

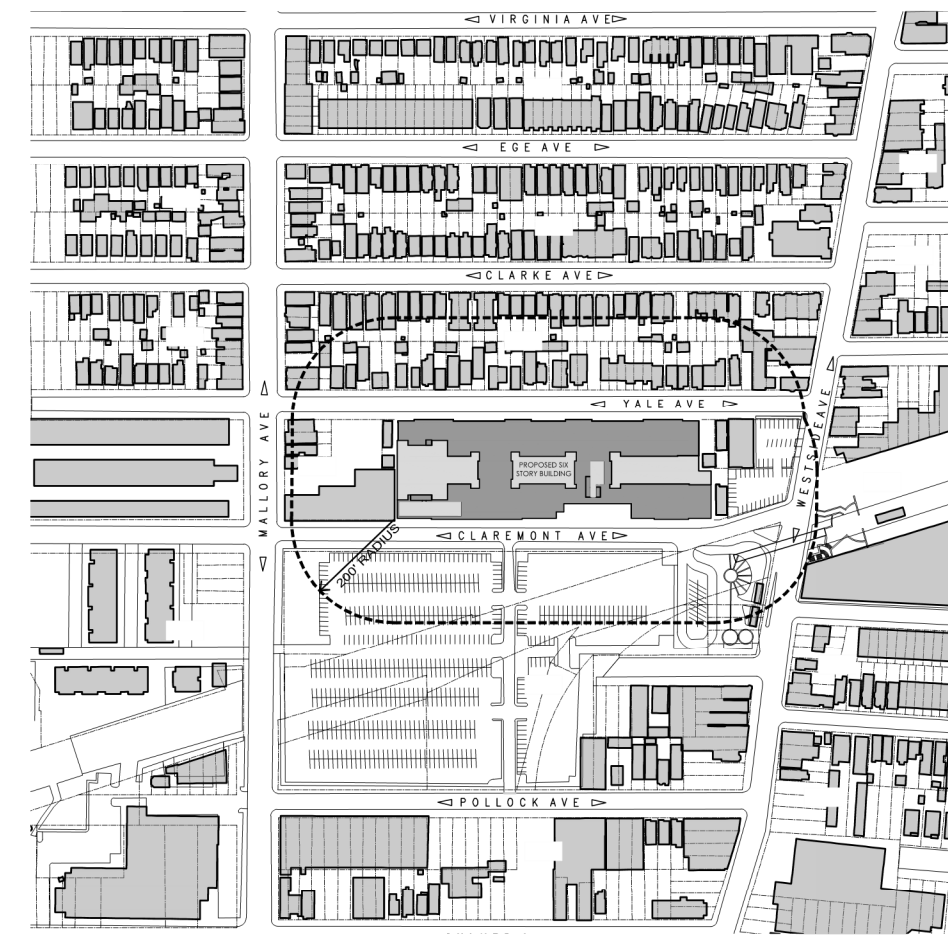
PRELIMINARY & FINAL SITE PLAN APPLICATION

400 CLAREMONT AVENUE

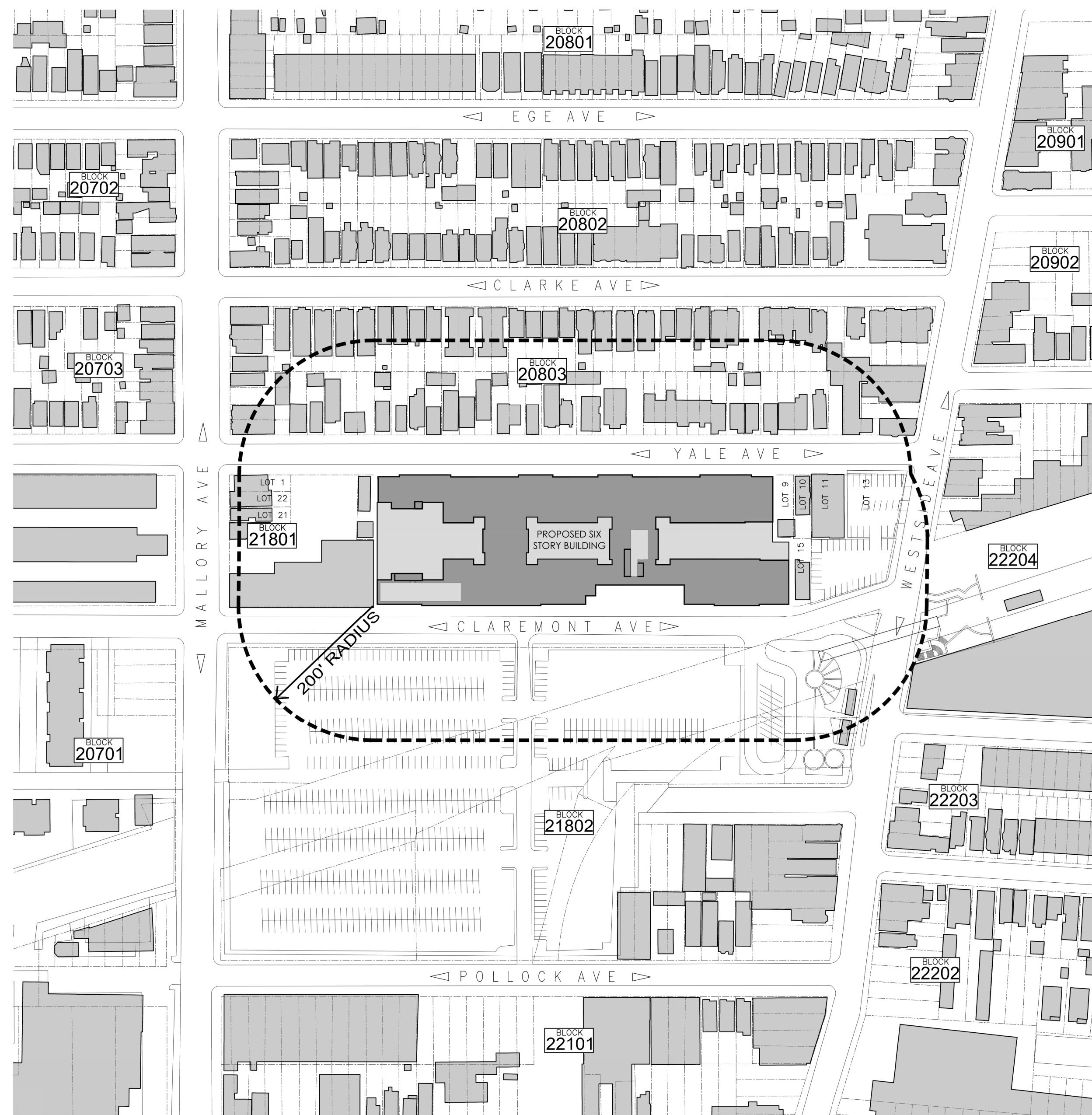
PROPOSED MIXED-USE DEVELOPMENT

BLOCK 21801, LOT 4, 5, 8-10 AND 15-19

59-63 YALE AVENUE, 53-57 YALE AVENUE, 400 CLAREMONT AVENUE,
19 YALE AVENUE, 17 YALE AVENUE, 382 CLAREMONT AVENUE,
418-424 CLAREMONT AVENUE, 426 CLAREMONT AVENUE,
428 CLAREMONT AVENUE, 430 CLAREMONT AVENUE
JERSEY CITY, NJ 07304



1 KEY PLAN
SCALE: 1" = 300'



2 LOCATION MAP
SCALE: 1" = 100'



ARTISTIC RENDERING

PROJECT DATA

BLOCK NUMBER	= 21801
LOT NUMBERS	= 4, 5, 8-10 & 15-19
ZONING DISTRICT	= ROUTE 440-CULVER
LOT AREA	= 119,496 SF
BUILDING FOOTPRINT	= 110,890 SF
RESIDENTIAL FLOOR AREA	= 434,597 GSF
RETAIL FLOOR AREA	= 12,044 GSF
DWELLING UNITS	= 631
PARKING SPACES	= 279 SPACES

SITE PLAN & SURVEY DATA

SITE PLAN DATA IS TAKEN FROM JERSEY CITY TAX MAPS & FROM A SITE SURVEY DATED MAY 15, 2018 PREPARED BY:

GLUCKLER & DEN BLEYKER
PROFESSIONAL LICENSED LAND SURVEYORS
310 HUDSON STREET
HACKENSACK, NJ 07601

SCOTT DEN BLEYKER
NJ LICENSE NO. 33522

DRAWING LIST

- C1 COVER SHEET
- A1 CELLAR FLOOR PLAN
- A2 GROUND FLOOR PLAN
- A3 2ND FLOOR PLAN
- A4 3RD-5TH FLOOR PLAN
- A5 6TH FLOOR PLAN
- A6 ROOF PLAN
- A7 CLAREMONT AVENUE ELEVATION
- A8 YALE AVENUE ELEVATION
- A9 BUILDING ELEVATIONS
- A10 BUILDING SECTIONS
- A11 ENLARGED GROUND FLOOR ELEVATION

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL 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 _____, 2019.

Board Chairman

Board Secretary

Board Planner

Board Engineer

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Dean Marchetto F.A.S.A., P.P.
NJ 027945

Michael Higgins AIA, LEED
NJ21A0130830

Bruce A Stieve AIA, AIA, CNU
NJ21A0337710

Prepared For:
**400 Claremont Ave
Urban Renewal, LLC**
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
400 Claremont
Block 21801
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304

Job Number : 1818
Scale : AS NOTED
Drawn By : ML/MM/AY/NP/JY

Issue	For
12.13.18	PRELIM + FINAL SITE PLAN
02.21.19	COMPLETENESS REVIEW
02.27.19	PLANNING BOARD DISTRIBUTION
03.22.19	RESOLUTION COMPLIANCE
04.22.20	REVISED FOR AMENDED FINAL SITE PLAN APPROVAL

APPROVED PLAN

COVER SHEET **C1**

Copyright © 2019 Marchetto, Higgins, Stieve Architects P.C.

PRELIMINARY & FINAL SITE PLAN APPLICATION

400 CLAREMONT AVENUE

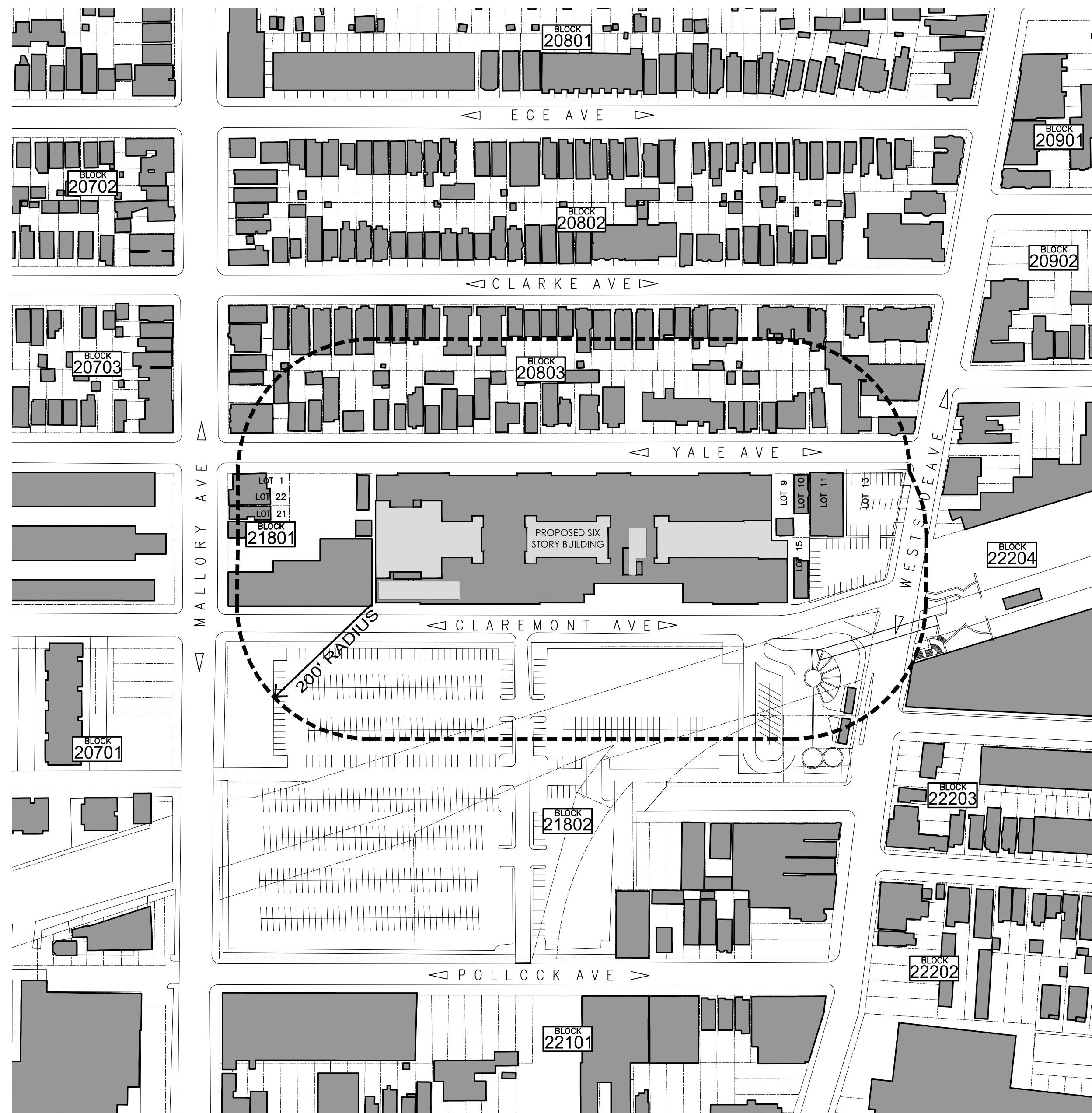
PROPOSED MIXED-USE DEVELOPMENT

BLOCK 21801, LOT 4, 5, 8-10 AND 15-19

59-63 YALE AVENUE, 53-57 YALE AVENUE, 400 CLAREMONT AVENUE,
19 YALE AVENUE, 17 YALE AVENUE, 382 CLAREMONT AVENUE,
418-424 CLAREMONT AVENUE, 426 CLAREMONT AVENUE,
428 CLAREMONT AVENUE, 430 CLAREMONT AVENUE
JERSEY CITY, NJ 07304



1 KEY PLAN
SCALE: 1" = 300'



2 LOCATION MAP
SCALE: 1" = 100'

PROJECT DATA	
BLOCK NUMBER	= 21801
LOT NUMBERS	= 4, 5, 8-10 & 15-19
ZONING DISTRICT	= ROUTE 440-CULVER
LOT AREA	= 119,496 SF
BUILDING FOOTPRINT	= 110,890 SF
DWELLING UNITS	= 629
PARKING SPACES	= 258 SPACES
RESIDENTIAL FLOOR AREA	= 433,887 GSF
NEW VESTIBULE FLOOR AREA	= 165 GSF
AMENITY/RETAIL AND	= 43,188 GSF
BUILDING SUPPORT FLOOR AREAS	
TOTAL FLOOR AREA	433,887+165+43,188= 477,240 GSF
FAR=477,240 / 119,496	= 3.99 (4.0 MAX. PERMITTED)

SITE PLAN & SURVEY DATA

SITE PLAN DATA IS TAKEN FROM JERSEY CITY TAX MAPS & FROM A SITE SURVEY DATED MAY 15, 2018 PREPARED BY:
CLUCKLER & DEN BLEYKER
PROFESSIONAL LICENSED LAND SURVEYORS
310 HUDSON STREET
HACKENSACK, NJ 07601
SCOTT DEN BLEYKER
NJ LICENSE NO. 33522

DRAWING LIST

- C1 COVER SHEET
- A1 CELLAR FLOOR PLAN
- A2 GROUND FLOOR PLAN
- A3 2ND FLOOR PLAN
- A4 3RD-5TH FLOOR PLAN
- A5 6TH FLOOR PLAN
- A6 ROOF PLAN
- A7 CLAREMONT AVENUE ELEVATION
- A8 YALE AVENUE ELEVATION
- A9 BUILDING ELEVATIONS
- A10 BUILDING SECTIONS
- A11 ENLARGED GROUND FLOOR ELEVATION

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL 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 _____ 2019.

Board Chairman

Board Secretary

Board Planner

Board Engineer

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

Dean Marchetto FAA, PP
NJ 07945
Michael Higgins AIA, LEED
NJ146030890
Bruce A Stieve AIA, CNV
NJ13A0137710

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
**400 Claremont Ave
Urban Renewal, LLC**
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
**400 Claremont
Block 21801
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304**

Job Number: 1818
Scale: AS NOTED
Drawn By: ML/MN/NP/NT

Issue	Date	For
12.13.18		PRELIM + FINAL SITE PLAN
05.22.19		RESOLUTION COMPLIANCE
04.22.20		REVISED FOR AMENDED FINAL SITE PLAN APPROVAL
09.16.21		OWNERSHIP CHANGES

PARKING CALCULATIONS

REQUIRED RESIDENTIAL	
MIN. .33 SPACES/UNIT	= 208 SPACES
MAX. .66 SPACES/UNIT	= 416 SPACES
REQUIRED RETAIL	
1 SPACE/1000 GSF MAX.	= 13 SPACES
TOTAL REQUIRED SPACES	
MIN.	= 221 SPACES
MAX.	= 429 SPACES
TOTAL PROPOSED SPACES	= 279 SPACES
COMPACT SPACE	= 20%

BIKE STORAGE

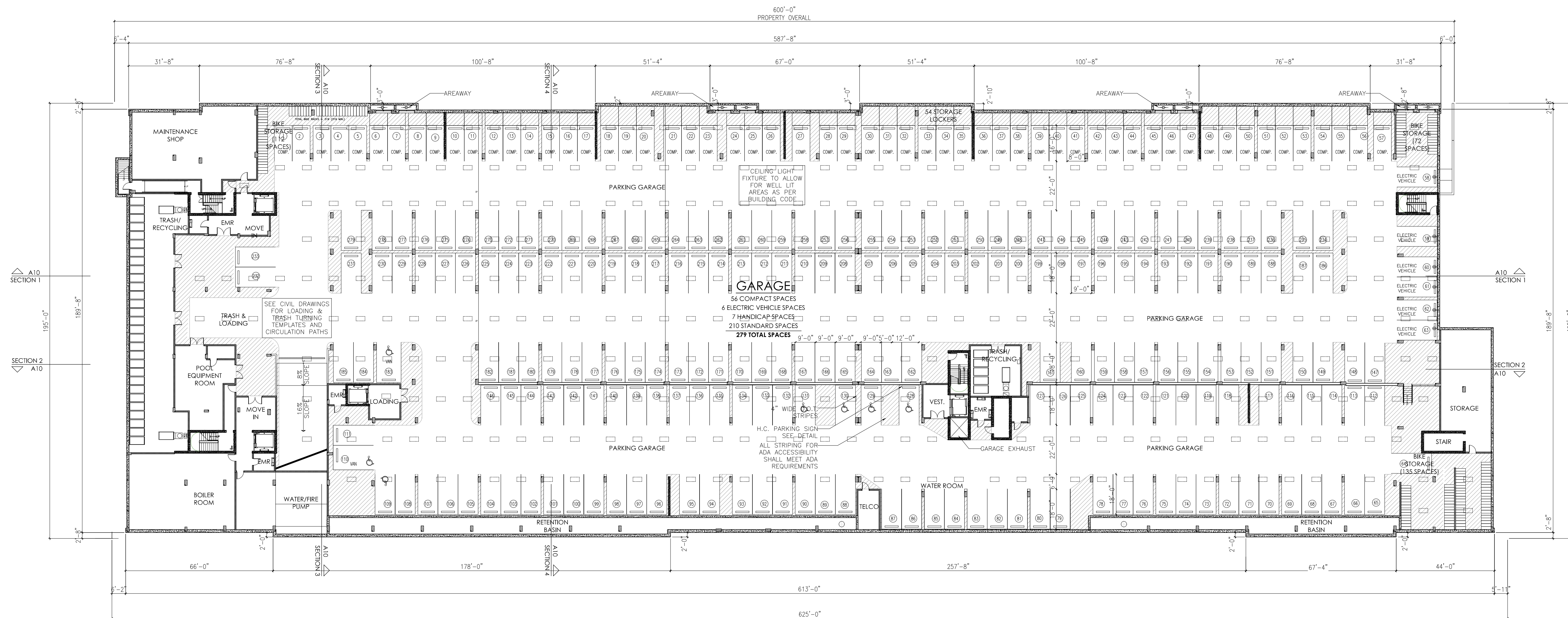
REQUIRED RESIDENTIAL	
3 SPACES PER UNIT	
631 UNITS * .5	= 316 SPACES
REQUIRED NON-RESIDENTIAL	
1 SPACES PER 5,000 GSF	
14,536 / 5,000 = 2.9	= 3 SPACES
TOTAL REQUIRED SPACES	= 319 SPACES
TOTAL PROVIDED SPACES	= 319 SPACES

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 UNFORESSEEN OR OTHER CONDITIONS.

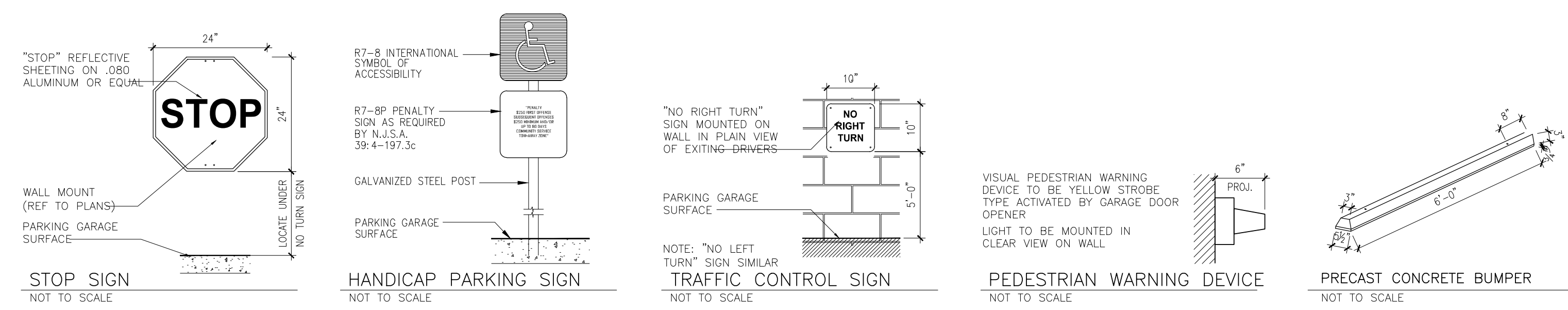
TRASH COMP. INFO

COMPACTOR IS HYDRAULICALLY OPERATED HORIZONTAL EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL MUNICIPAL/PRIVATE PICKUP WITHIN THE BUILDING. YARD STORAGE CONTAINERS WILL BE PROVIDED.



1 CELLAR FLOOR PLAN
SCALE: 1"=20'

2 PARKING DETAILS
SCALE: NTS



Marchetto Higgins Stieve
Architecture
Planning
Urban Design

Dean Marchetto FAIA, PP
NJ 07945
Michael Higgins AIA, LEED
NJ 07309
Bruce A. Stieve AIA, OBU
NJ 07304

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
**400 Claremont Ave
Urban Renewal, LLC**
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
**400 Claremont
Block 21801
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304**

Issue:	For:
Date:	Date:
12.13.18	PRELIM + FINAL SITE PLAN
02.21.19	COMPLETENESS REVIEW
02.27.19	PLANNING BOARD DISTRIBUTION
05.22.19	RESOLUTION COMPLIANCE
04.22.20	REVISED FOR AMENDED FINAL SITE PLAN APPROVAL

APPROVED PLAN
FLOOR PLAN **A1**

PARKING CALCULATIONS

REQUIRED RESIDENTIAL	
MIN. .33 SPACES/UNIT	= 208 SPACES
MAX. .66 SPACES/UNIT	= 416 SPACES
REQUIRED RETAIL	
1 SPACE/1000 GSF MAX.	= 13 SPACES
TOTAL REQUIRED SPACES	
MIN.	= 221 SPACES
MAX.	= 429 SPACES

TOTAL PROPOSED SPACES = 258 SPACES
COMPACT SPACE = 224

BIKE STORAGE

REQUIRED RESIDENTIAL	
.5 SPACES PER UNIT	= 315 SPACES
628 UNITS * .5	

REQUIRED NON-RESIDENTIAL	
1 SPACES PER 5,000 GSF	
14,536 / 5,000 = 2.9	= 3 SPACES

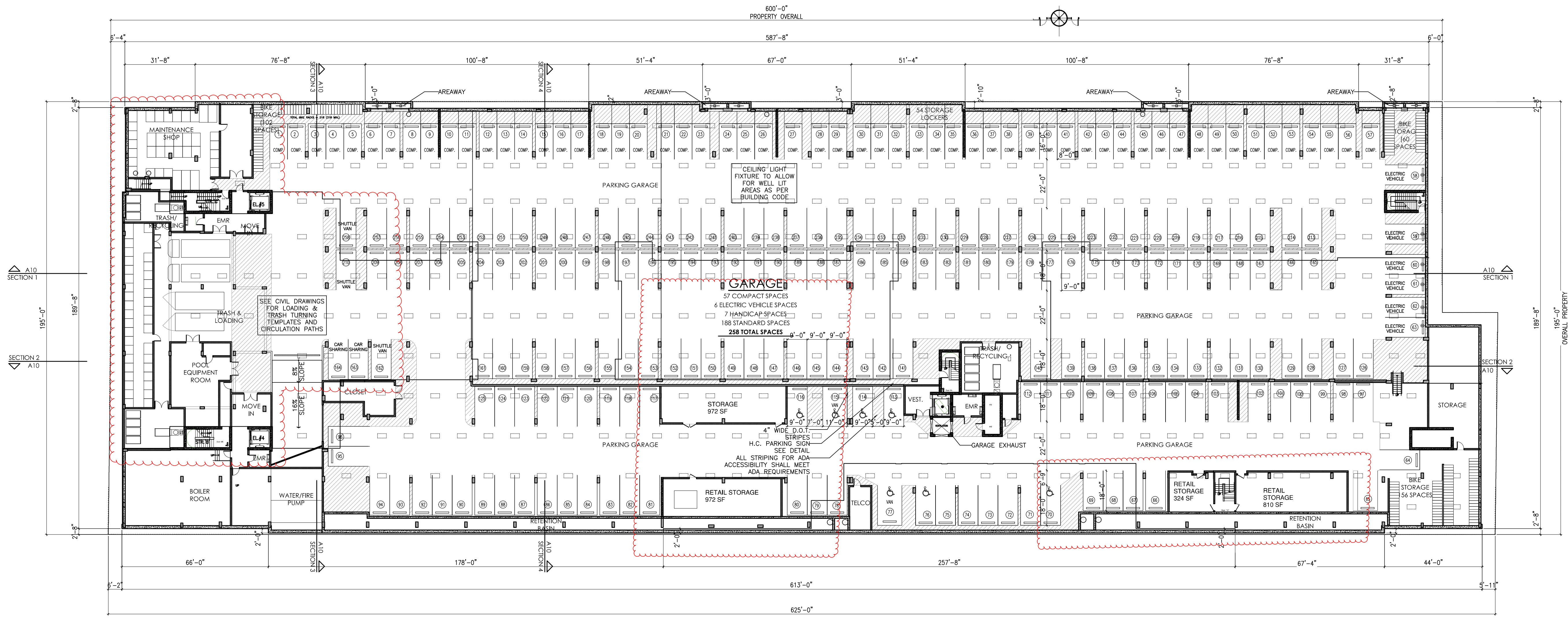
TOTAL REQUIRED SPACES = 318 SPACES
TOTAL PROVIDED SPACES = 318 SPACES

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.

TRASH COMP. INFO

COMPACTOR IS HYDRAULICALLY OPERATED HORIZONTAL EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL MUNICIPAL/PRIVATE PICKUP WITHIN THE BUILDING. YARD STORAGE CONTAINERS WILL BE PROVIDED.



1 CELLAR FLOOR PLAN
SCALE: 1"=20'

Marchetto Higgins Stieve
Architecture
Planning
Urban Design

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Don Marchetto FAIA, PP
N.J. 07994
Michael Higgins AIA, LEED
N2149130830
Bruce Stieve AIA, CNU
N2149137130

Prepared For:
400 Claremont Ave
Urban Renewal, LLC
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
400 Claremont
Block 21801
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304

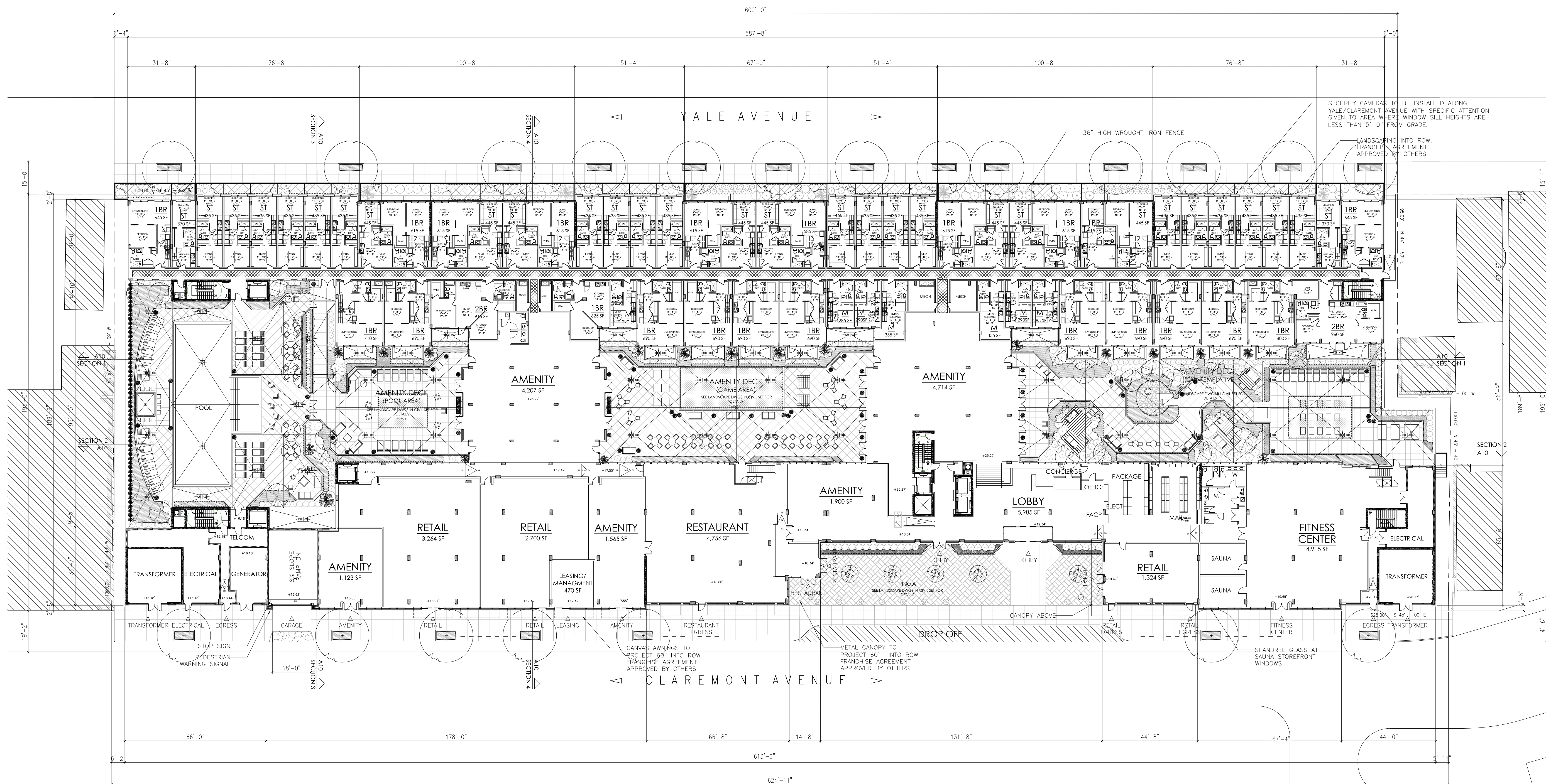
Issue:	For:
Date:	For:
12.13.18	PRELIM + FINAL SITE PLAN
05.22.19	RESOLUTION COMPLIANCE
04.22.20	REVISED FOR AMENDED FINAL SITE PLAN APPROVAL
09.16.21	OWNERSHIP CHANGES

PROPOSED PLAN
FLOOR PLAN

A1

SITE NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.



1 GROUND FLOOR PLAN
SCALE: 1"=20'

Marchetto Higgins Stevie
Architecture
Planning
Urban Design

Dean Marchetto, FAIA, PP
NJC07945
Michael Higgins, AIA, LEED
NJC24013930
Bruce A. Stevie, AIA, CNV
NJ21A0337710

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Prepared For:
**400 Claremont Ave
Urban Renewal, LLC**
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
**400 Claremont
Block 21801
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304**

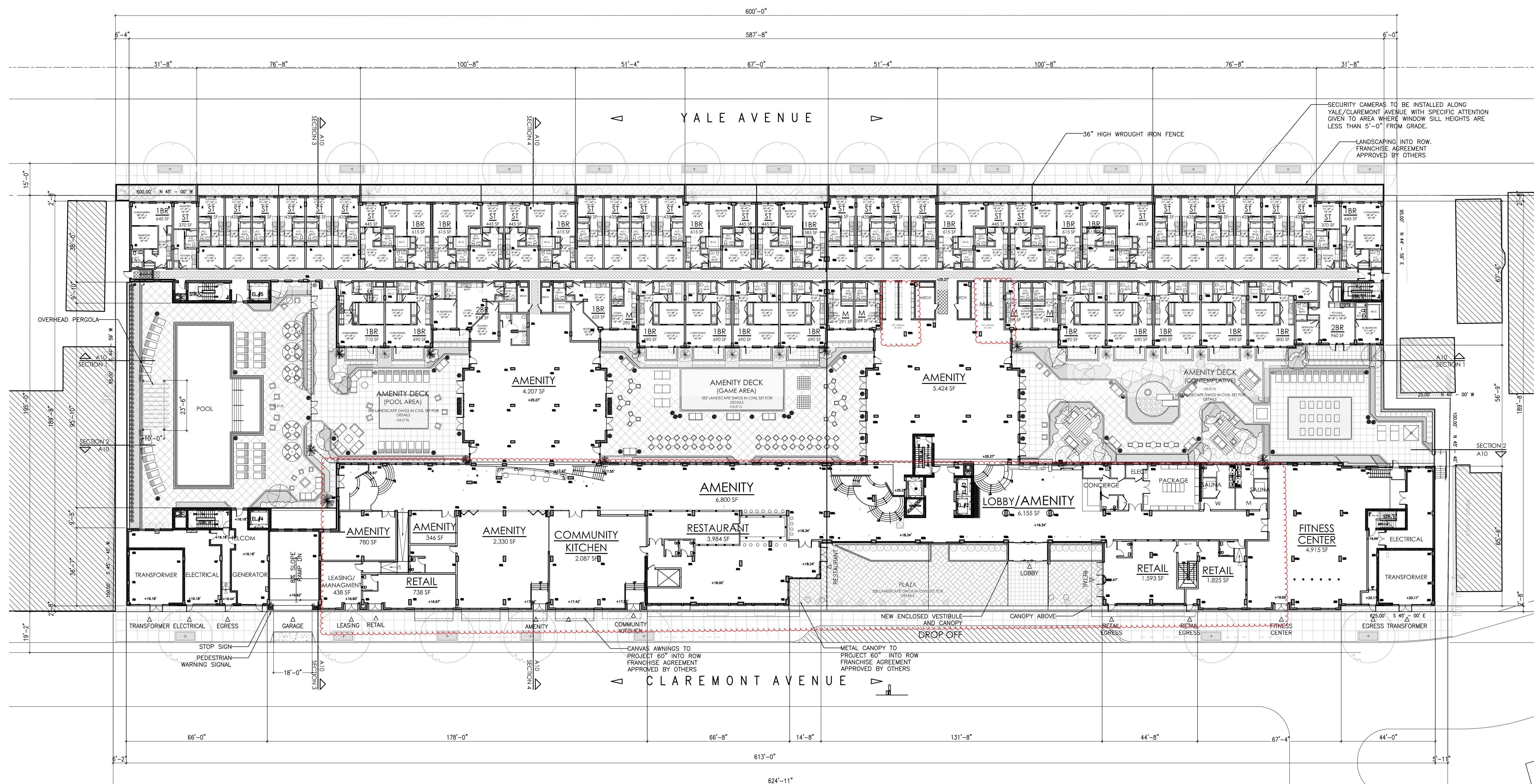
N
Job Number : 1818
Scale : AS NOTED
Drawn By : ML/MM/RY/NP/JY

Issue	Date	For
	12.13.18	PRELIM + FINAL SITE PLAN
	02.21.19	COMPLETENESS REVIEW
	02.27.19	PLANNING BOARD DISTRIBUTION
	03.22.19	RESOLUTION COMPLIANCE
	04.22.20	REVISED FOR AMENDED FINAL SITE PLAN APPROVAL

APPROVED PLAN
GROUND FLOOR PLAN **A2**
Copyright © 2019 Marchetto, Higgins, Stevie Architects P.C.

SITE NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.



1 GROUND FLOOR PLAN
SCALE: 1"=20'

**Marchetto
Higgins
Stieve**
Architecture
Planning
Urban Design

1225 Willow Avenue
Hoboken, NJ 07030
201-795-1505 P
201-795-0171 F
MHSArchitects.com

Dean Marchetto FAIA, PP
NI 007945
Michael Higgins AIA, LEED
NI21A013010
Bruce A Stieve AIA, CNU
NI21A013710

Prepared For:
**400 Claremont Ave
Urban Renewal, LLC**
25 Senate Place, Retail 2
Jersey City, NJ 07306

Project Name:
**400 Claremont
Block 21801**
Lot 4, 5, 8-10, & 15-19
400 Claremont Avenue
Jersey City, NJ 07304

Issue:	For:
Date:	12.13.18
12.13.18	PRELIM + FINAL SITE PLAN
05.22.19	RESOLUTION COMPLIANCE
04.22.20	REVISED FOR AMENDED FINAL SITE PLAN APPROVAL
09.16.21	OWNERSHIP CHANGES

PROPOSED PLAN
GROUND
FLOOR PLAN

Job Number: 1818
Scale: AS NOTED
Drawn By: ML/MM/RY/NP/JY

A2