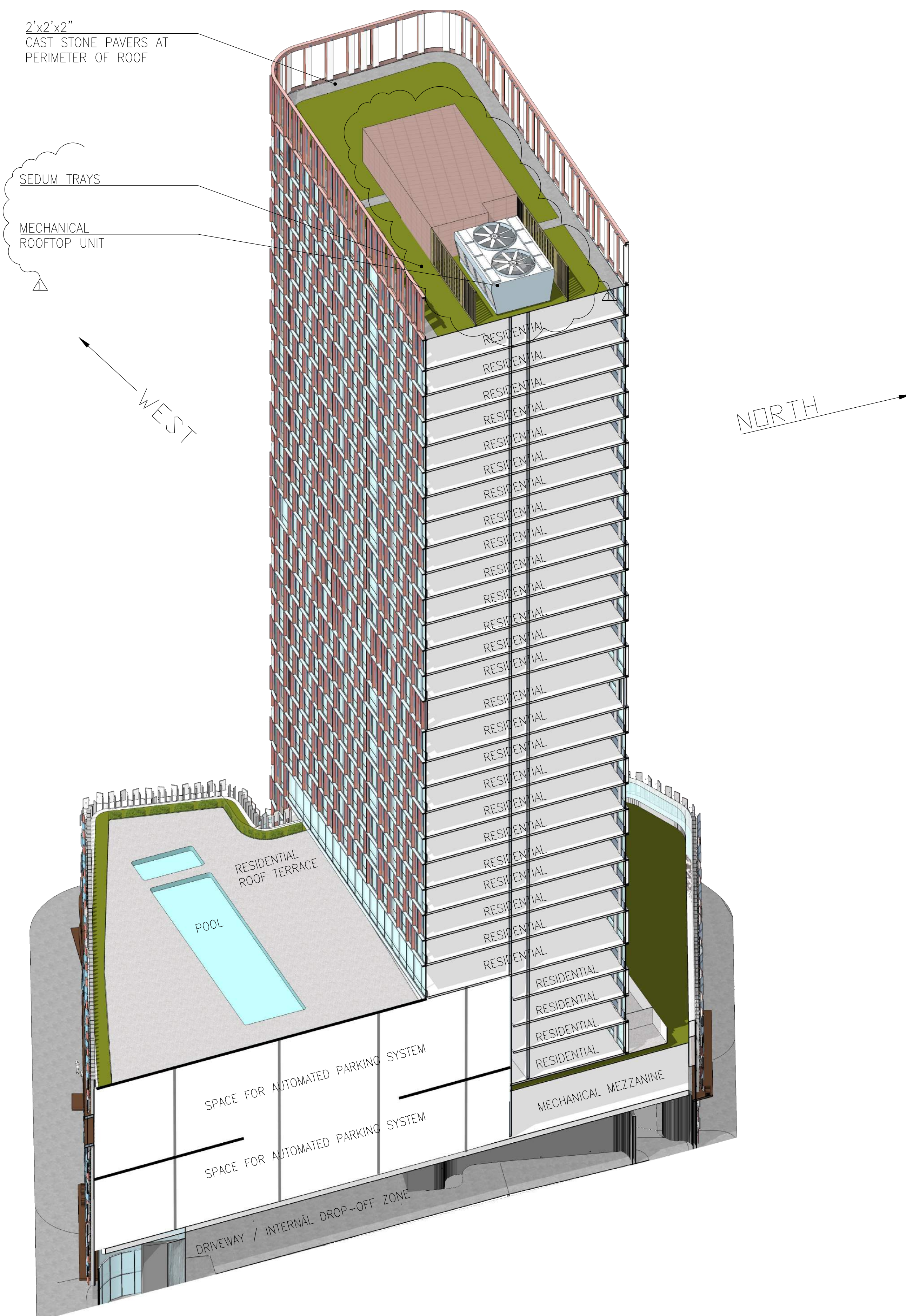
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Issue	Date	For
01/12/21	01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21	PLANNER COMMENTS

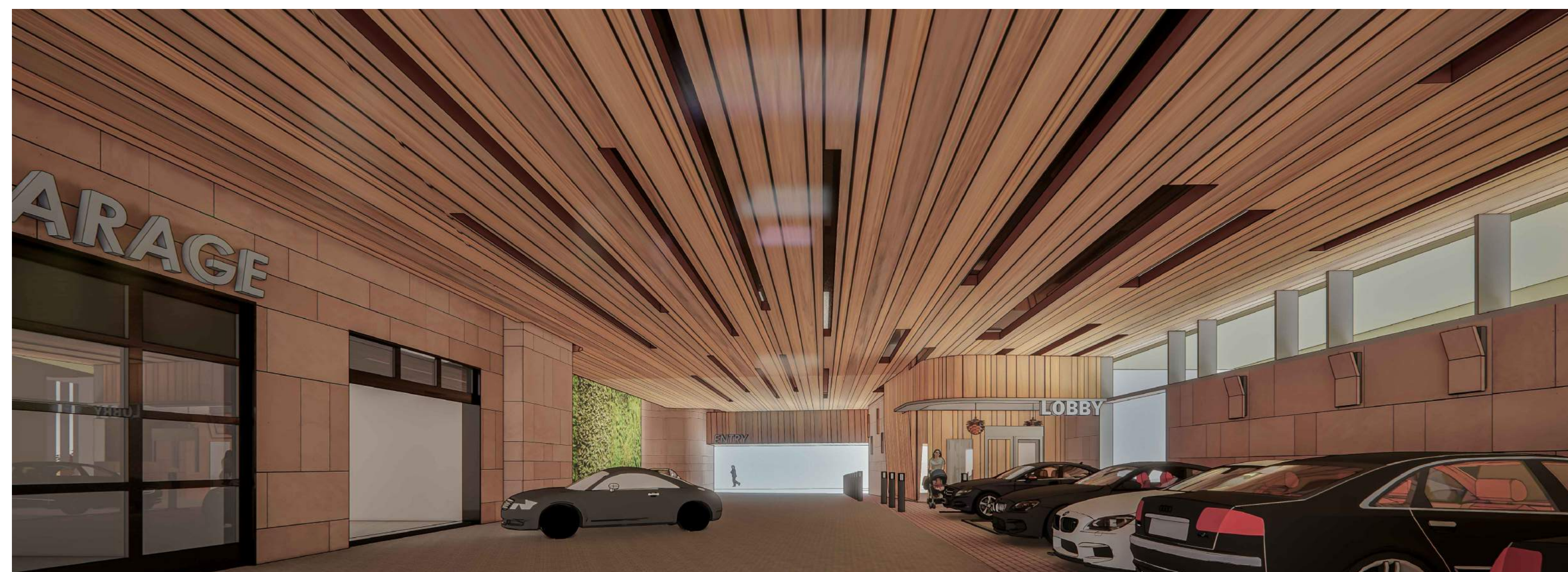
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ELEVATION **1-A10**



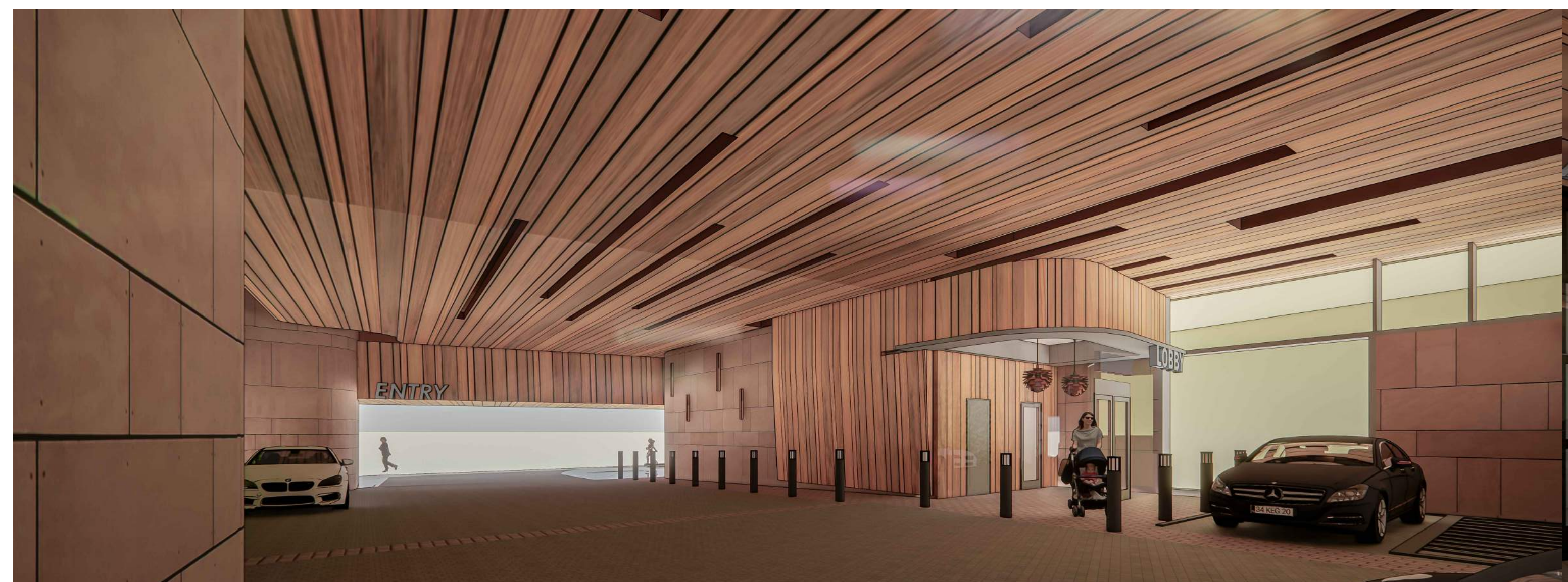
1 BUILDING EAST CROSS SECTION
SCALE: 1/20" = 1'-0"



2 EAST SECTION PERSPECTIVE
SCALE: N.T.S.



3 INTERNAL PARKING GARAGE - VIEW NORTH
SCALE: N.T.S.



4 INTERNAL PARKING GARAGE - VIEW TOWARDS LOBBY VESTIBULE
SCALE: N.T.S.

MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : OXIDE RED
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : CAROLINE
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : INDIGO
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : MAYA BLUE
INSULATED METAL PANEL

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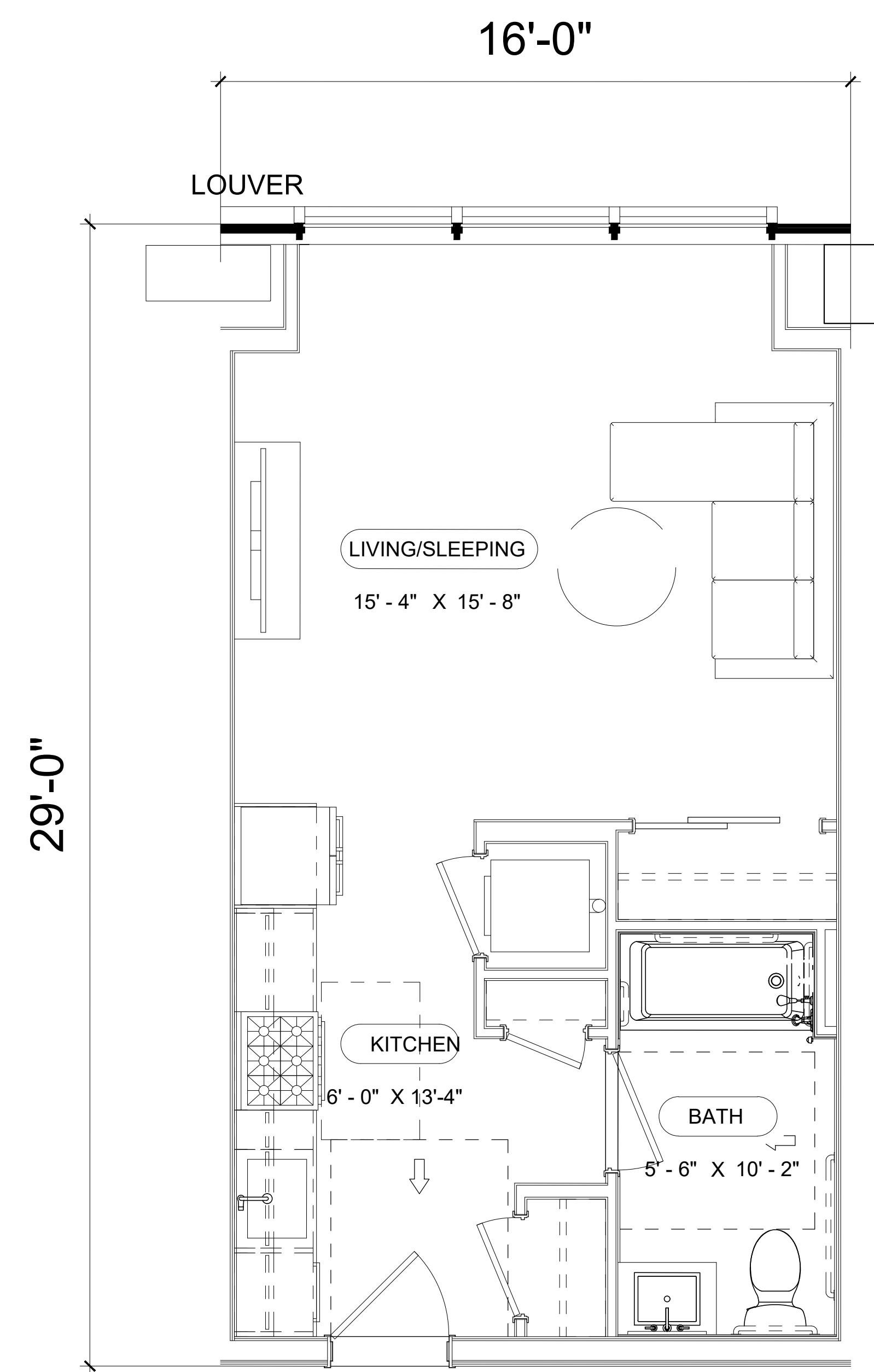
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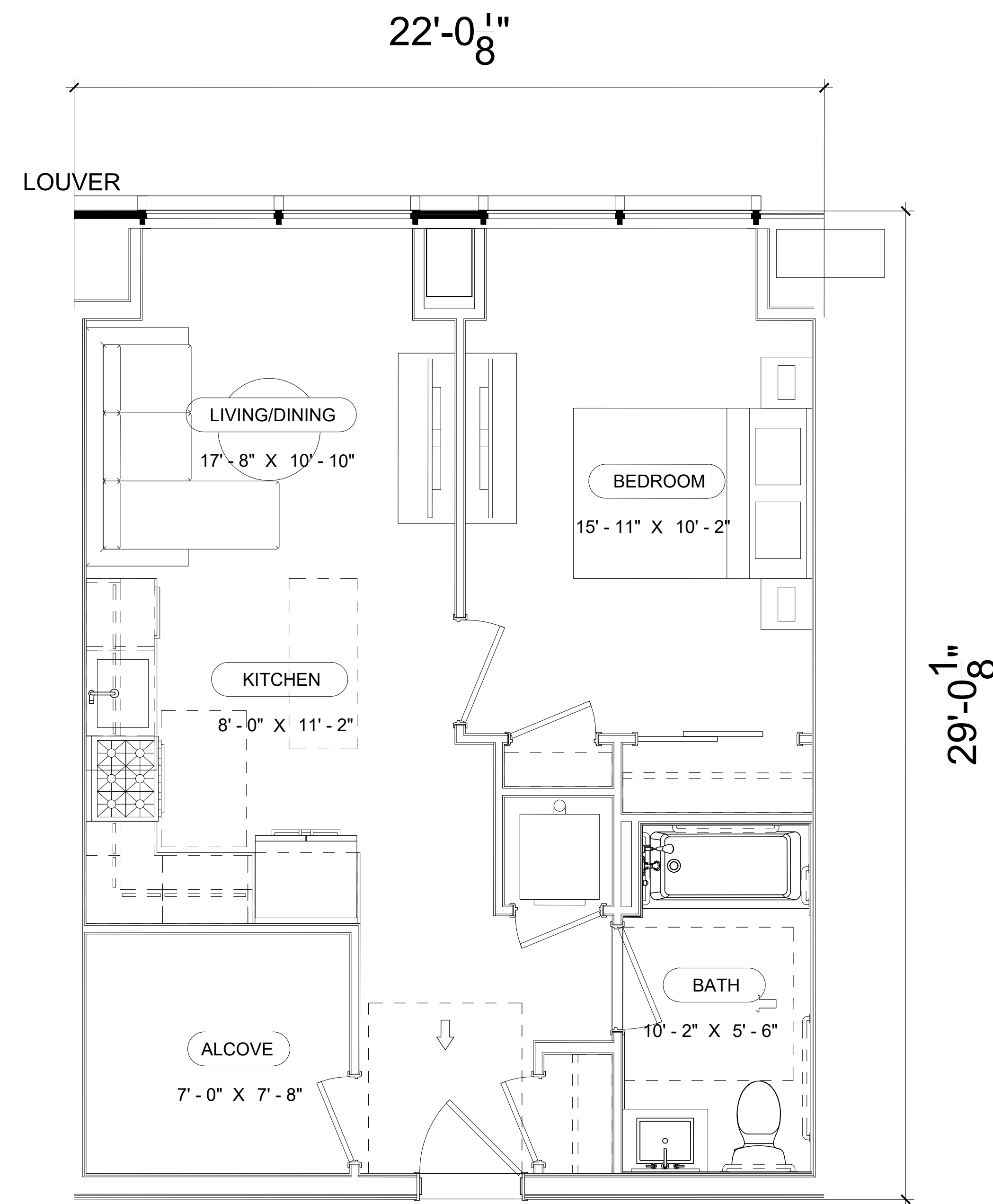
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Checked By :	AM
Issue :	
Date :	For :
01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

SECTION:
CROSS SECTION
1-A11

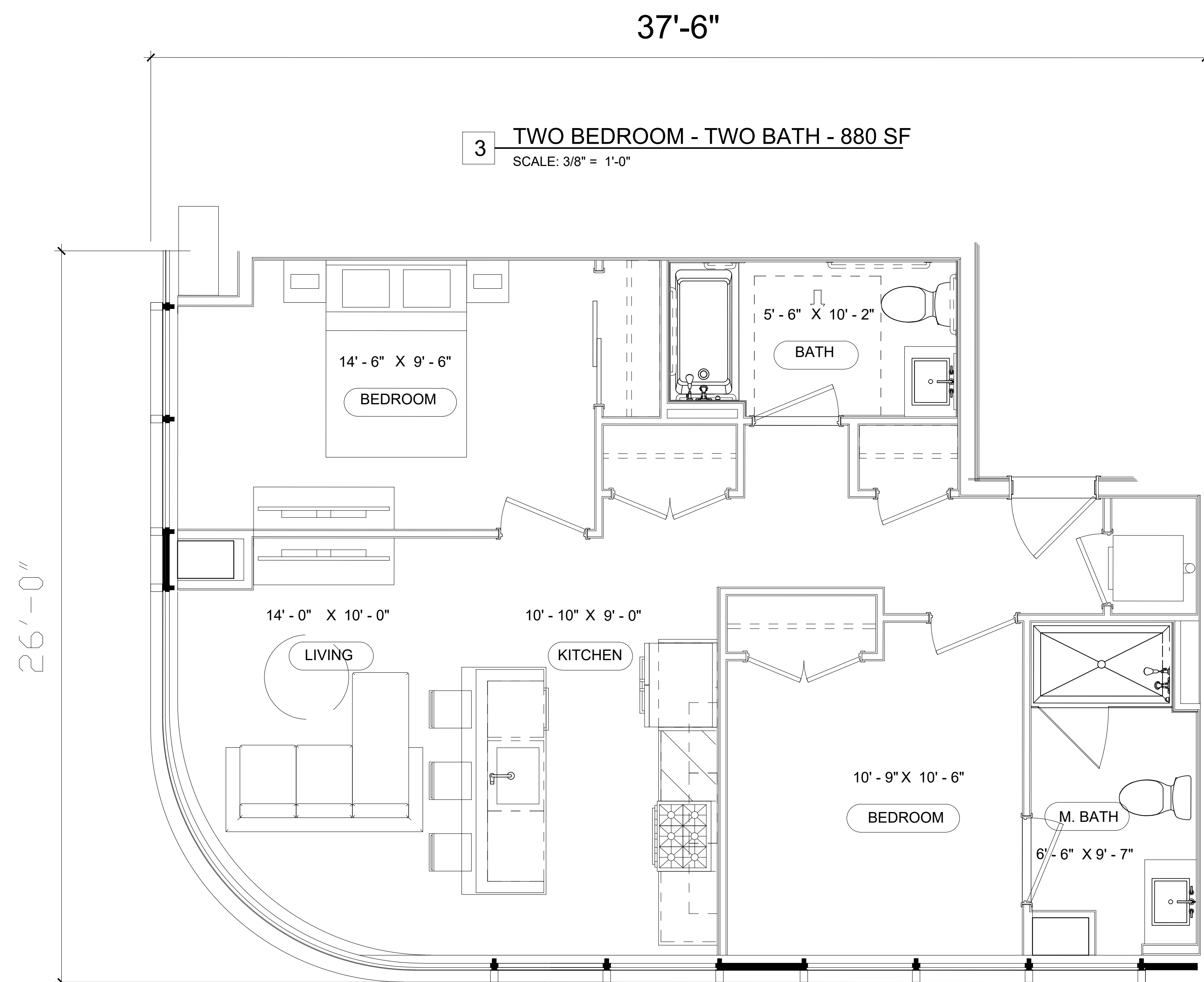
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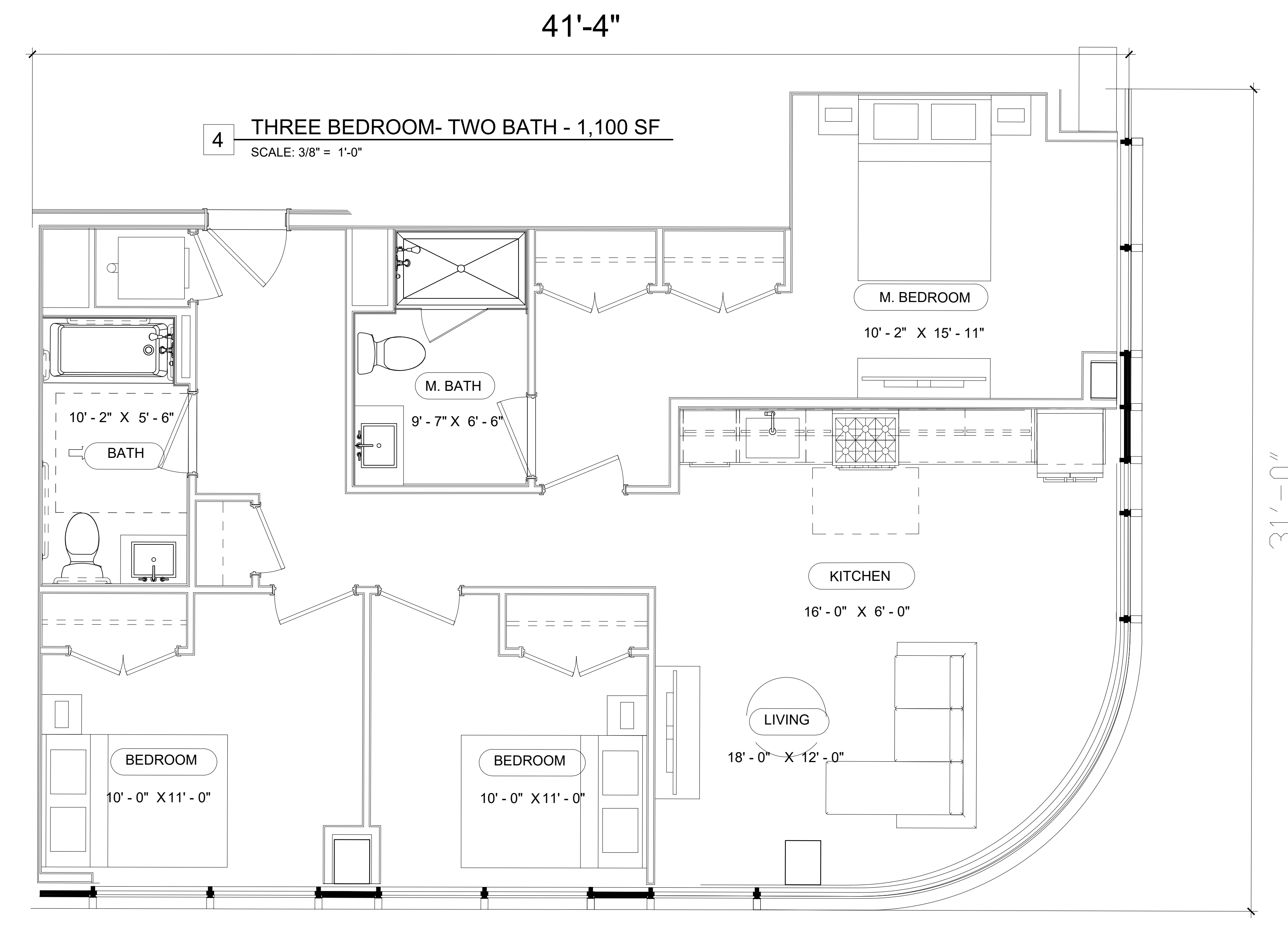
1 STUDIO- 450 SF
SCALE: 3/8" = 1'-0"



2 ONE BEDROOM + DEN, ONE BATH- 620SF
SCALE: 3/8" = 1'-0"



3 TWO BEDROOM - TWO BATH - 880 SF
SCALE: 3/8" = 1'-0"



4 THREE BEDROOM- TWO BATH - 1,100 SF
SCALE: 3/8" = 1'-0"

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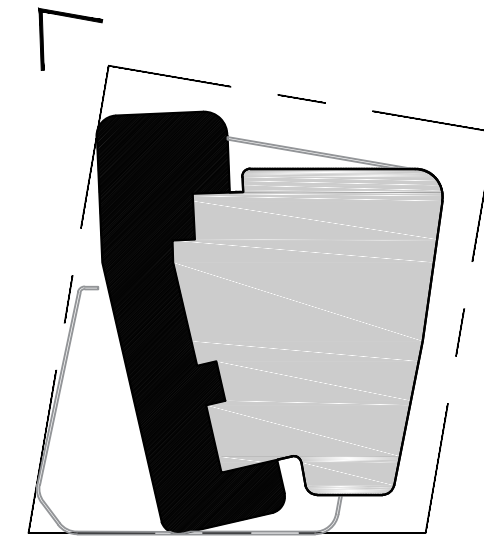
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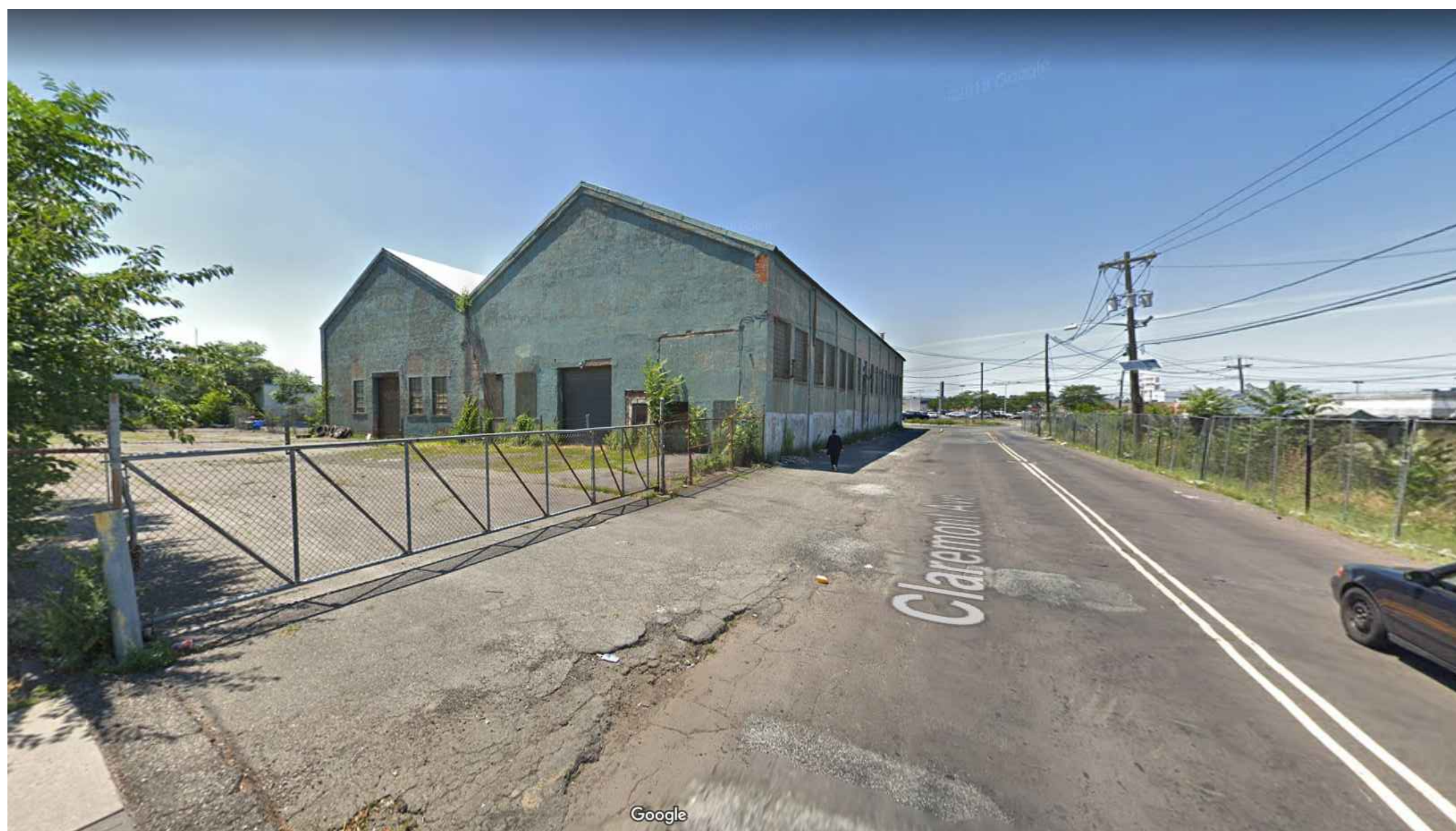
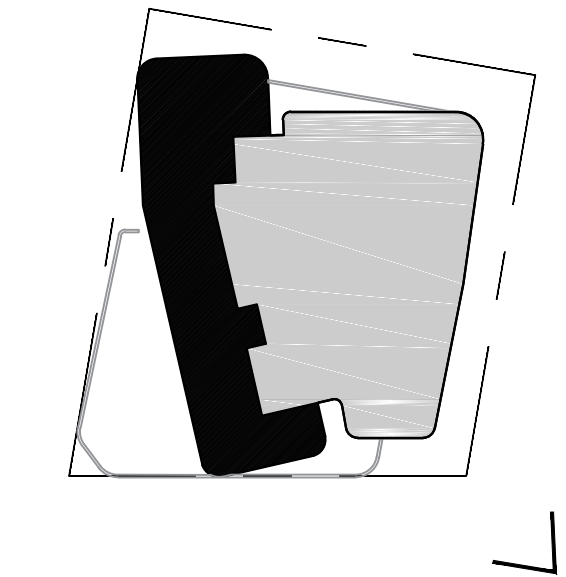
UNIT LAYOUTS **1-A12**



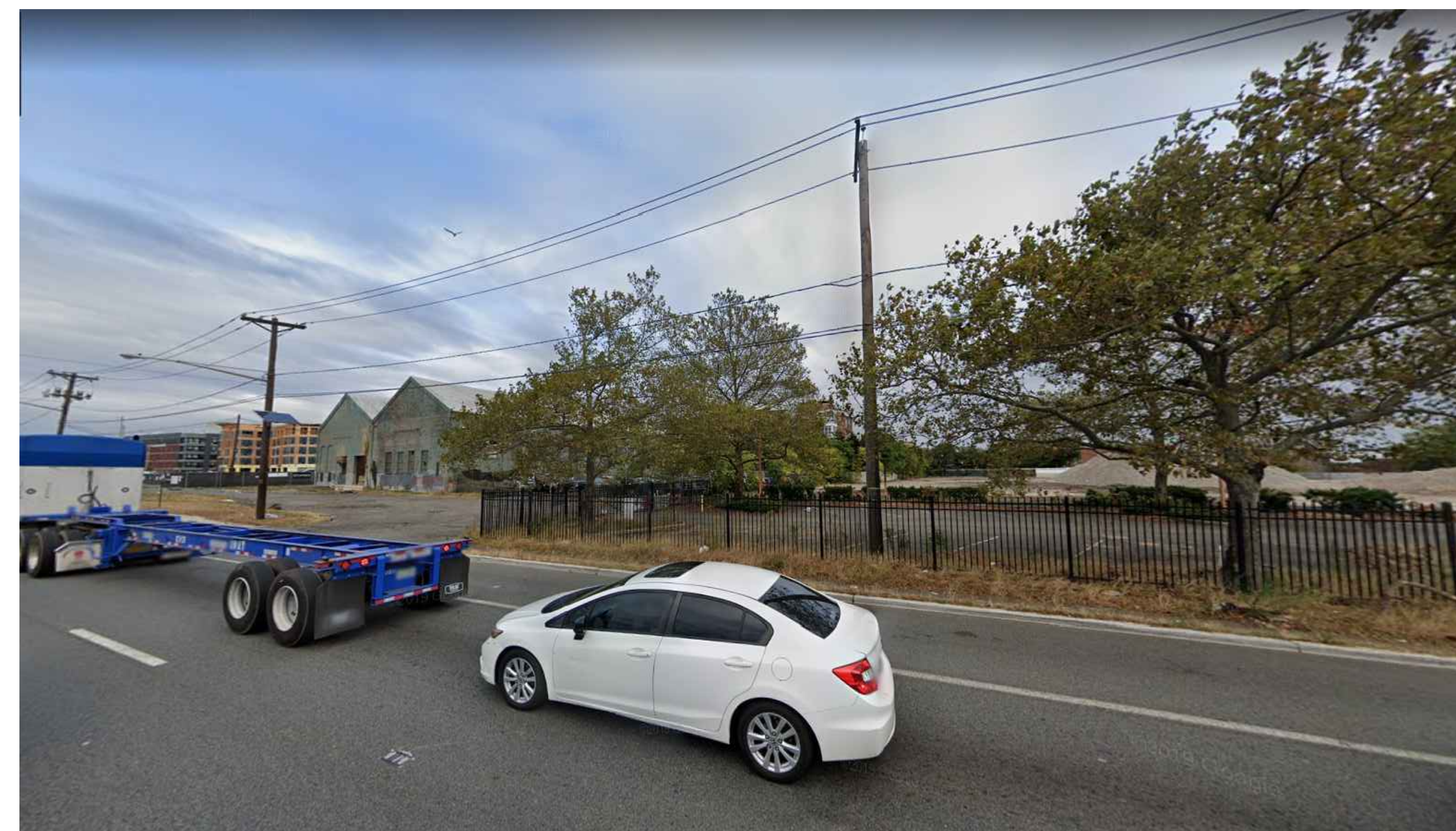
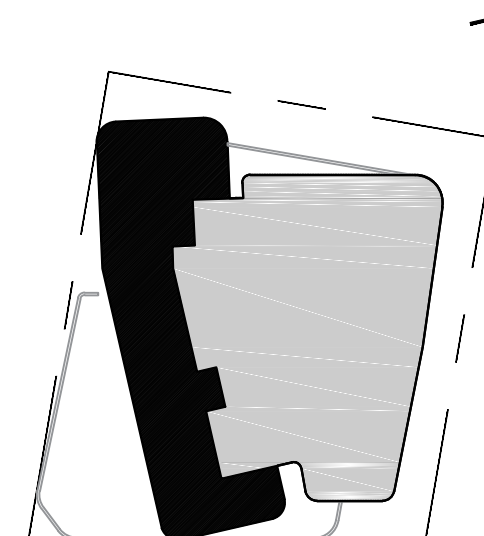
2 VIEW NORTHWEST - WATER STREET
SCALE: N.T.S.



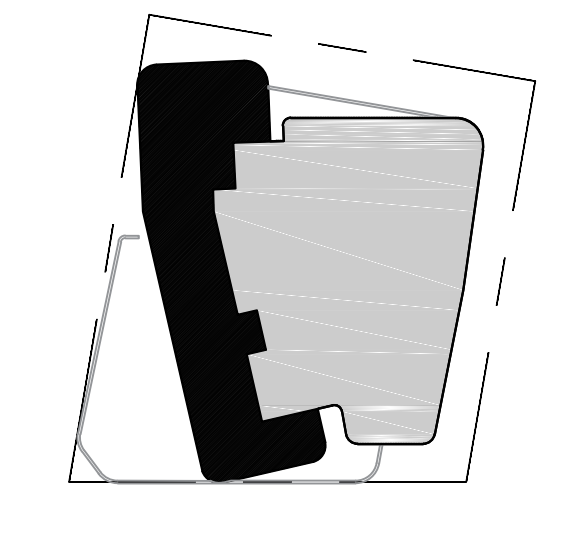
4 VIEW SOUTHEAST - GRANT AVENUE
SCALE: N.T.S.



1 VIEW NORTHEAST - CLAREMONT AVENUE
SCALE: N.T.S.



3 VIEW SOUTHWEST - WATER STREET
SCALE: N.T.S.



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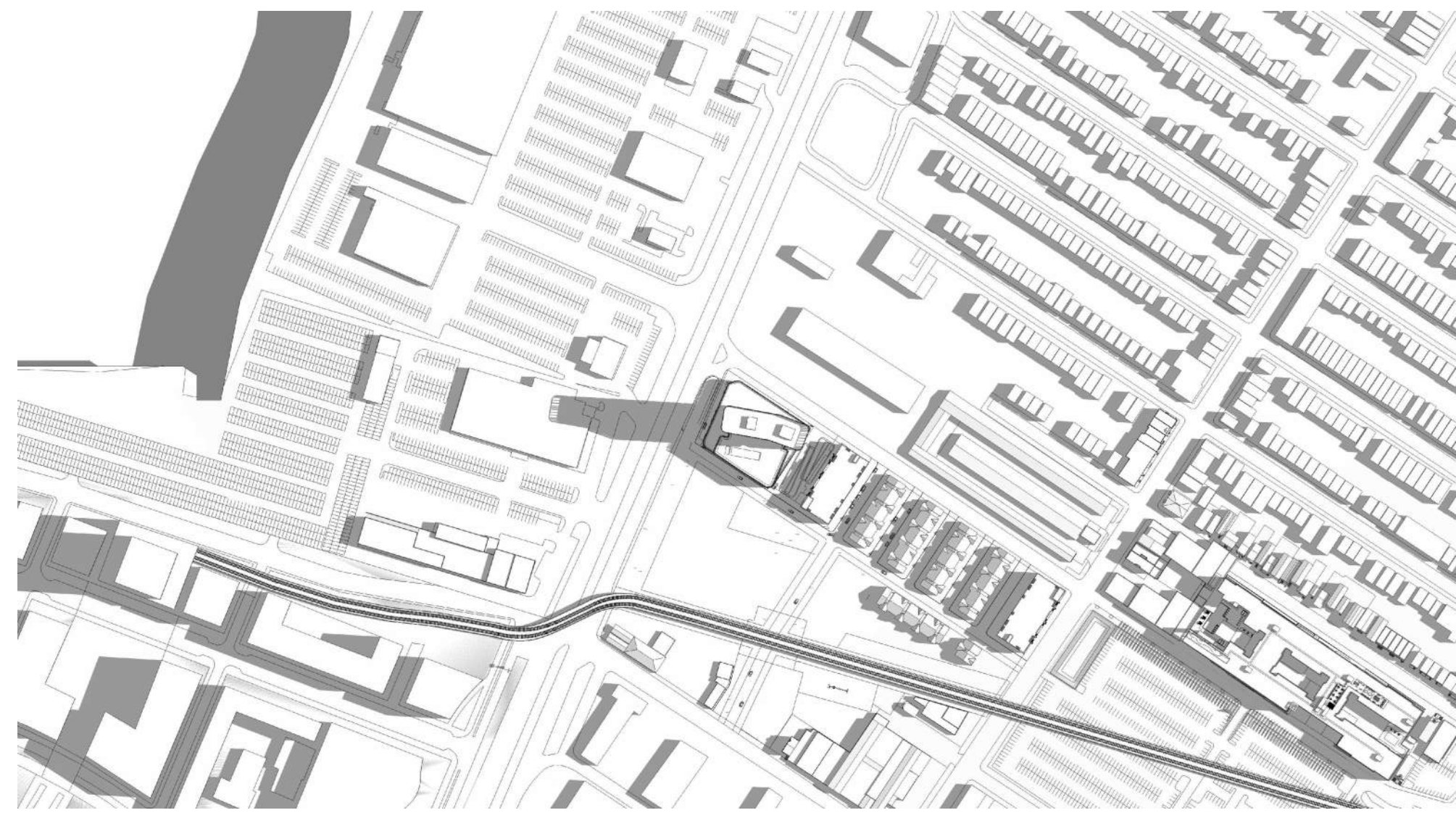
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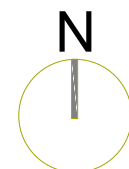
Project Name:
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440 CULVER
JERSEY CITY, 07305

Job Number: 1911
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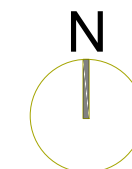
Issue:	For:
Date: 01/12/21	PRELIM & FINAL SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS



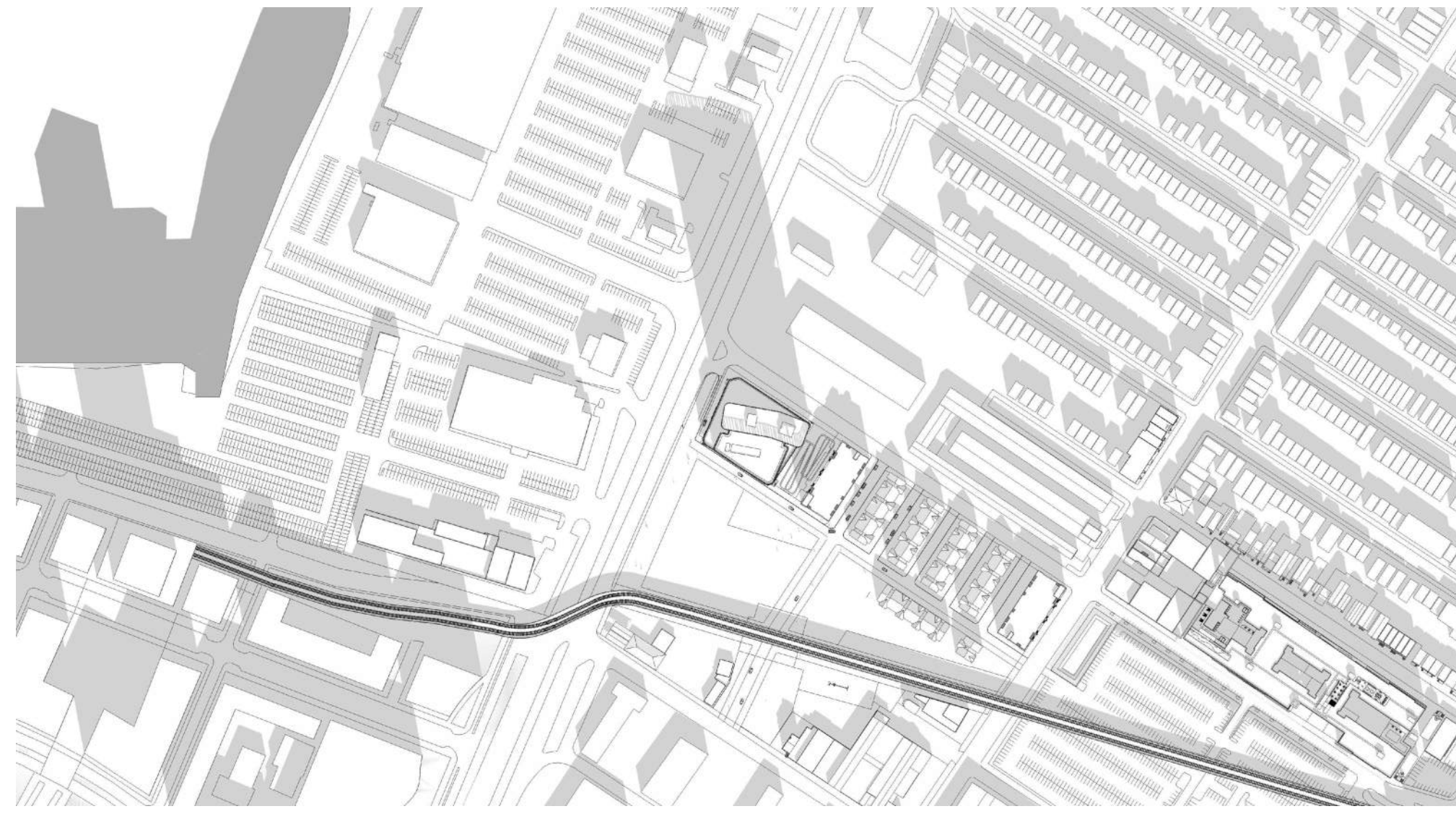
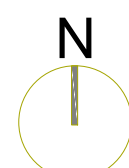
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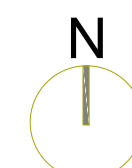
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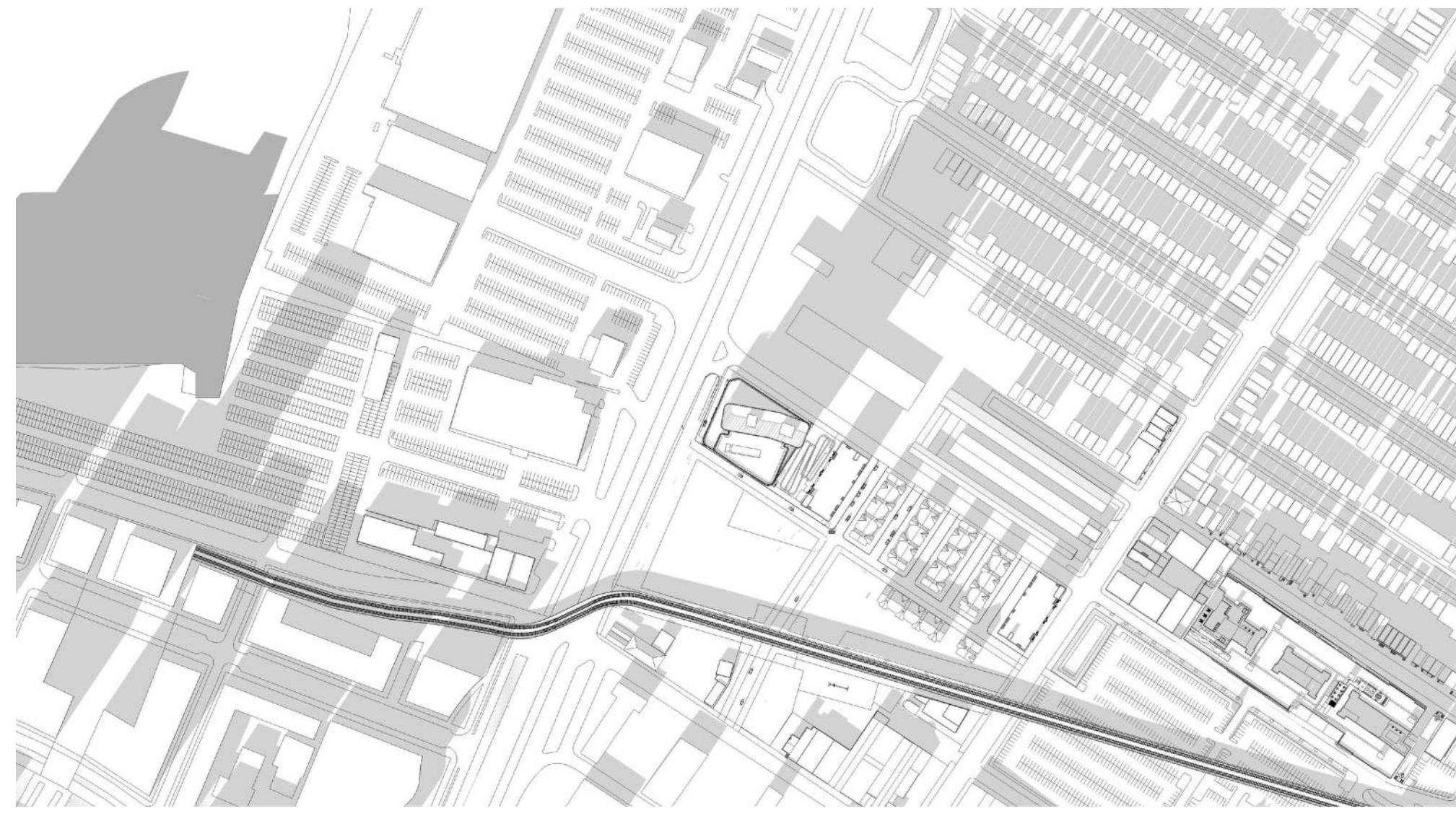
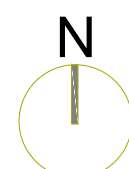
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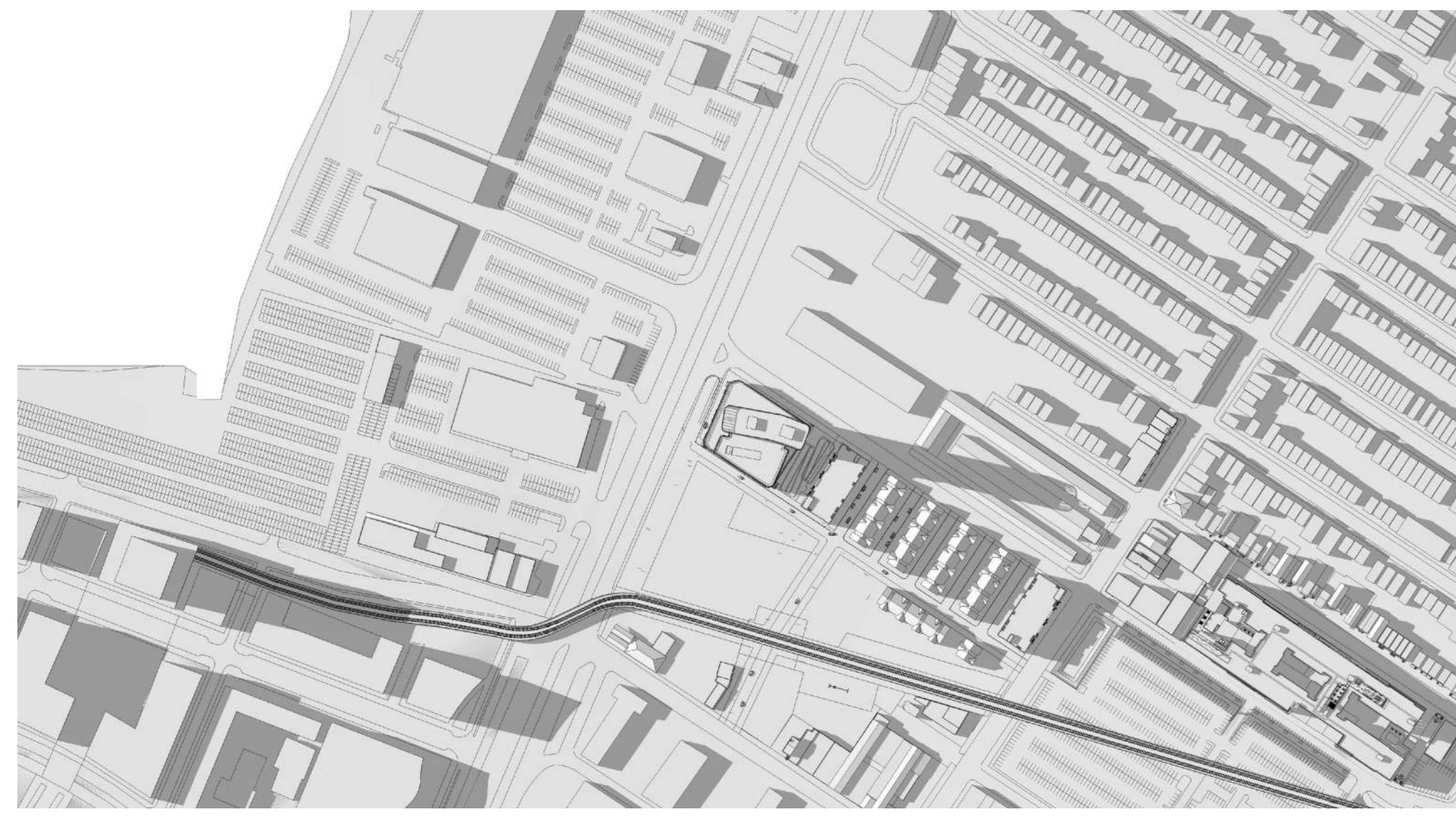
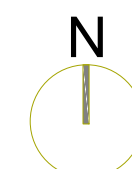
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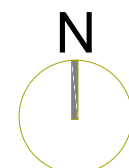
SUMMER SOLSTICE 06-20 03:00 PM



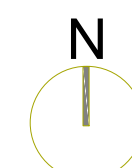
WINTER SOLSTICE 12-21 03:00 PM



SUMMER SOLSTICE 06-20 06:00 PM



WINTER SOLSTICE 12-21 06:00 PM



**Marchetto
Higgins
Stieve**
Architecture
Planning
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3611 14th Ave,
Brooklyn, NY11218

Project Name:
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440 CULVER
JERSEY CITY, 07305

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SHADOW
STUDIES **1-A14**

440 CULVER - PHASE II

58 WATER STREET

PROPOSED MIXED-USE DEVELOPMENT
BLOCK 21701, LOT 13,14,24,25, JERSEY CITY, 07305



1 LOCATION MAP



PHASE II

PROJECT DATA

BLOCK NUMBER	21701
LOT NUMBERS	13,14,24,25
ZONING DISTRICT	440 CULVER REDEVELOPMENT PLAN
LOT AREA	174,112(3.997 Acres)
BUILDING FOOTPRINT	68,937 SF
RESIDENTIAL FLOOR AREA	1,206,880 SF
AMENITY FLOOR AREA	33,465 SF
RETAIL FLOOR AREA	109,310 SF
RETAIL STORAGE	72,582 SF
MECHANICAL AREA	20,391 SF
PARKING AREA	192,089 SF
TOTAL	1,624,717 SF
DWELLING UNITS	1,567
PARKING SPACES	1,118

SITE PLAN & SURVEY DATA

BOWMAN CONSULTING ENGINEERS
303 W. MAIN STREET
FREEHOLD, NJ 07725
TEL: 732.665.5500 FAX: 732.665.5501
NJ PROFESSIONAL LAND SURVEYOR :
LIC. 24GS02747700.

PLANNING BD. APPROVAL

PRELIMINARY SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NEW JERSEY, THIS ___ DAY OF _____, 2021.

Board Chairman

Board Secretary

Board Planner

Board Engineer

**Marchetto
Higgins
Stieve**

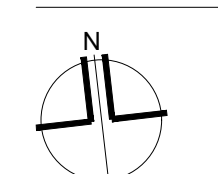
Dean Marchetto FAIA, PP
NJ C07945
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NJ LIA0120880
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NJ LIA0137730

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58 WATER STREET
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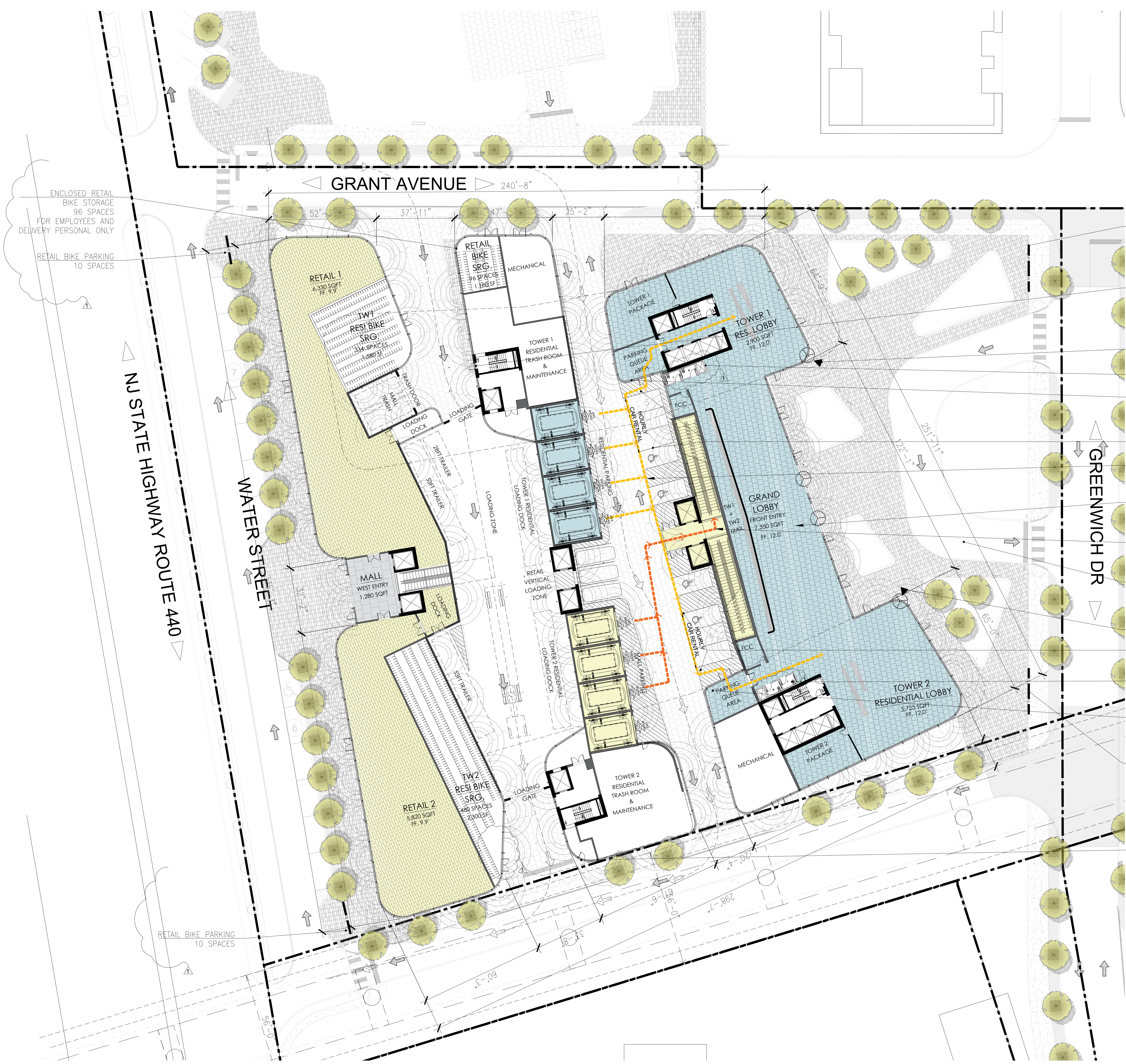
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Issue:	For:
Date:	
01/12/21	PRELIM SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

COVER SHEET **2-C1**

DRAWING LIST

- 2-C1 COVER SHEET
- 2-A1 GROUND FLOOR
- 2-A2 2ND FLOOR& 3RD FLOOR PLAN
- 2-A3 4TH FLOOR- 6TH FLOOR PLAN
- 2-A4 7TH FLOOR PLAN
- 2-A5 8TH- 29TH FLOOR PLAN
- 2-A6 30TH- 31ST FLOOR PLAN
- 2-A7 32ND- 40TH FLOOR PLAN
- 2-A8 41ST- 55TH FLOOR PLAN
- 2-A9 ROOF PLAN
- 2-A10 SOUTH ELEVATION
- 2-A11 NORTH AVE ELEVATION
- 2-A12 EAST ELEVATION
- 2-A13 WEST ELEVATION
- 2-A14 ENLARGE BUILDING ELEVATIONS
- 2-A15 CROSS SECTION
- 2-A16 LATERAL SECTION
- 2-A17 UNIT LAYOUTS
- 2-A18 SITE CONTEXT PHOTOS
- 2-A19 SHADOW STUDIES



BUILDING COVERAGE DATA - VIII-B				
FAR COVERAGE	BUILDING FOOTPRINT	LOT TOTAL	PERMITTED	TOTAL PERCENTAGE
GROUND	72,435	174,112	100%	42%
2ND-3RD	74,672	174,112	85%	43%
4TH-6TH AMENITY / PARKING	56,194	174,112	85%	32%
7TH - 39TH	32,340	174,112	75%	19%
40TH - 55TH	13,550	174,112	75%	8%

GROUND FLOOR

GROUND FAR COVERAGE - 72,435 | 42%

2ND + 3RD FLOOR

2ND + 3RD FAR COVERAGE - 74,672 | 43%

4TH + 6TH FLOOR

4TH + 6TH FAR COVERAGE - 56,914 | 32%

7TH + 39TH FLOOR

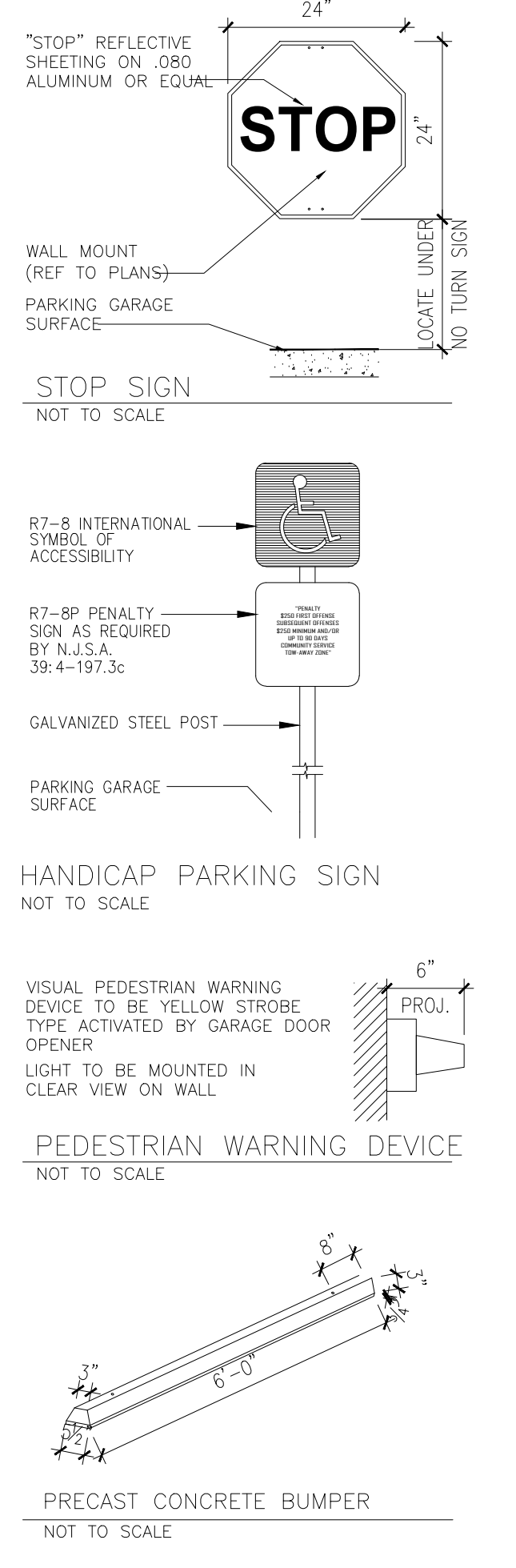
7TH + 39TH FAR COVERAGE - 32,340 | 19%

40TH + 55TH FLOOR

39TH + 55TH FAR COVERAGE - 13,550 | 8%

- RETAIL BIKE PARKING 15 SPACES
- NORTH TOWER DIRECT DISCHARGE STAIRCASE ACCESS TO THE ROOF AND STREET LEVEL
- NORTH TOWER MAIN ENTRY
- NORTH TOWER RESTROOMS
- NORTH TOWER PARKING GARAGE PORTE COCHERE VESTIBULE AREA
- HOURLY CAR RENTAL SPACES
- RESIDENTIAL PATH OF PEDESTRIAN TRAVEL TO LOBBY ACCESS
- GRAND LOBBY LOUNGE ACCESS VIA KEY FOB FOR RESIDENTIAL USE ONLY
- MALL PATH OF PEDESTRIAN TRAVEL TO LOBBY ACCESS
- VISITOR PASSENGER + DELIVERY DROP OFF ZONE
- SOUTH TOWER MAIN ENTRY
- HOURLY CAR RENTAL SPACES
- SOUTH TOWER LOBBY RESTROOM
- SOUTH TOWER PARKING GARAGE PORTE COCHERE VESTIBULE AREA
- RETAIL BIKE PARKING 15 SPACES
- SOUTH TOWER DIRECT DISCHARGE STAIRCASE ACCESS TO THE ROOF AND STREET LEVEL

PHASE II PARKING DETAILS



1 GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

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STATE OF NEW JERSEY
REGISTERED ARCHITECT
07945

Prepared For:
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3611 14th Ave,
Brooklyn, NY 11218

Project Name:
PHASE II
58 WATER STREET
JERSEY CITY, 07305

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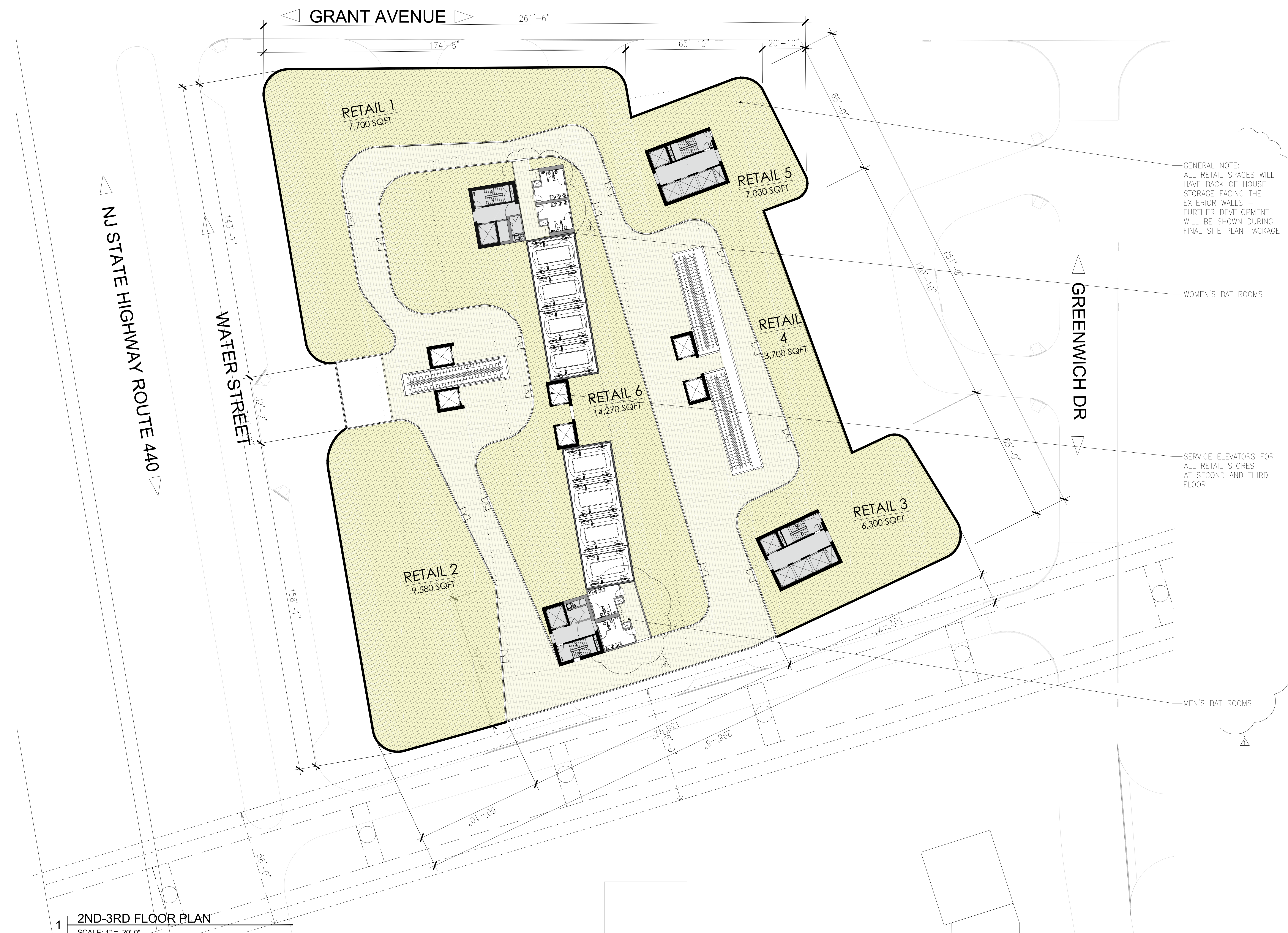
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Date: 01/12/21	PRELIM + FINAL SITE PLAN
05/07/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
GROUND FLOOR 2-A1

PHASE II

RETAIL	
GROUND FLOOR	6,330
	5,820
	7,700
SECOND FLOOR	9,580
	7,030
	3,700
THIRD FLOOR	6,300
	14,270
	7,700
TOTAL	9,580
	7,030
	3,700
	6,300
	14,270
	109,310

RETAIL PARKING	
REQUIRED 1 SPACE / 1000 GSF	
TOTAL REQUIRED	109
TOTAL PROPOSED	218



GENERAL NOTE:
ALL RETAIL SPACES WILL
HAVE BACK OF HOUSE
STORAGE FACING THE
EXTERIOR WALLS -
FURTHER DEVELOPMENT
WILL BE SHOWN DURING
FINAL SITE PLAN PACKAGE

WOMEN'S BATHROOMS

SERVICE ELEVATORS FOR
ALL RETAIL STORES
AT SECOND AND THIRD
FLOOR

MEN'S BATHROOMS

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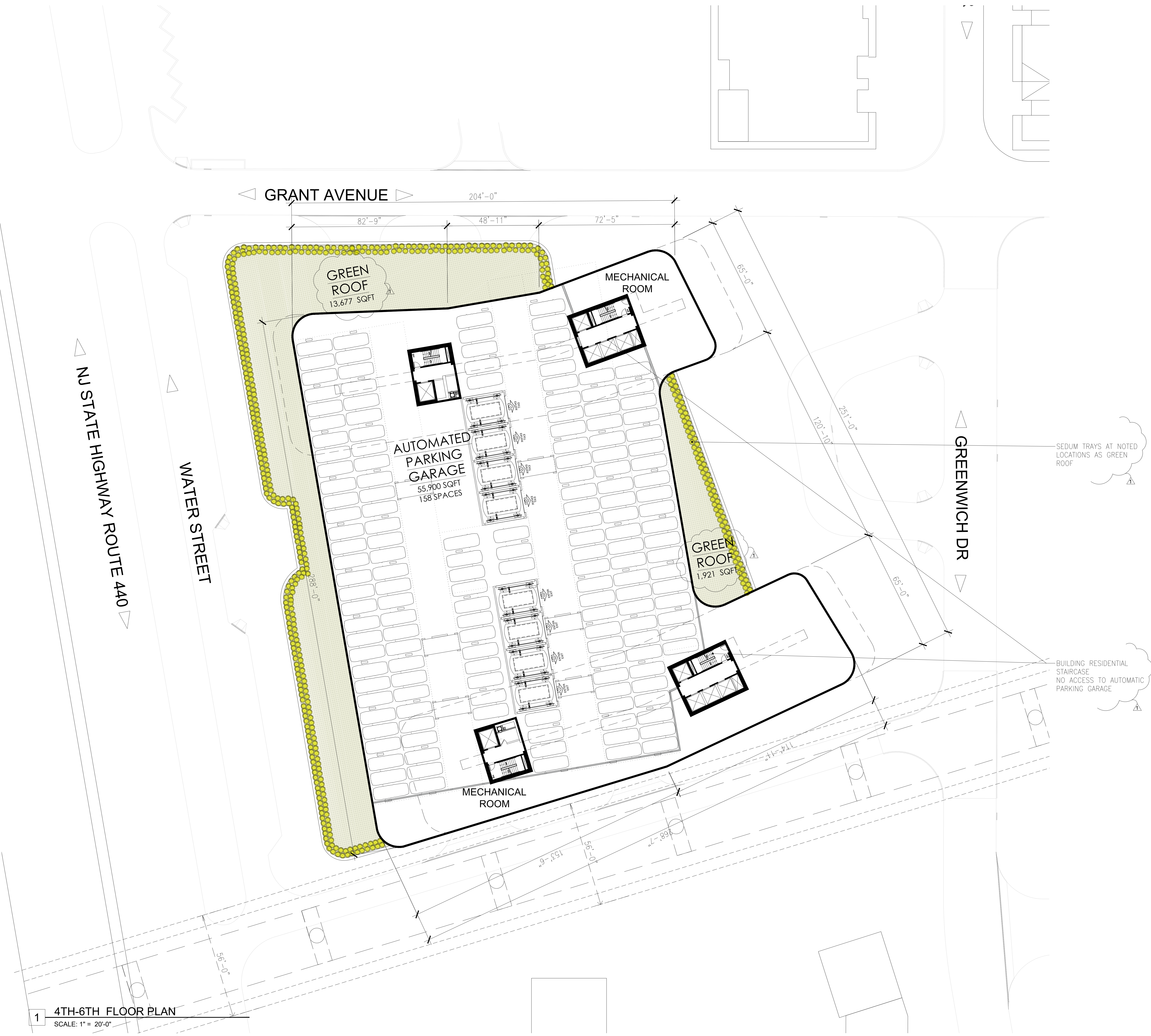
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		04/08/21 PLANNER COMMENTS

FLOOR PLANS:
2ND-3RD
FLOOR **2-A2**

1 2ND-3RD FLOOR PLAN
SCALE: 1" = 20'-0"



1 4TH-6TH FLOOR PLAN
SCALE: 1" = 20'-0"

PHASE II

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IRC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

PARKING CALCULATIONS

REQUIRED RESIDENTIAL (Proposed 1,567-Units)	
0.5/UNIT	= 784 SPACES
PROPOSED	= 900 SPACES
REQUIRED RETAIL (Proposed 109,310-SQFT)	
1 SPACE/1000 GSF MAX.	= 109 SPACES
PROPOSED	= 218 SPACES
TOTAL PROPOSED SPACES	= 1,118 SPACES
COMPACT SPACE	= N/A
THE BUILDING IS PROPOSING AN AUTOMATIC PARKING GARAGE SYSTEM 1,106 AUTOMATIC SPACES PLUS 12 SELF PARK SPACES	

BIKE STORAGE

REQUIRED RESIDENTIAL (Proposed 1,567-Units)	
5 SPACES PER UNIT	= 784 SPACES
PROPOSED	= 808 SPACES
REQUIRED RETAIL	
4 SPACES PER 6,000 GSF	= 73 SPACES
(109,310 / 6,000) * 4	= 102 SPACES
PROPOSED	= 102 SPACES
TOTAL REQUIRED SPACES	= 849 SPACES
TOTAL PROPOSED SPACES	= 910 SPACES
TOTAL PERCENTAGE OF SPACES	= 58.6%

SEDUM TRAYS AT NOTED LOCATIONS AS GREEN ROOF

BUILDING RESIDENTIAL STAIRCASE NO ACCESS TO AUTOMATIC PARKING GARAGE

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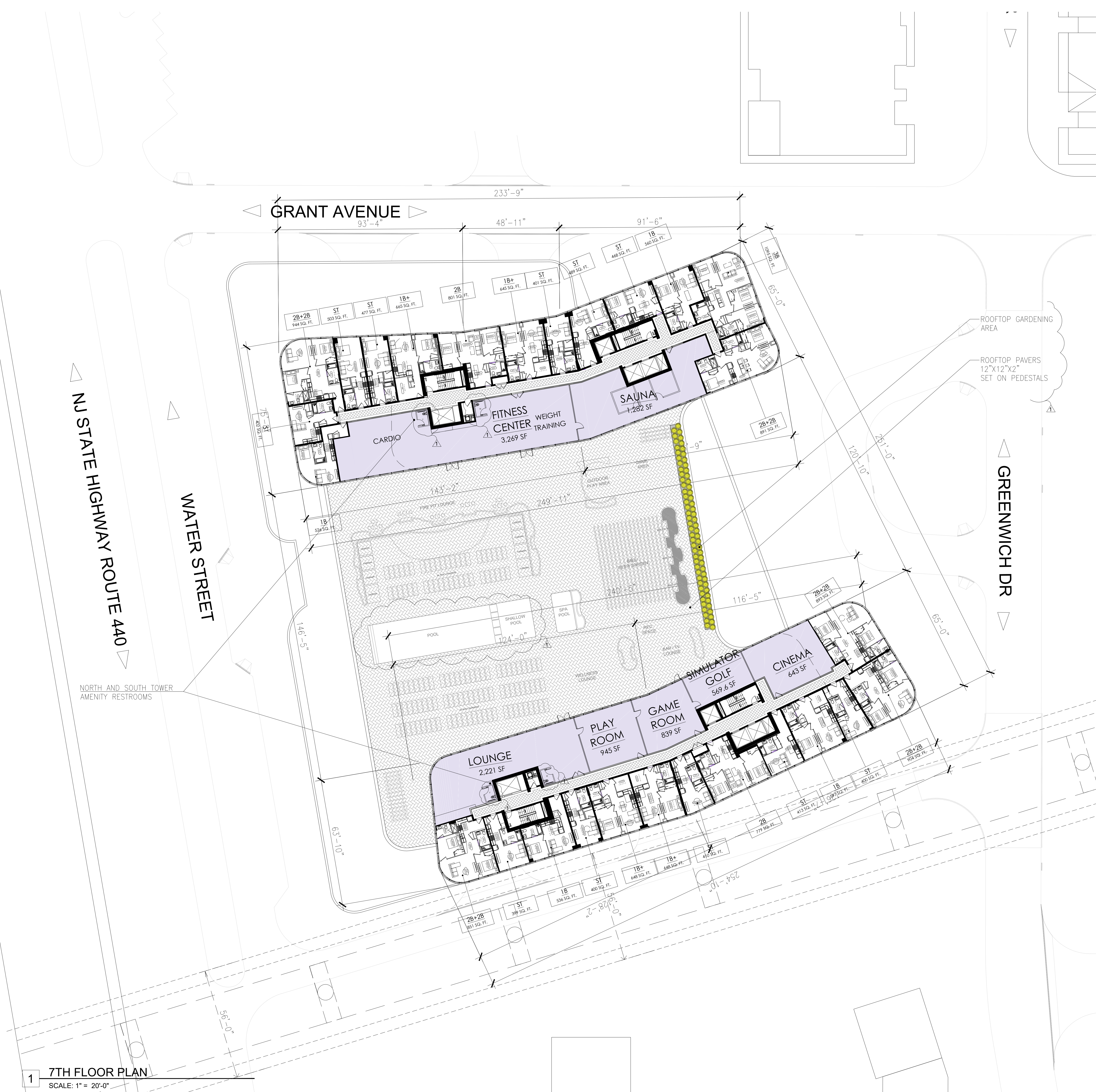
Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

Project Name:
PHASE II
58 WATER STREET
JERSEY CITY, 07305

Job Number: 1911
Scale: AS NOTED
Drawn By: AM-CC
Checked By: AM

Issue:	For:
Date:	Date:
01/12/21	PRELIM + FINAL SITE PLAN
05/07/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
4TH-6TH FLOOR **2-A3**



TOWER 1 SEVENTH FLOOR UNIT MIX

STUDIO	6
1 BEDROOM	2
1 BEDROOM +	2
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	1
TOTAL	14

TOWER 1 UNIT MIX OVERALL

STUDIO	185 (30%)
1 BEDROOM	106 (17%)
1 BEDROOM +	148 (24%)
2 BEDROOM 1 BATHROOM	63 (10%)
2 BEDROOM 2 BATHROOM	91 (15%)
3 BEDROOM	30 (5%)
TOTAL	623 (100%)

TOWER 2 SEVENTH FLOOR UNIT MIX

STUDIO	5
1 BEDROOM	2
1 BEDROOM +	2
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	-
TOTAL	13

TOWER 2 UNIT MIX OVERALL

STUDIO	239 (26%)
1 BEDROOM	190 (20%)
1 BEDROOM +	238 (26%)
2 BEDROOM 1 BATHROOM	93 (10%)
2 BEDROOM 2 BATHROOM	119 (13%)
3 BEDROOM	48 (5%)
TOTAL	927 (100%)

TOWER 1 + TOWER 2 UNIT MIX OVERALL

STUDIO	424 (27%)
1 BEDROOM	296 (19%)
1 BEDROOM +	386 (25%)
2 BEDROOM 1 BATHROOM	156 (10%)
2 BEDROOM 2 BATHROOM	210 (13%)
3 BEDROOM	78 (5%)
TOTAL	1552 (100%)

1 7TH FLOOR PLAN
SCALE: 1" = 20'-0"

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Architecture Planning Urban Design

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05/07/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
7TH FLOOR **2-A4**



**TOWER 1
UNIT MIX PER FLOOR**

STUDIO	7
1 BEDROOM	4
1 BEDROOM +	5
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	22

**TOWER 1
UNIT MIX OVERALL**

STUDIO	185 (30%)
1 BEDROOM	106 (17%)
1 BEDROOM +	148 (24%)
2 BEDROOM 1 BATHROOM	63 (10%)
2 BEDROOM 2 BATHROOM	91 (15%)
3 BEDROOM	30 (5%)
TOTAL	623 (100%)

**TOWER 2
UNIT MIX PER FLOOR**

STUDIO	6
1 BEDROOM	4
1 BEDROOM +	5
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	21

**TOWER 2
UNIT MIX OVERALL**

STUDIO	239 (26%)
1 BEDROOM	190 (20%)
1 BEDROOM +	238 (26%)
2 BEDROOM 1 BATHROOM	93 (10%)
2 BEDROOM 2 BATHROOM	119 (13%)
3 BEDROOM	48 (5%)
TOTAL	927 (100%)

**TOWER 1 + TOWER 2
UNIT MIX OVERALL**

STUDIO	424 (27%)
1 BEDROOM	296 (19%)
1 BEDROOM +	386 (25%)
2 BEDROOM 1 BATHROOM	156 (10%)
2 BEDROOM 2 BATHROOM	210 (14%)
3 BEDROOM	78 (5%)
TOTAL	1,552 (100%)

1 8TH-29TH FLOOR PLAN
SCALE: 1" = 20'-0"

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FLOOR PLANS:
8TH-29TH
FLOOR **2-A5**



**TOWER 1
UNIT MIX PER FLOOR**

STUDIO	2
1 BEDROOM	1
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	1
3 BEDROOM	-
TOTAL	10

**TOWER 1
UNIT MIX OVERALL**

STUDIO	185 (30%)
1 BEDROOM	106 (17%)
1 BEDROOM +	148 (24%)
2 BEDROOM 1 BATHROOM	63 (10%)
2 BEDROOM 2 BATHROOM	91 (15%)
3 BEDROOM	30 (5%)
TOTAL	623 (100%)

**TOWER 2
UNIT MIX PER FLOOR**

STUDIO	3
1 BEDROOM	2
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	-
2 BEDROOM 2 BATHROOM	1
3 BEDROOM	1
TOTAL	11

**TOWER 2
UNIT MIX OVERALL**

STUDIO	239 (26%)
1 BEDROOM	190 (20%)
1 BEDROOM +	238 (26%)
2 BEDROOM 1 BATHROOM	93 (10%)
2 BEDROOM 2 BATHROOM	119 (13%)
3 BEDROOM	48 (5%)
TOTAL	927 (100%)

**TOWER 1 + TOWER 2
UNIT MIX OVERALL**

STUDIO	424 (27%)
1 BEDROOM	296 (19%)
1 BEDROOM +	386 (25%)
2 BEDROOM 1 BATHROOM	156 (10%)
2 BEDROOM 2 BATHROOM	210 (14%)
3 BEDROOM	78 (5%)
TOTAL	1,552 (100%)

1 30TH-31ST FLOOR PLAN
SCALE: 1" = 20'-0"

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STATE OF NEW JERSEY
REGISTERED ARCHITECT
07945

Prepared For:
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JERSEY CITY, 07305**

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05/07/21	04/08/21 PLANNER COMMENTS

FLOOR PLANS:
30TH-31ST
FLOOR

2-A6



**TOWER 1
UNIT MIX PER FLOOR**

STUDIO	3
1 BEDROOM	2
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	15

**TOWER 1
UNIT MIX OVERALL**

STUDIO	185 (30%)
1 BEDROOM	106 (17%)
1 BEDROOM +	148 (24%)
2 BEDROOM 1 BATHROOM	63 (10%)
2 BEDROOM 2 BATHROOM	91 (15%)
3 BEDROOM	30 (5%)
TOTAL	623 (100%)

**TOWER 2
UNIT MIX PER FLOOR**

STUDIO	4
1 BEDROOM	4
1 BEDROOM +	5
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	1
TOTAL	18

**TOWER 2
UNIT MIX OVERALL**

STUDIO	239 (26%)
1 BEDROOM	190 (20%)
1 BEDROOM +	238 (26%)
2 BEDROOM 1 BATHROOM	93 (10%)
2 BEDROOM 2 BATHROOM	119 (13%)
3 BEDROOM	48 (5%)
TOTAL	927 (100%)

**TOWER 1 + TOWER 2
UNIT MIX OVERALL**

STUDIO	424 (27%)
1 BEDROOM	296 (19%)
1 BEDROOM +	386 (25%)
2 BEDROOM 1 BATHROOM	156 (10%)
2 BEDROOM 2 BATHROOM	210 (14%)
3 BEDROOM	78 (5%)
TOTAL	1,552 (100%)

1 32ND-39TH FLOOR PLAN
SCALE: 1" = 20'-0"

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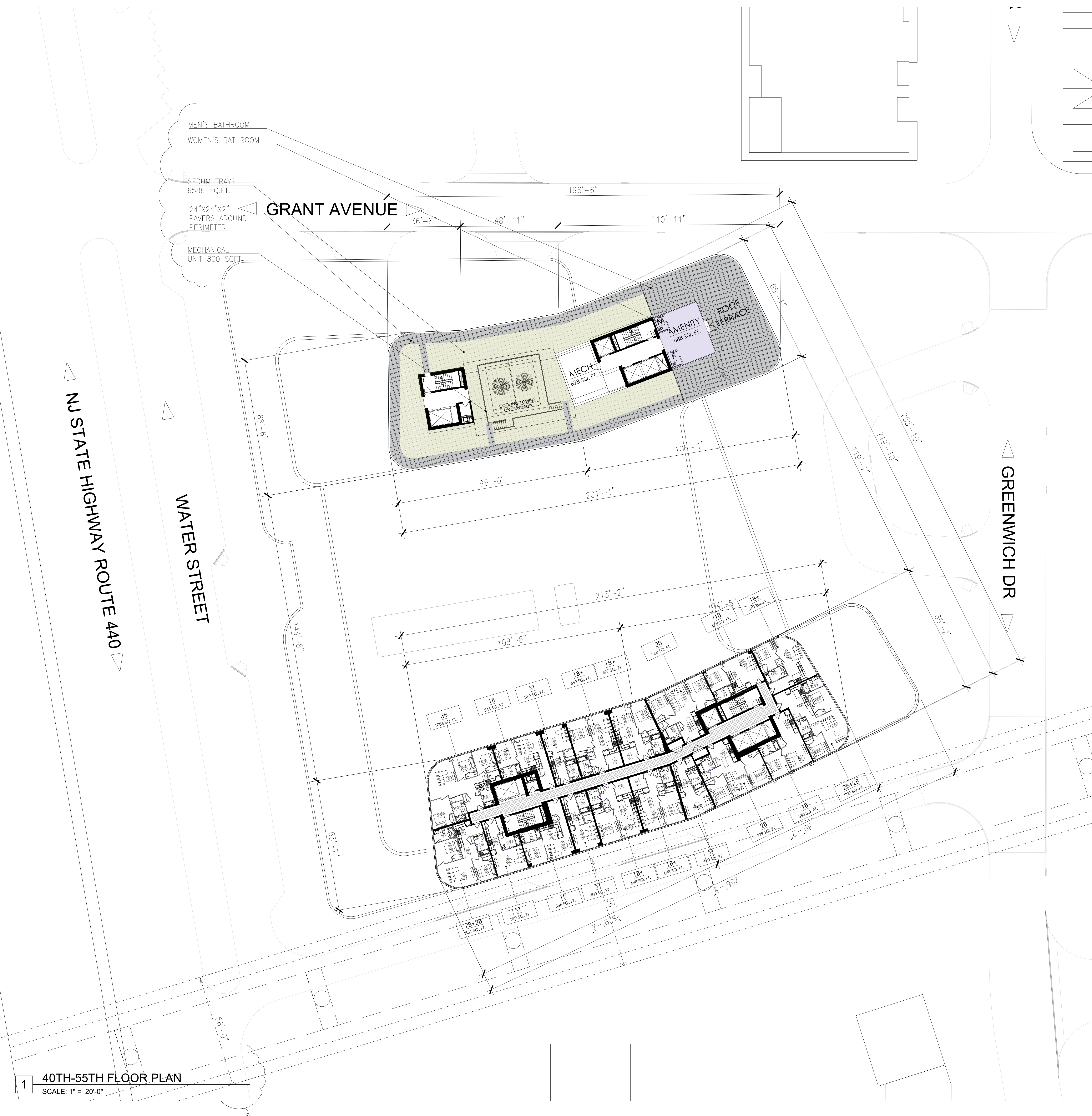
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Date:	For:
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FLOOR PLANS:
32TH-39TH
FLOOR

2-A7

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1 40TH-55TH FLOOR PLAN
SCALE: 1" = 20'-0"

**TOWER 1
UNIT MIX OVERALL**

**END OF RESIDENTIAL
TOWER 1**

**TOWER 1
UNIT MIX OVERALL**

STUDIO	185 (30%)
1 BEDROOM	106 (17%)
1 BEDROOM +	148 (24%)
2 BEDROOM 1 BATHROOM	63 (10%)
2 BEDROOM 2 BATHROOM	91 (15%)
3 BEDROOM	30 (5%)
TOTAL	623 (100%)

**TOWER 2
UNIT MIX PER FLOOR**

STUDIO	4
1 BEDROOM	4
1 BEDROOM +	5
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	1
TOTAL	18

**TOWER 2
UNIT MIX OVERALL**

STUDIO	239 (26%)
1 BEDROOM	190 (20%)
1 BEDROOM +	238 (26%)
2 BEDROOM 1 BATHROOM	93 (10%)
2 BEDROOM 2 BATHROOM	119 (13%)
3 BEDROOM	48 (5%)
TOTAL	927 (100%)

**TOWER 1 + TOWER 2
UNIT MIX OVERALL**

STUDIO	424 (27%)
1 BEDROOM	296 (19%)
1 BEDROOM +	386 (25%)
2 BEDROOM 1 BATHROOM	156 (10%)
2 BEDROOM 2 BATHROOM	210 (14%)
3 BEDROOM	78 (5%)
TOTAL	1,552 (100%)

**PHASE II
GENERAL NOTES**

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

**ENCLOSED ROOF TOWER 1
AMENITY CALCULATION**

TOTAL ROOF AREA	= 13,560 SF
10 % OF TOTAL ROOF SF	= 1,350 SF
PROPOSED ROOF AMENITY	= 688 SF (5%)

**ROOF TOP APPURTENANCES
CALCULATION**

TOTAL ROOF AREA	= 13,560 SF
20 % OF TOTAL ROOF SF	= 2,710 SF
PROPOSED APPURTENANCES	= 2,116 SF (16%)

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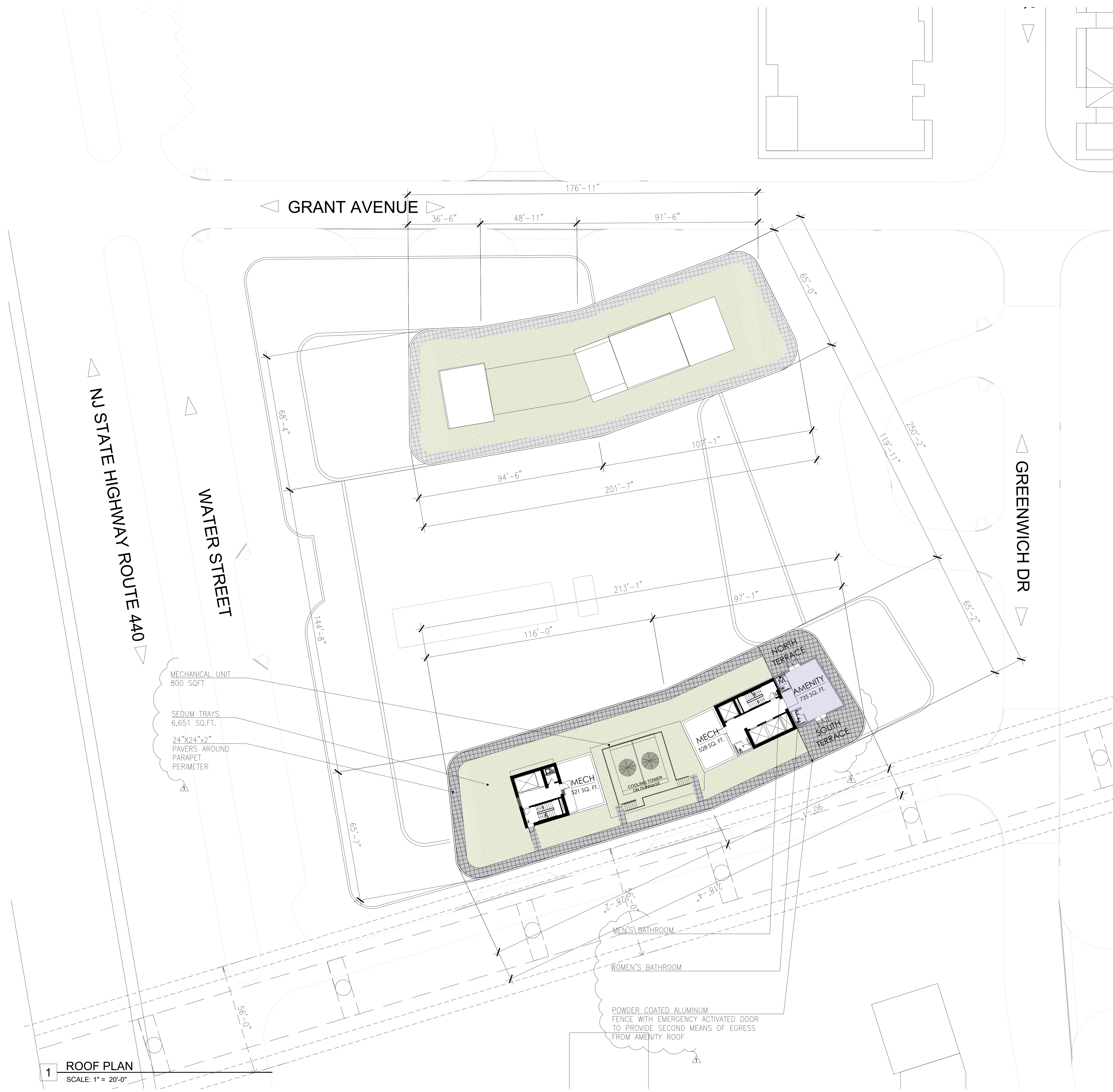
Project Name:
**PHASE II
58 WATER STREET
JERSEY CITY, 07305**

Job Number: 1911
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Date:	For:
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05/07/21	04/08/21 PLANNER COMMENTS

**FLOOR PLANS:
40TH-55TH
FLOOR**

2-A8



1 ROOF PLAN
SCALE: 1" = 20'-0"

MECHANICAL UNIT
800 SQFT

SEDUM TRAYS
6,651 SQ.FT.

24"X24"X2"
PAVERS AROUND
PARAPET
PERIMETER

POWDER COATED ALUMINUM
FENCE WITH EMERGENCY ACTIVATED DOOR
TO PROVIDE SECOND MEANS OF EGRESS
FROM AMENITY ROOF

**PHASE II
GENERAL NOTES**

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**ENCLOSED ROOF TOWER 2
AMENITY CALCULATION**

TOTAL ROOF AREA	= 13,560 SF
10 % OF TOTAL ROOF SF	= 1,350 SF
PROPOSED ROOF AMENITY	= 730 SF (5%)

**ROOF TOP APPURTENANCES
CALCULATION**

TOTAL ROOF AREA	= 13,560 SF
20 % OF TOTAL ROOF SF	= 2,710 SF
PROPOSED APPURTENANCES	= 2,580 SF (19%)

**Marchetto
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JERSEY CITY, 07305**

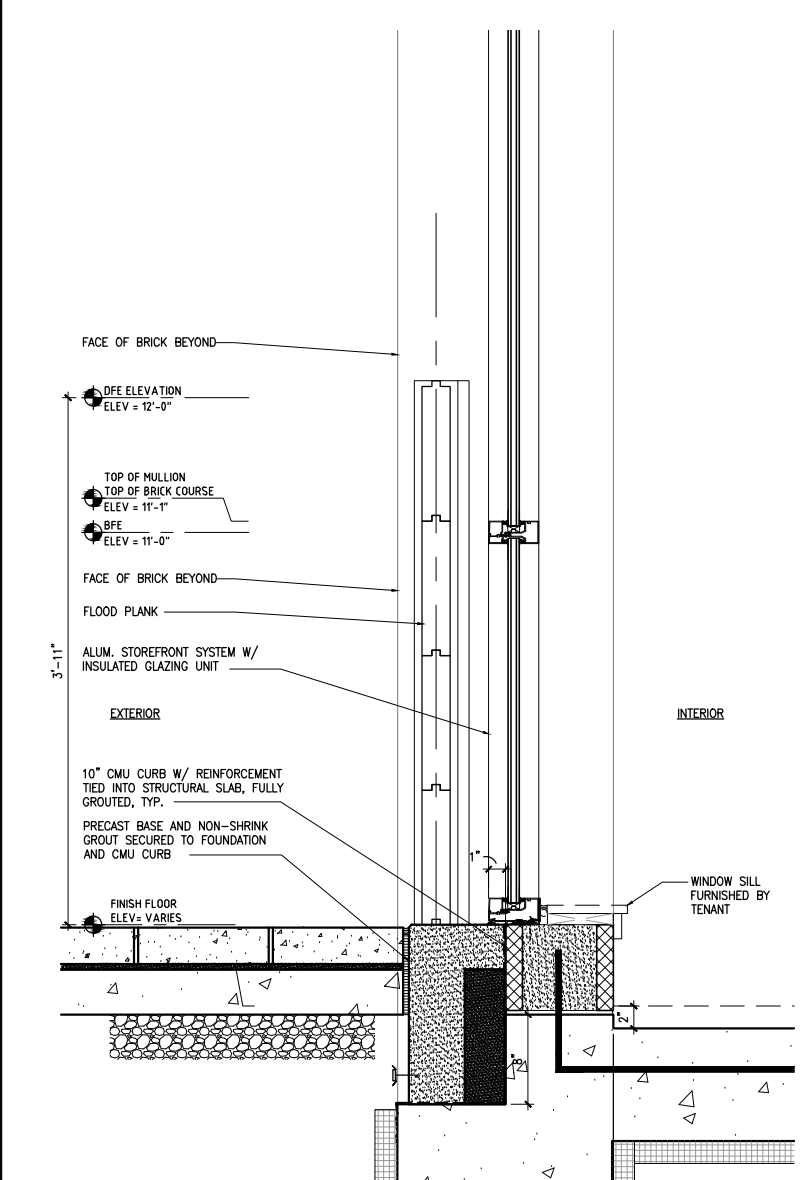
Issue: _____ For: _____
Date: 01/12/21 For: PRELIM + FINAL SITE PLAN
05/07/21 04/08/21 PLANNER COMMENTS

Issue:	For:
Date:	Date:
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05/07/21	04/08/21 PLANNER COMMENTS

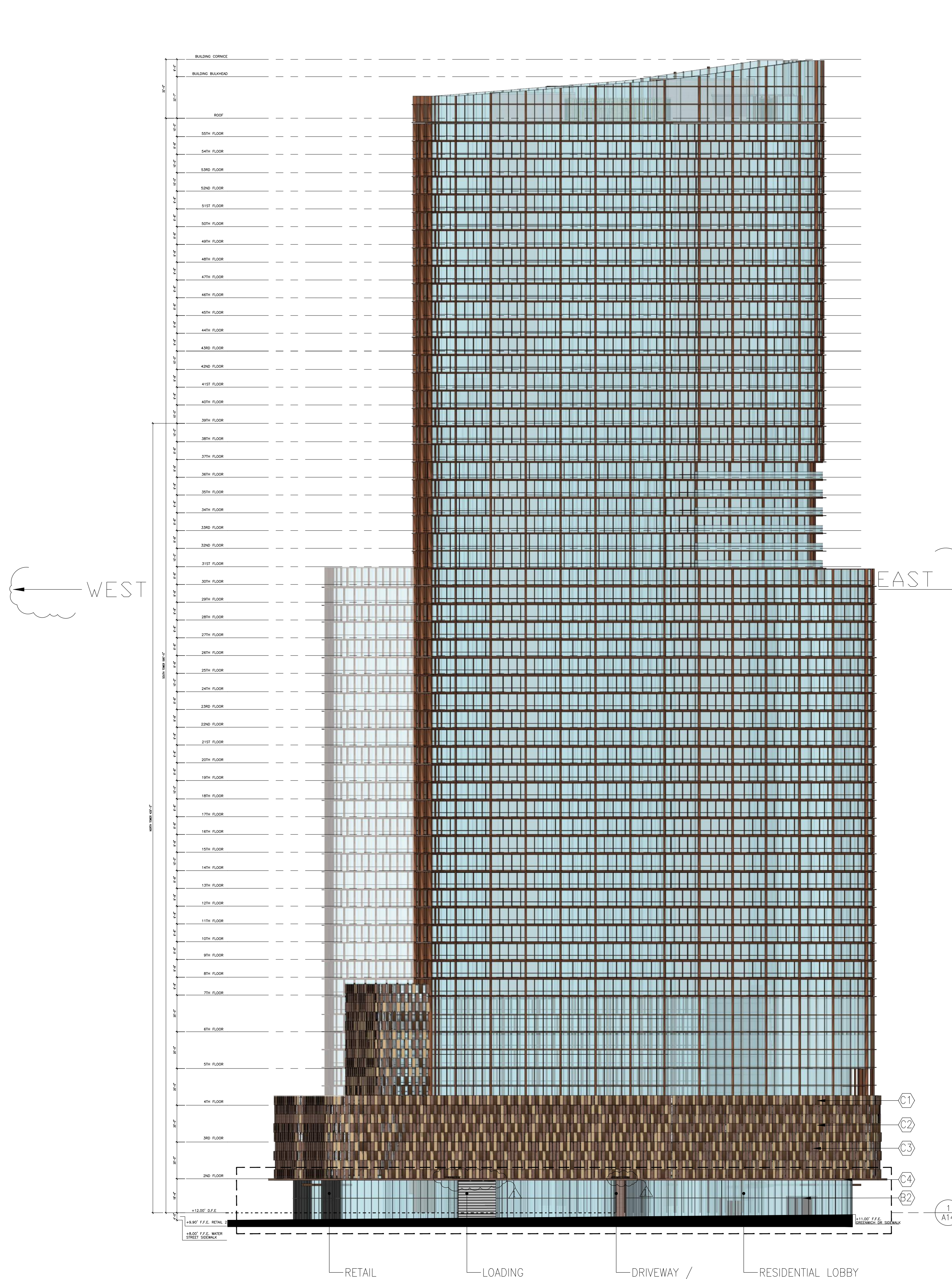
FLOOR PLANS:
ROOF PLAN **2-A9**

PHASE II
MATERIAL PALLET

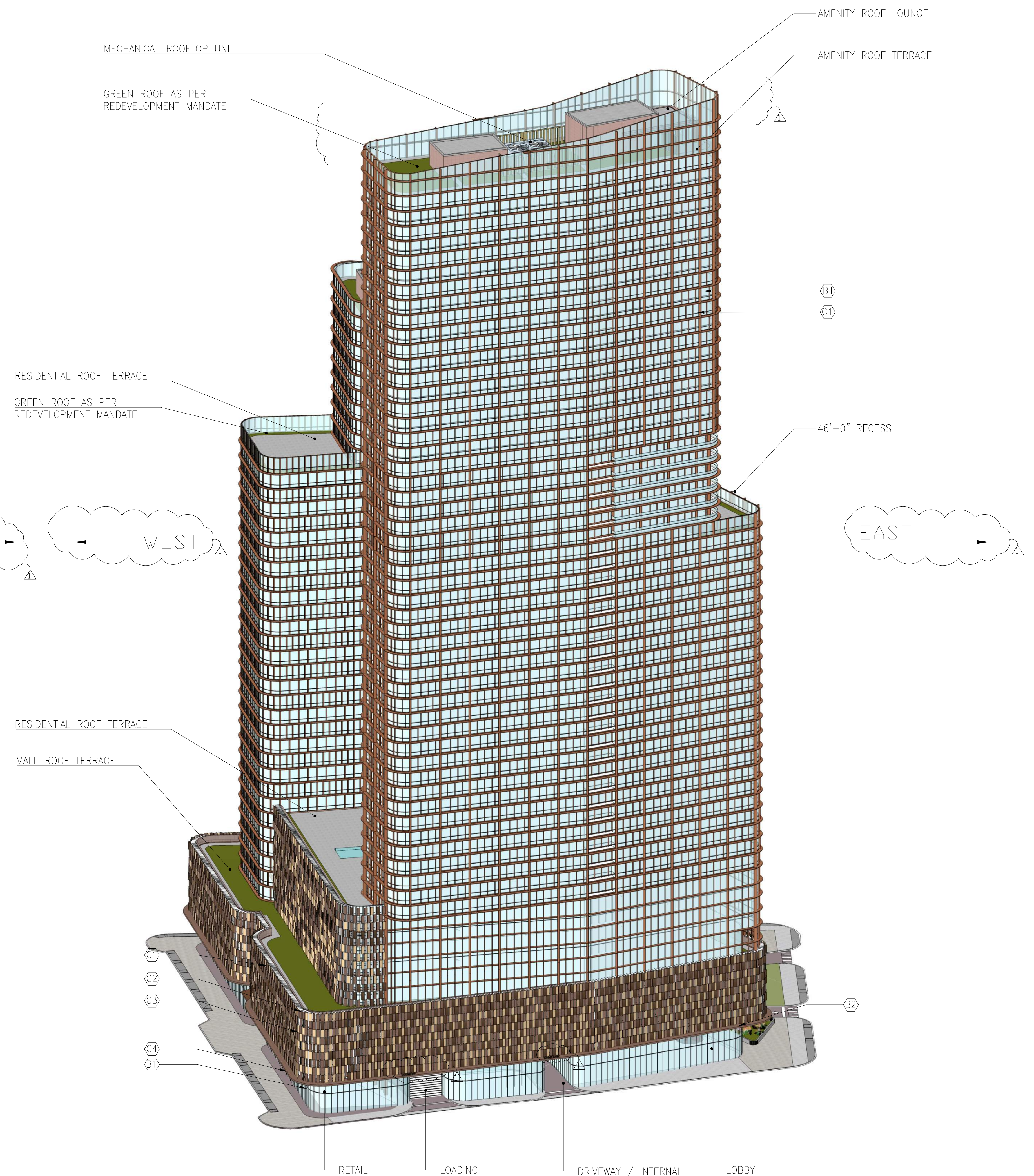
- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL



3 DRY FLOOD SYSTEM
SCALE: N.T.S.



1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 SOUTH ISO ELEVATION
SCALE: N.T.S.

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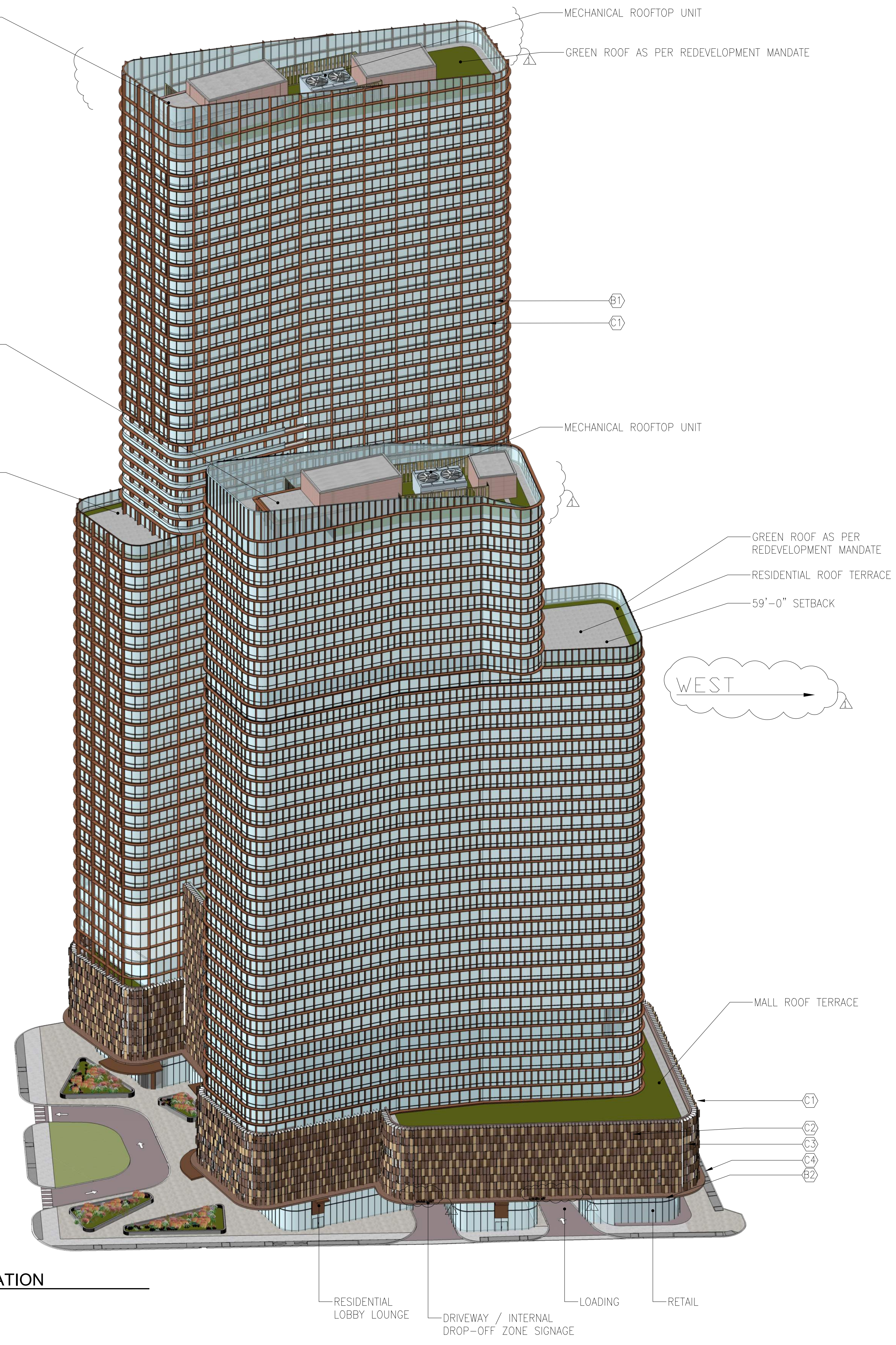
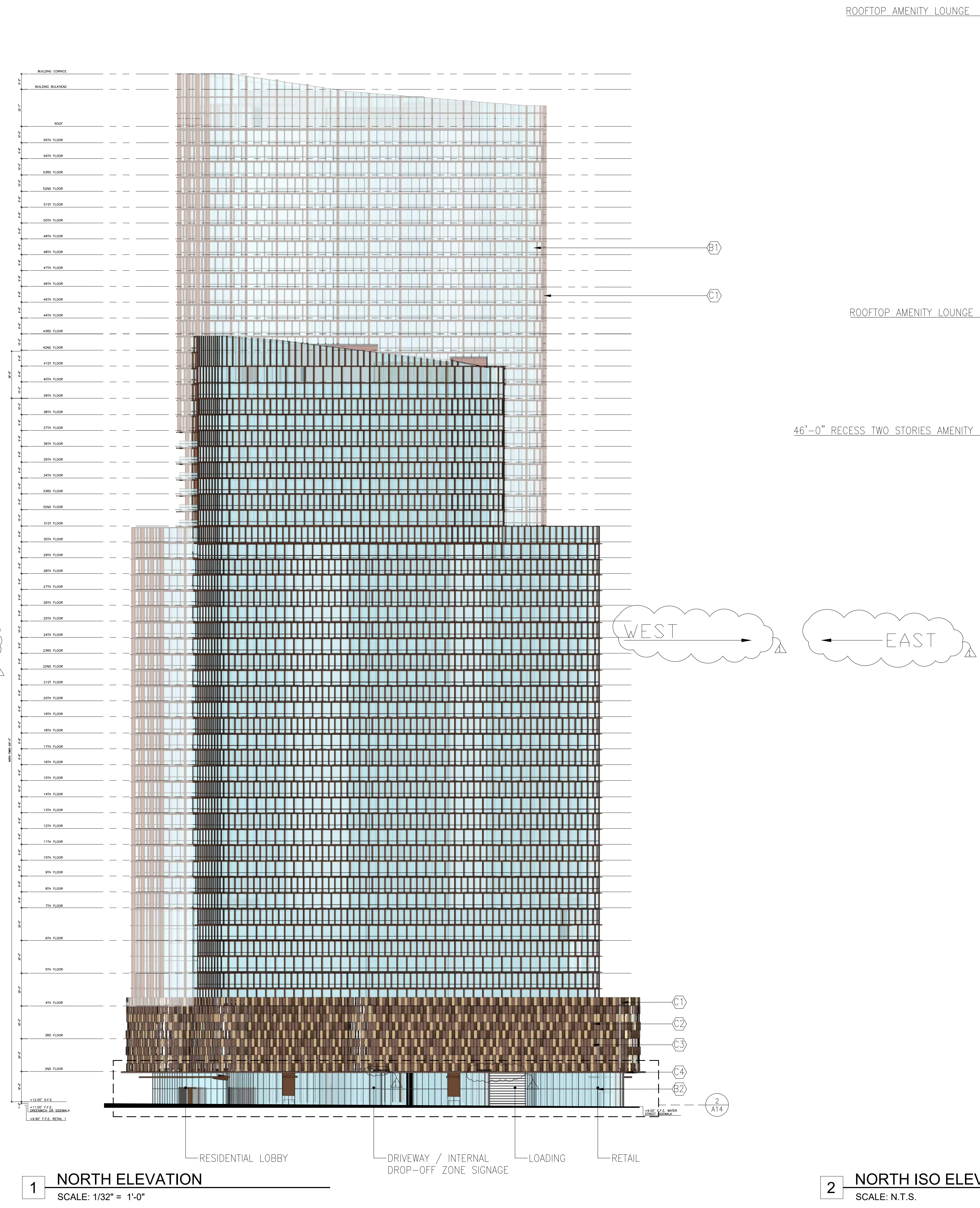
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Date :	For :
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05/26/21	04/08/21 PLANNER COMMENTS

PHASE II

MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

2 NORTH ISO ELEVATION
SCALE: N.T.S.

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REGISTERED ARCHITECT

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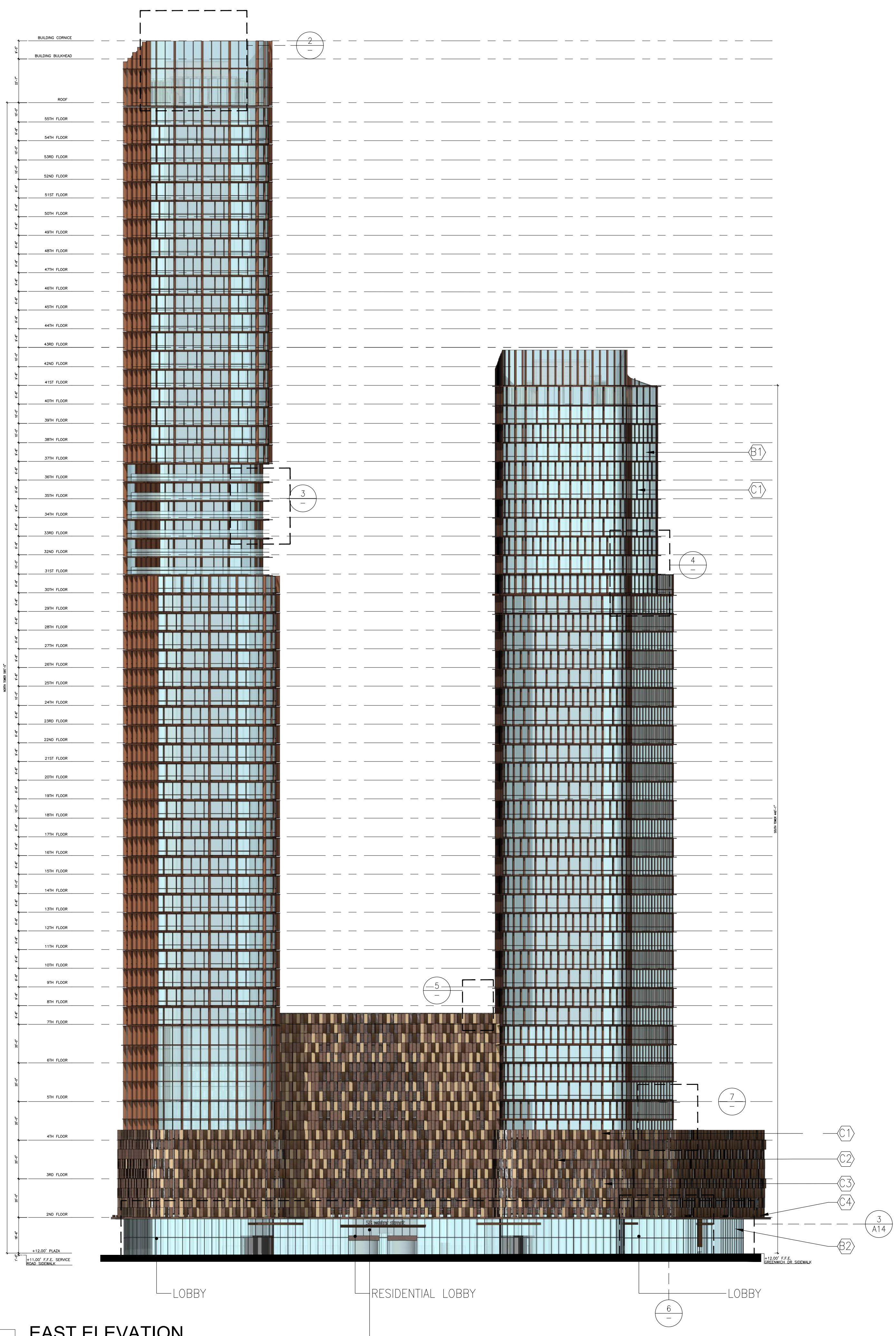
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PHASE II

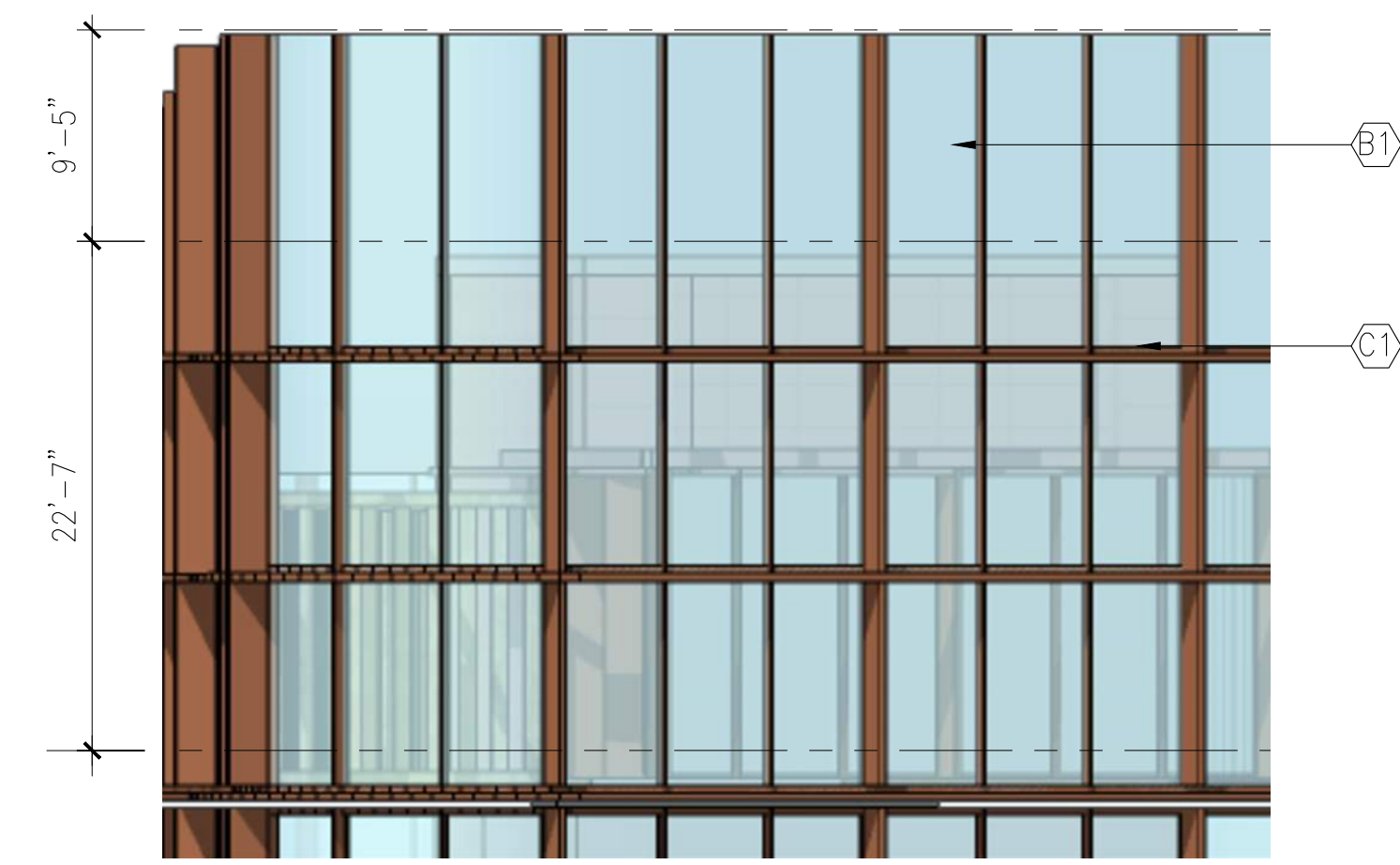
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL

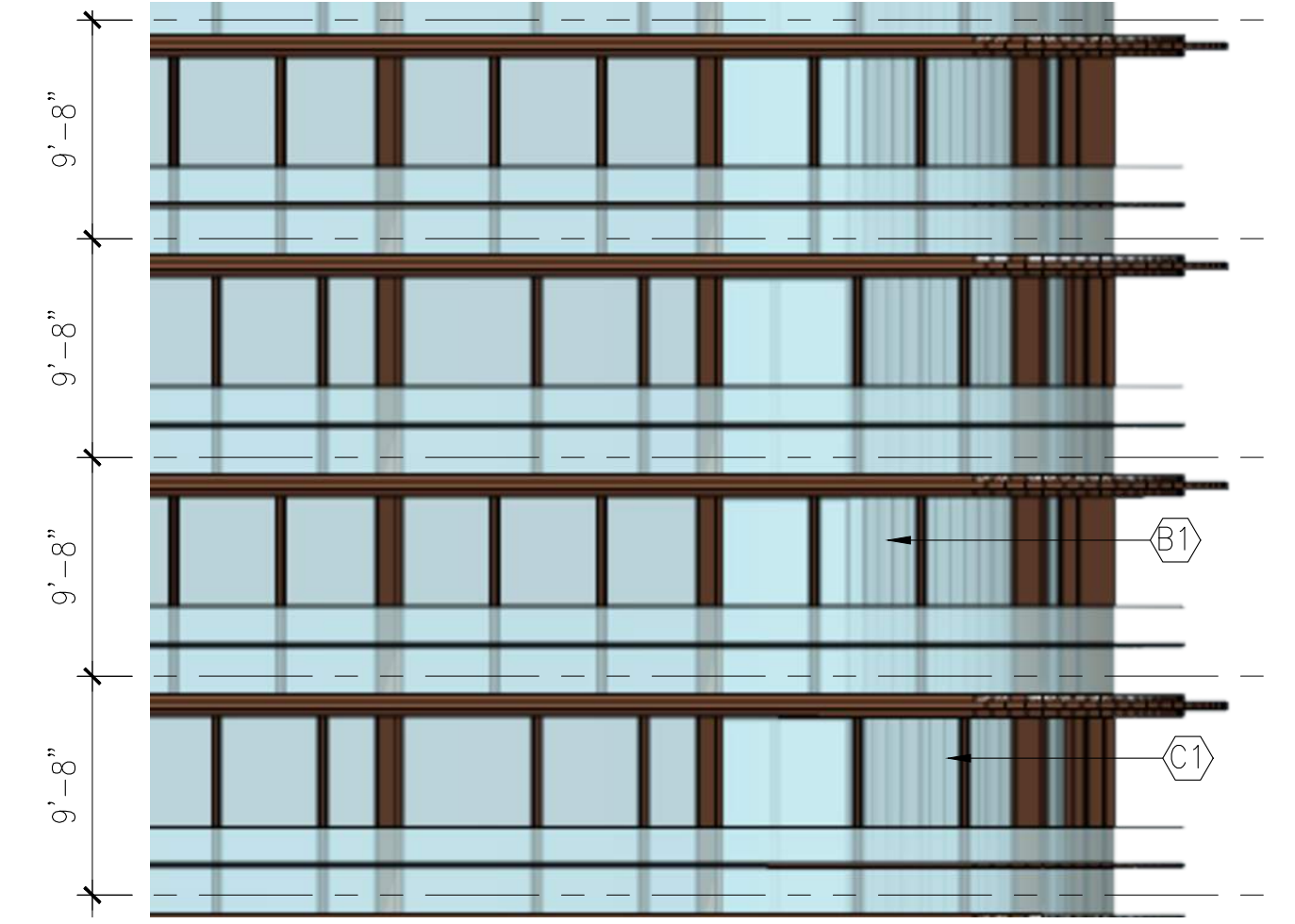


1 EAST ELEVATION
SCALE: 1/32" = 1'-0"

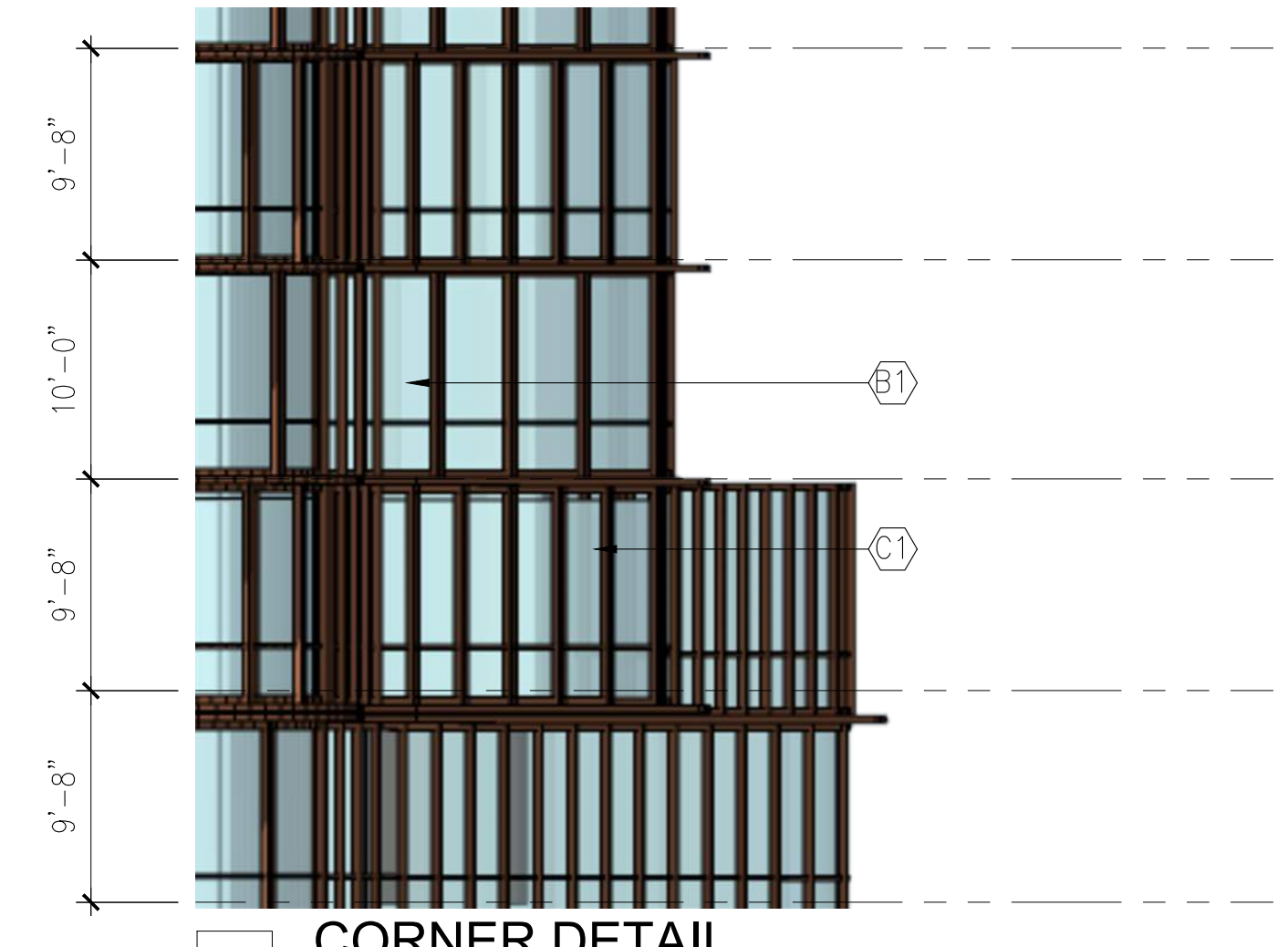
PROPOSED BUILDING SIGNAGE
ONE SIGN AT ENTRY AS PERMITTED
5 SQFT TOTAL AREA
18" LETTERING HEIGHT
20' ABOVE SIDEWALK
4' PROJECTION FROM FACE OF BUILDING



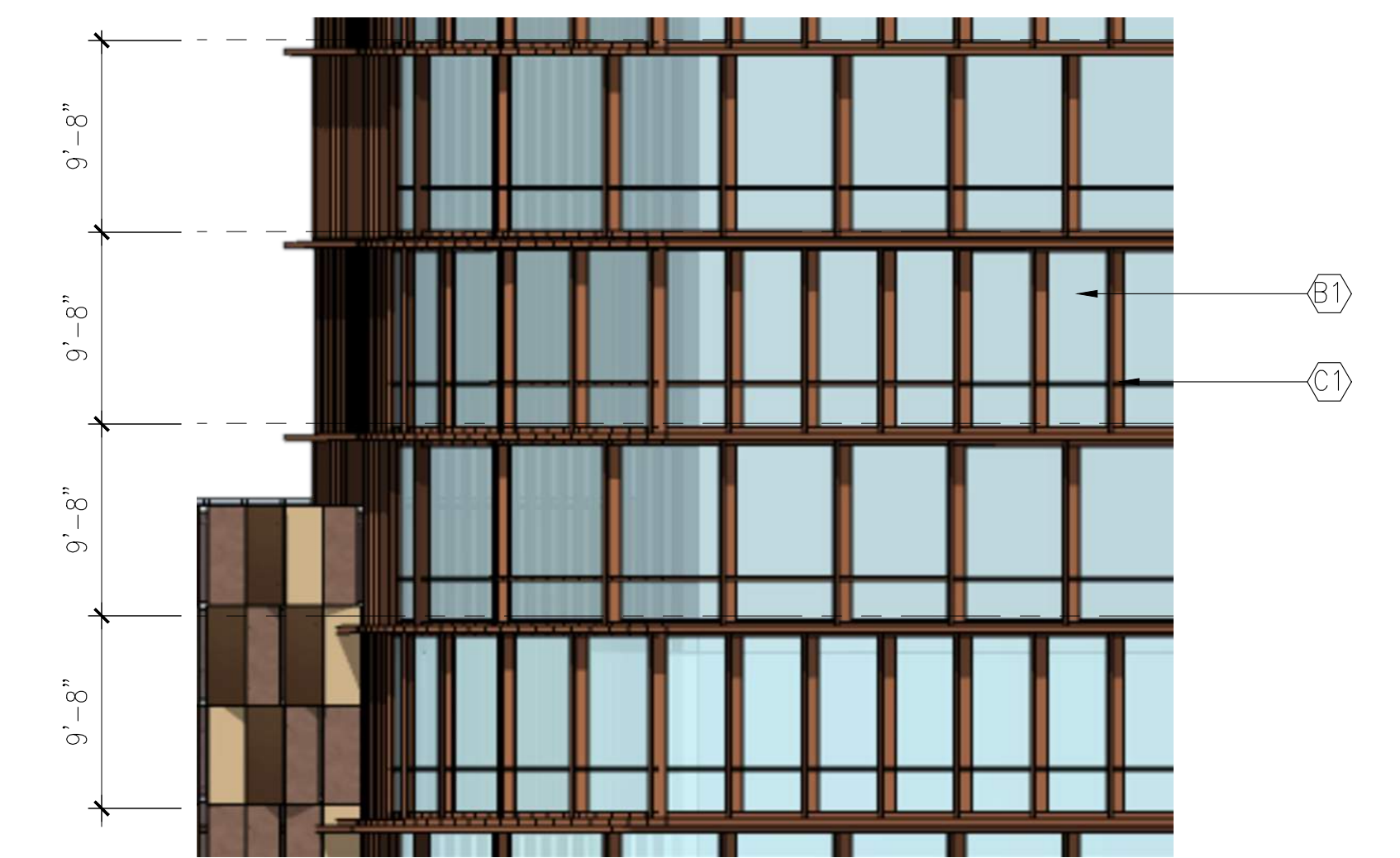
2 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



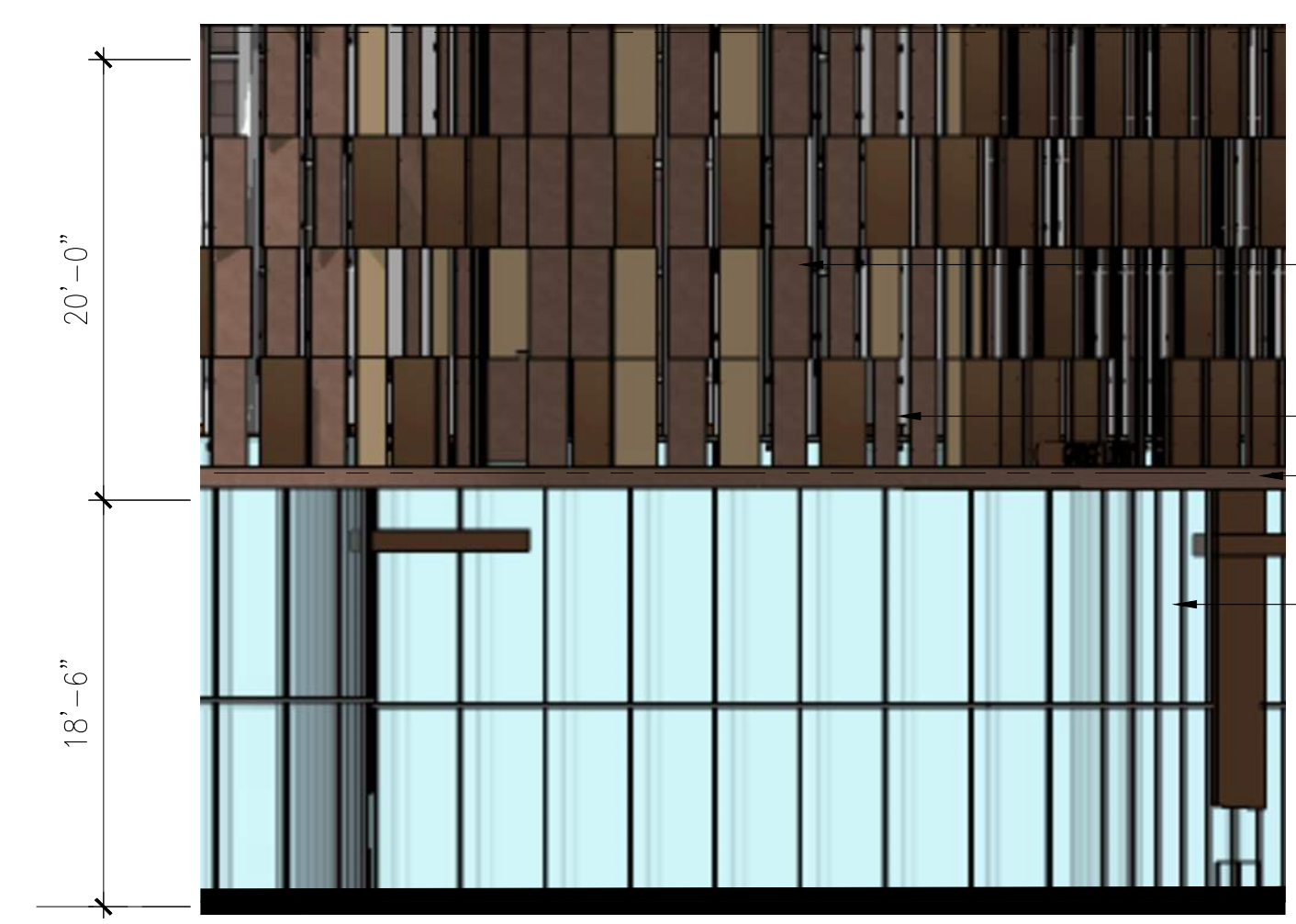
3 BALCONY DETAIL
SCALE: 1/8" = 1'-0"



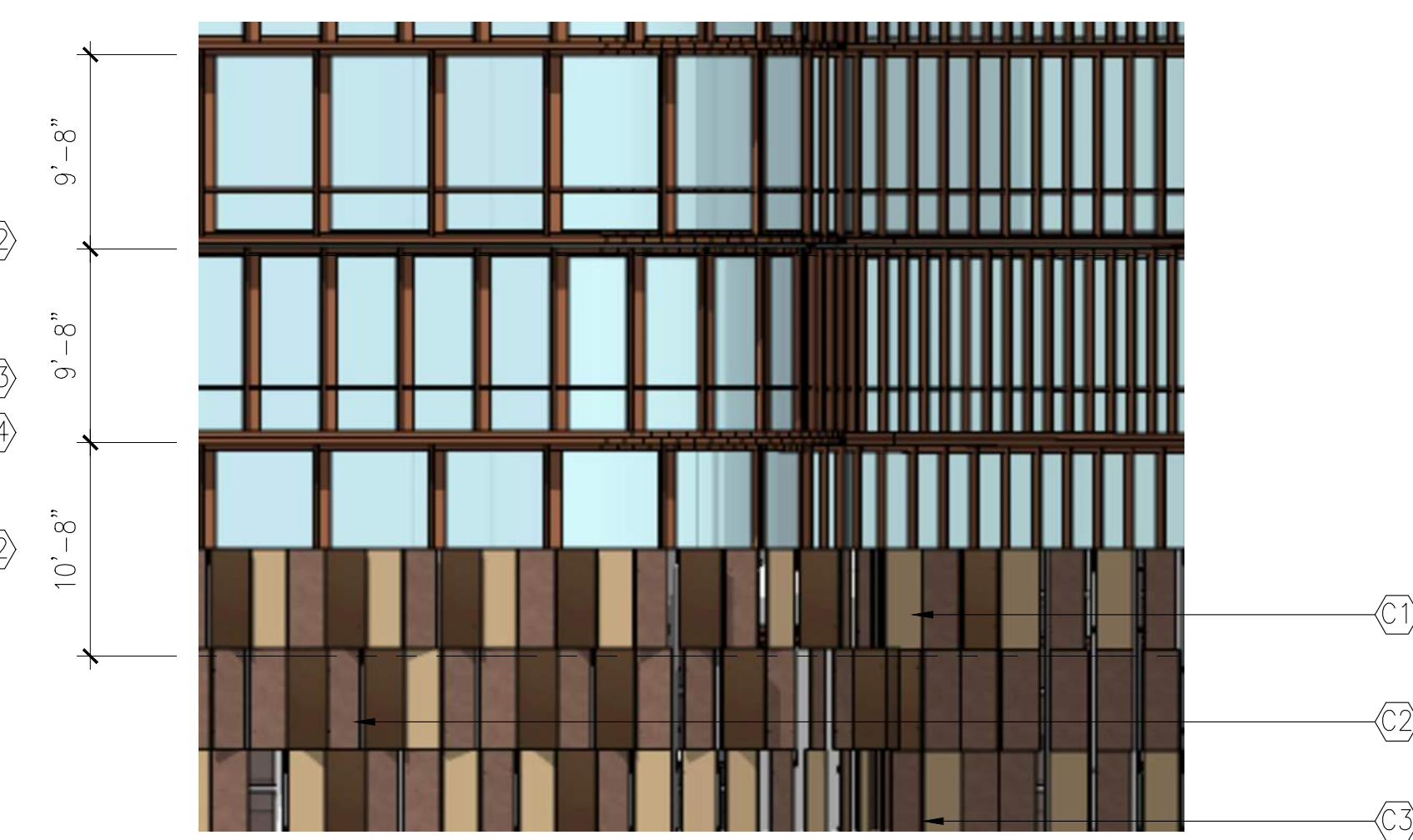
4 CORNER DETAIL
SCALE: 1/8" = 1'-0"



5 CORNER DETAIL
SCALE: 1/8" = 1'-0"



6 STOREFRONT DETAIL
SCALE: 1/8" = 1'-0"



7 FACADE RETURN DETAIL
SCALE: 1/8" = 1'-0"

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Prepared For:
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3611 14th Ave,
Brooklyn, NY 11218

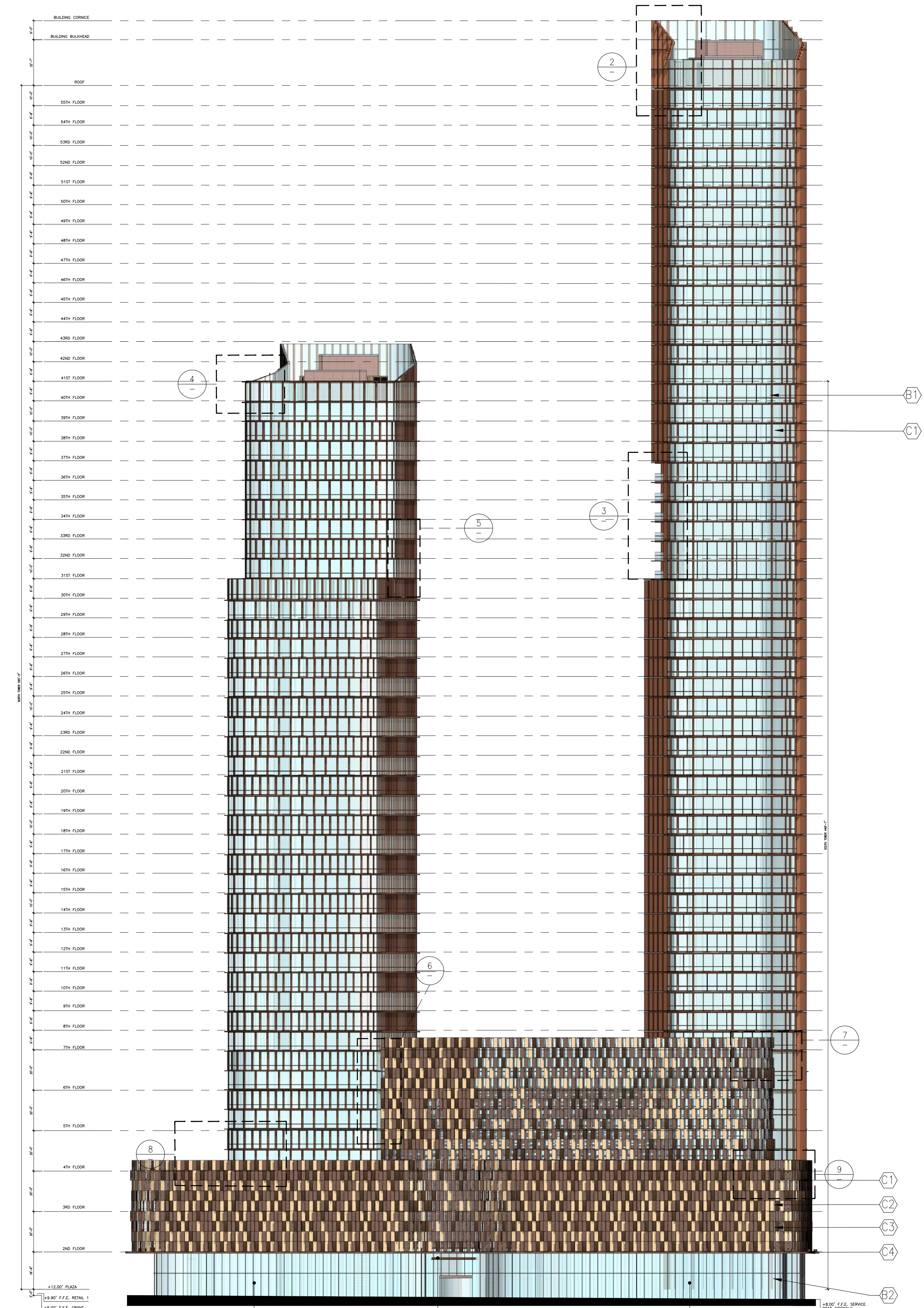
Project Name:
PHASE II
58 WATER STREET
JERSEY CITY, 07305

Issue:	Date:	For:
01/12/21	04/08/21	PRELIM SITE PLAN
05/28/21		04/08/21 PLANNER COMMENTS

PHASE II

MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL



1 WEST ELEVATION
SCALE: 1/32" = 1'-0"

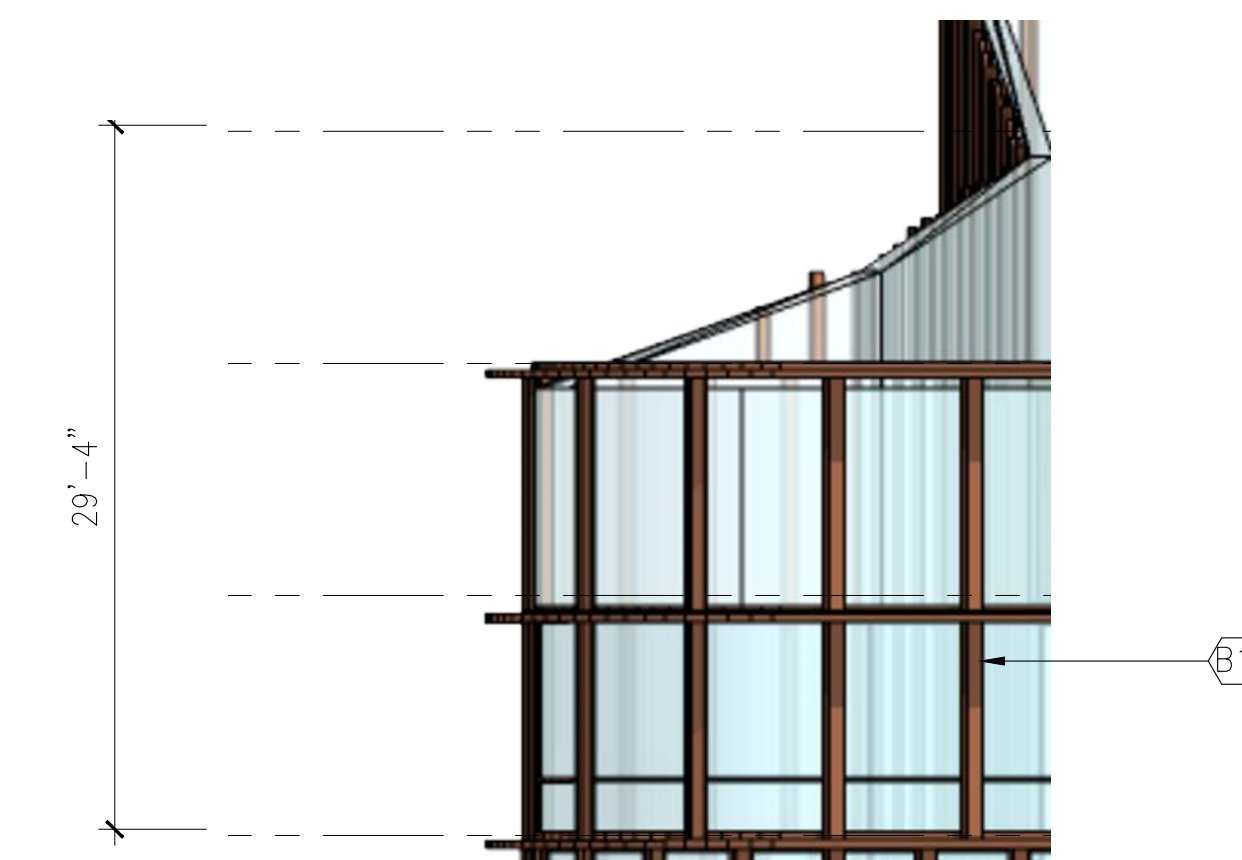
PROPOSED BUILDING SIGNAGE
ONE SIGN AT ENTRY AS PERMITTED
5 SQFT TOTAL AREA
18" LETTERING HEIGHT
20' ABOVE SIDEWALK
4' PROJECTION FROM FACE OF BUILDING



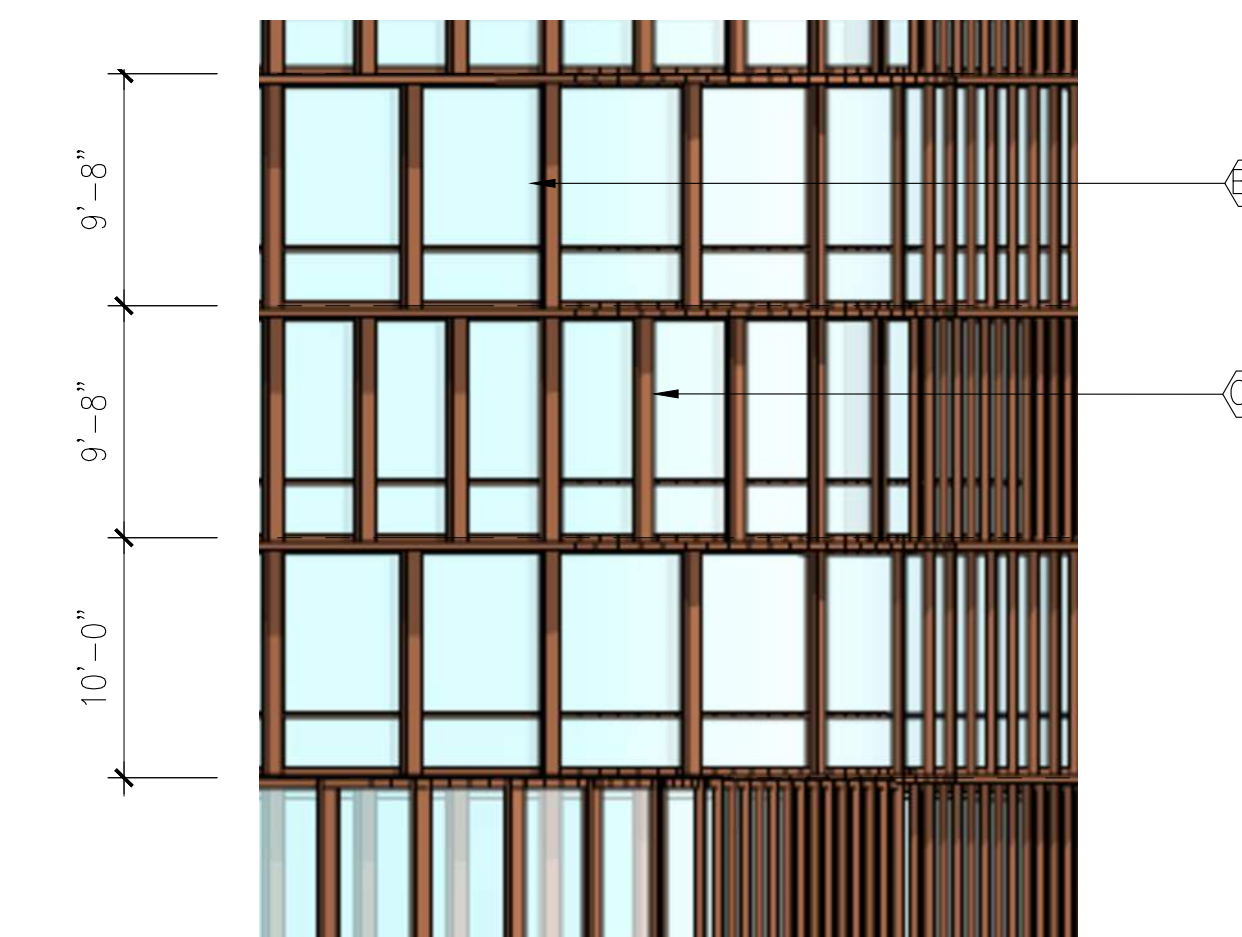
2 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



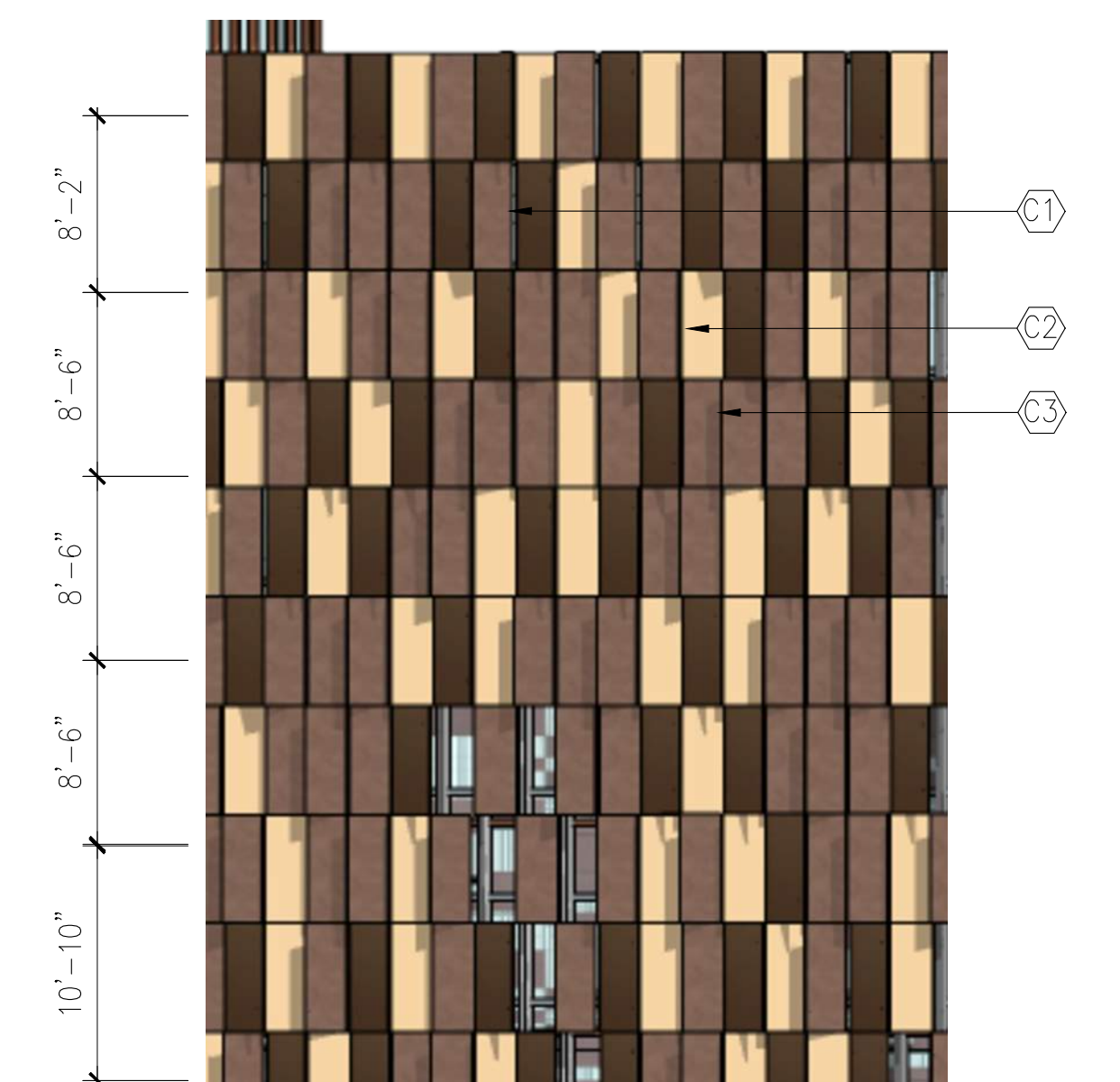
3 BALCONY DETAIL
SCALE: 1/8" = 1'-0"



4 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



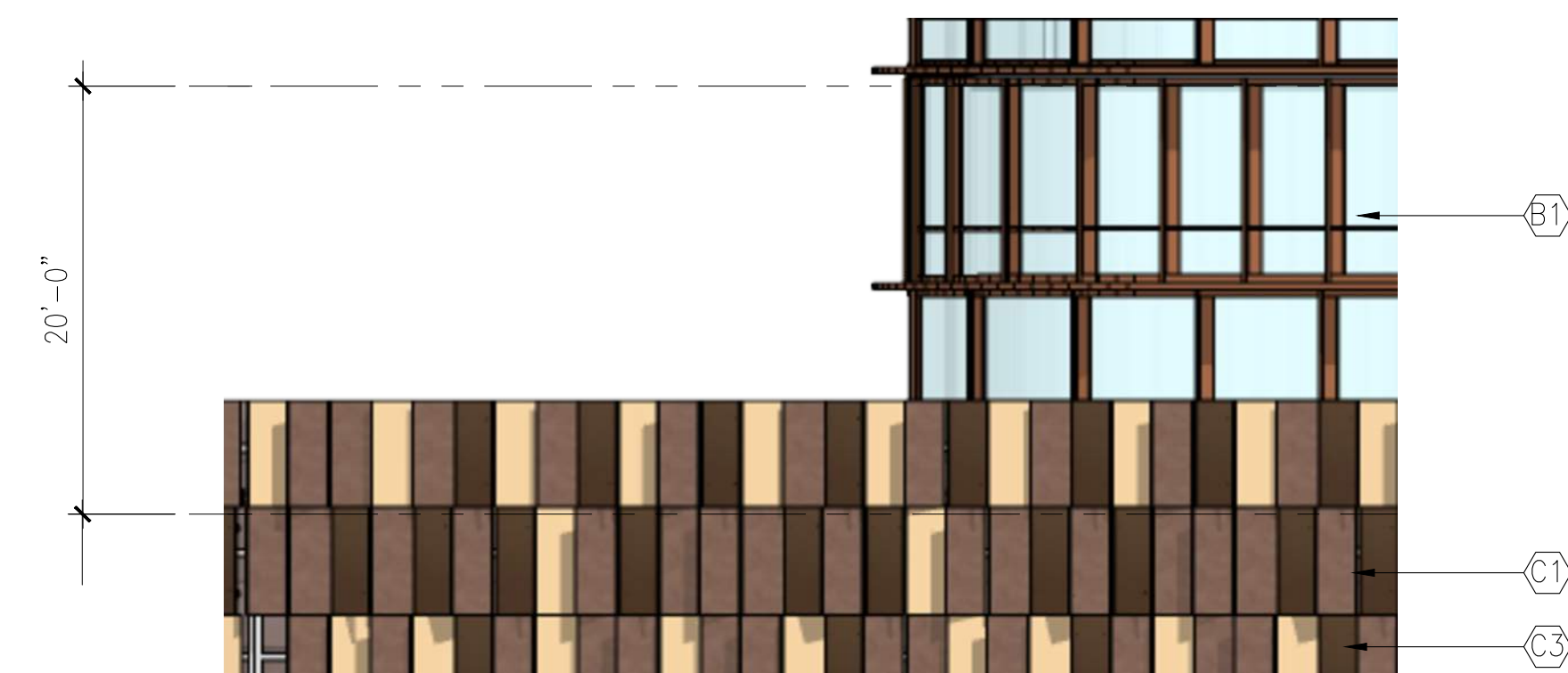
5 BALCONY CORNER DETAIL
SCALE: 1/8" = 1'-0"



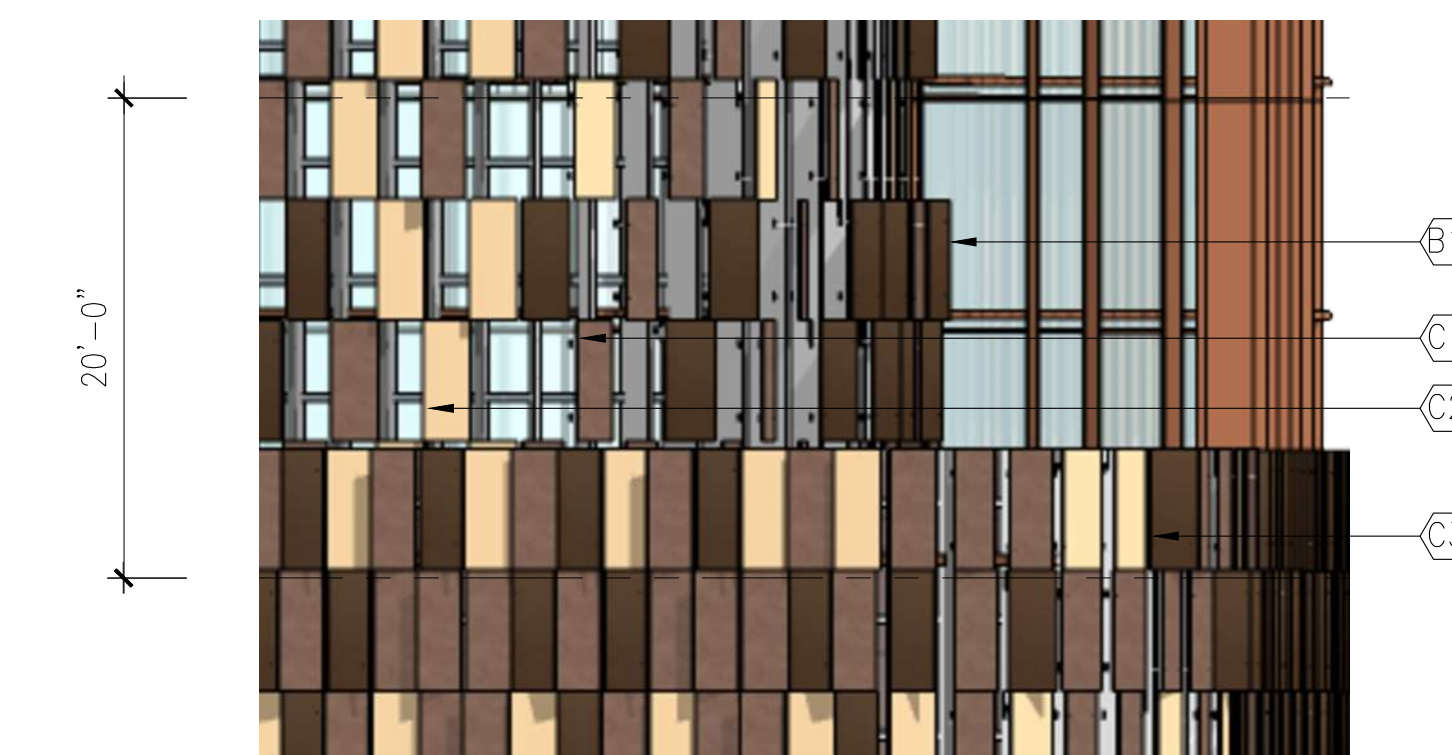
6 PARKING FACADE
SCALE: 1/8" = 1'-0"



7 CORNER DETAIL
SCALE: 1/8" = 1'-0"



8 CORNER DETAIL
SCALE: 1/8" = 1'-0"



9 CORNER DETAIL
SCALE: 1/8" = 1'-0"

**Marchetto
Higgins
Stieve**
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DEPARTMENT OF TREASURY
REGISTERED ARCHITECT
07945

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3611 14th Ave,
Brooklyn, NY 11218

Project Name:
PHASE II
58 WATER STREET
JERSEY CITY, 07305

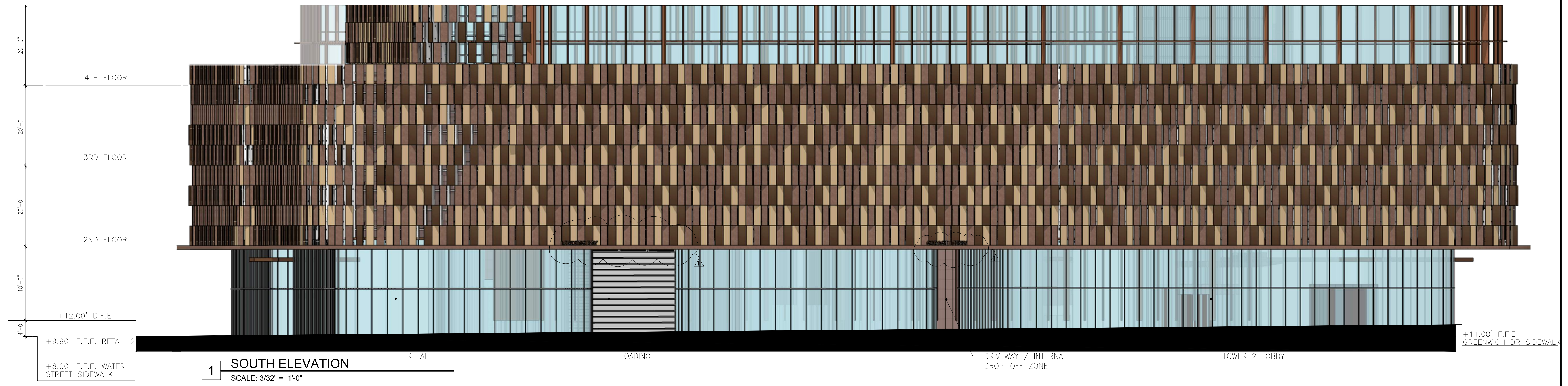
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Checked By : AM

Issue :
Date : 01/12/21 For : PRELIM SITE PLAN
05/28/21 04/08/21 PLANNER COMMENTS

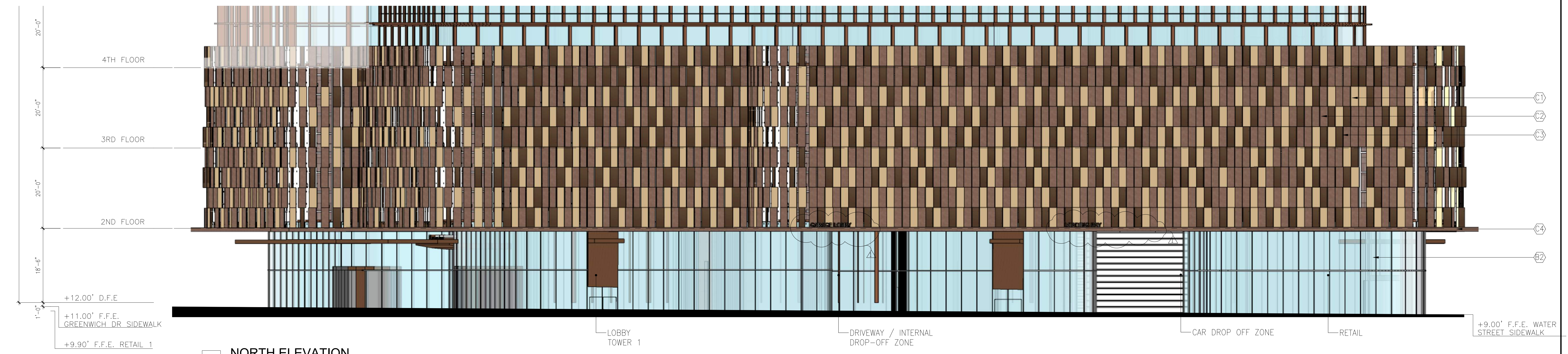
**ELEVATION:
WEST
ELEVATION** **2-A13**

PHASE II
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED BUILDING SIGNAGE
ONE SIGN AT ENTRY AS PERMITTED
5 SQFT TOTAL AREA
18" LETTERING HEIGHT
15' ABOVE SIDEWALK
4' PROJECTION FROM FACE OF BUILDING

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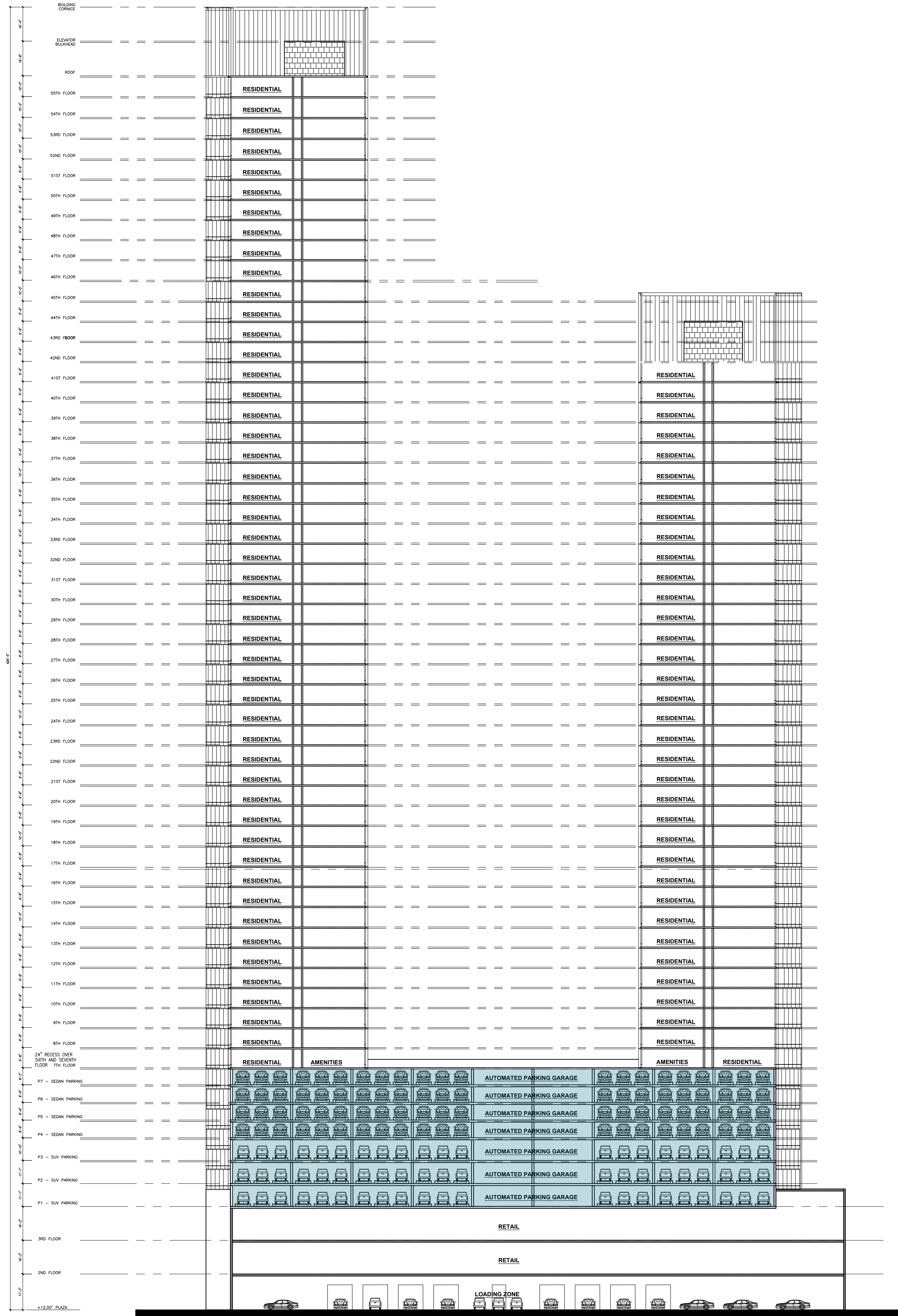
Prepared For:
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Brooklyn, NY 11218

Project Name:
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58 WATER STREET
JERSEY CITY, 07305

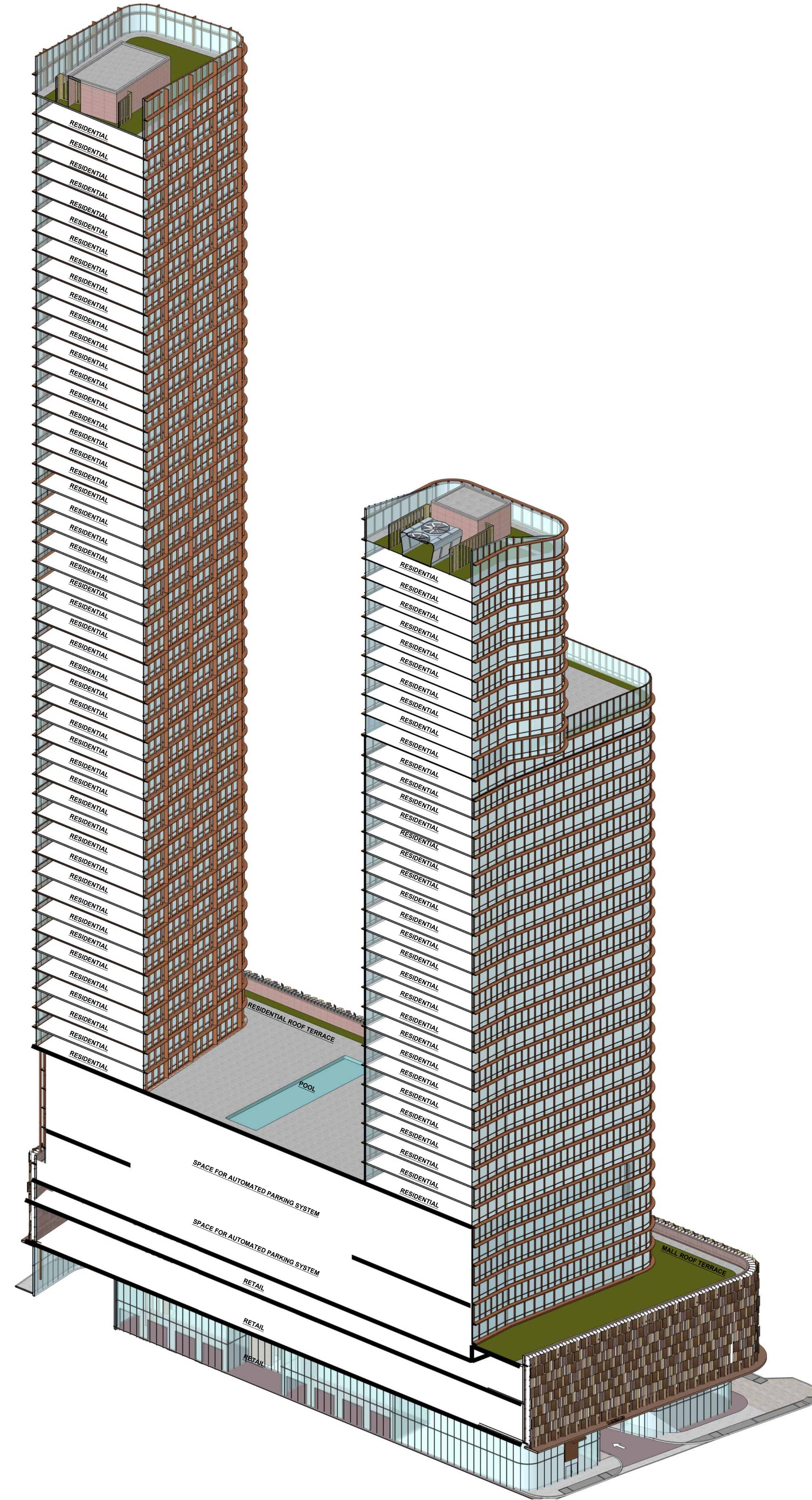
Issue:	Date:	For:
01/12/21	05/28/21	PRELIM SITE PLAN
		04/08/21 PLANNER COMMENTS

PHASE II
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
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POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL
- ACCENT_METAL (C4) TYPE 4 : TERRA
INSULATED METAL PANEL



1 SECTION 1
SCALE: 1/32" = 1'-0"



2 SECTION PERSPECTIVE
SCALE: N.T.S.

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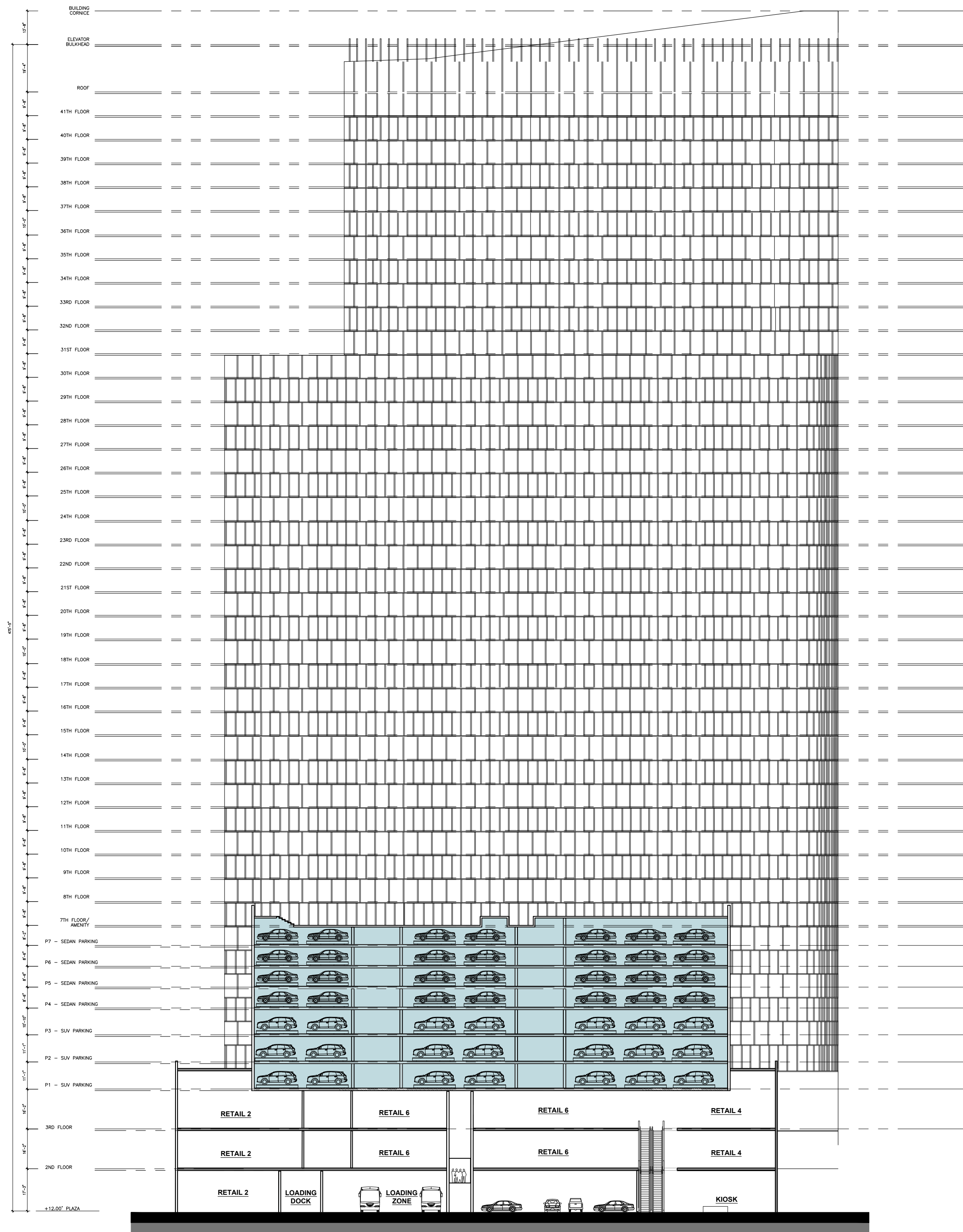
Dean Marchetto FAA, PP
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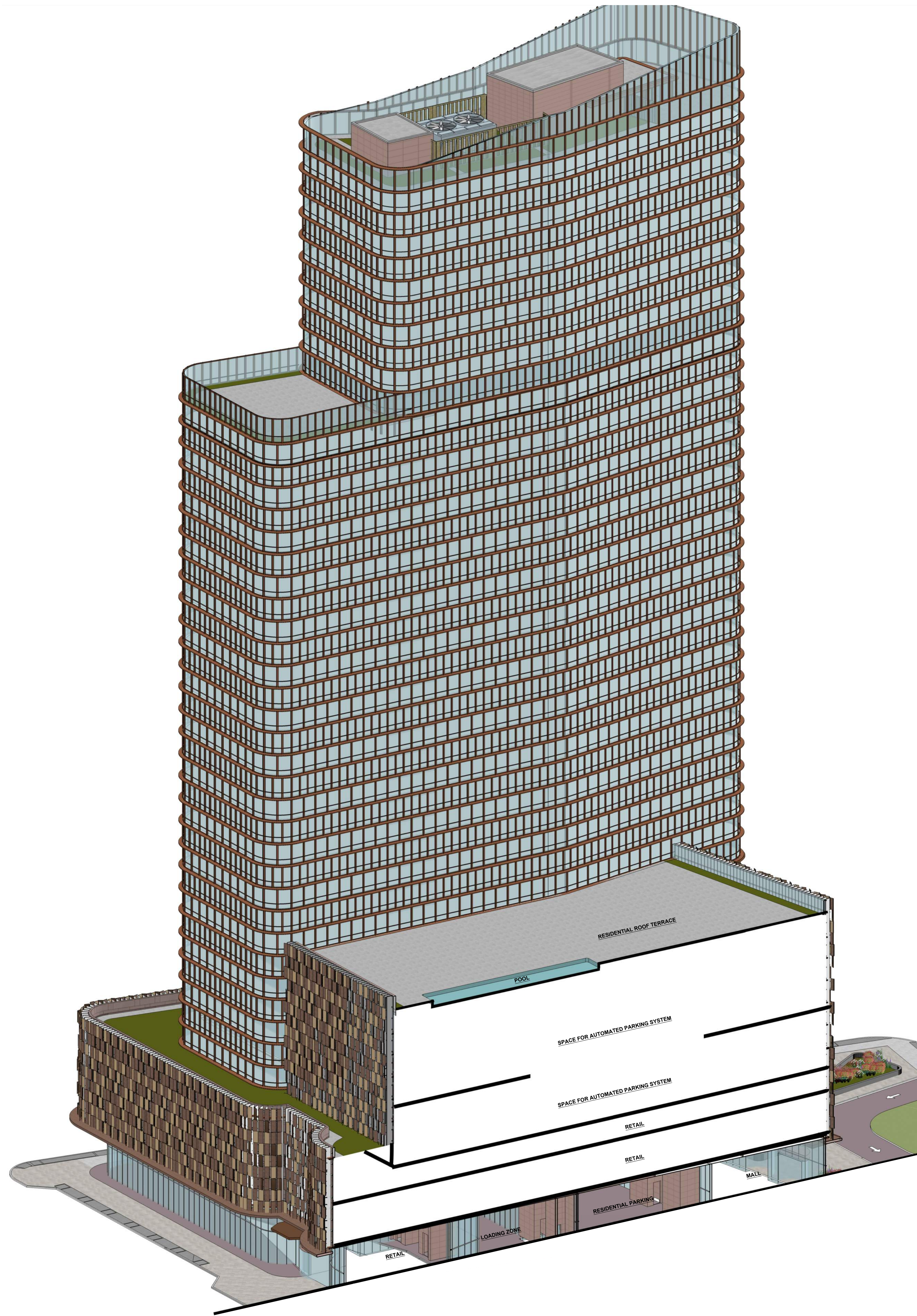
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ROUTE 440 DEVELOPERS L.L.C.
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Project Name:
PHASE II
58 WATER STREET
JERSEY CITY, 07305

Issue:	Date:	For:
01/12/21	05/28/21	PRELIM SITE PLAN
04/08/21	04/08/21	PLANNER COMMENTS



1 SECTION 2
SCALE: 1/32" = 1'-0"



2 SECTION 2
SCALE: N.T.S.

PHASE II
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
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POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
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INSULATED METAL PANEL
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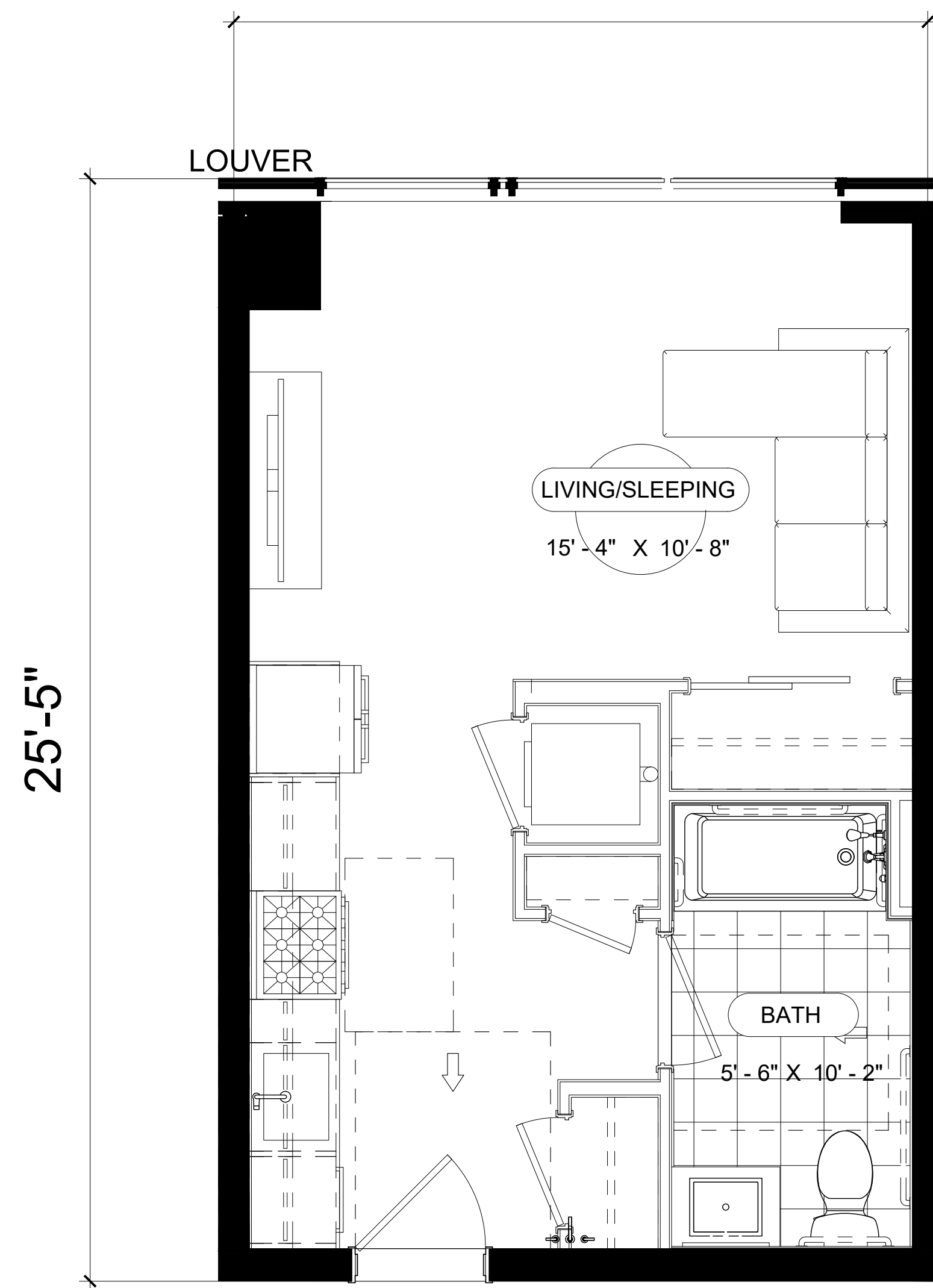
Dean Marchetto FAIA, PP
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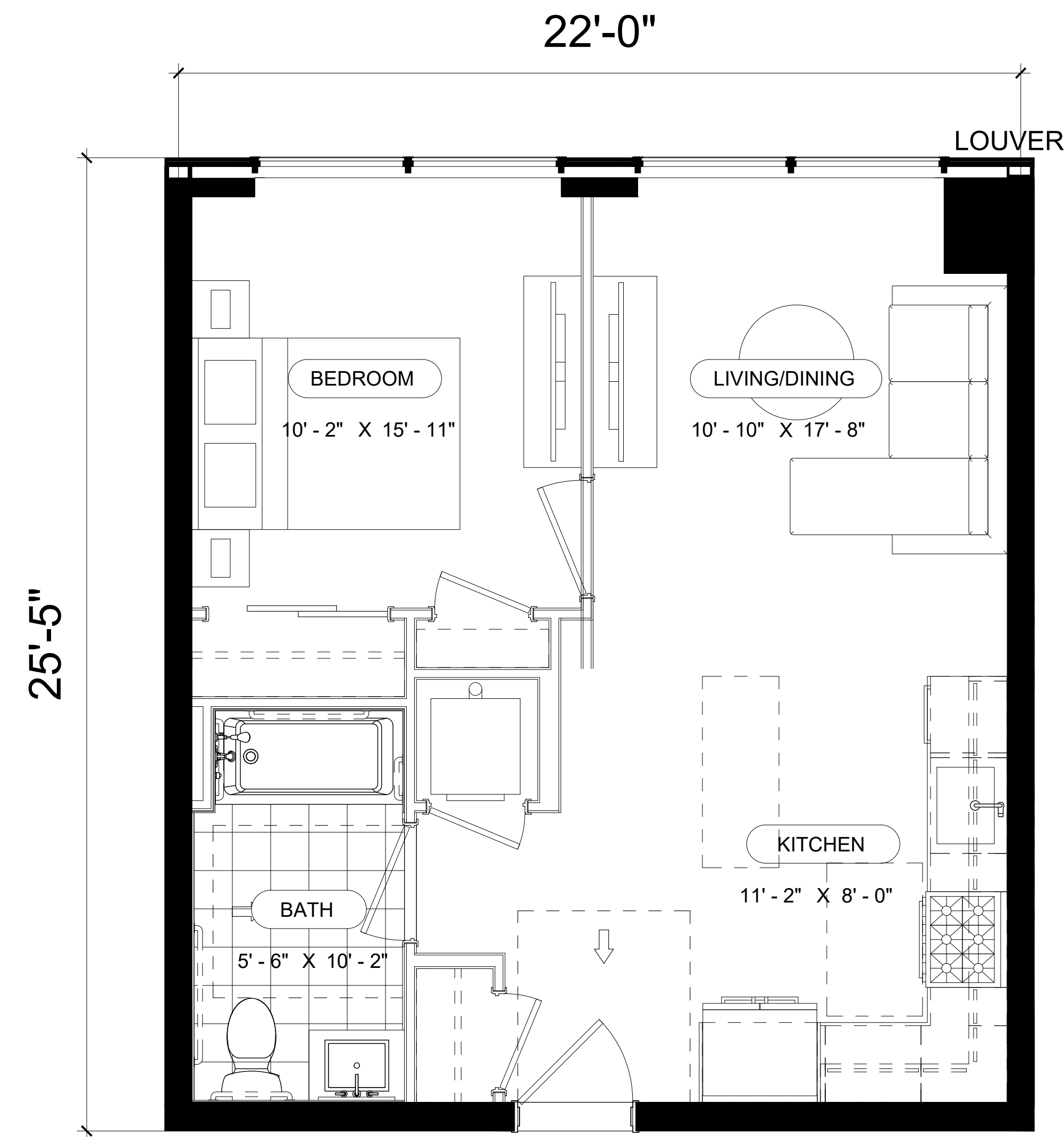
Prepared For:
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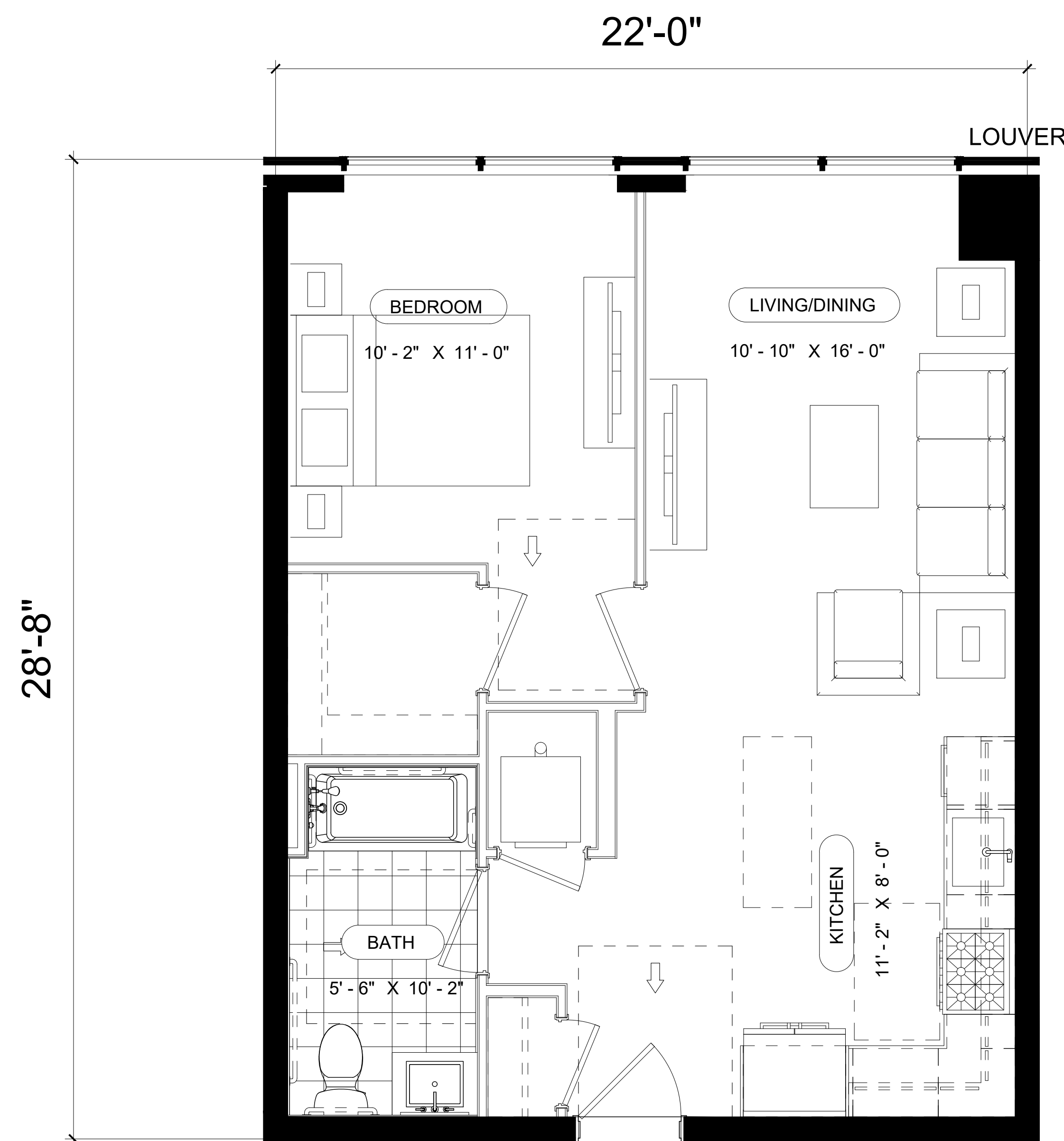
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Scale :	AS NOTED
Drawn By :	AM-CC
Checked By :	AM
Issue :	
Date :	01/12/21
For :	PRELIM SITE PLAN
	04/08/21 PLANNER COMMENTS



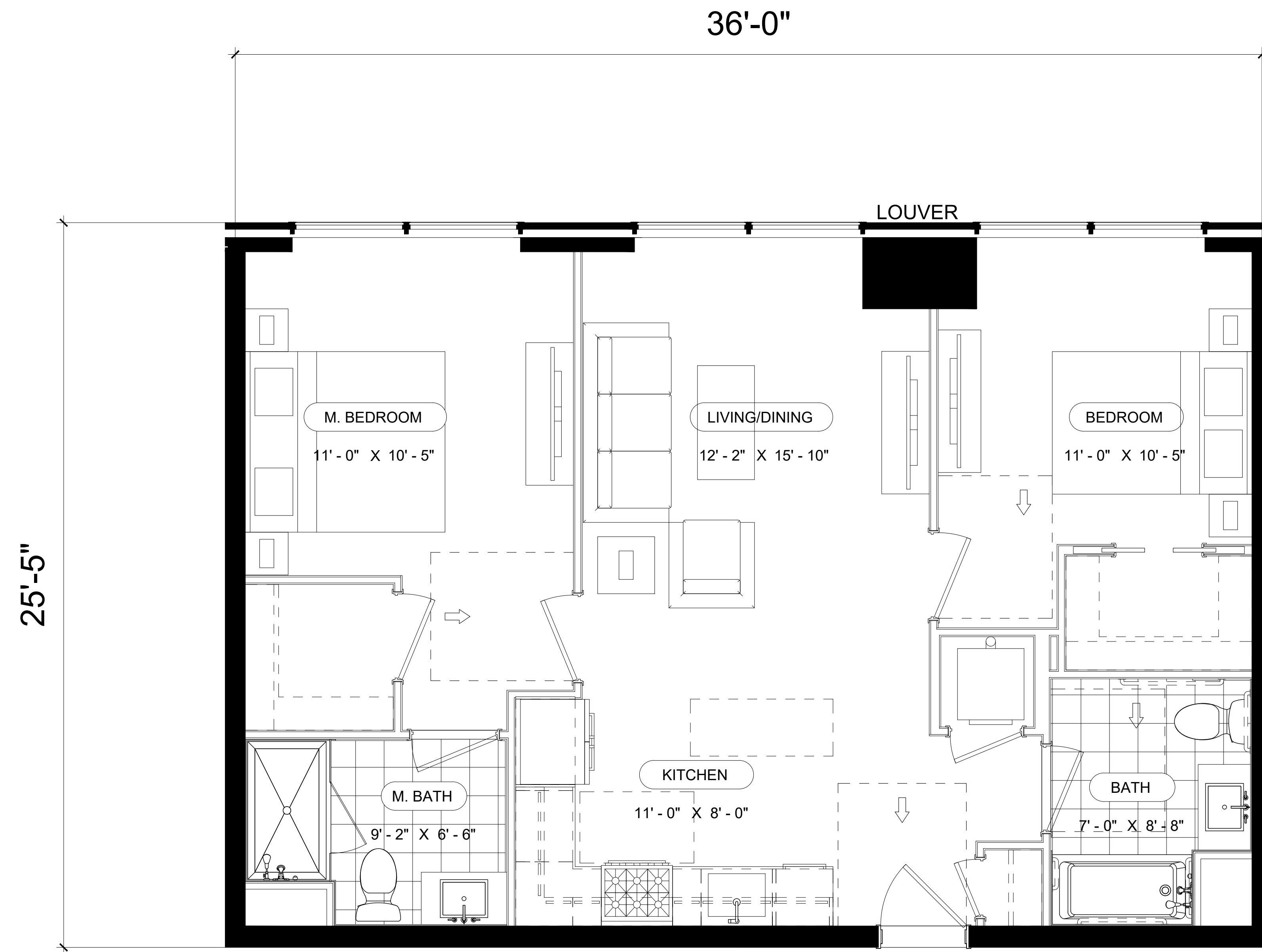
1 STUDIO- 401 SF
SCALE: 3/8" = 1'-0"



2 ONE BEDROOM, ONE BATH- 551SF
SCALE: 3/8" = 1'-0"



4 ONE BEDROOM- ONE BATH-625 SF
SCALE: 3/8" = 1'-0"



3 TWO BEDROOM- TWO BATH- 901 SF
SCALE: 3/8" = 1'-0"

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JERSEY CITY, 07305

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	04/08/21 PLANNER COMMENTS



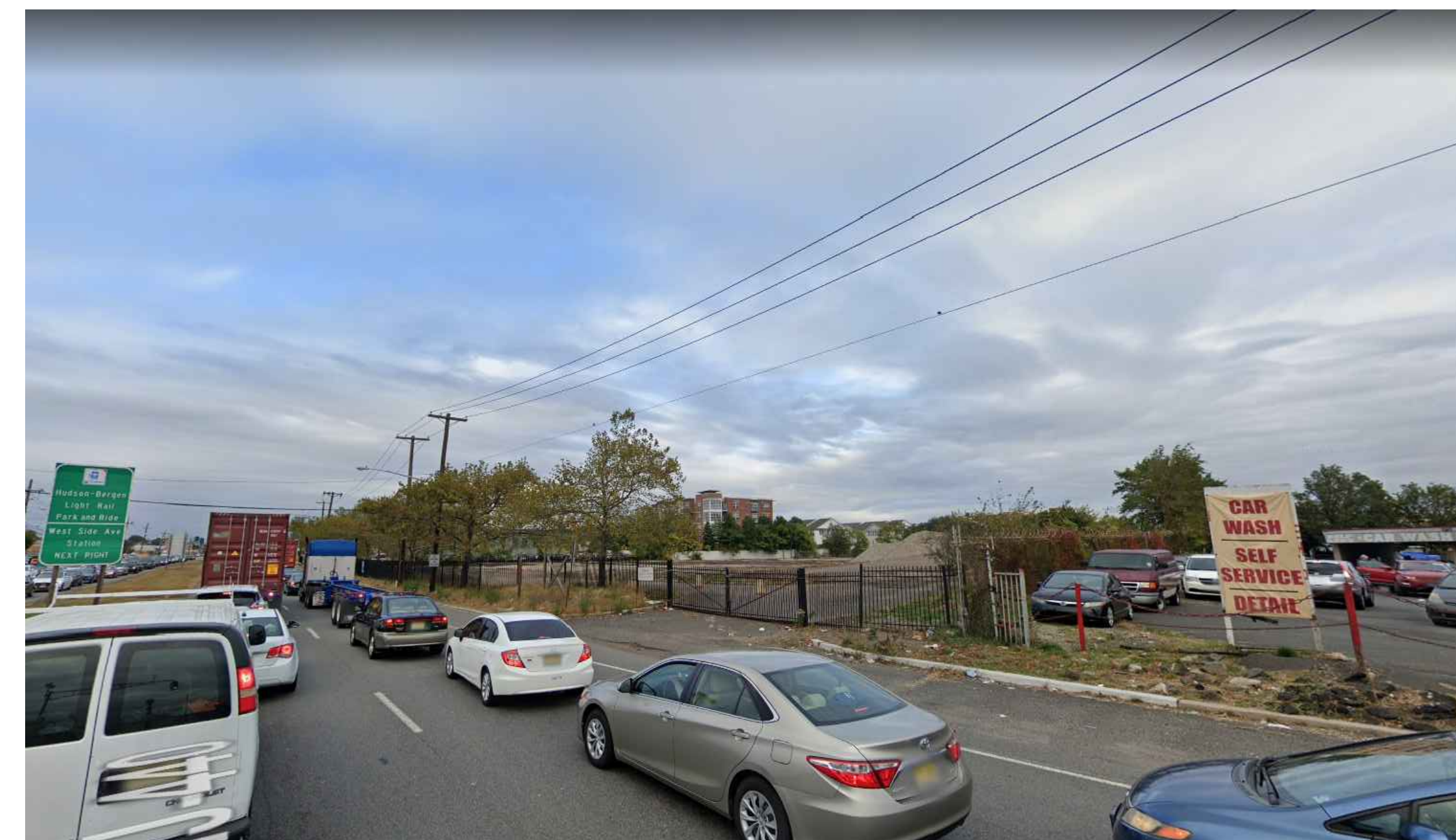
2 VIEW NORTHWEST - NJ STATE HIGHWAY ROUTE 440
SCALE: N.T.S.



4 VIEW SOUTHEAST - MALLORY AVENUE
SCALE: N.T.S.



1 VIEW NORTHEAST - GRANT AVENUE
SCALE: N.T.S.



3 VIEW SOUTHWEST - NJ STATE HIGHWAY ROUTE 440
SCALE: N.T.S.

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PHASE II
58 WATER STREET
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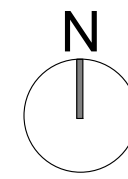
Job Number : 1911
Scale : AS NOTED
Drawn By : AM-CC
Checked By : AM

Issue :	Date :	For :
	01/12/21	PRELIM SITE PLAN
△	05/28/21	04/08/21 PLANNER COMMENTS

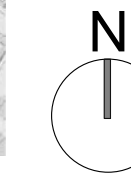
SITE
CONTEXT
PHOTOS **2-A18**



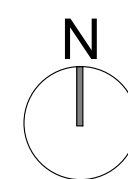
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WINTER SOLSTICE 12-21 09:00 AM



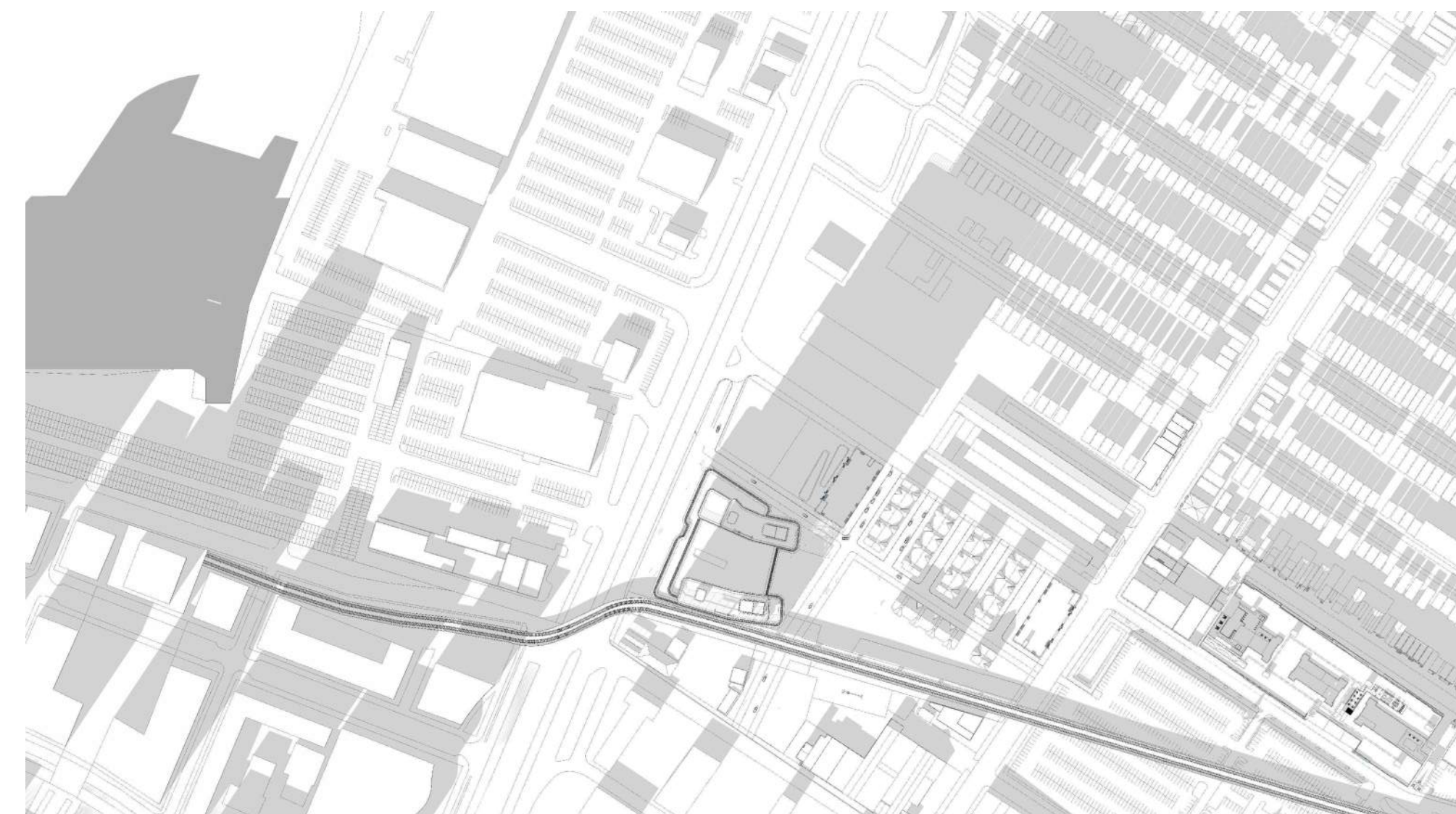
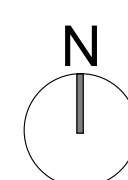
SUMMER SOLSTICE 06-20 12:00 PM



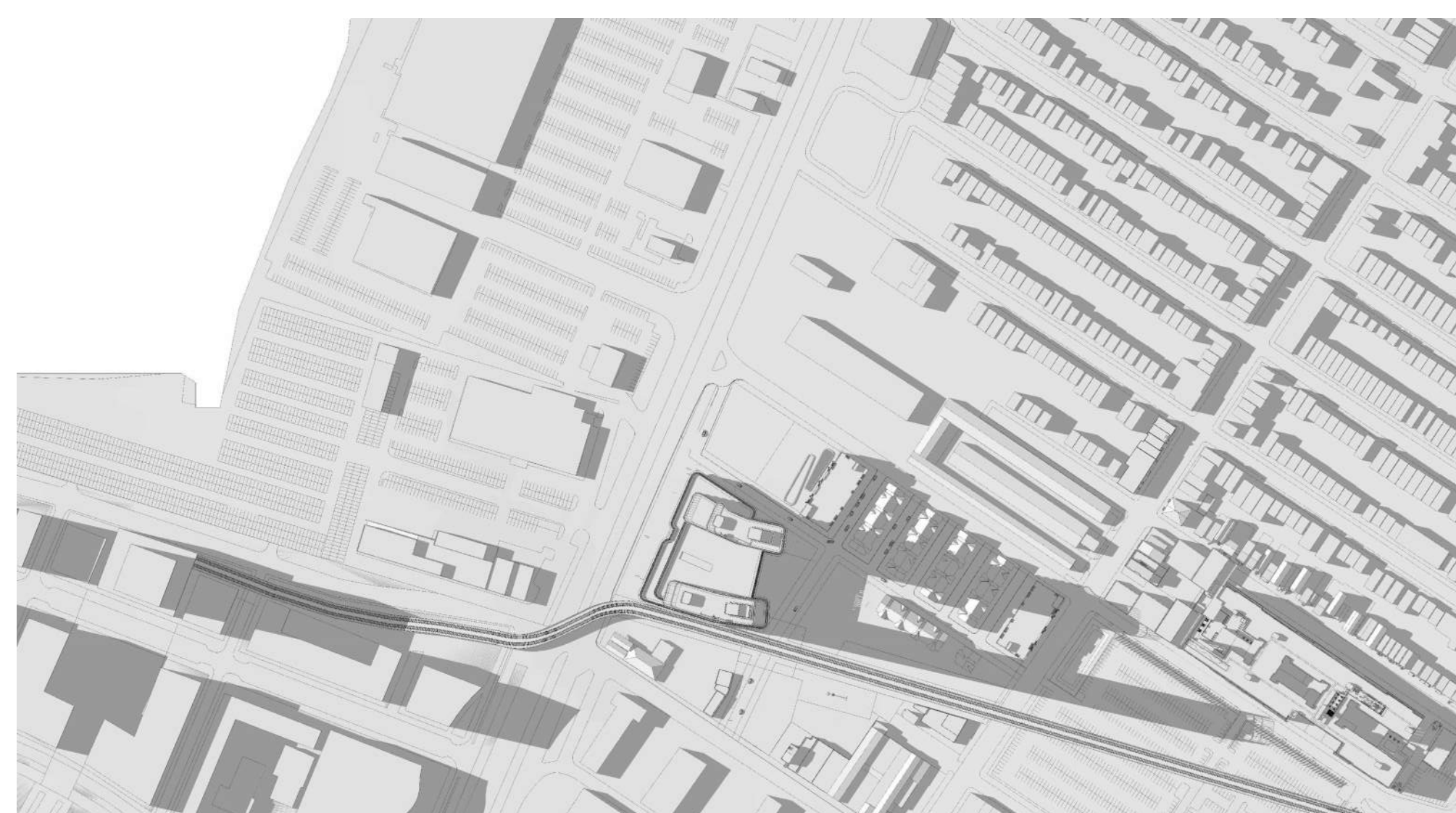
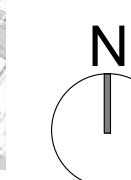
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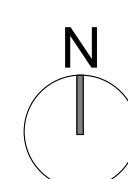
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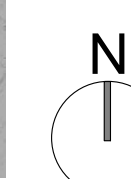
WINTER SOLSTICE 12-21 03:00 PM



SUMMER SOLSTICE 06-20 06:00 PM



WINTER SOLSTICE 12-21 06:00 PM



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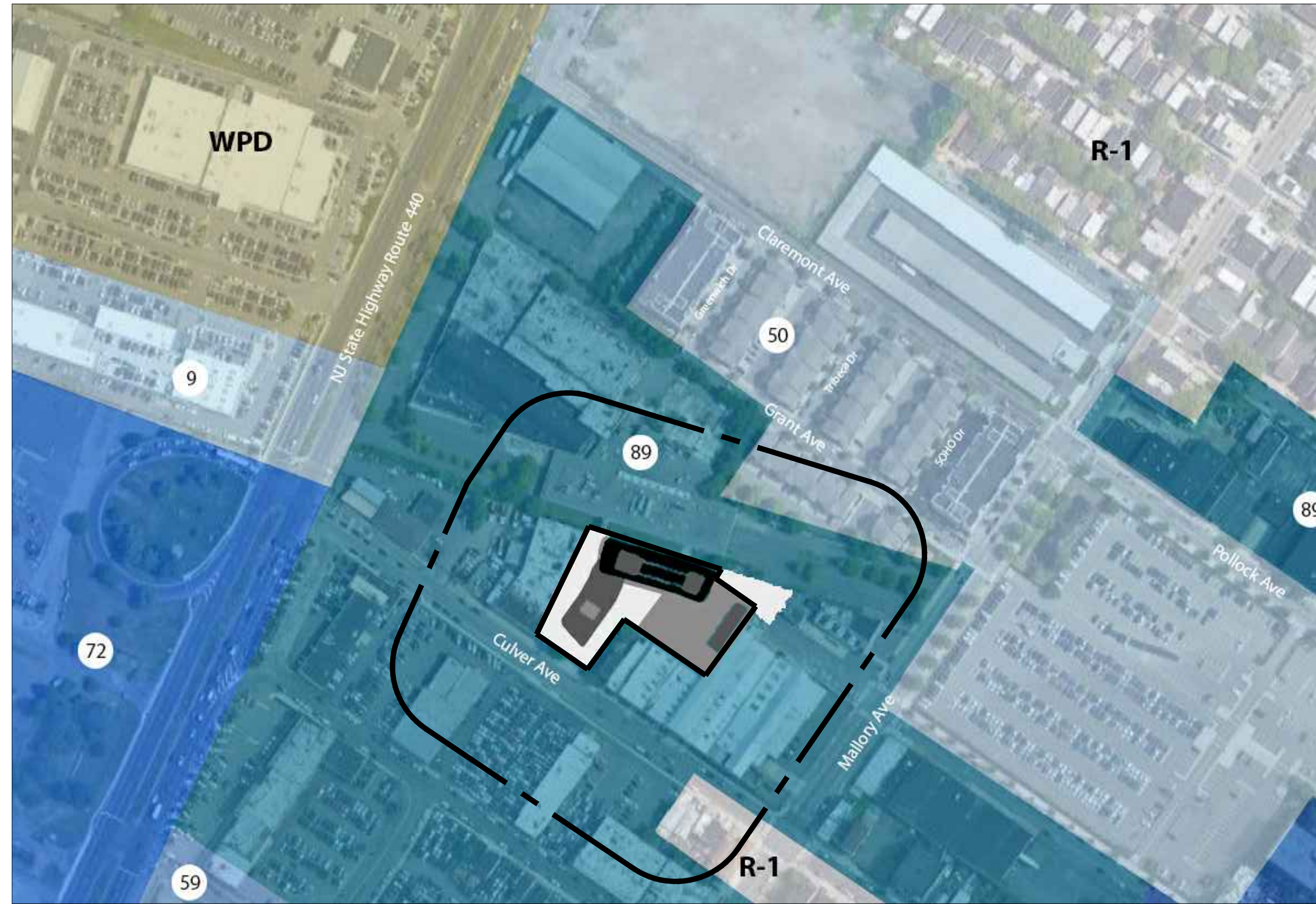
Project Name:
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JERSEY CITY, 07305

Job Number : 1911
 Scale : AS NOTED
 Drawn By : AM-CC
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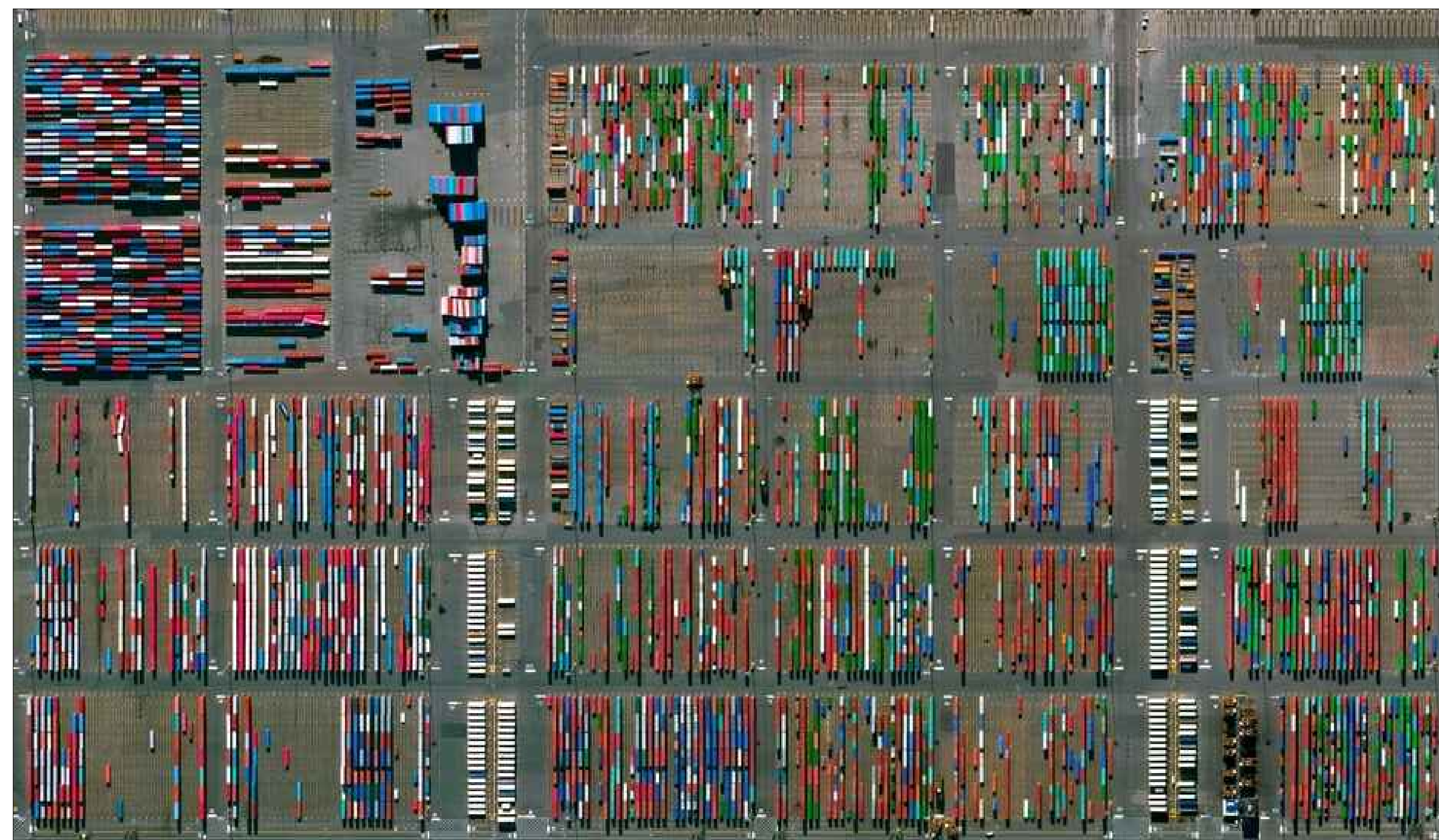
Issue :	For :
01/12/21	PRELIM SITE PLAN
05/28/21	04/08/21 PLANNER COMMENTS

440 CULVER - PHASE III 244 CULVER AVENUE

PROPOSED MIXED-USE DEVELOPMENT
BLOCK 21701, LOT 13,14,17, JERSEY CITY, 07305

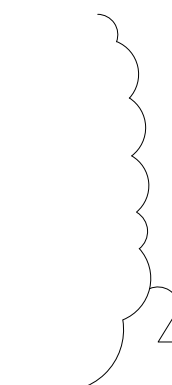


1 LOCATION MAP



DRAWING LIST

- 3-C1 COVER SHEET
- 3-A1 GROUND FLOOR
- 3-A2 2ND-6TH FLOOR PLAN
- 3-A3 7TH/ AMENITY TERRACE PLAN
- 3-A4 8TH-22ND FLOOR PLAN
- 3-A5 23RD-46TH FLOOR PLAN
- 3-A6 47TH & 49TH FLOOR AMENITY FLOOR PLAN
- 3-A7 48TH & 50TH RESIDENTIAL FLOOR PLAN
- 3-A8 51ST-56TH FLOOR PLAN
- 3-A9 ROOF FLOOR PLAN
- 3-A10 SOUTH ELEVATION
- 3-A11 NORTH ELEVATION
- 3-A12 EAST ELEVATION
- 3-A13 WEST ELEVATION
- 3-A14 ENLARGE ELEVATIONS
- 3-A15 BUILDING SECTION
- 3-A16 ENLARGE UNITS
- 3-A17 SITE CONTEXT PHOTOS
- 3-A18 SHADOW STUDIES



PHASE III

PROJECT DATA

BLOCK NUMBER	21701
LOT NUMBERS	13,14,17
ZONING DISTRICT	440 CULVER REDEVELOPMENT PLAN
LOT AREA	141,988(3.259 Acres)
BUILDING FOOTPRINT	37,172 SF
RESIDENTIAL FLOOR AREA	853,180 SF
AMENITY FLOOR AREA	26,950 SF
RETAIL FLOOR AREA	7,000 SF
MECHANICAL AREA	6,000 SF
PARKING AREA	90,275 SF
TOTALS	983,905 SF
DWELLING UNITS	1,039
PARKING SPACES	529

SITE PLAN & SURVEY DATA

BOWMAN CONSULTING ENGINEERS
303 W. MAIN STREET
FREEHOLD, NJ 07725
TEL: 732.665.5500 FAX: 732.665.5501
NJ PROFESSIONAL LAND SURVEYOR :
LIC 246S02747700.

PLANNING BD. APPROVAL

PRELIMINARY SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NEW JERSEY, THIS ___ DAY OF _____, 2021.

Board Chairman

Board Secretary

Board Planner

Board Engineer

Marchetto Higgins Stieve
Architecture Planning Urban Design

Dean Marchetto FAIA, PP
NJ 07945
Michael Higgins AIA, LEED
NJ148130380
Bruce A. Stieve AIA, CNU
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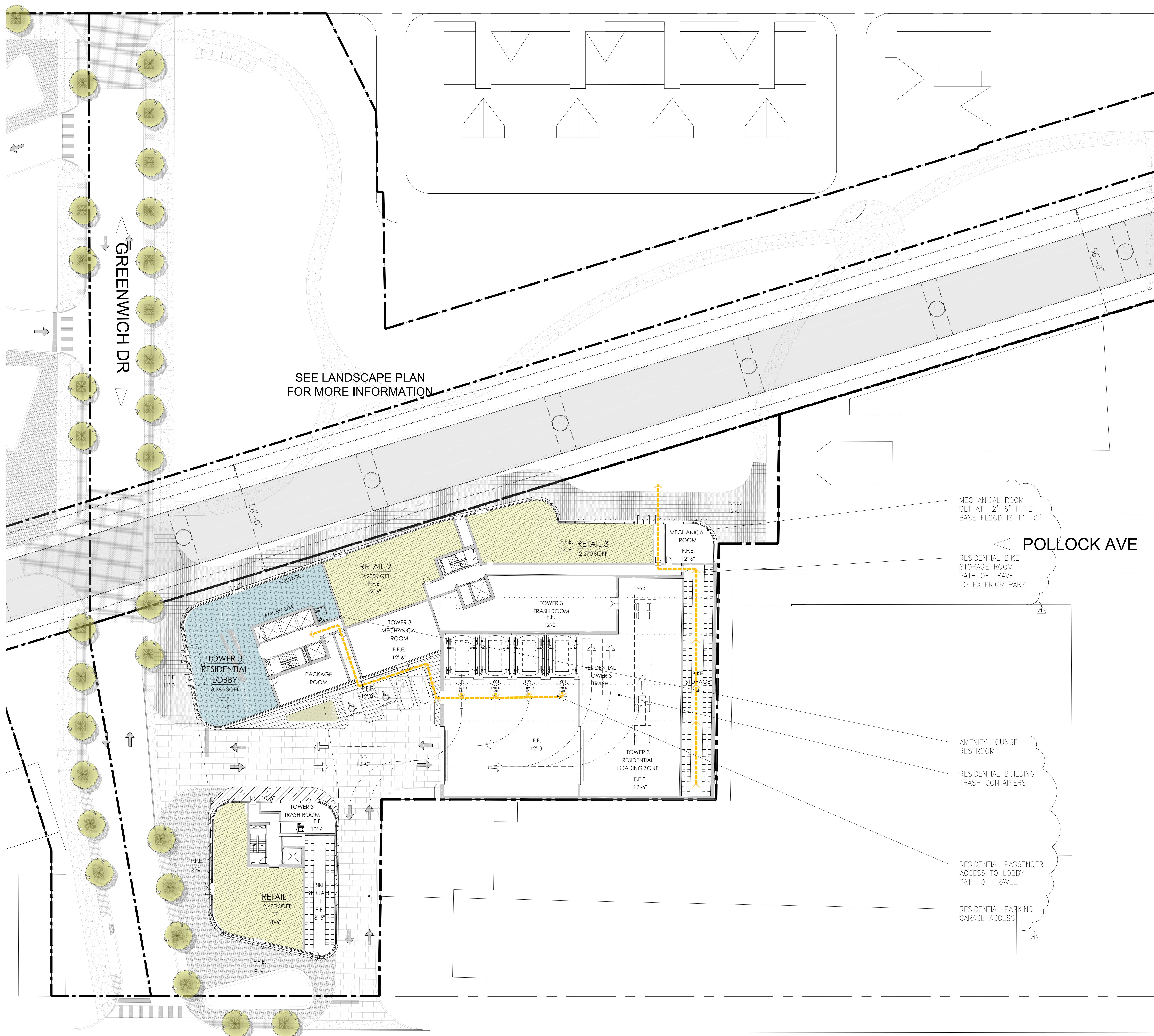
Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

Project Name:
PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

Job Number : 1911
Scale : AS NOTED
Drawn By : AM-CC
Checked By : AM

Issue :
Date : 01/12/21 For: PRELIM SITE PLAN
05/26/21 04/08/21 PLANNER COMMENTS

COVER SHEET **3-C1**



BUILDING COVERAGE DATA - VIII-B			
FAR COVERAGE	BUILDING FOOTPRINT	LOT TOTAL	PERMITTED TOTAL PERCENTAGE
GROUND	34,259	141,990	100% 24%
2ND-6TH PARKING	36,650	141,990	85% 26%
7TH-8TH	17,640	141,990	8% 12%
8TH-22ND	22,250	141,990	7% 16%
23RD-46TH	12,855	141,990	7% 9%
47TH-50TH	6,880	141,990	2% 9%
51TH-56TH	12,855	141,990	7% 9%

GROUND FLOOR
GROUND FAR COVERAGE - 34,259 | 24%

2ND - 6TH FLOOR
2ND - 6TH FAR COVERAGE - 36,650 | 26%

7TH FLOOR
7TH FAR COVERAGE - 17,640 | 12%

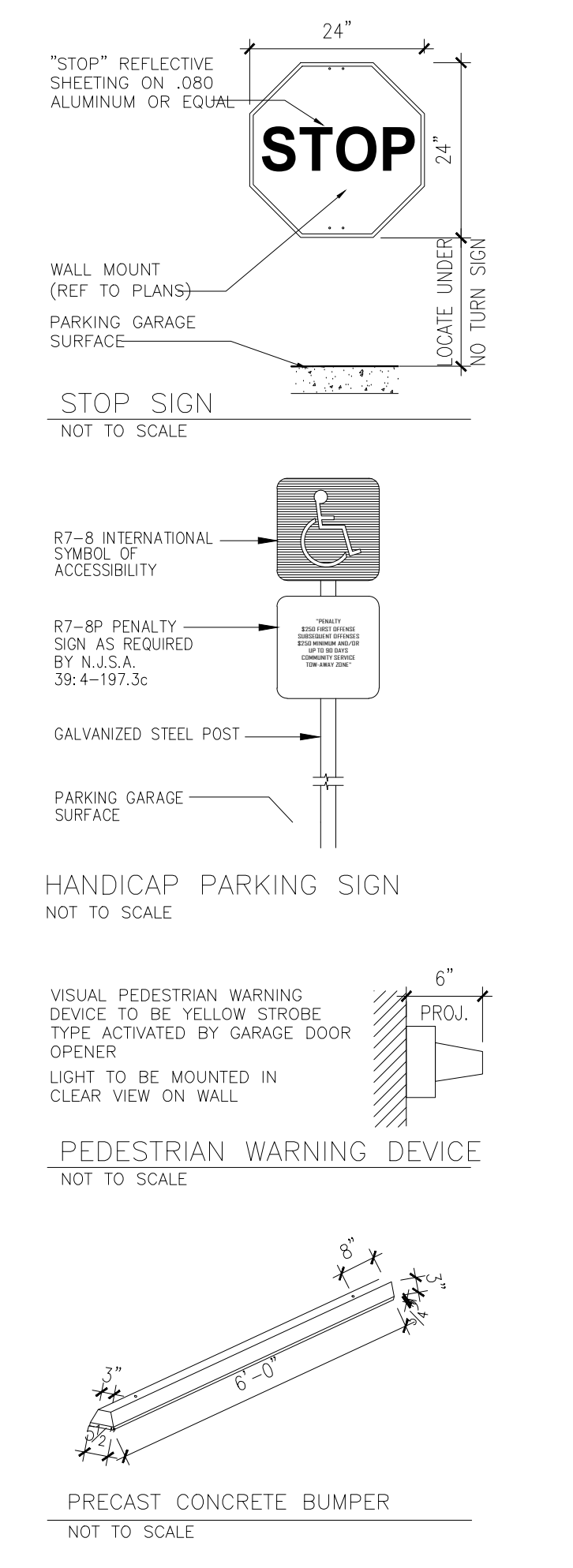
8TH- 22ND FLOOR
8TH - 22ND FAR COVERAGE - 22,250 | 16%

23TH- 46TH FLOOR
23TH- 46TH FAR COVERAGE - 12,855 | 9%

47TH- 50TH FLOOR
47TH- 50TH FAR COVERAGE - 12,855 | 9%

51ST- 56TH FLOOR
51ST- 56TH FAR COVERAGE - 12,855 | 9%

**PHASE III
PARKING DETAILS**



1 GROUND FLOOR PLAN
SCALE: 1" = 20'-0"
0' 5' 10' 20' 40'

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Architecture Planning Urban Design

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Brad Stone AIA, CNV

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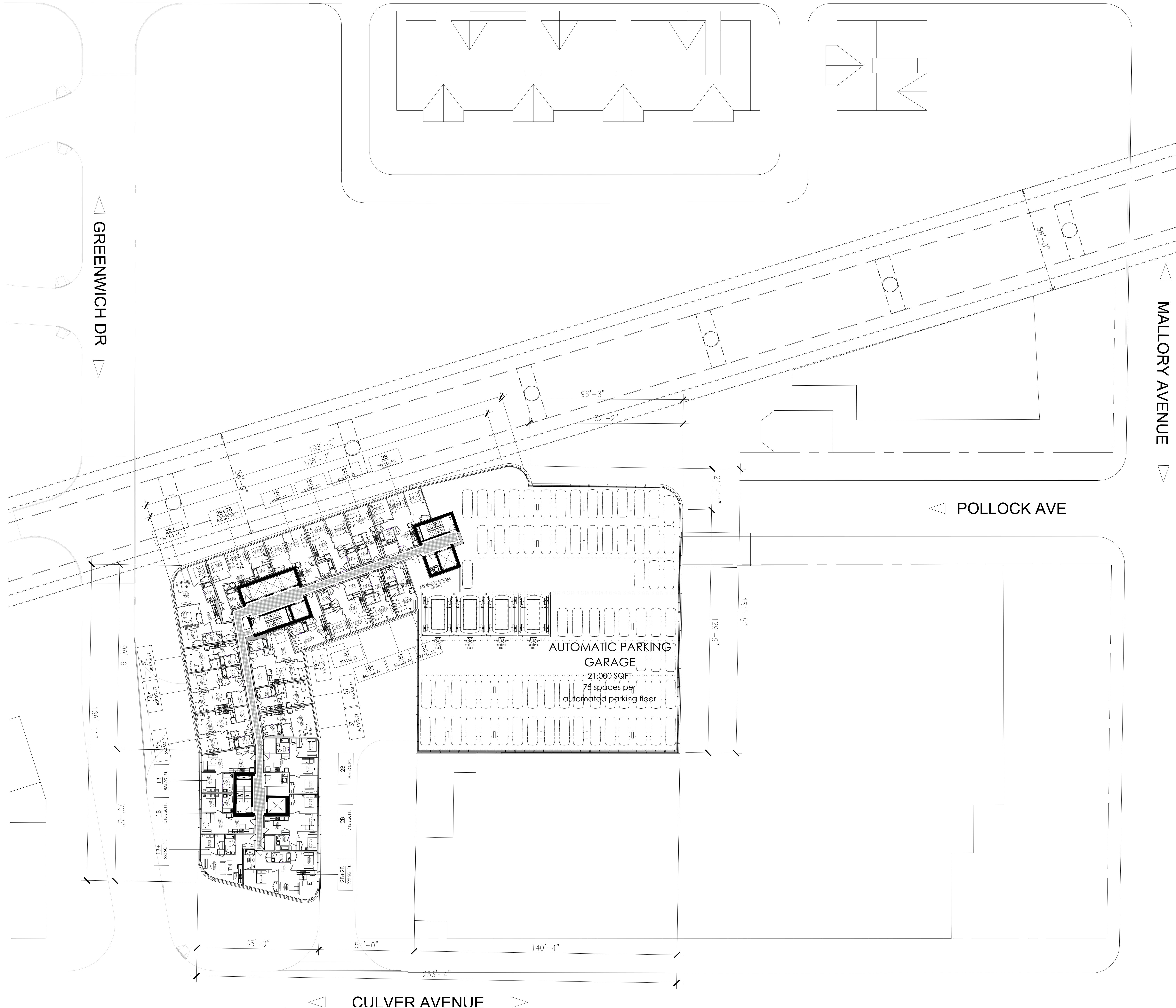
STATE OF NEW JERSEY
DIANE MARCARETTO
REGISTERED ARCHITECT
07945

Prepared For:
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3611 14th Ave,
Brooklyn, NY 11218

Project Name:
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244 CULVER AVENUE
JERSEY CITY, 07305

Job Number : 1911
Scale : AS NOTED
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Checked By : AM

Issue	For
01/12/21	PRELIM SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS



UNIT MIX PER FLOOR

STUDIO	6
1 BEDROOM	5
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	3
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	1
TOTAL	21

UNIT MIX OVERALL

STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

**PHASE III
GENERAL NOTES**

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE CITY OF JERSEY CITY, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

PARKING CALCULATIONS

REQUIRED RESIDENTIAL (Proposed 1,039-Units)	
0.5/UNIT	= 520 SPACES
PROPOSED	= 520 SPACES
REQUIRED RETAIL (Proposed 7,000-SQFT)	
1 SPACE/1000 GSF MAX.	= 7 SPACES
PROPOSED	= 9 SPACES
TOTAL PROPOSED SPACES	= 529 SPACES
COMPACT SPACE	= N/A

BIKE STORAGE

REQUIRED RESIDENTIAL (Proposed 1,039-Units)	
.5 SPACES PER UNIT	= 520 SPACES
1,021 UNITS * .5	= 524 SPACES
PROPOSED	= 524 SPACES
REQUIRED RETAIL (7,000 / 6,000) * 4	= 4.6 SPACES
PROPOSED	= 5 SPACES
TOTAL REQUIRED SPACES	= 525 SPACES
TOTAL PROPOSED SPACES	= 529 SPACES
TOTAL PERCENTAGE OF SPACES	= 52%

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Project Name:
PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

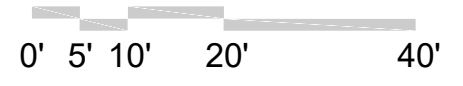
Job Number : 1911
Scale : AS NOTED
Drawn By : AM-CC
Checked By : AM

Issue :	For :
Date :	PRELIM SITE PLAN
01/12/21	04/08/21 PLANNER COMMENTS
05/26/21	

FLOOR PLAN:
2ND- 6TH
FLOOR PLAN **3-A2**

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1 2ND - 6TH FLOOR PLAN
SCALE: 1" = 20'-0"

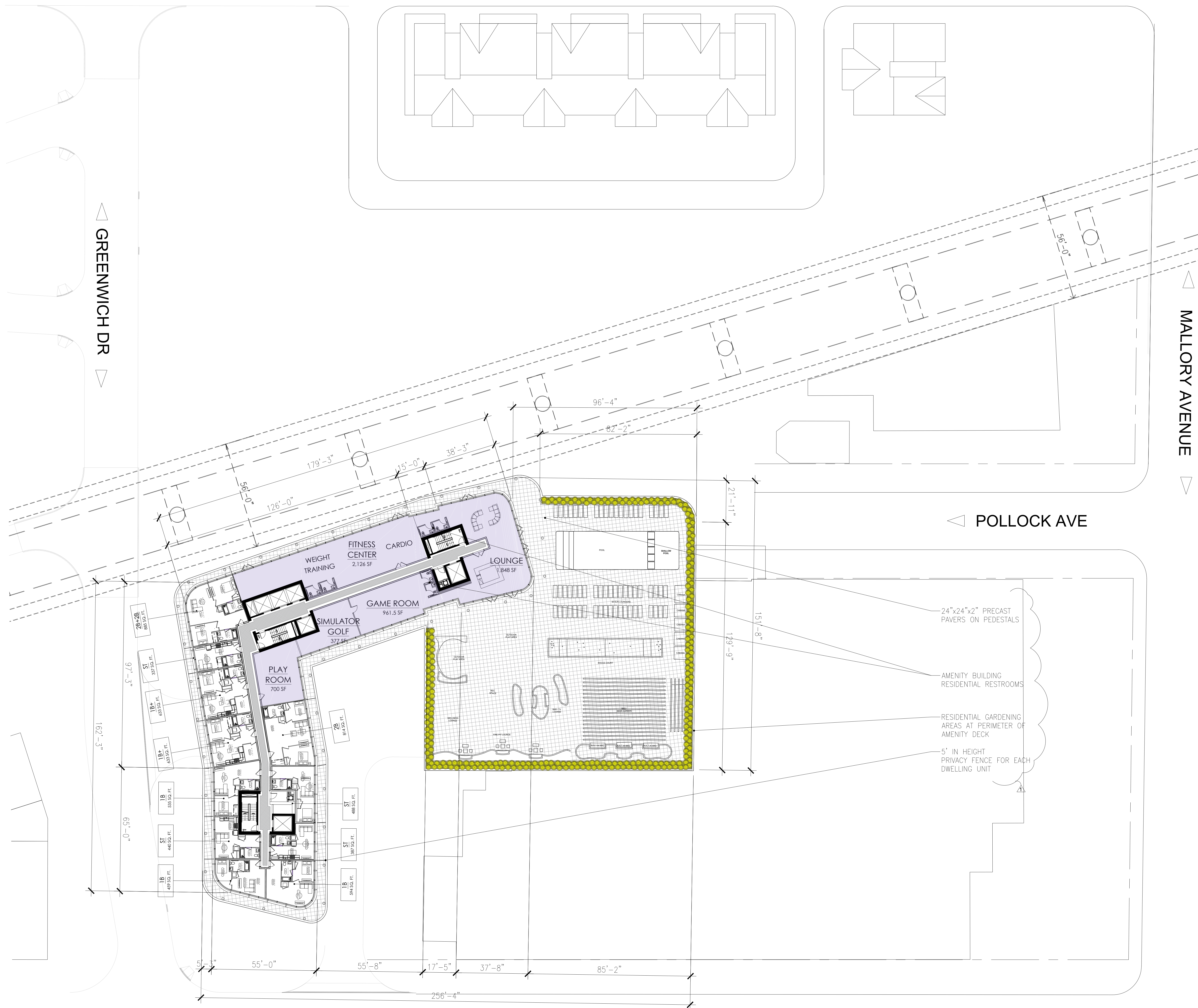


UNIT MIX PER FLOOR

STUDIO	4
1 BEDROOM	3
1 BEDROOM +	2
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	1
3 BEDROOM	-
TOTAL	11

UNIT MIX OVERALL

STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)



POLLOCK AVE

CULVER AVENUE

MALLORY AVENUE

GREENWICH DR

24"x24"x2" PRECAST PAVERS ON PEDESTALS

AMENITY BUILDING RESIDENTIAL RESTROOMS

RESIDENTIAL GARDENING AREAS AT PERIMETER OF AMENITY DECK

5' IN HEIGHT PRIVACY FENCE FOR EACH DWELLING UNIT

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Project Name:
PHASE III
 244 CULVER AVENUE
 JERSEY CITY, 07305

Job Number : 1911
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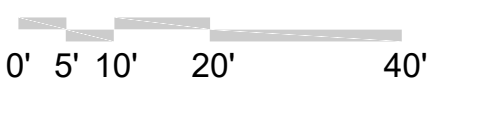
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Date :	01/12/21
01/12/21	PRELIM SITE PLAN
05/26/21	04/08/21 PLANNER COMMENTS

FLOOR PLAN:
 7TH FLOOR
 PLAN
 AMENITY POOL

3-A3

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1 7TH FLOOR PLAN / AMENITY POOL PLAN
 SCALE: 1" = 20'-0"



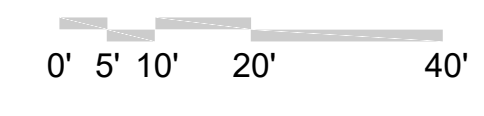


UNIT MIX PER FLOOR	
STUDIO	8
1 BEDROOM	5
1 BEDROOM +	7
2 BEDROOM 1 BATHROOM	3
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	27

UNIT MIX OVERALL	
STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

1 8TH-22ND FLOOR PLAN
SCALE: 1" = 20'-0"



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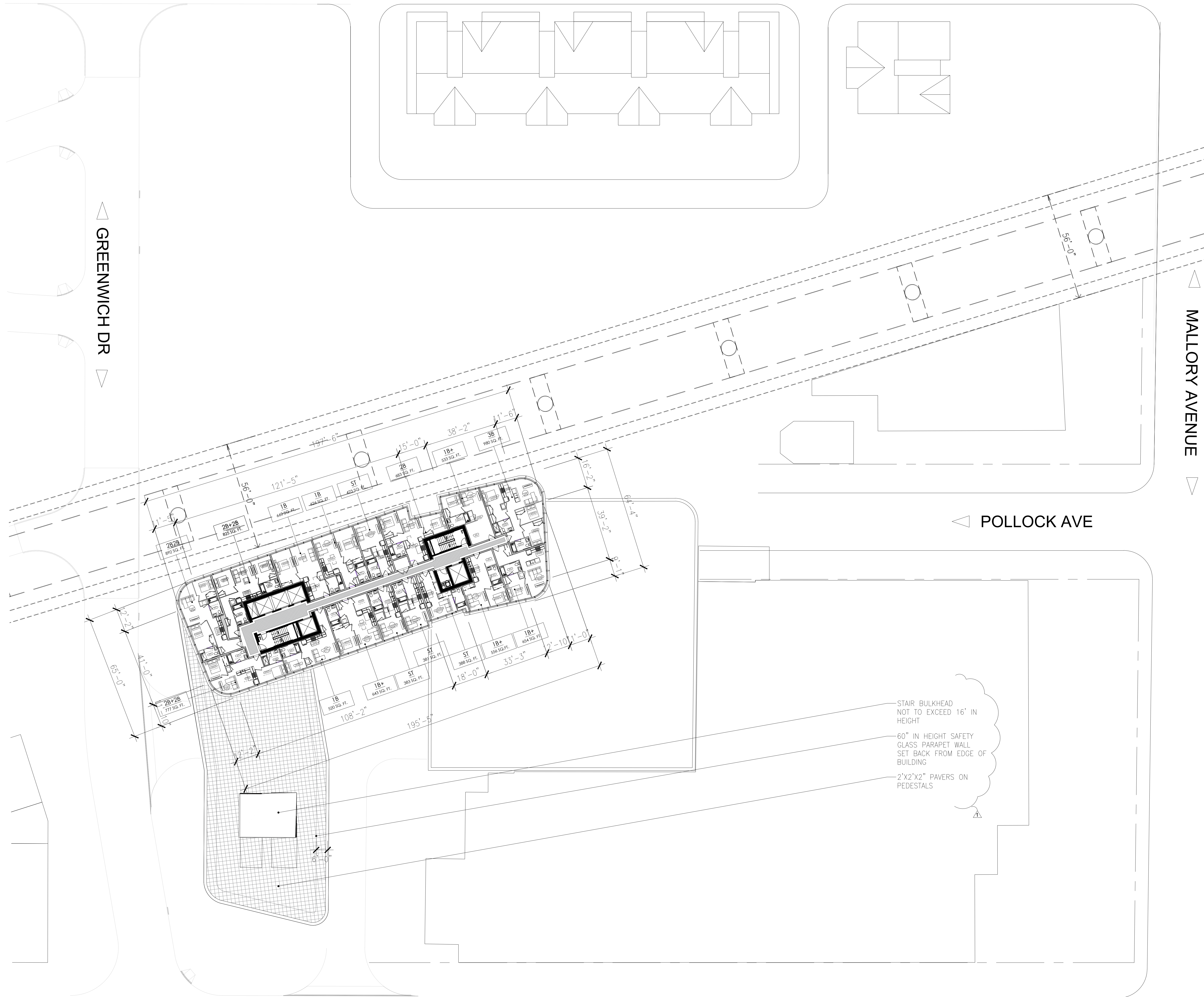
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01/12/21		PRELIM SITE PLAN
05/26/21		04/08/21 PLANNER COMMENTS

FLOOR PLAN:
8TH- 22ND
FLOOR PLAN **3-A4**



UNIT MIX PER FLOOR	
STUDIO	4
1 BEDROOM	3
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	3
3 BEDROOM	1
TOTAL	16

UNIT MIX OVERALL	
STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

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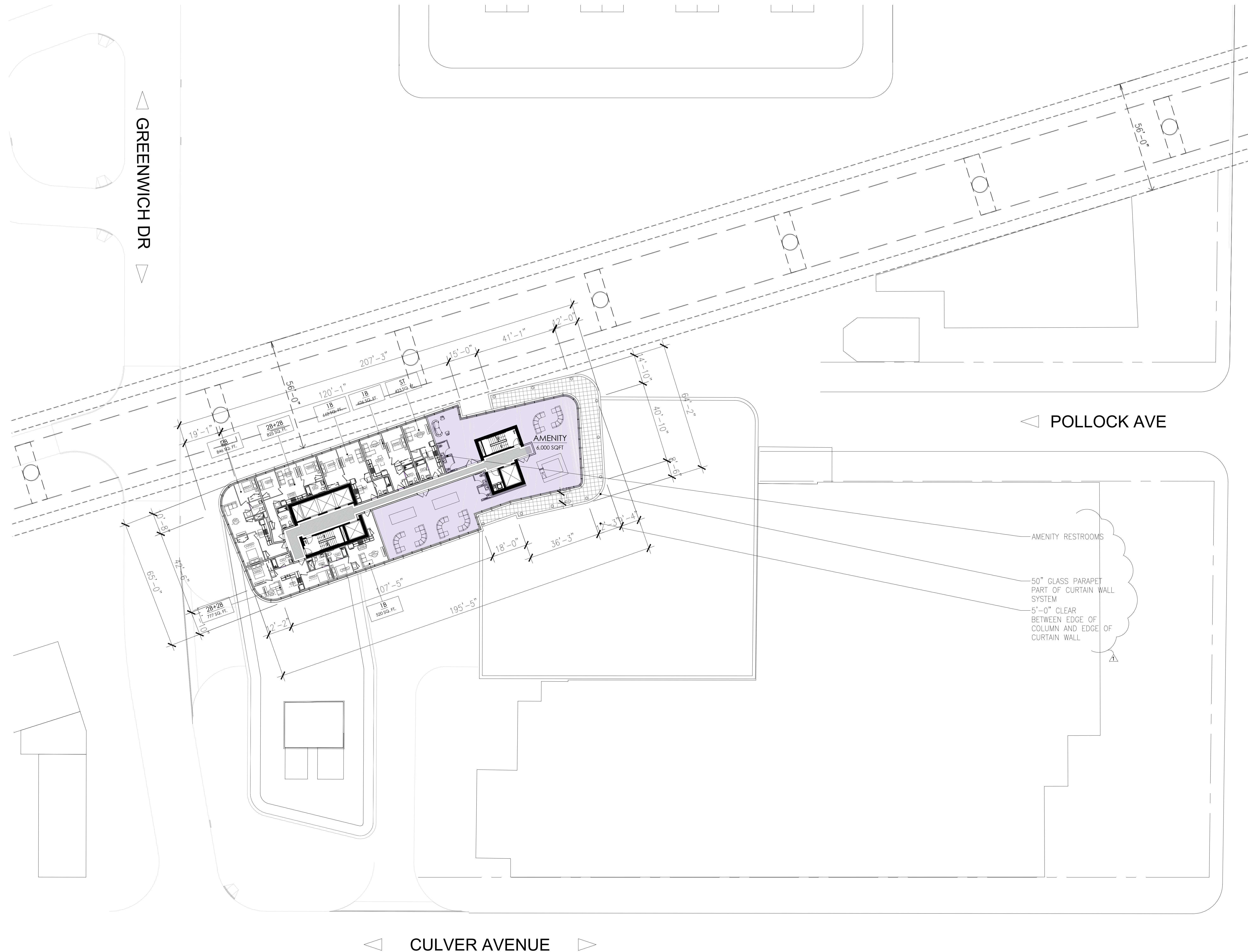
Project Name:
PHASE III
 244 CULVER AVENUE
 JERSEY CITY, 07305

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ISSUE :	Date :	For :
	01/12/21	PRELIM SITE PLAN
	05/26/21	04/08/21 PLANNER COMMENTS

FLOOR PLAN:
 23RD- 46TH
 FLOOR PLAN **3-A5**

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1 23RD-46TH FLOOR PLAN
 SCALE: 1" = 20'-0"
 0' 5' 10' 20' 40'

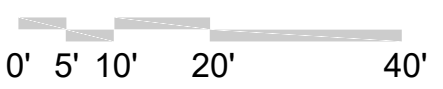


UNIT MIX PER FLOOR	
STUDIO	1
1 BEDROOM	2
1 BEDROOM +	1
2 BEDROOM 1 BATHROOM	1
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	0
TOTAL	7

UNIT MIX OVERALL	
STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

1 47TH & 49TH FLOOR AMENITY FLOOR PLAN
SCALE: 1" = 20'-0"



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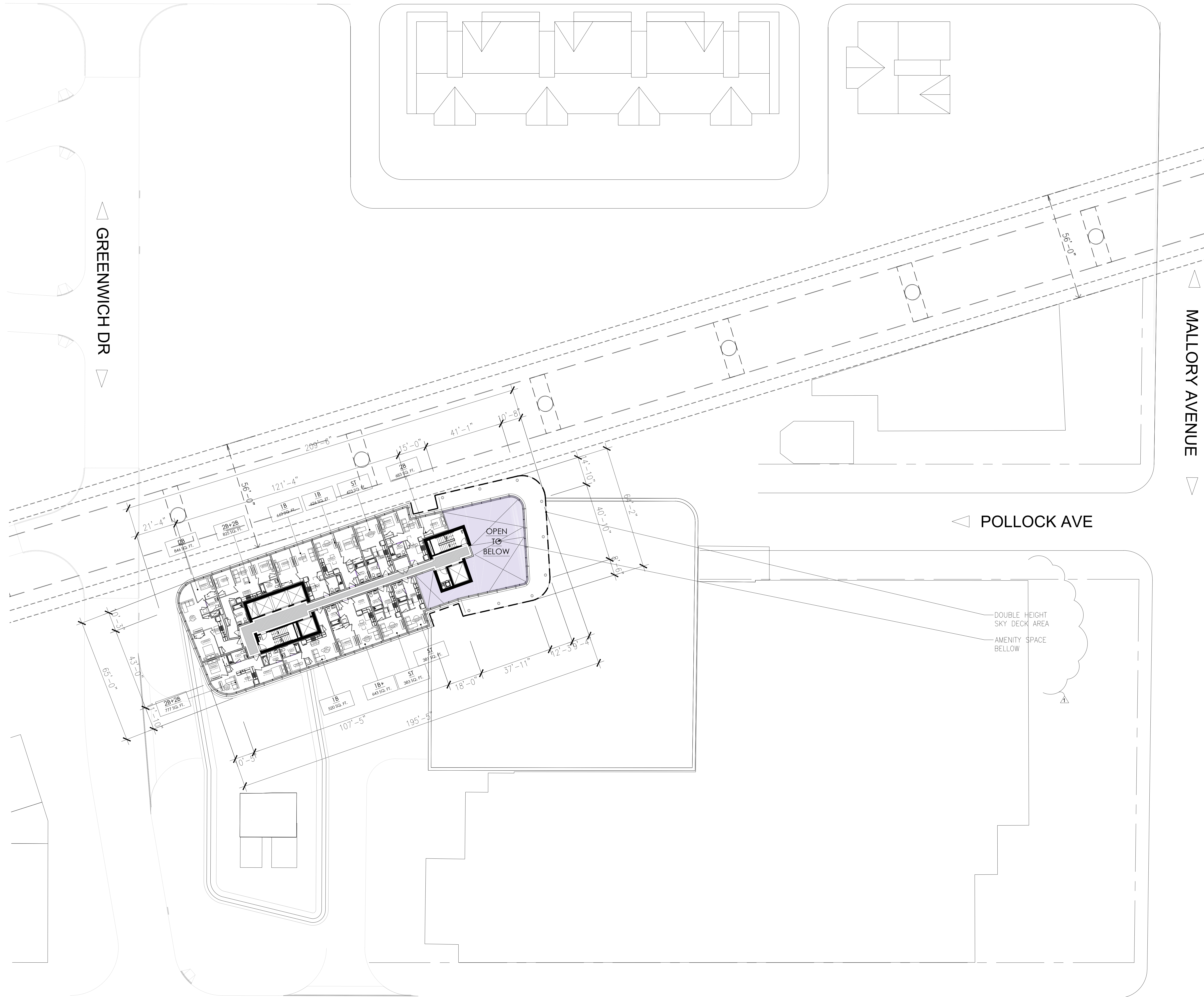
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PHASE III
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05/26/21		04/08/21 PLANNER COMMENTS

FLOOR PLAN:
47TH & 49TH FLOOR
AMENITY FLOOR PLAN **3-A6**

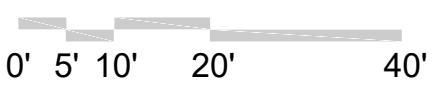


UNIT MIX PER FLOOR	
STUDIO	3
1 BEDROOM	3
1 BEDROOM +	1
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	0
TOTAL	11

UNIT MIX OVERALL	
STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

1 48TH & 50TH RESIDENTIAL FLOOR PLAN
SCALE: 1" = 20'-0"



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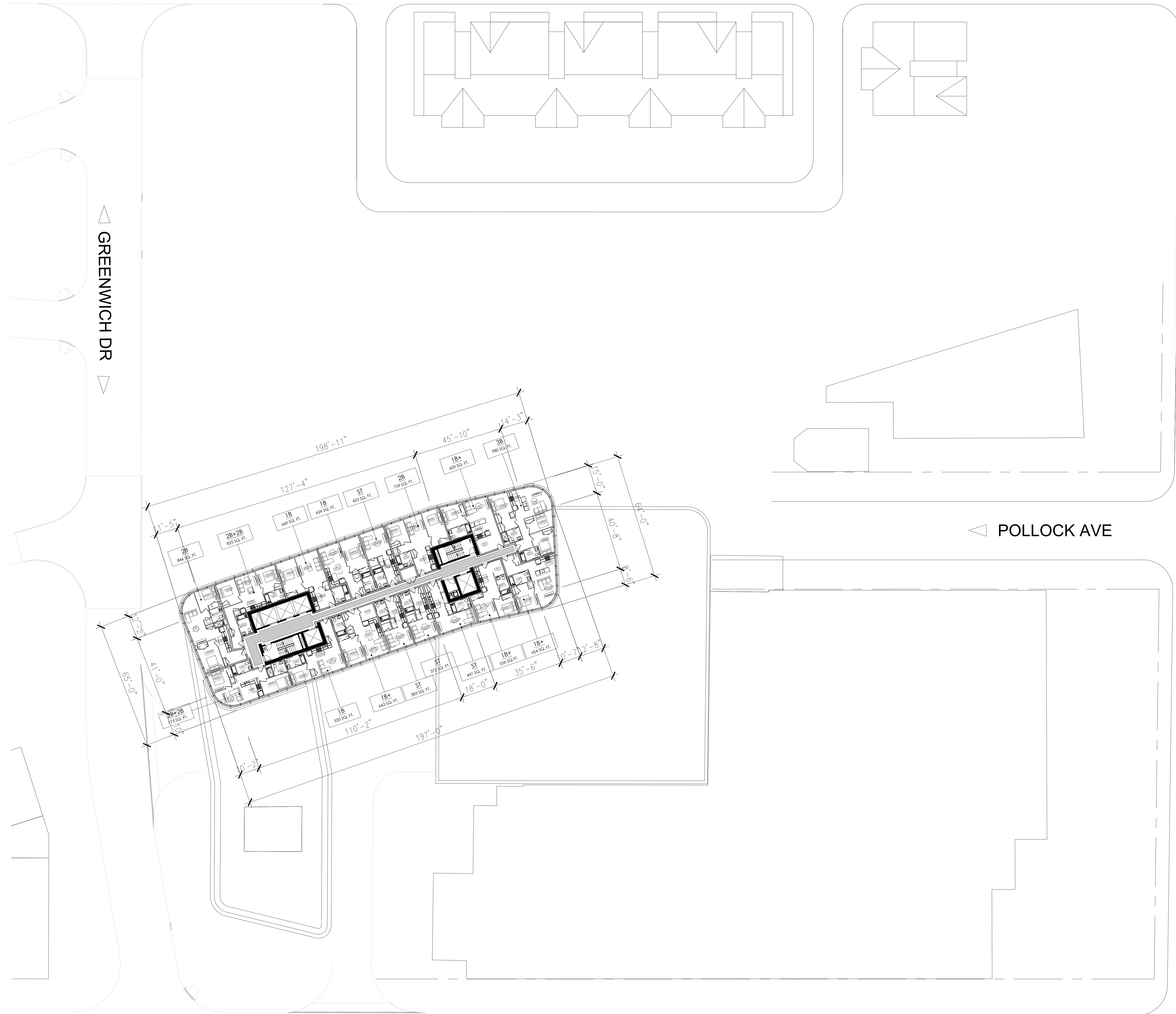
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PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

Job Number : 1911
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ISSUE	DATE	FOR
01/12/21	01/12/21	PRELIM SITE PLAN
05/26/21	04/08/21	PLANNER COMMENTS

FLOOR PLAN:
48TH & 50TH
RESIDENTIAL
FLOOR PLAN

3-A7



UNIT MIX PER FLOOR

STUDIO	4
1 BEDROOM	3
1 BEDROOM +	4
2 BEDROOM 1 BATHROOM	2
2 BEDROOM 2 BATHROOM	2
3 BEDROOM	1
TOTAL	16

UNIT MIX OVERALL

STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

**Marchetto
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JERSEY CITY, 07305

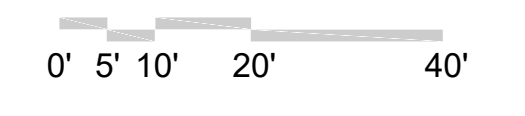
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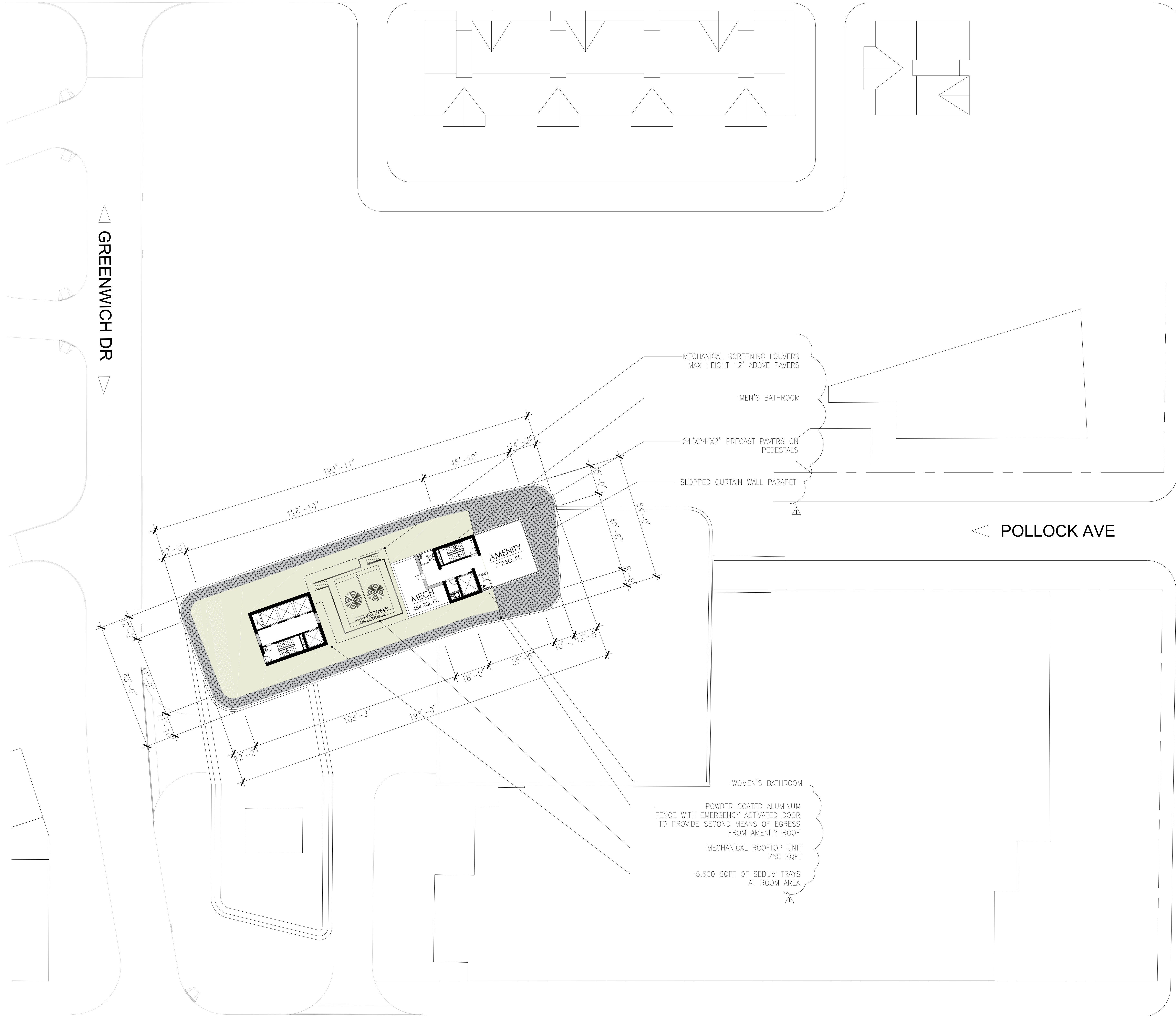
Issue:	
Date:	For:
01/12/21	PRELIM SITE PLAN
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FLOOR PLAN:
51ST- 56TH
FLOOR PLAN **3-A8**

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1 51ST-56TH FLOOR PLAN
SCALE: 1" = 20'-0"





UNIT MIX PER FLOOR

STUDIO	0
1 BEDROOM	0
1 BEDROOM +	0
2 BEDROOM 1 BATHROOM	0
2 BEDROOM 2 BATHROOM	0
3 BEDROOM	0
TOTAL	0

UNIT MIX OVERALL

STUDIO	278 (27%)
1 BEDROOM	200 (21%)
1 BEDROOM +	247 (21%)
2 BEDROOM 1 BATHROOM	101 (8%)
2 BEDROOM 2 BATHROOM	146 (15%)
3 BEDROOM	49 (5%)
TOTAL	1021 (100%)

PHASE III

GENERAL NOTES

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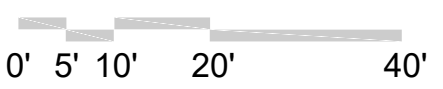
ENCLOSED ROOF AMENITY CALCULATION

TOTAL ROOF AREA	=	12,855 SF
10 % OF TOTAL ROOF SF	=	1,280 SF
PROPOSED ROOF AMENITY	=	752 SF (5%)

ROOF TOP APPURTENANCES CALCULATION

TOTAL ROOF AREA	=	12,855 SF
20 % OF TOTAL ROOF SF	=	2,570 SF
PROPOSED APPURTENANCES	=	1,956 SF (15%)

1 ROOF FLOOR PLAN
SCALE: 1" = 20'-0"



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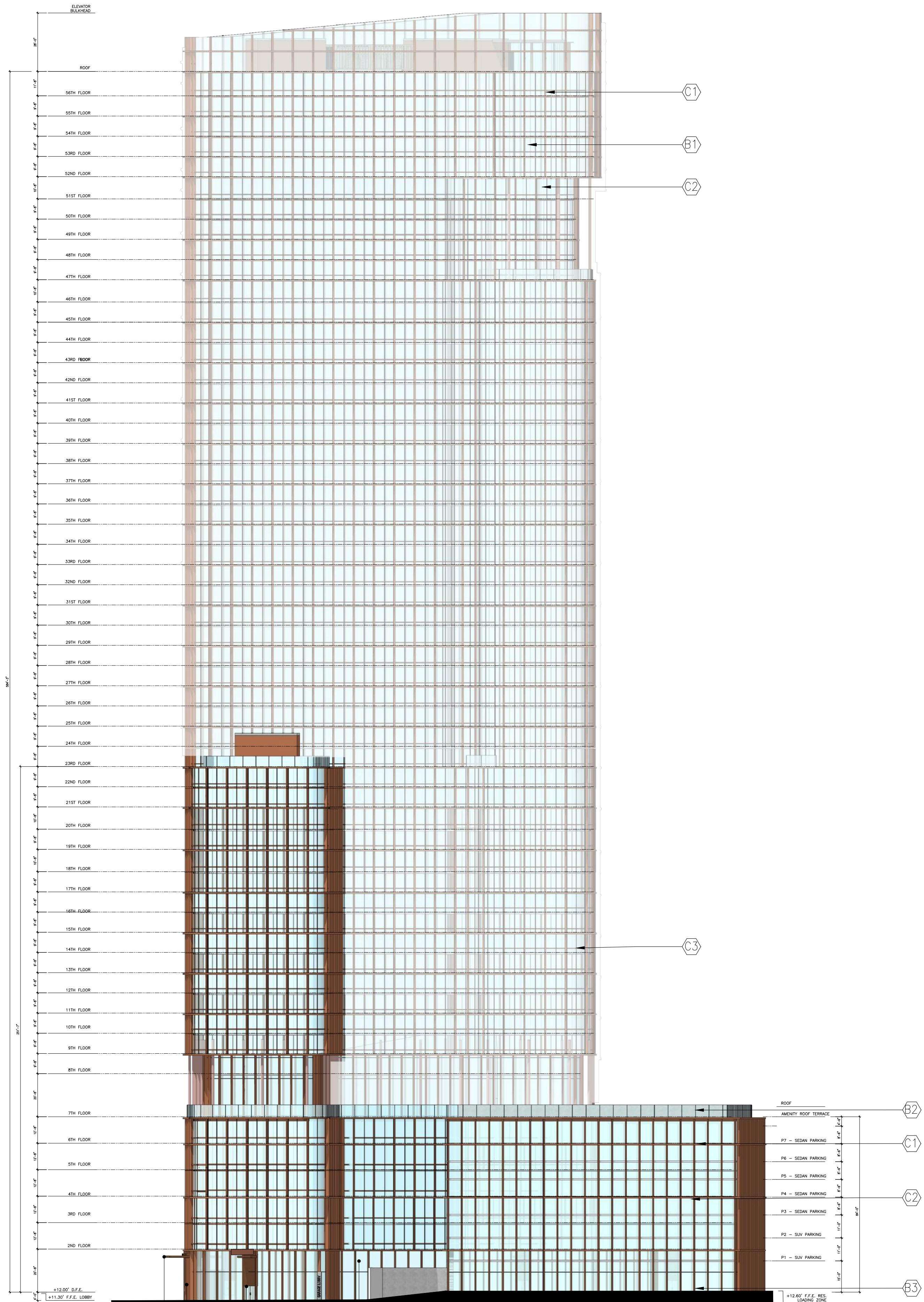
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PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

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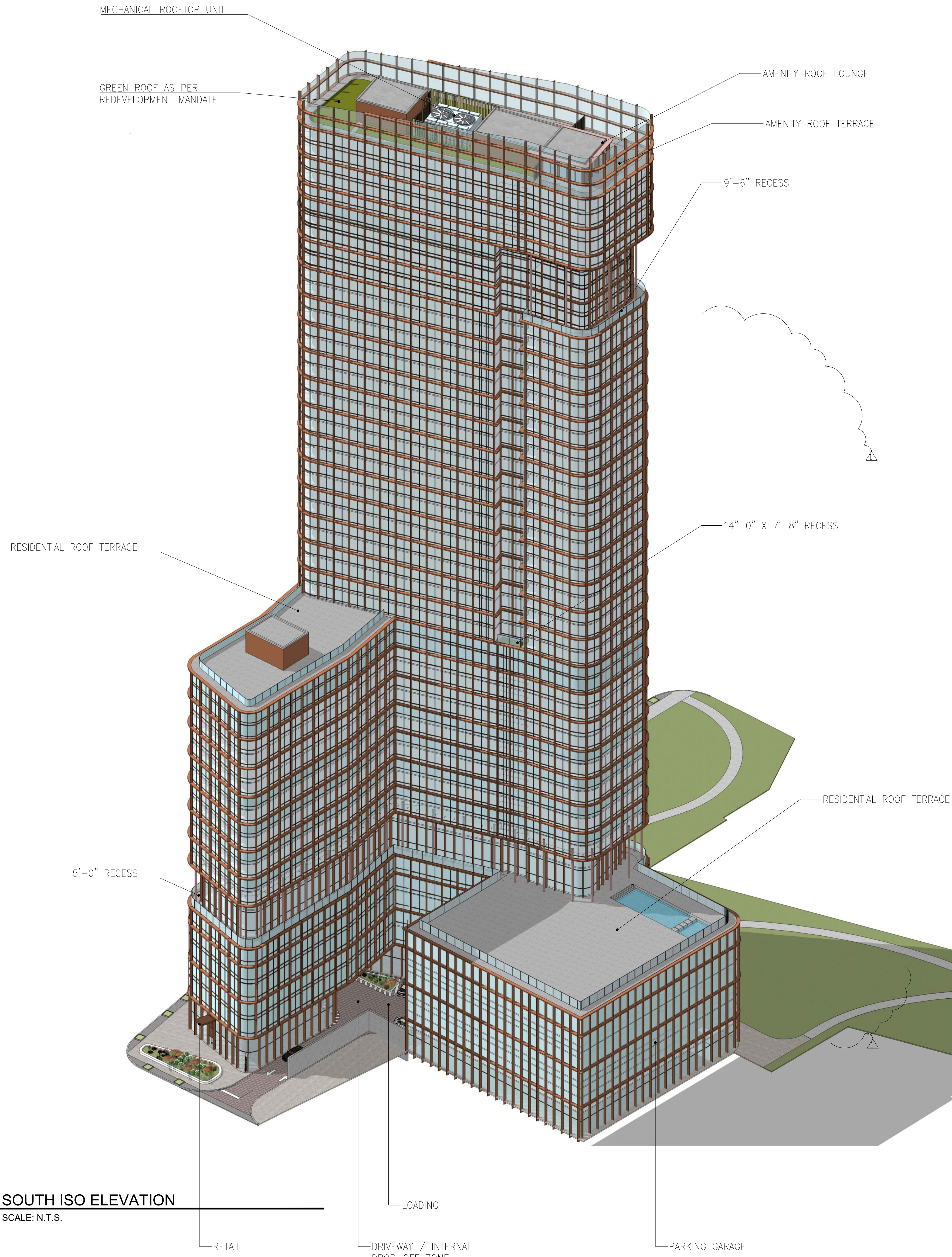
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Date :	For :
01/12/21	PRELIM SITE PLAN
05/28/21	04/08/21 PLANNER COMMENTS

FLOOR PLAN:
ROOF FLOOR PLAN
3-A9



1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

PROPOSED BUILDING SIGNAGE
ONE SIGN AT ENTRY AS PERMITTED
5' SOFT TOTAL AREA
18" LETTERING HEIGHT
20' ABOVE SIDEWALK
4' PROJECTION FROM FACE OF BUILDING



2 SOUTH ISO ELEVATION
SCALE: N.T.S.

PHASE III
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- WINDOW_COLOR (B3) TYPE 3
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL

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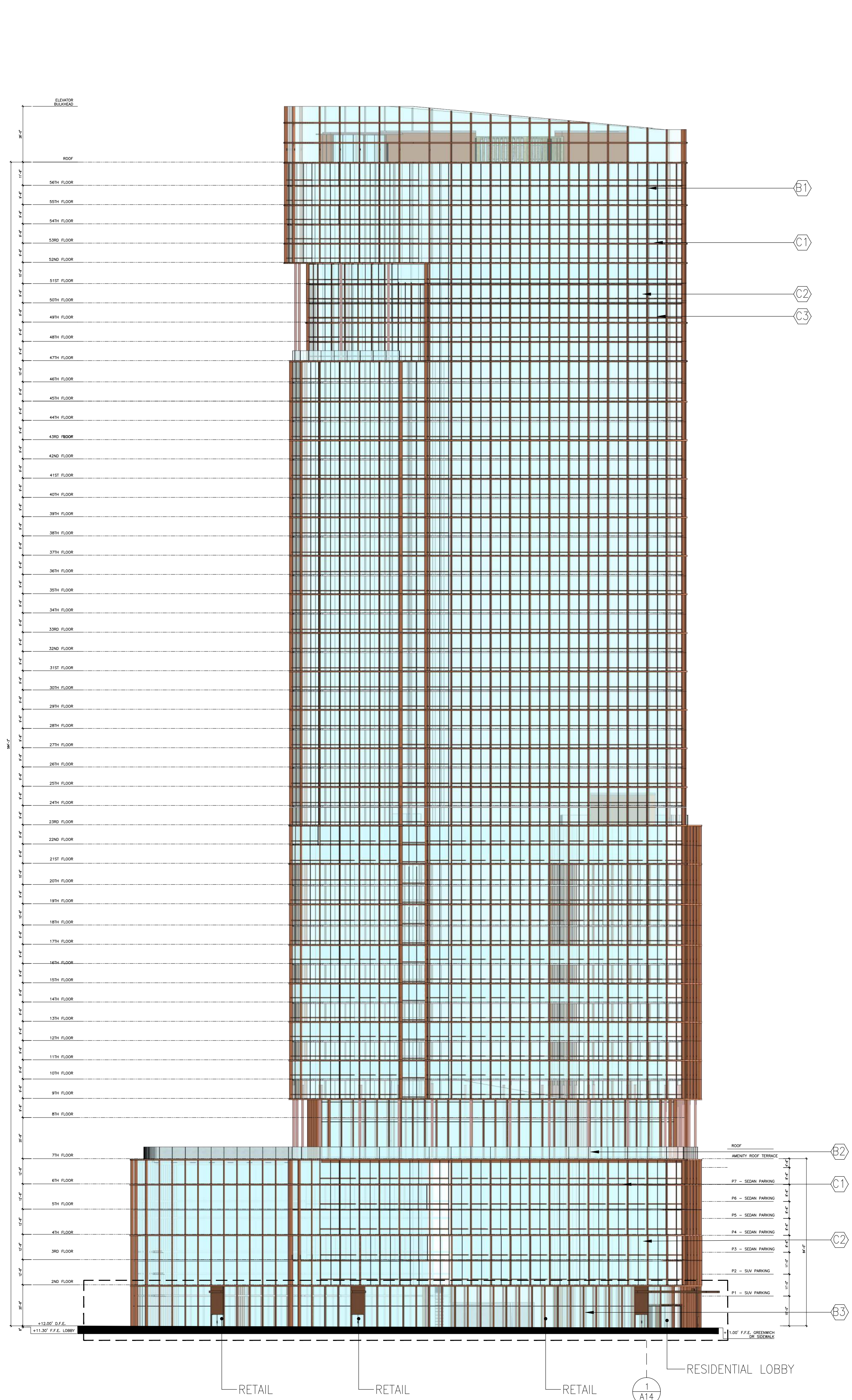
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PHASE III
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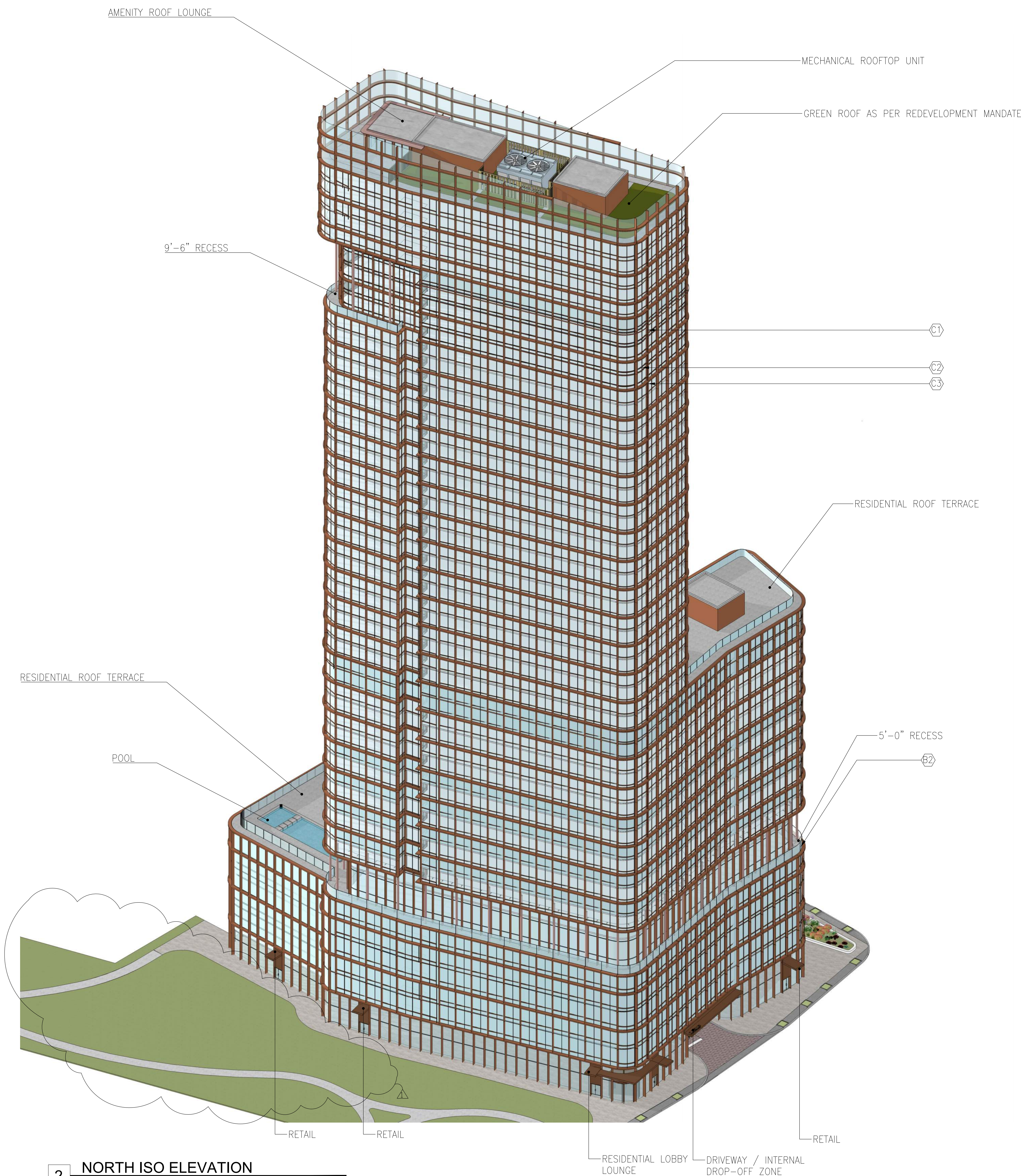
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Checked By :	AM
Issue :	
Date :	For :
01/12/21	PRELIM SITE PLAN
05/28/21	04/08/21 PLANNER COMMENTS

PHASE III
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- WINDOW_COLOR (B3) TYPE 3
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



2 NORTH ISO ELEVATION
SCALE: N.T.S.

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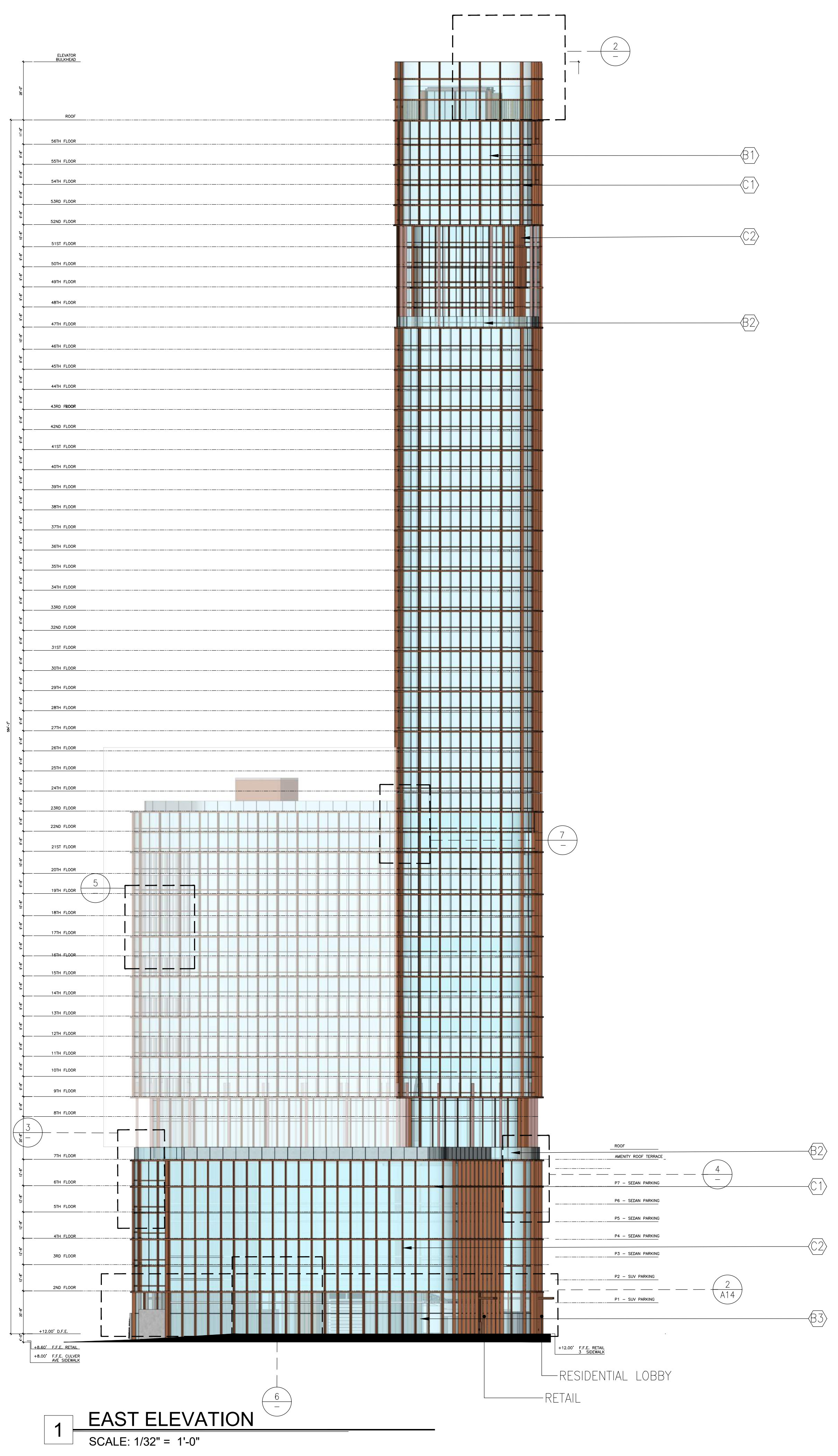
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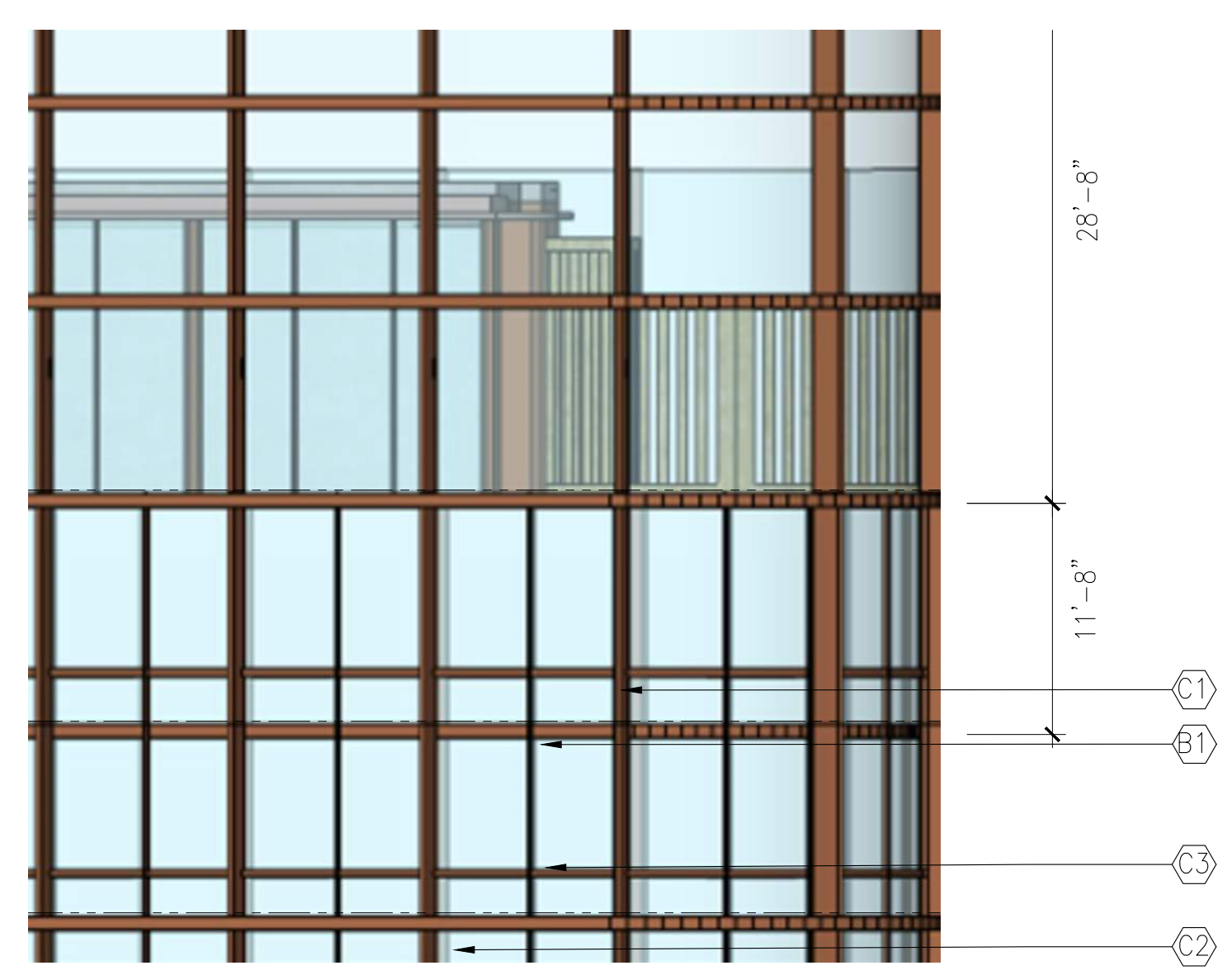
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Issue :	
Date :	For :
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05/28/21	04/08/21 PLANNER COMMENTS

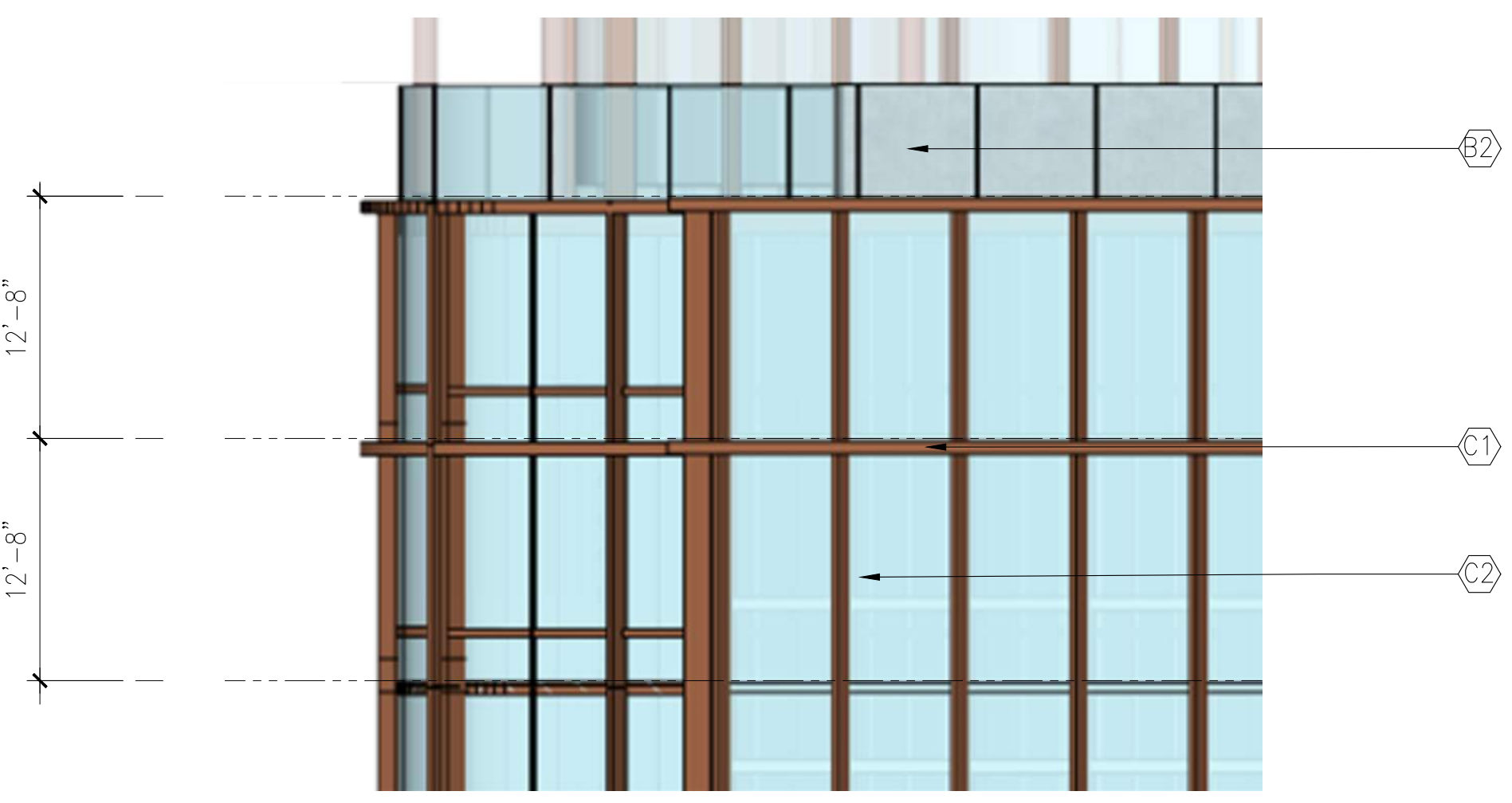
ELEVATION:
NORTH
ELEVATION **3-A11**



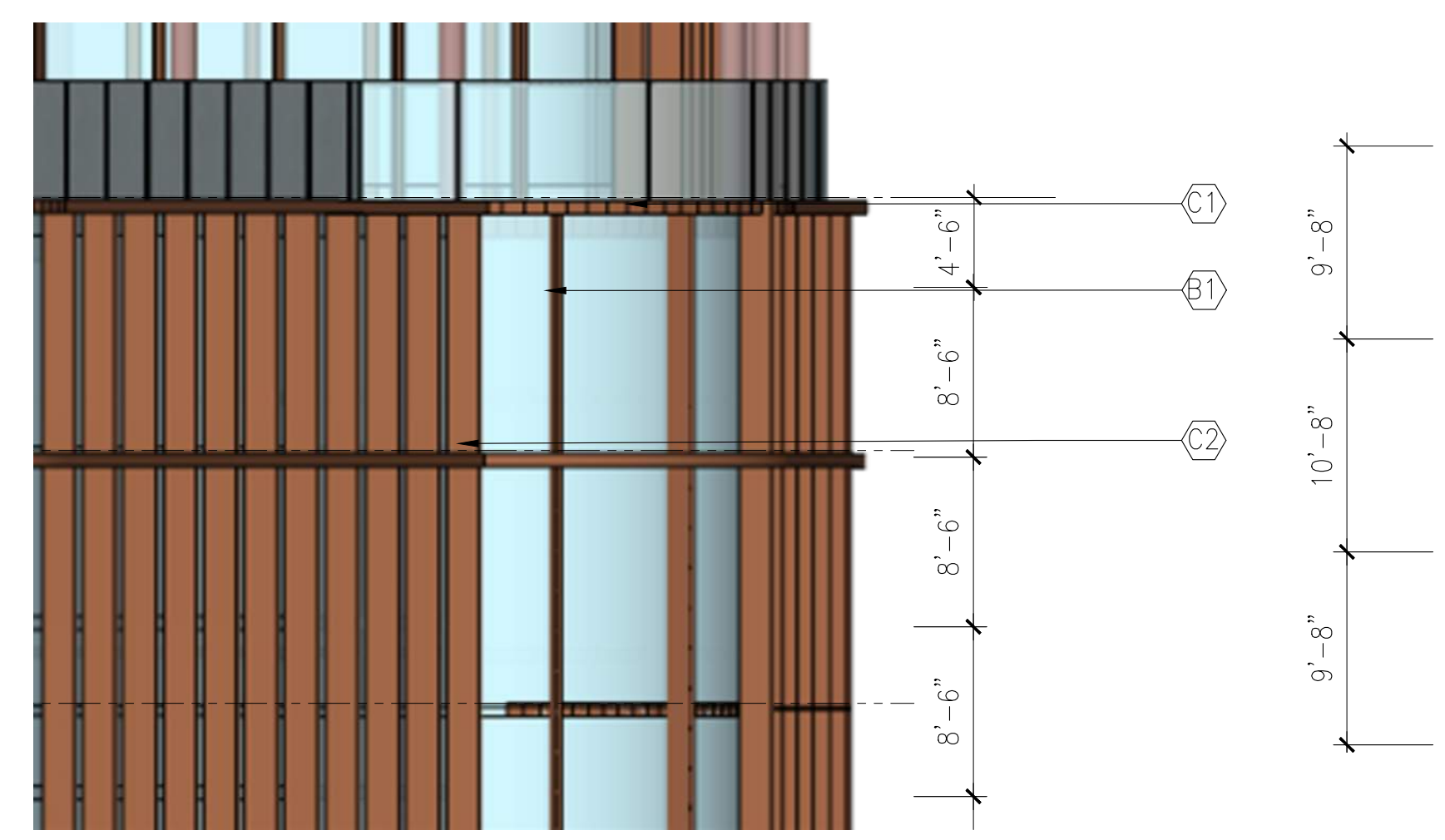
1 EAST ELEVATION
SCALE: 1/32" = 1'-0"



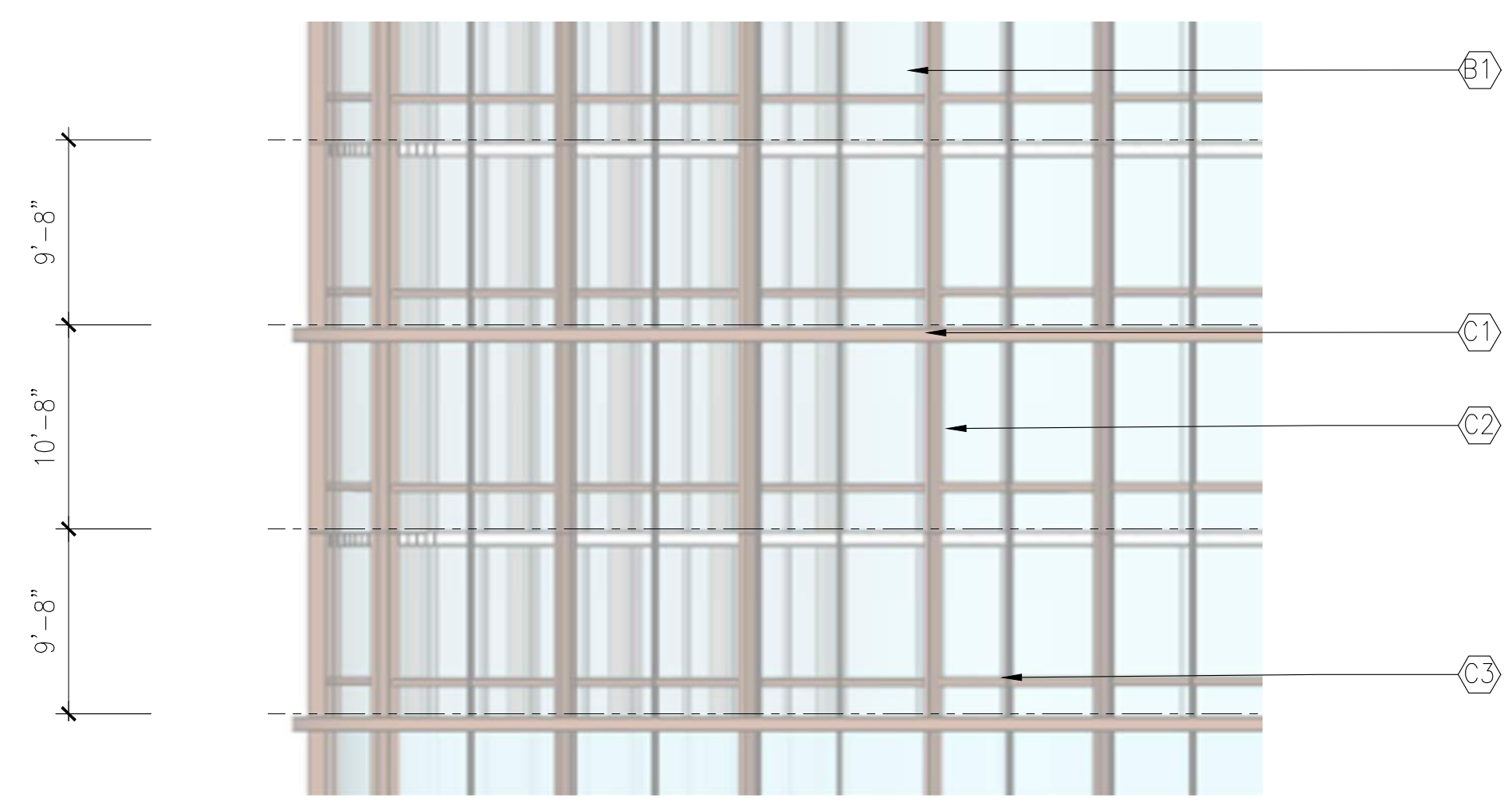
2 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



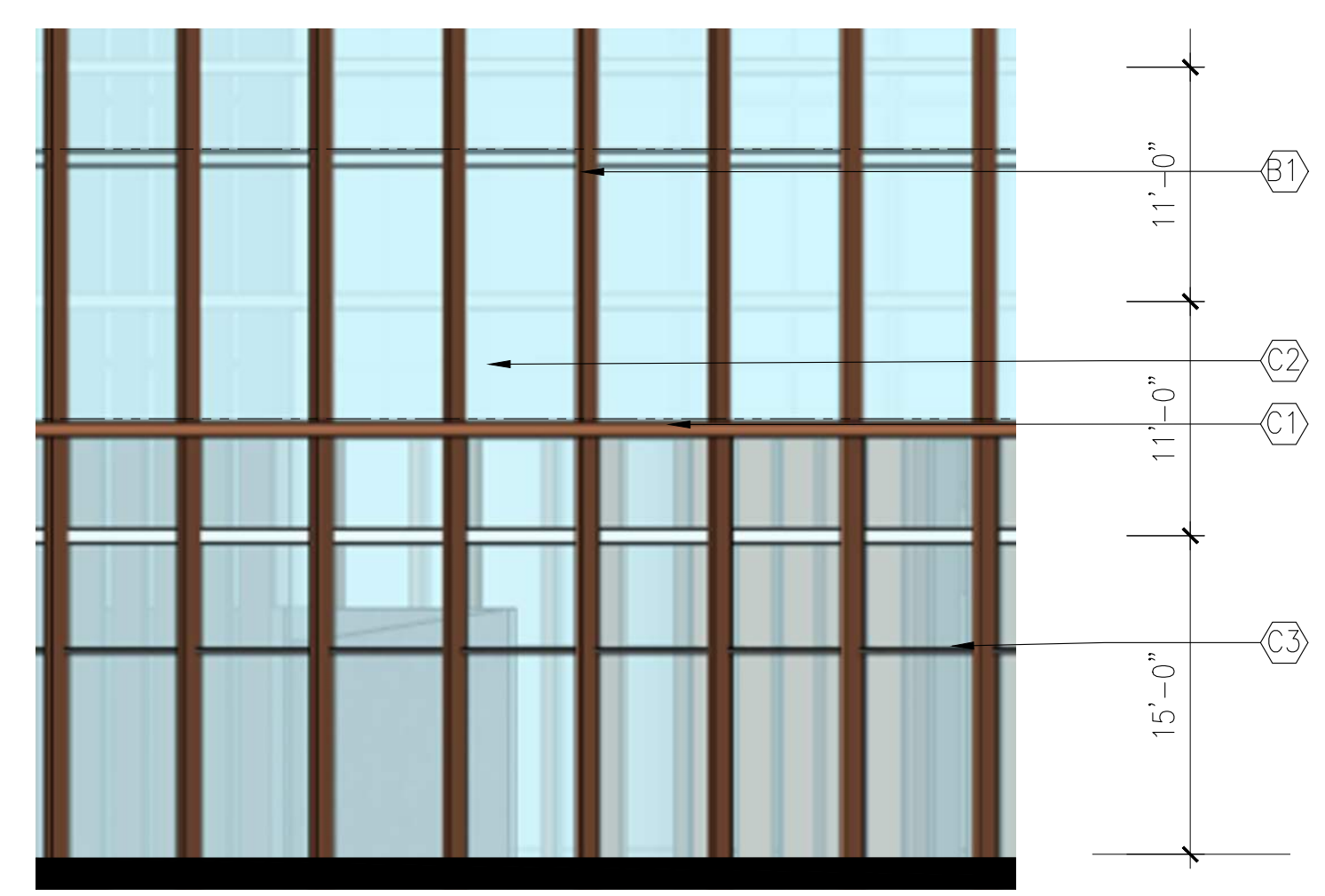
3 BALCONY DETAIL
SCALE: 1/8" = 1'-0"



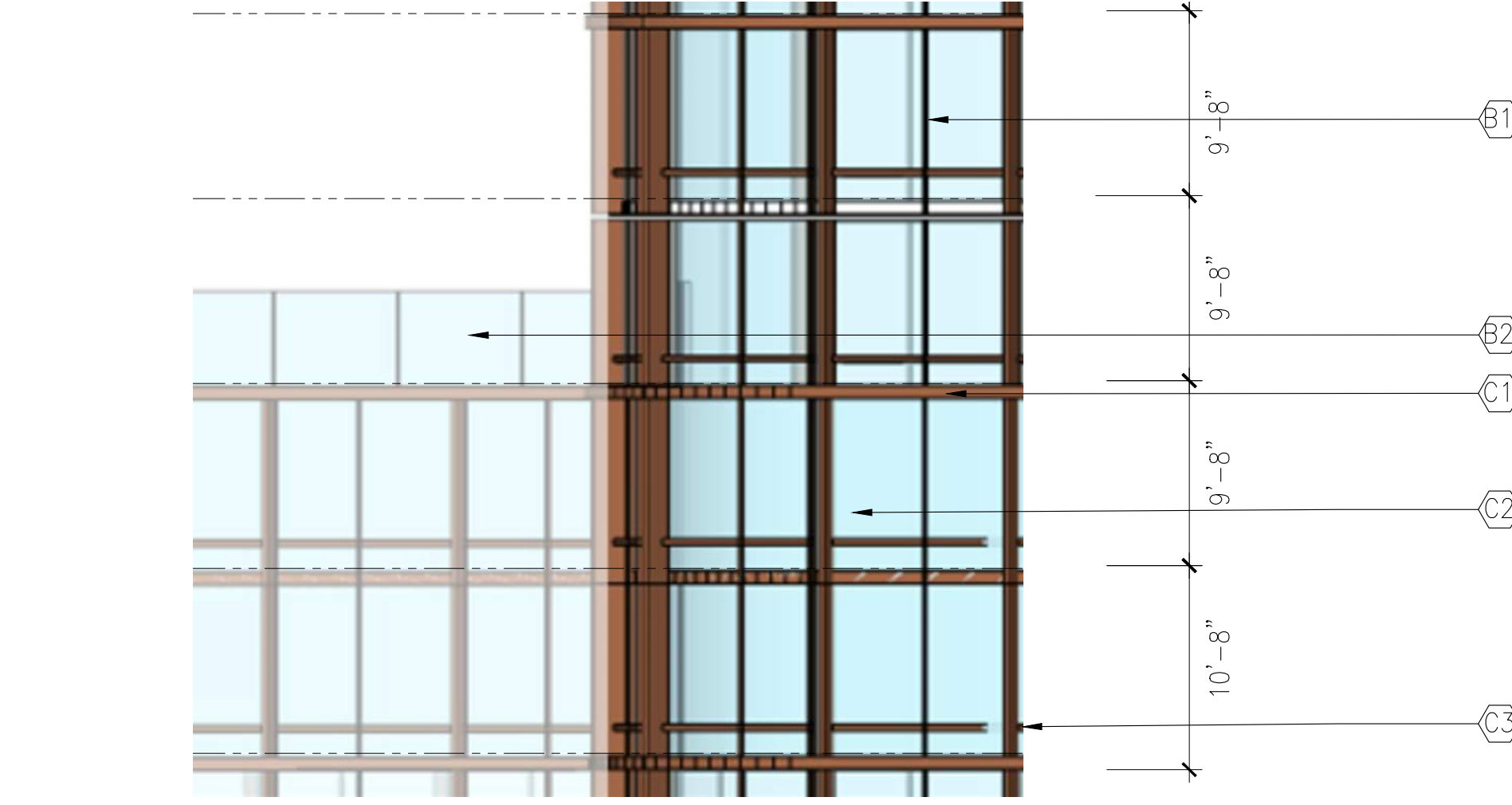
4 BASE DETAIL
SCALE: 1/8" = 1'-0"



5 FACADE DETAIL
SCALE: 1/8" = 1'-0"



6 STOREFRONT DETAIL
SCALE: 1/8" = 1'-0"



7 FACADE RETURN DETAIL
SCALE: 1/8" = 1'-0"

PHASE III
MATERIAL PALLET

- WINDOW COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- WINDOW COLOR (B3) TYPE 3
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL

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Dean Marchetto FAIA, PP
NJ 027945
Michael Higgins AIA, LEED
NJ22A0130830
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NJ22A0337730

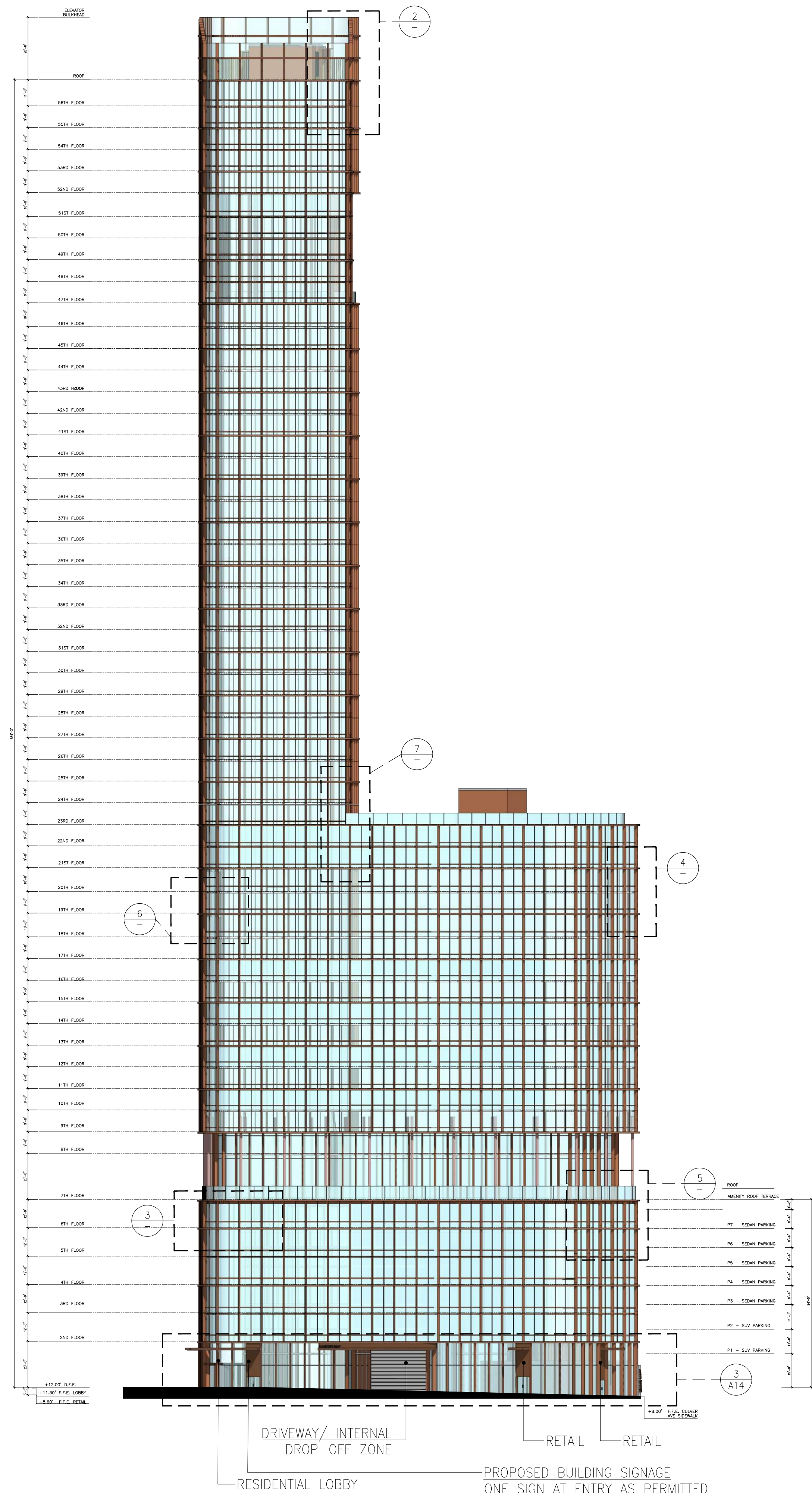
1225 Willow Avenue
Hoboken, NJ 07030
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201-795-0171 F
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07945

Prepared For:
ROUTE 440 DEVELOPERS L.L.C.
3611 14th Ave,
Brooklyn, NY 11218

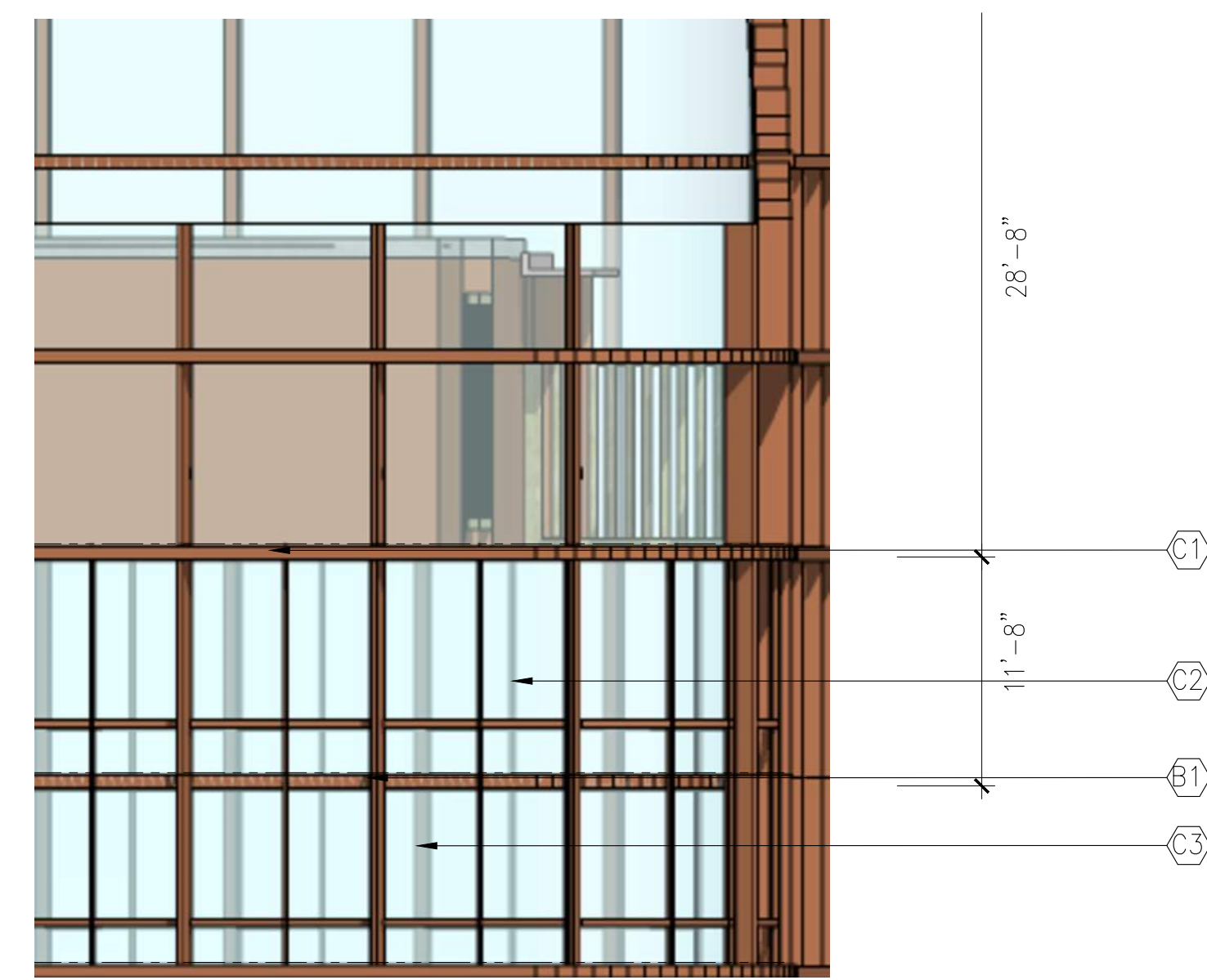
Project Name:
PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

Job Number :	1911
Scale :	AS NOTED
Drawn By :	AM-CC
Checked By :	AM
Issue :	
Date :	For :
01/12/21	PRELIM SITE PLAN
05/28/21	04/08/21 PLANNER COMMENTS

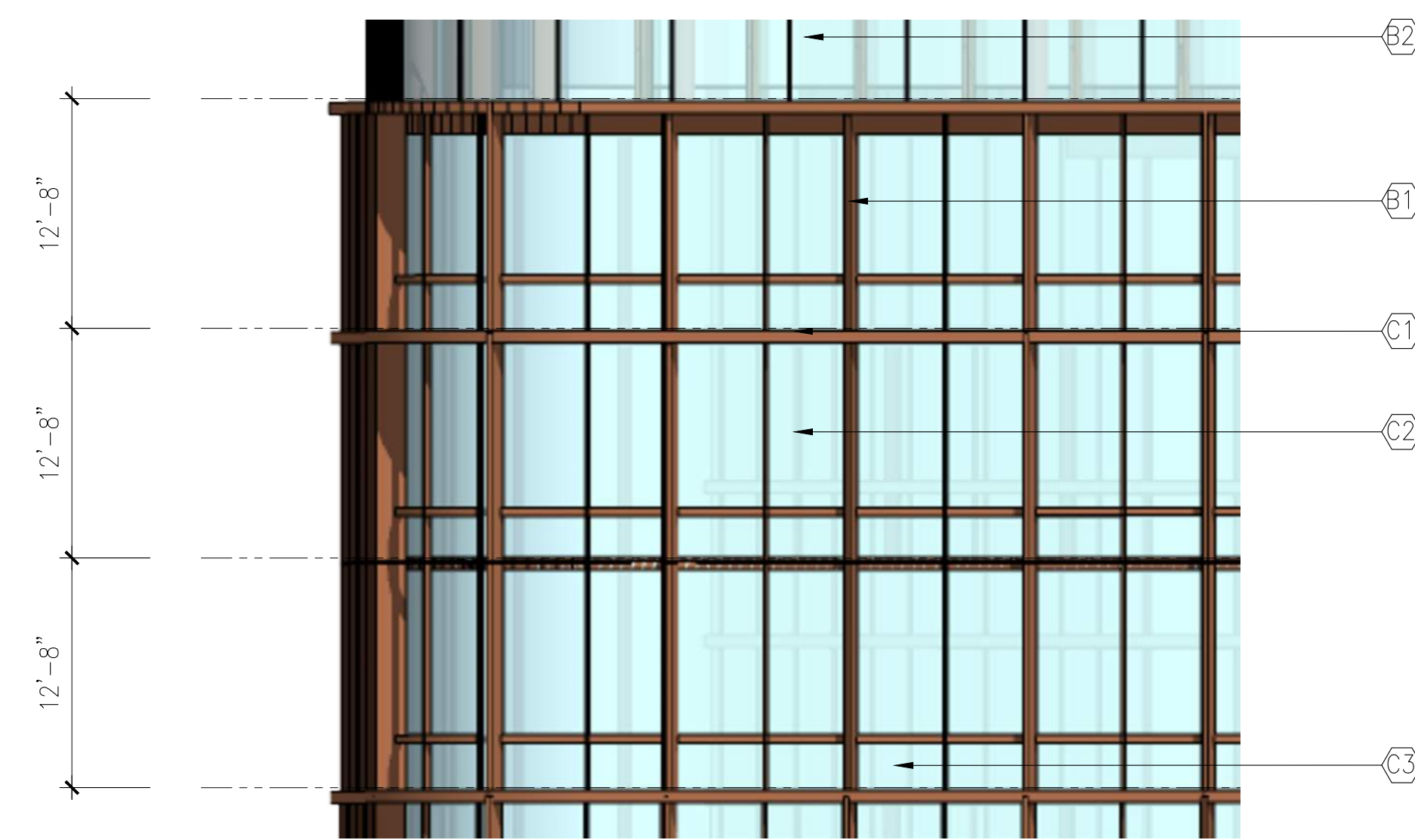


1 WEST ELEVATION
SCALE: 1/32" = 1'-0"

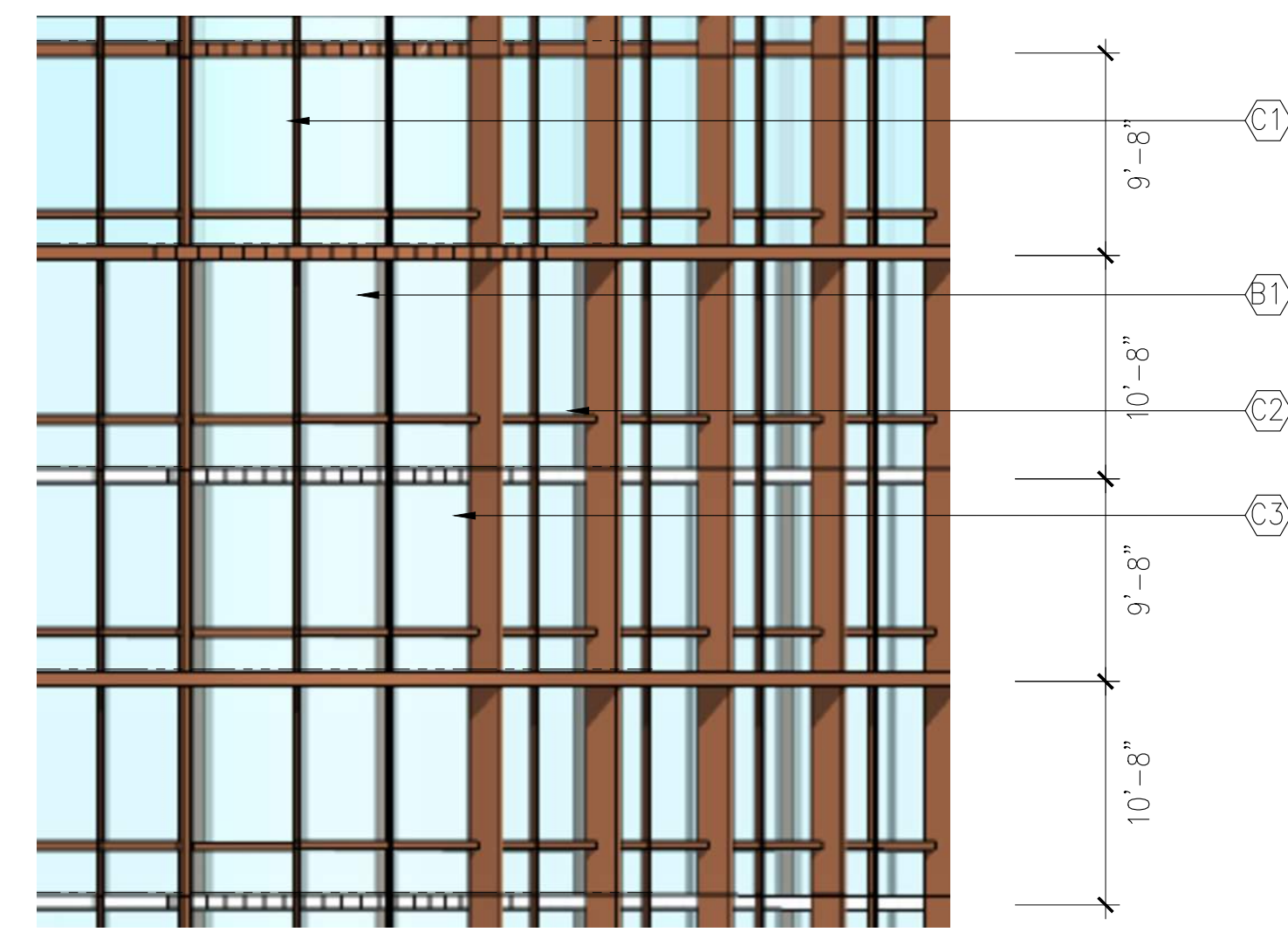
PROPOSED BUILDING SIGNAGE
ONE SIGN AT ENTRY AS PERMITTED
5' SOFT TOTAL AREA
18" LETTERING HEIGHT
20' ABOVE SIDEWALK
4' PROJECTION FROM FACE OF BUILDING



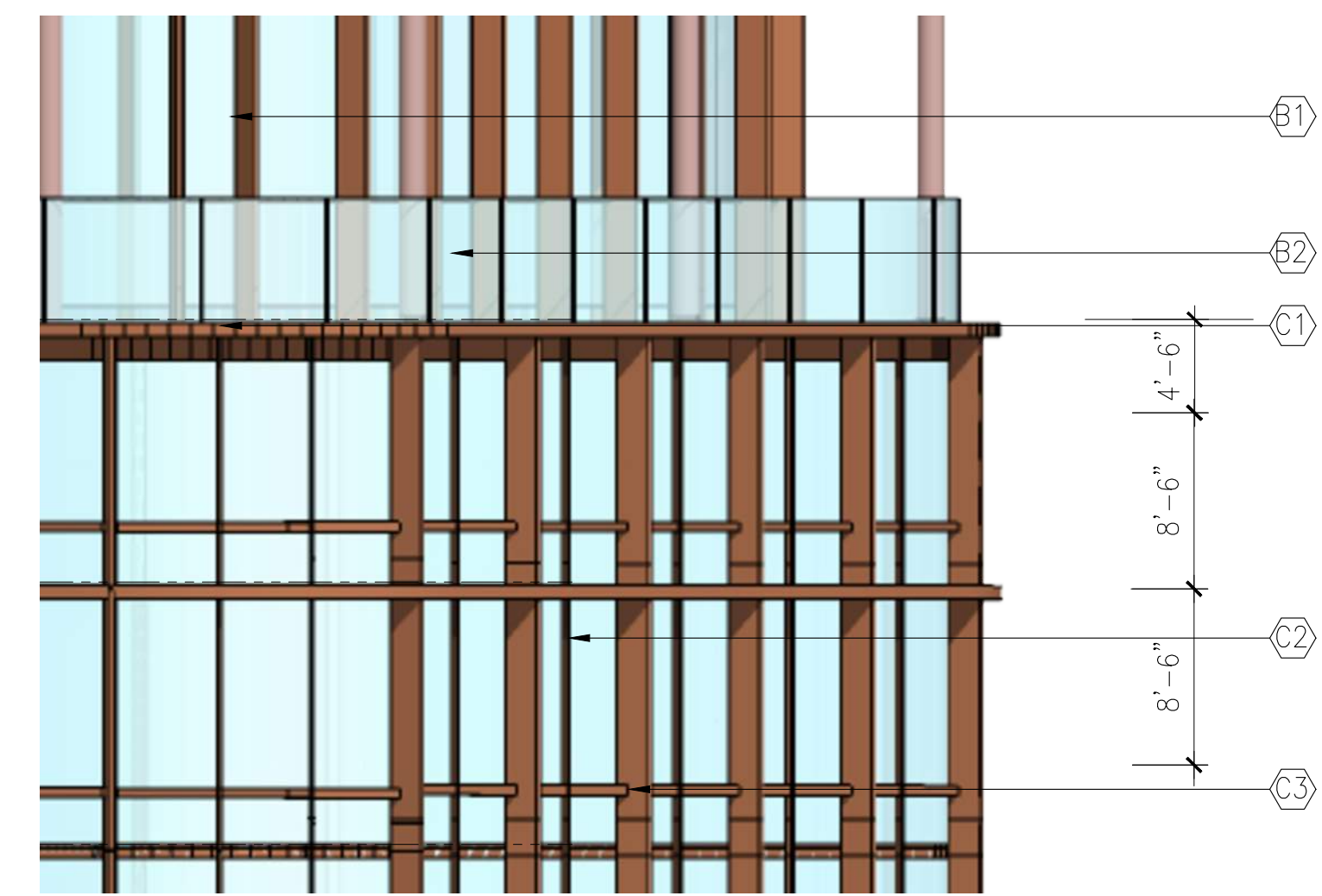
2 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



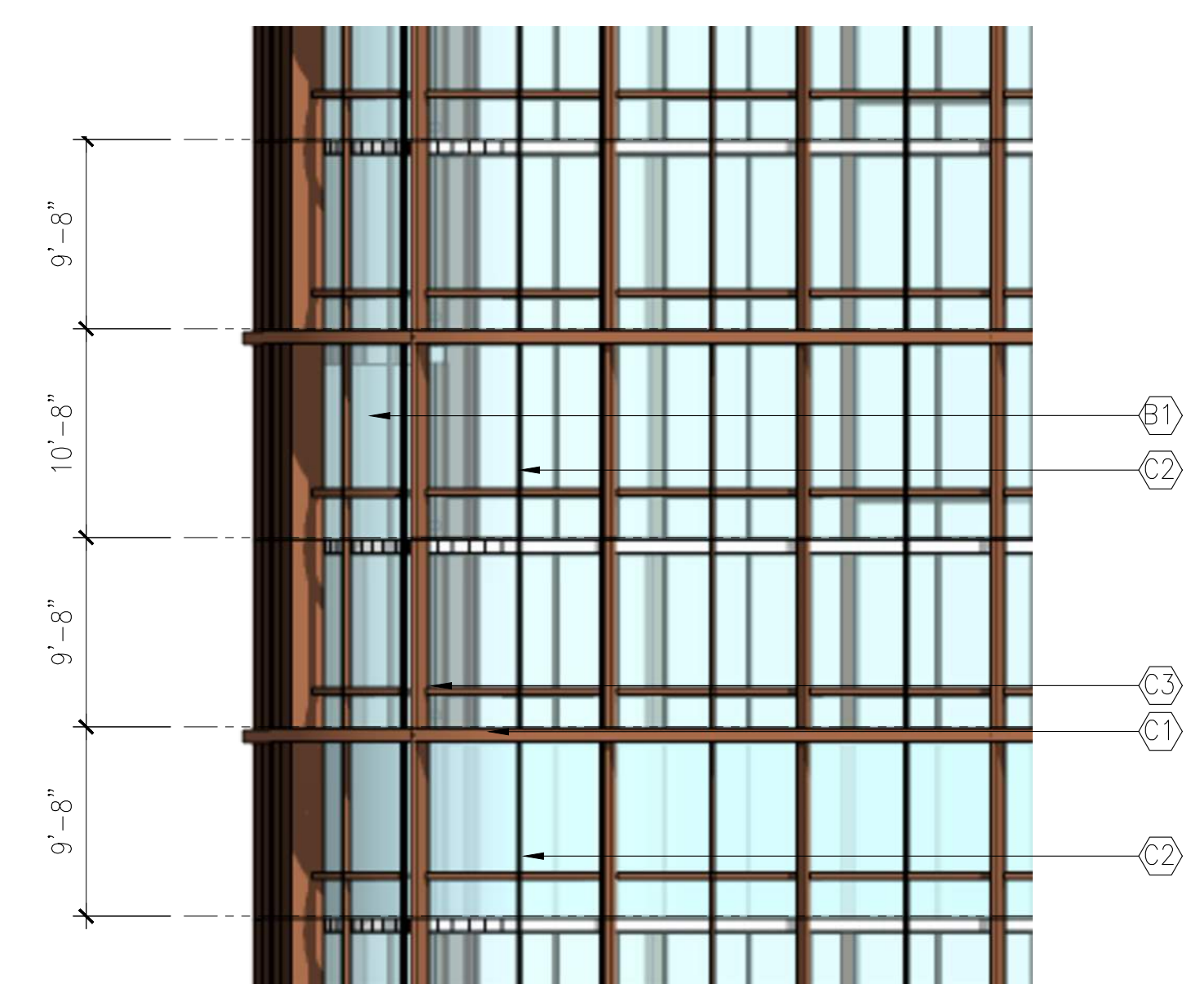
3 PARAPET CORNER DETAIL
SCALE: 1/8" = 1'-0"



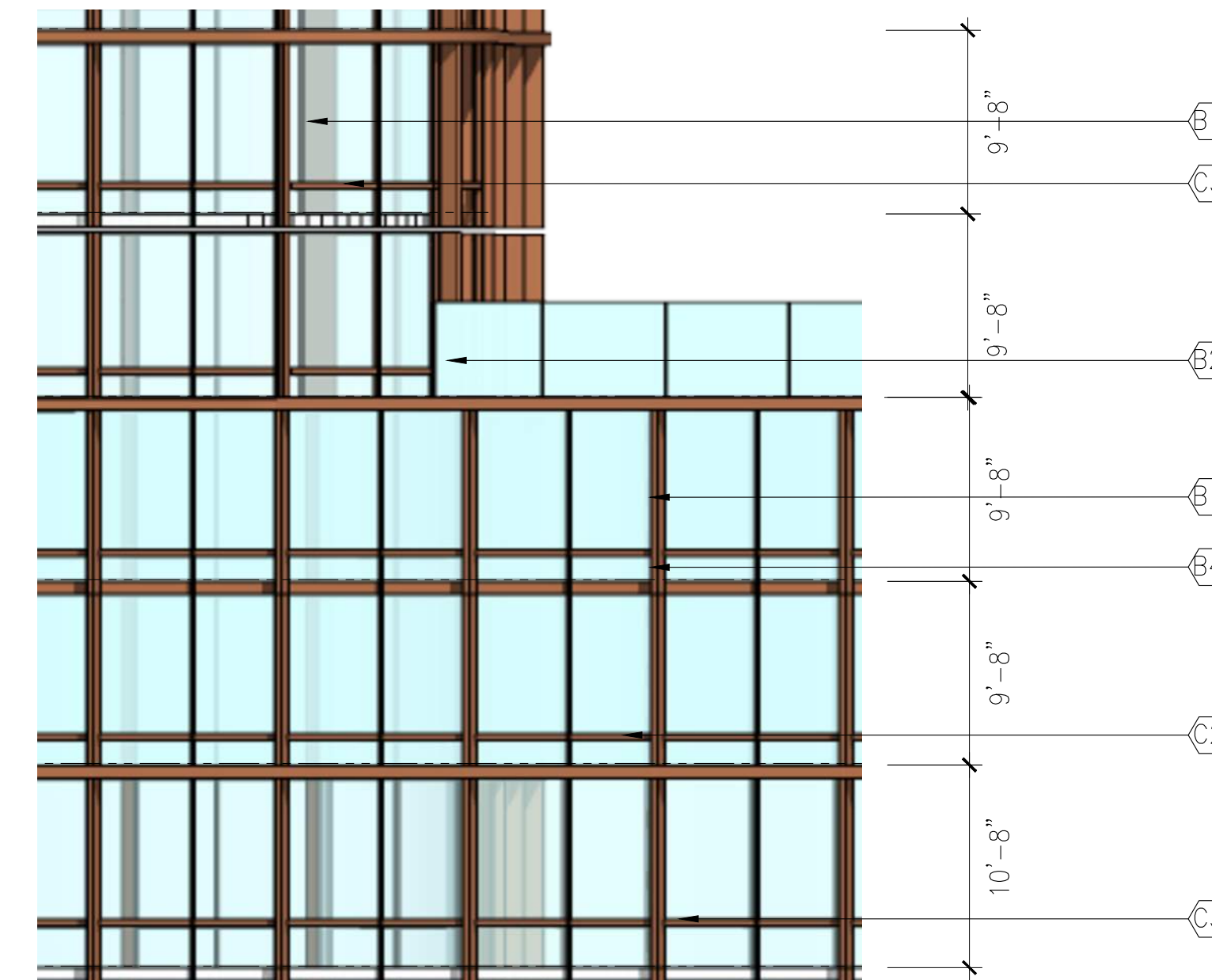
4 CORNER DETAIL
SCALE: 1/8" = 1'-0"



5 BALCONY CORNER DETAIL
SCALE: 1/8" = 1'-0"



6 CORNER DETAIL 2
SCALE: 1/8" = 1'-0"



7 ROOF TERRACE DETAIL
SCALE: 1/8" = 1'-0"

PHASE III
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
- WINDOW_COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- WINDOW_COLOR (B3) TYPE 3
POWDER COATED ALUMINUM
- METAL_PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL_PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL

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JERSEY CITY, 07305

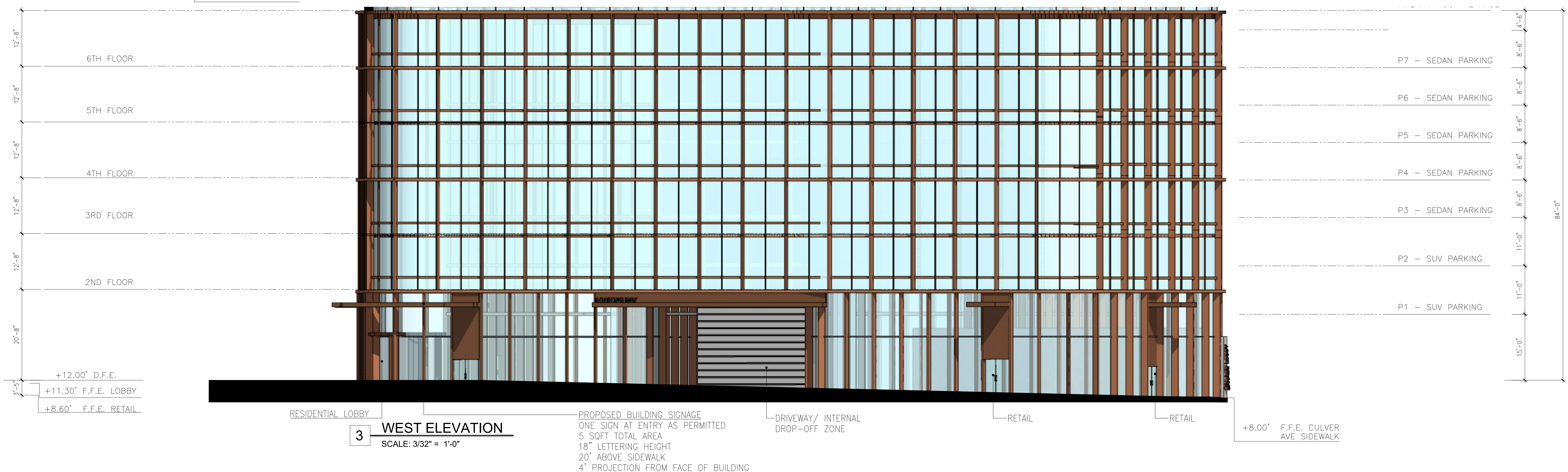
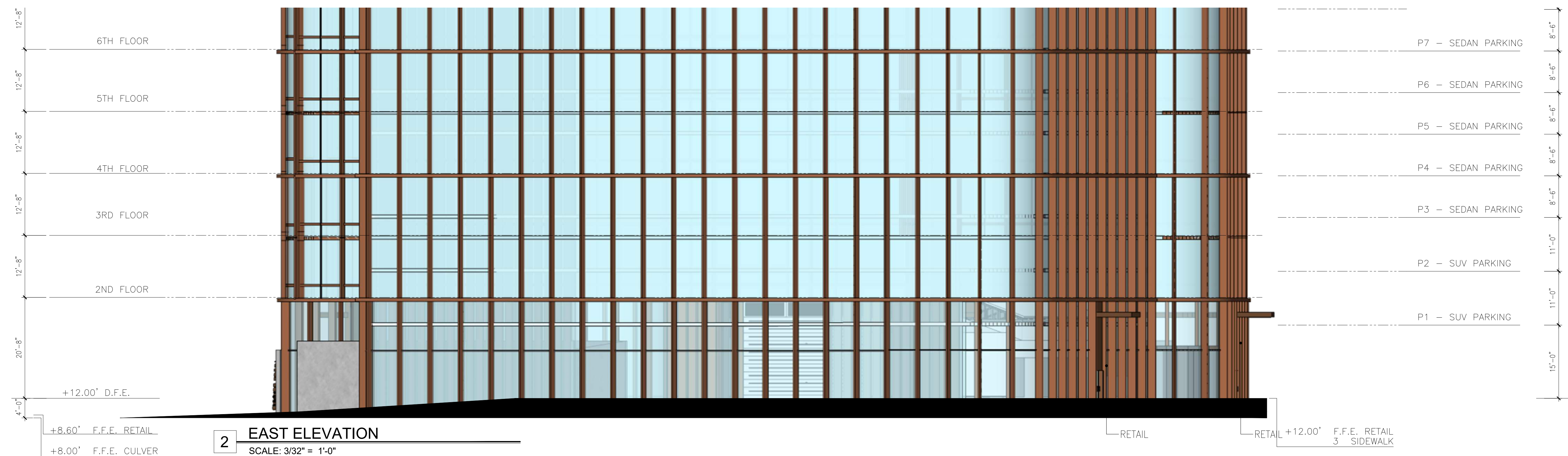
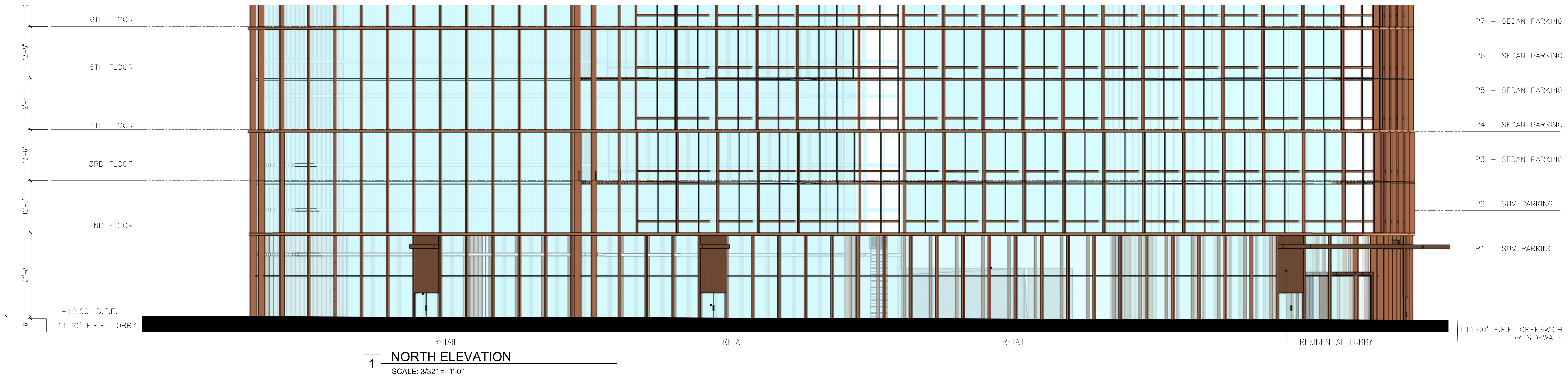
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ELEVATION: WEST ELEVATION
3-A13

PHASE III

MATERIAL PALLET

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- WINDOW COLOR (B2) TYPE 2
POWDER COATED ALUMINUM
- WINDOW COLOR (B3) TYPE 3
POWDER COATED ALUMINUM
- METAL PANEL (C1) TYPE 1 : WALNUT
INSULATED METAL PANEL
- METAL PANEL (C2) TYPE 2 : LARCH
INSULATED METAL PANEL
- METAL PANEL (C3) TYPE 3 : OAK
INSULATED METAL PANEL



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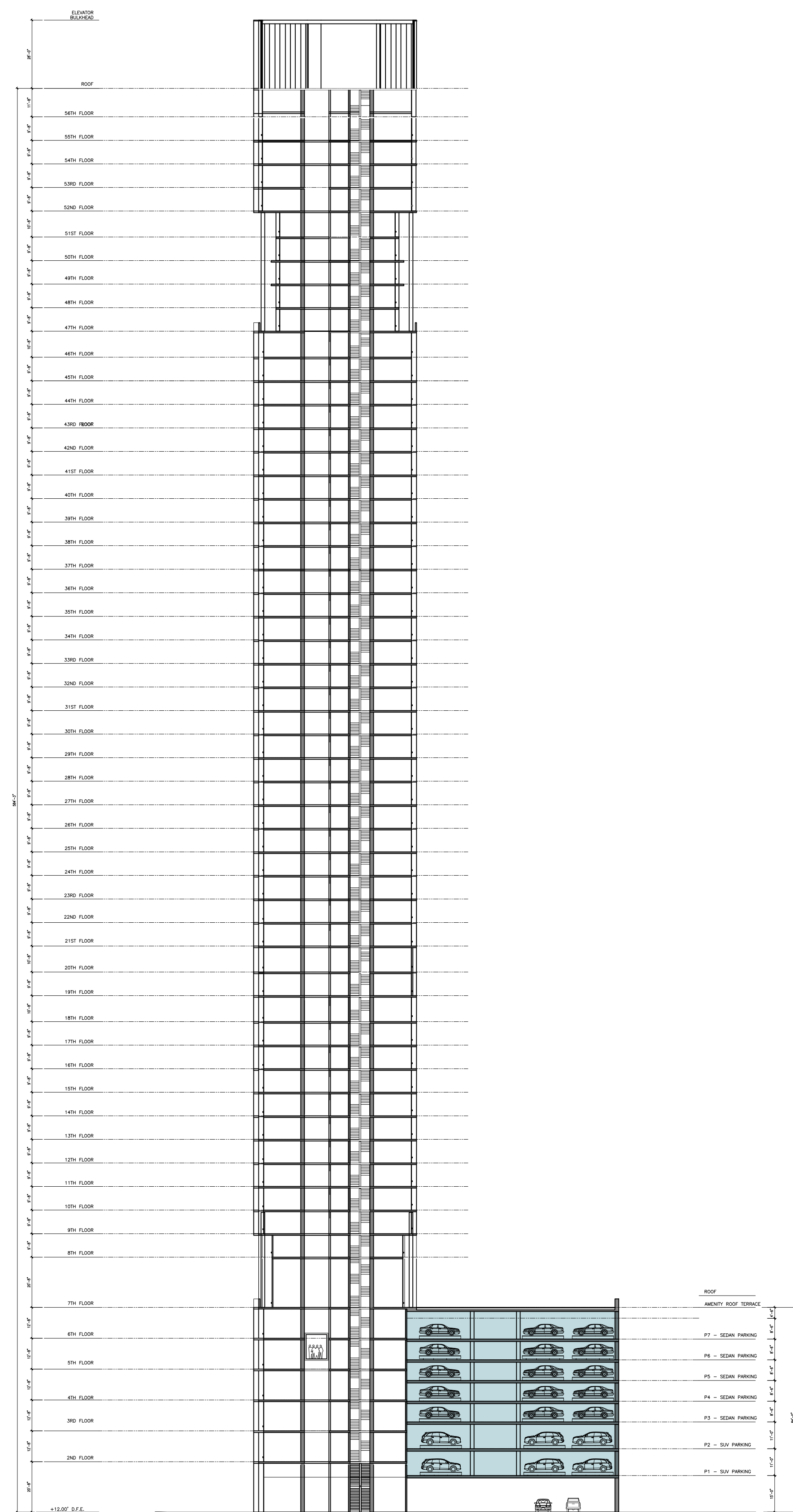
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Project Name:
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JERSEY CITY, 07305

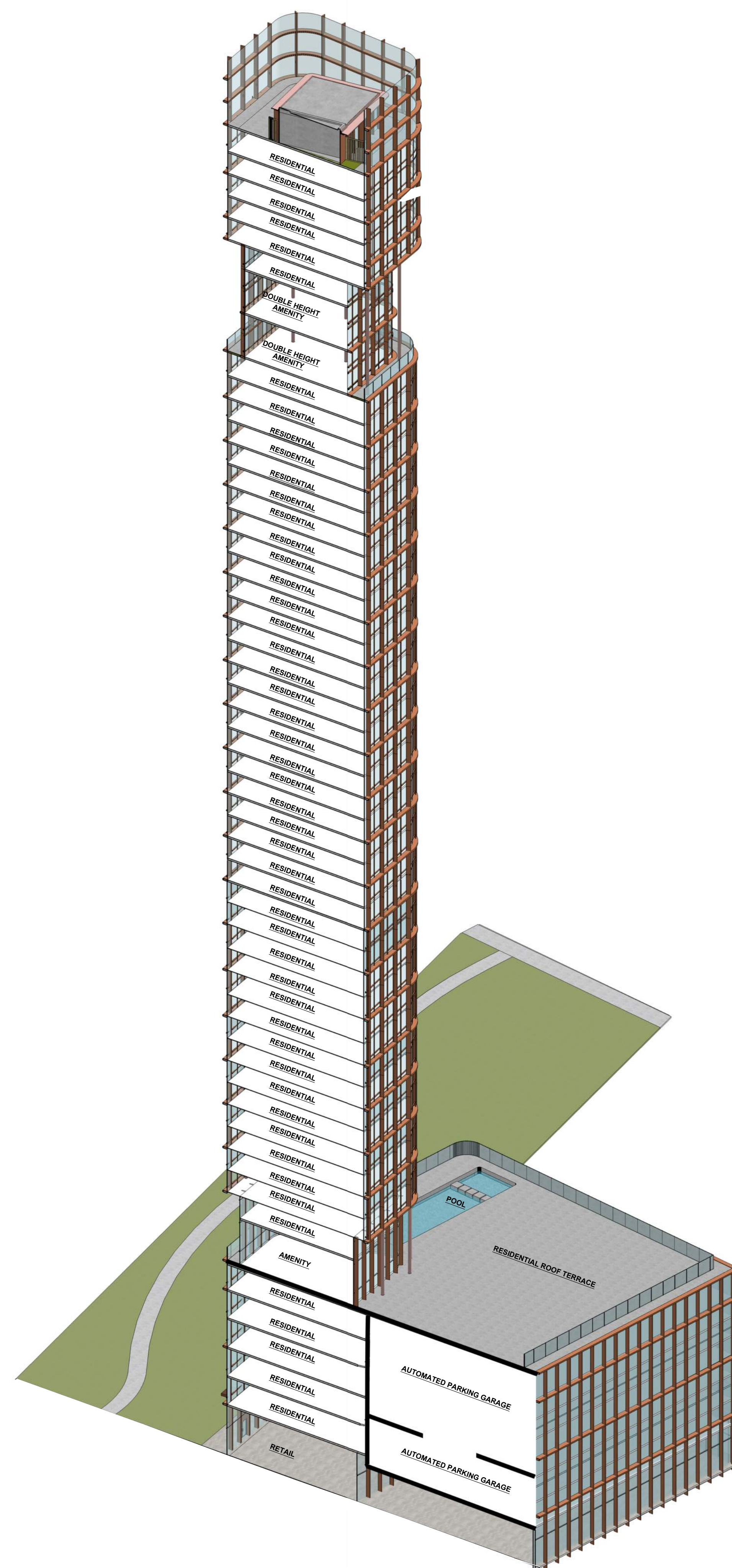
Job Number :	1911
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	04/08/21 PLANNER COMMENTS

PHASE III
MATERIAL PALLET

- WINDOW_COLOR (B1) TYPE 1
POWDER COATED ALUMINUM
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POWDER COATED ALUMINUM
- WINDOW_COLOR (B3) TYPE 3
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INSULATED METAL PANEL
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INSULATED METAL PANEL
- METAL_PANEL (C3) TYPE 3 : OAK
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1 BUILDING SECTION
SCALE: 1/32" = 1'-0"



2 SECTION AXONOMETRIC
SCALE: N.T.S.

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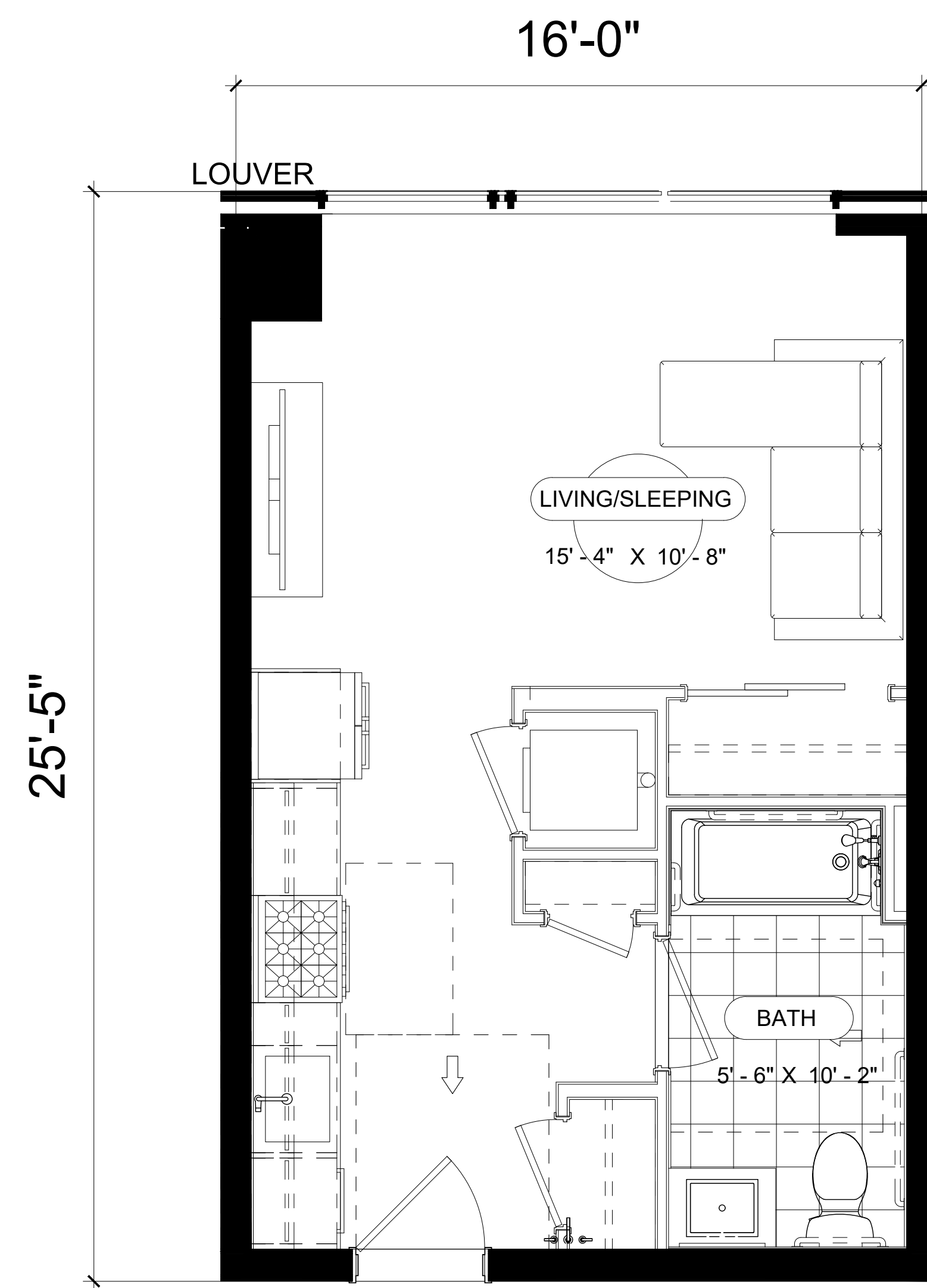


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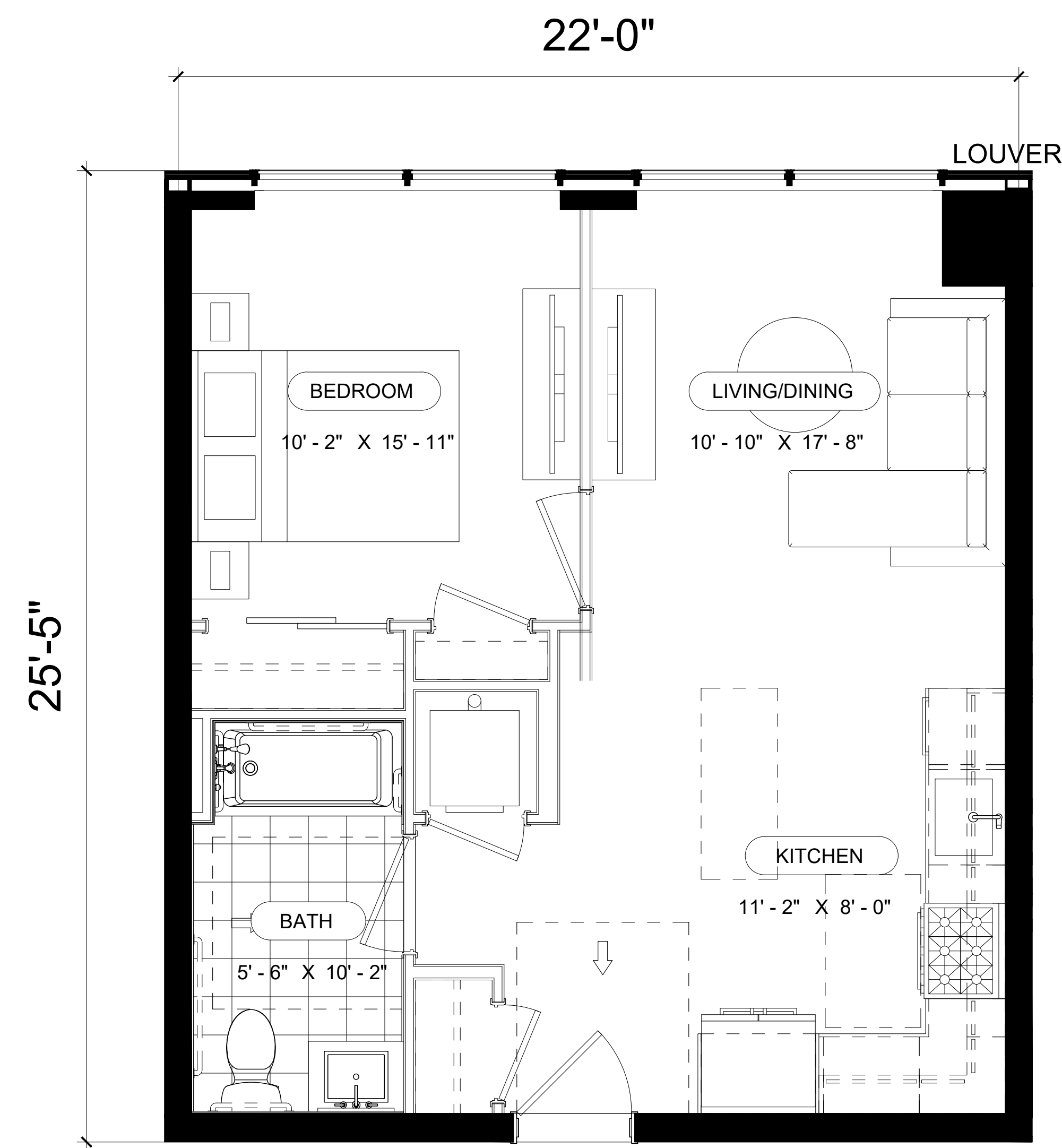
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Date:	For:
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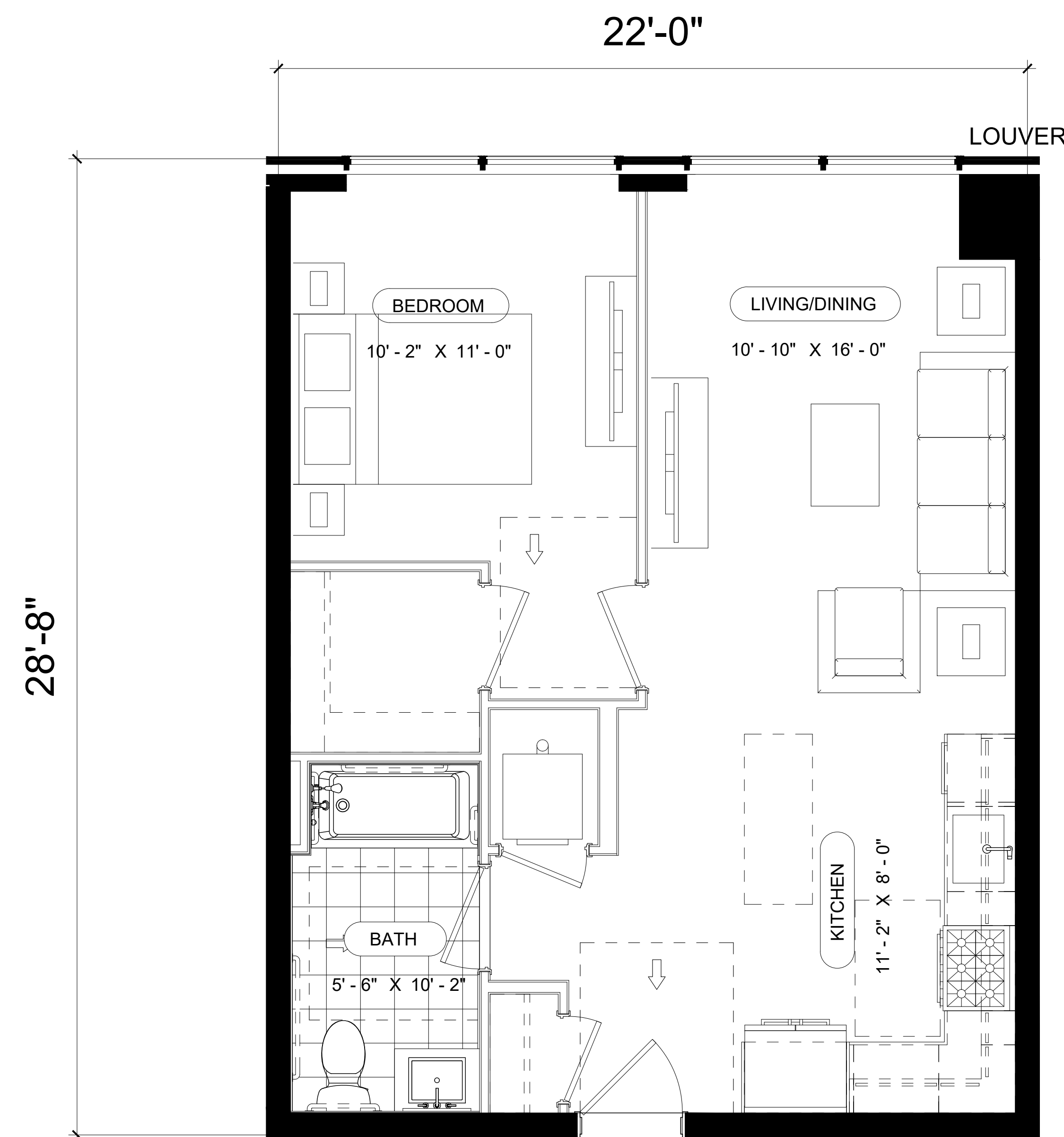
BUILDING SECTION 3-A15



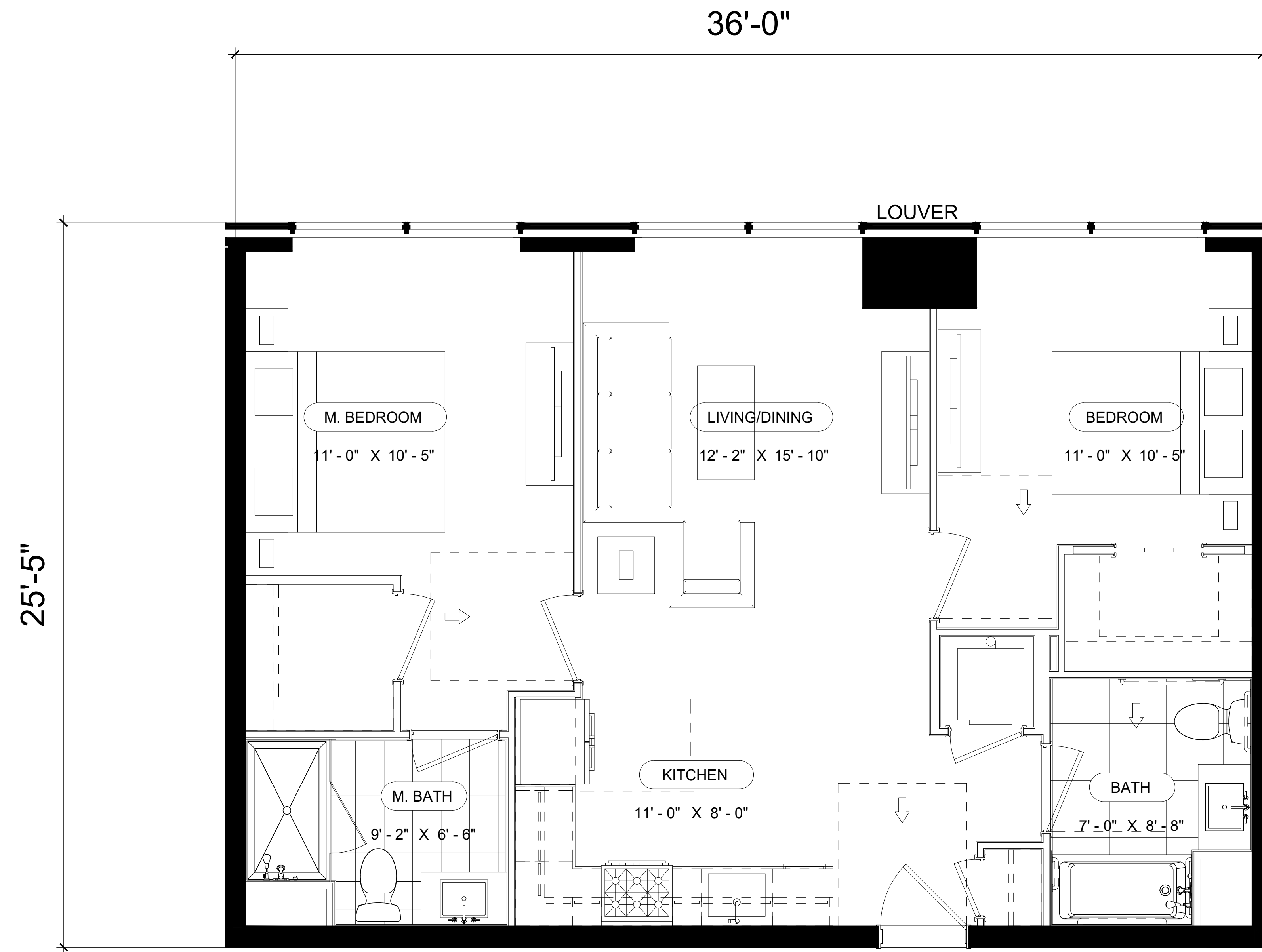
1 STUDIO- 401 SF
SCALE: 3/8" = 1'-0"



2 ONE BEDROOM, ONE BATH- 551SF
SCALE: 3/8" = 1'-0"



4 ONE BEDROOM- ONE BATH-625 SF
SCALE: 3/8" = 1'-0"



3 TWO BEDROOM- TWO BATH- 901 SF
SCALE: 3/8" = 1'-0"

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DEPARTMENT OF TREASURY AND REVENUE
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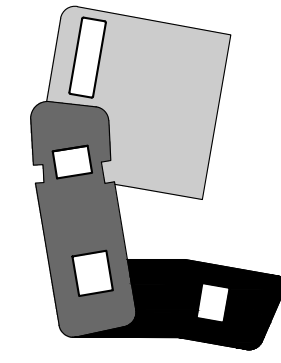
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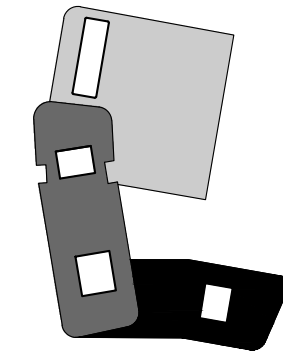
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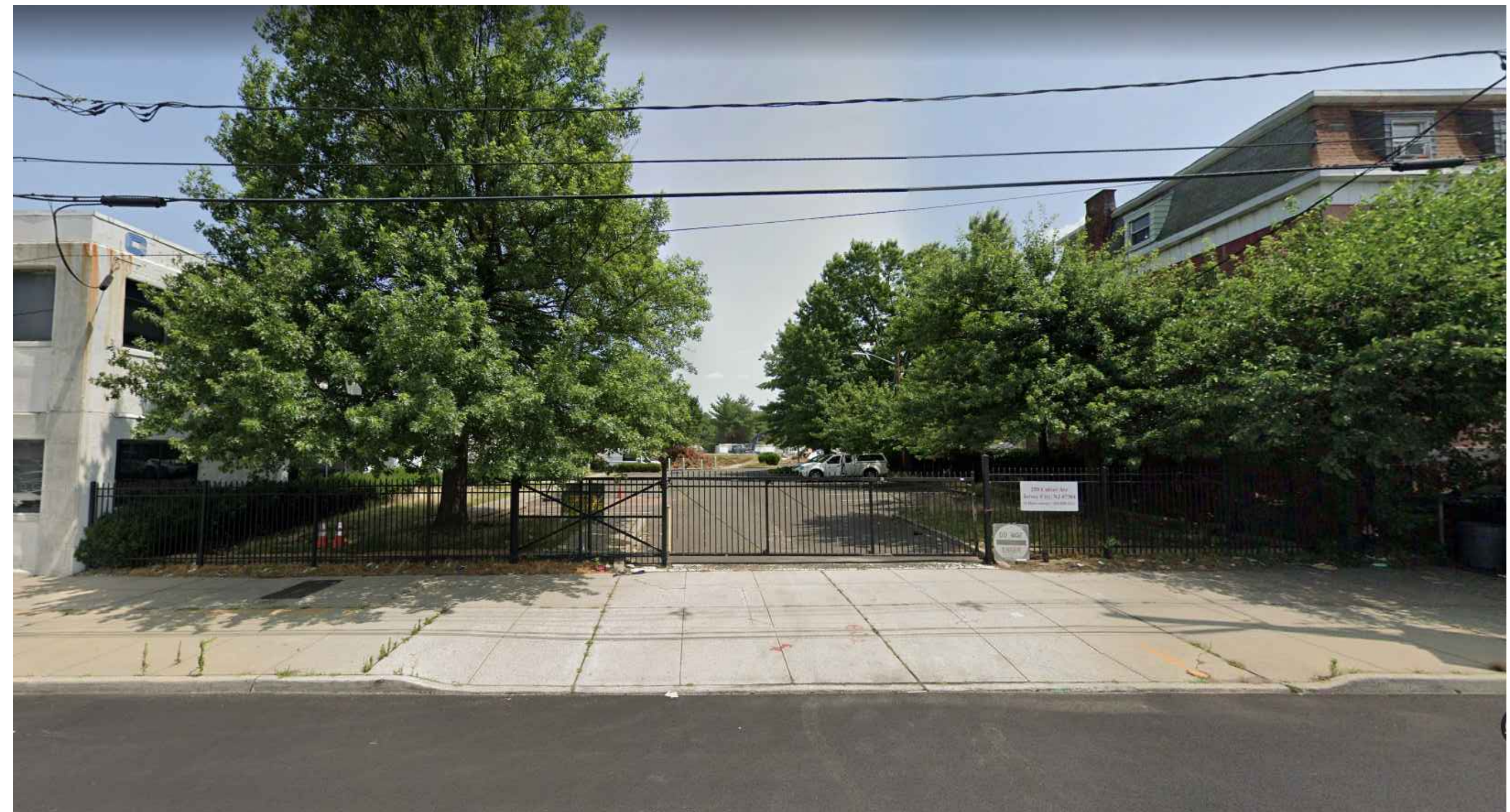
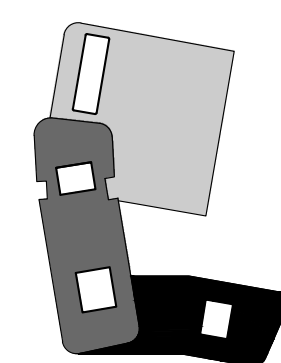
2 VIEW NORTHWEST - CLAREMONT AVENUE
SCALE: N.T.S.



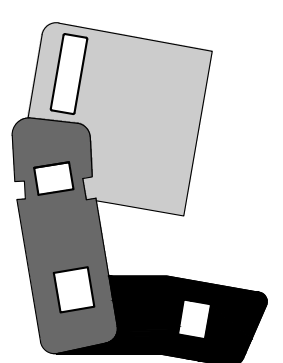
4 VIEW SOUTHEAST - GRANT AVENUE
SCALE: N.T.S.



1 VIEW NORTHEAST - CLAREMONT AVENUE
SCALE: N.T.S.



3 VIEW SOUTHWEST - WATER STREET
SCALE: N.T.S.



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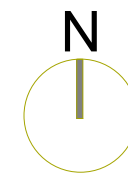
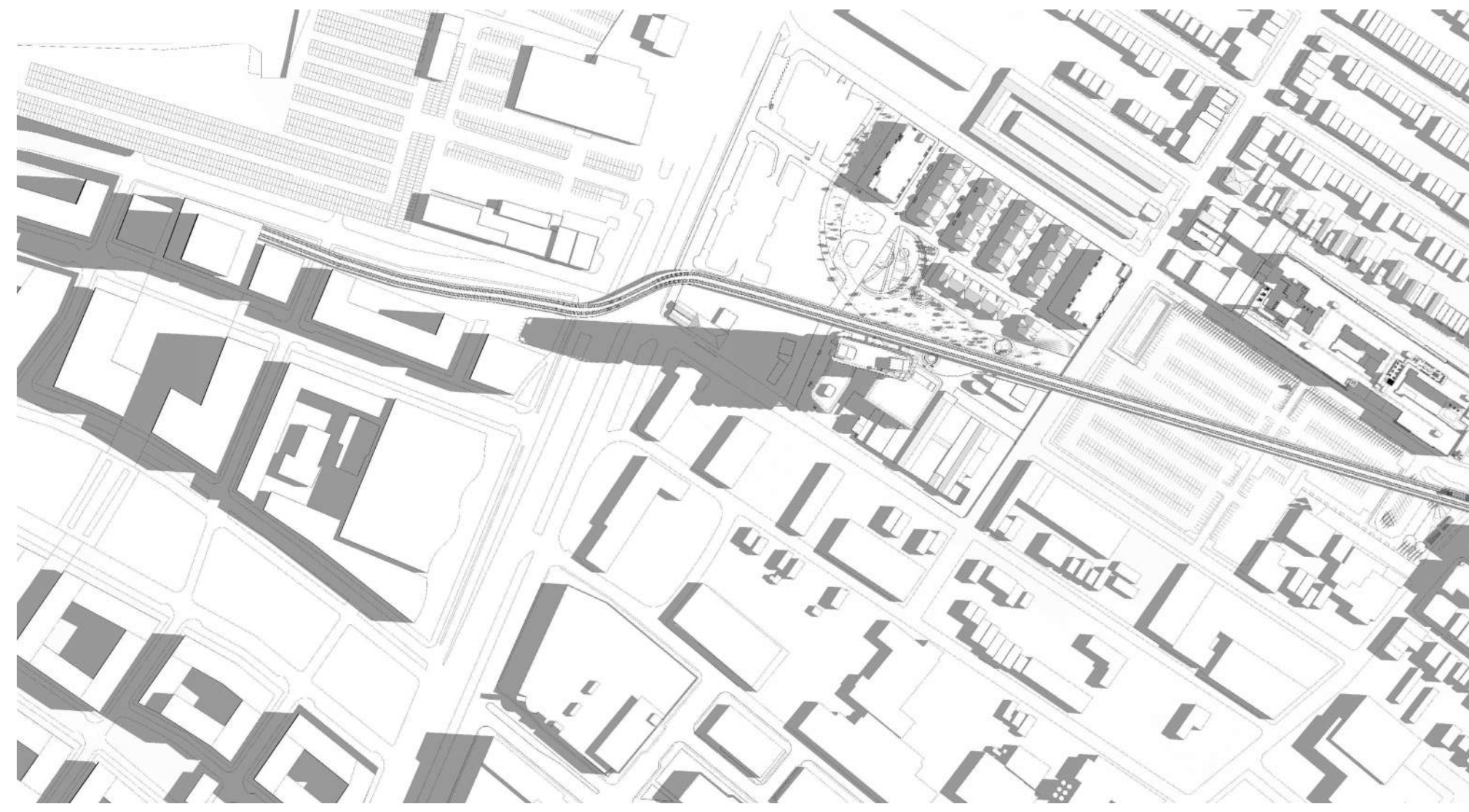
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3611 14th Ave,
Brooklyn, NY 11218

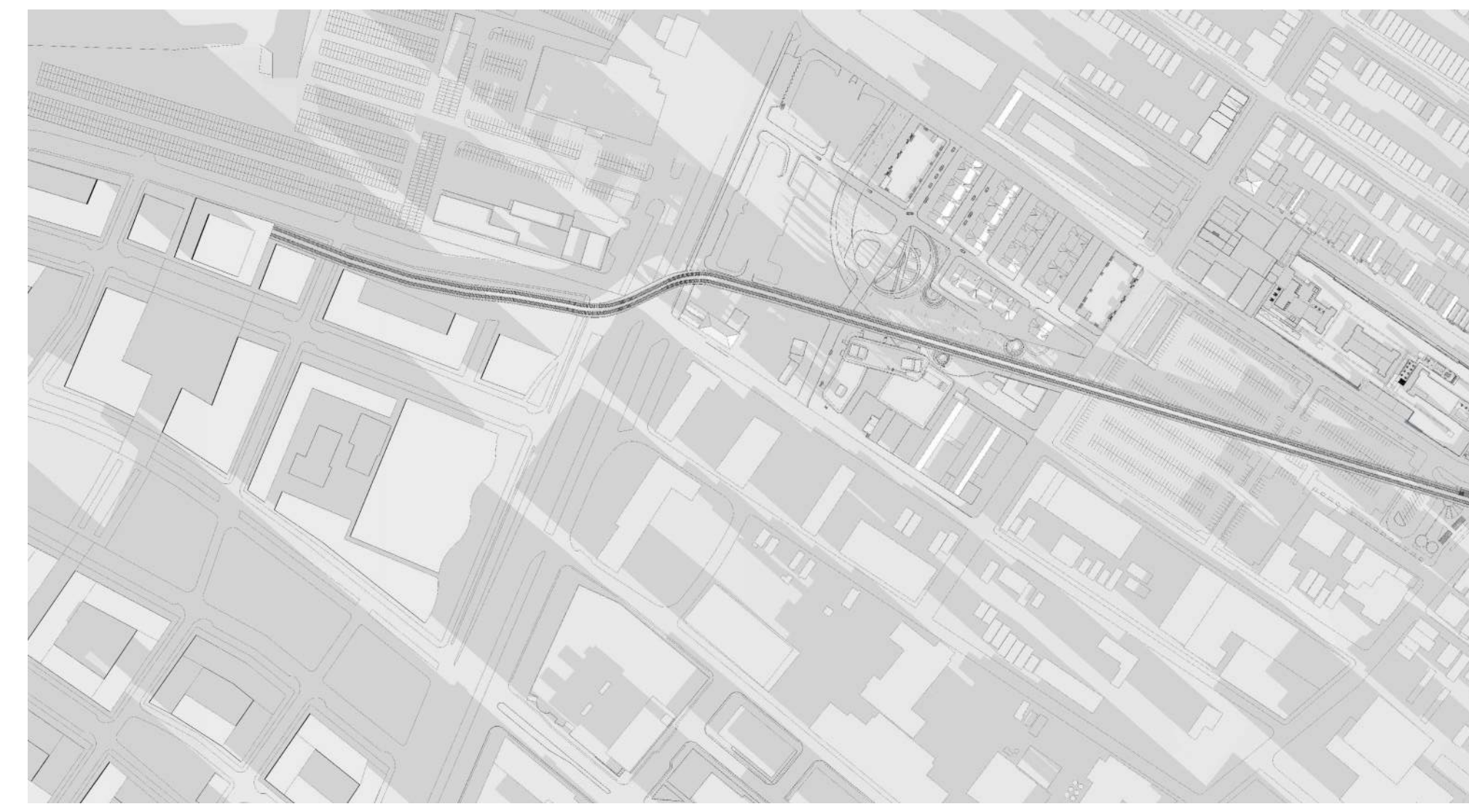
Project Name:
PHASE III
244 CULVER AVENUE
JERSEY CITY, 07305

Job Number : 1911
Scale : AS NOTED
Drawn By : AM-CC
Checked By : AM

Issue :	For :
01/12/21	PRELIM SITE PLAN
05/28/21	04/08/21 PLANNER COMMENTS



SUMMER SOLSTICE 06-20 09:00 AM



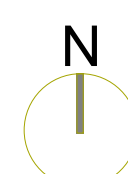
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SUMMER SOLSTICE 06-20 12:00 PM



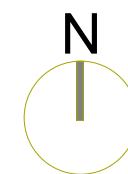
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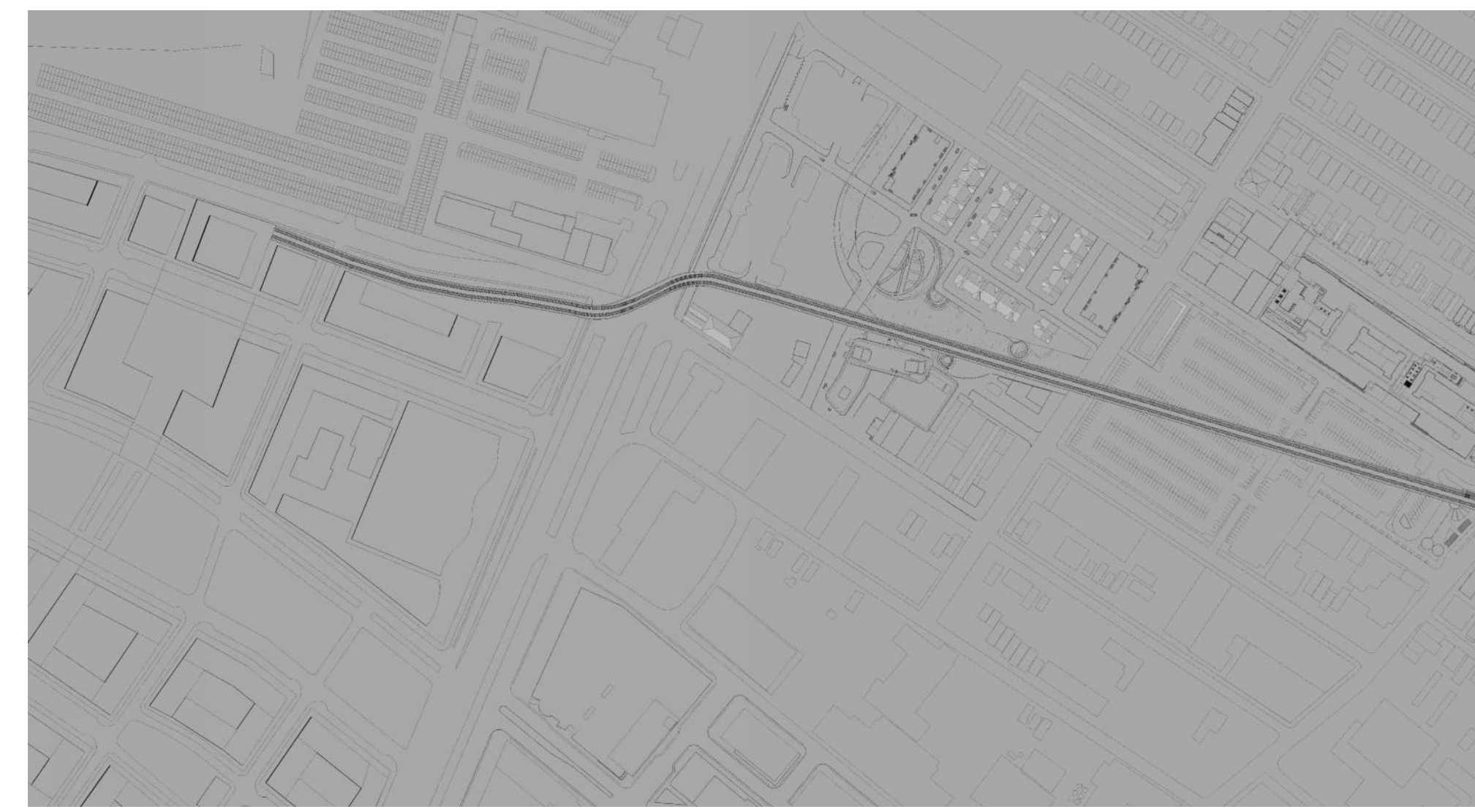
SUMMER SOLSTICE 06-20 03:00 PM



WINTER SOLSTICE 12-21 03:00 PM



SUMMER SOLSTICE 06-20 06:00 PM



WINTER SOLSTICE 12-21 06:00 PM

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