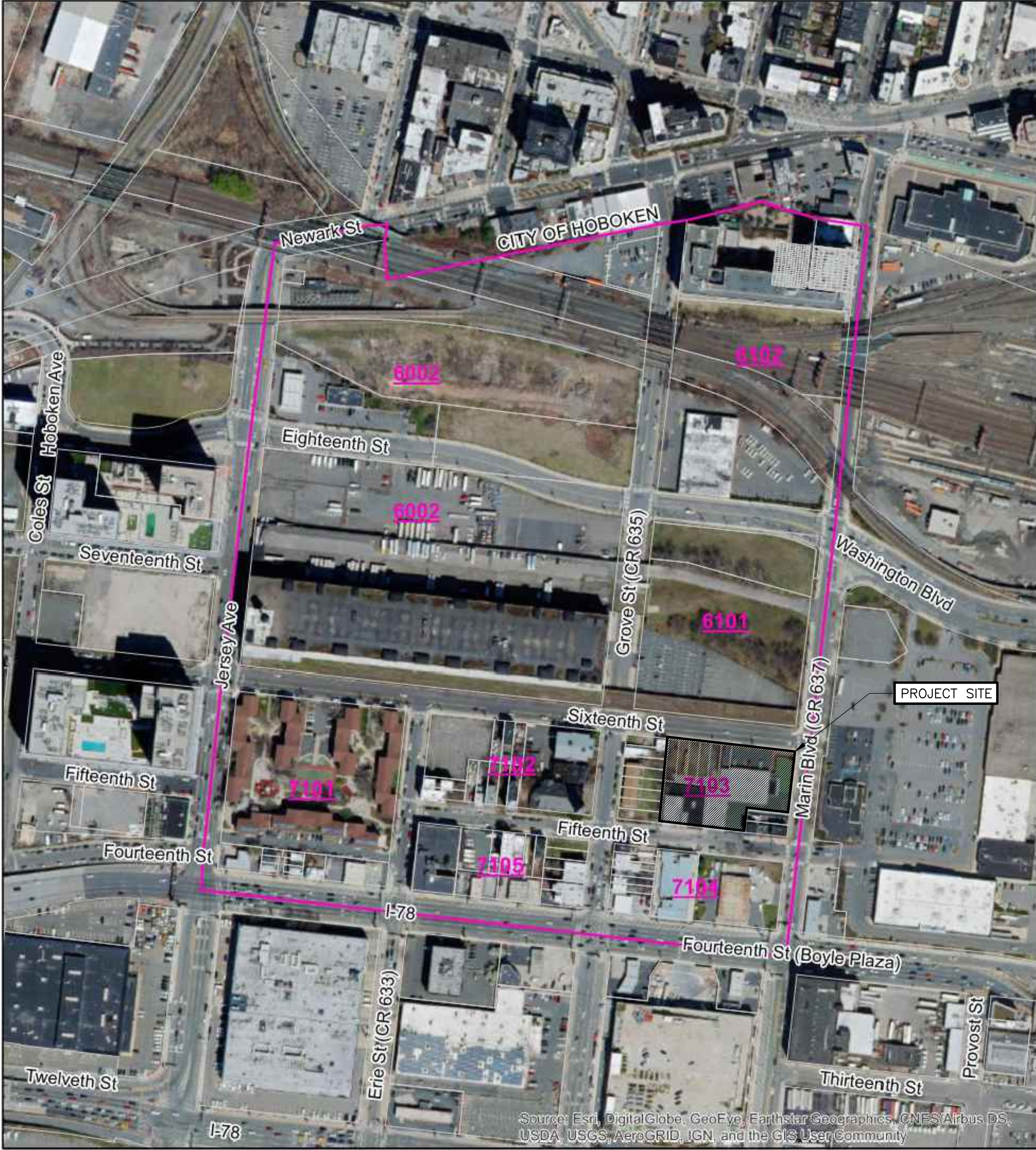


# 619 Marin Blvd

## PROPOSED MIXED-USE DEVELOPMENT BLOCK 7103, JERSEY CITY, 070310

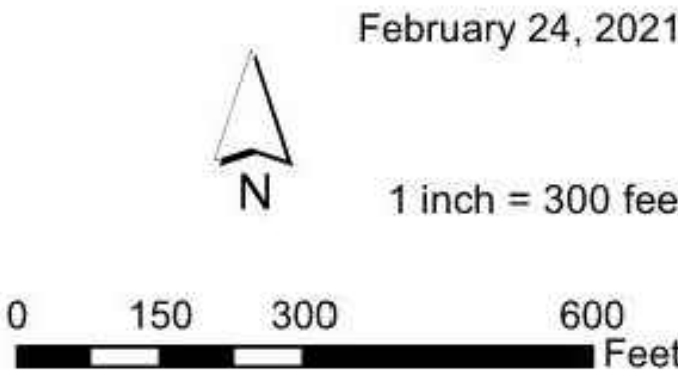


RENDER VIEW LOOKING NOTH WEST ON MARIN BLVD



Jersey Avenue Light Rail Redevelopment Plan  
MAP 2: Boundary Map

- Plan Boundary
- Parcels



| PROJECT DATA           |                            |
|------------------------|----------------------------|
| BLOCK NUMBER           | 7103                       |
| LOT NUMBERS            | 2-8, 11                    |
| ZONING DISTRICT        | JERSEY AVE. LIGHT RAIL RDP |
| LOT AREA               | 55,000 SF                  |
| BUILDING FOOTPRINT     | 53,200 SF                  |
| RESIDENTIAL FLOOR AREA | 544,277 SF                 |
| RETAIL GROSS SQFT      | 5,100 SF                   |
| DWELLING UNITS         | 613 UNITS                  |
| PARKING SPACES         | 200 SPACES                 |

| SITE PLAN DATA                                                                                             |  |
|------------------------------------------------------------------------------------------------------------|--|
| SITE PLAN DATA IS TAKEN FROM JERSEY CITY TAX MAPS AND FROM A SITE SURVEY DATED MARCH 13, 2023 PREPARED BY: |  |
| LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.<br>300 KIMBALL DRIVE<br>PARSIPPANY, NJ 07054           |  |
| MATTHEW G. STIPPLE PROFESSIONAL SURVEYOR<br>NJ LIC NO. 246S0043321                                         |  |

| DRAWING LIST |                                    |
|--------------|------------------------------------|
| C1           | COVER PAGE & LOCATION MAP          |
| A1           | GROUND FLOOR PLAN                  |
| A2           | 2ND FLOOR PLAN                     |
| A3           | 3RD - 7TH FLOOR PLAN               |
| A4           | 8TH - 9TH FLOOR PLAN               |
| A5           | 10TH - 13TH FLOOR PLAN             |
| A6           | 14TH FLOOR PLAN                    |
| A7           | ROOF PLAN                          |
| A8           | UPPER ROOF PLAN                    |
| A9           | MARIN BLVD + ENLARGED ELEVATIONS   |
| A10          | 15TH STREET + ENLARGED ELEVATIONS  |
| A11          | 16TH STREET + ENLARGED ELEVATIONS  |
| A12          | GROVE STREET + ENLARGED ELEVATIONS |
| A13          | ENLARGED ELEVATIONS                |
| A14          | ENLARGED ELEVATIONS                |
| A15          | BUILDING SECTION                   |
| A16          | SITE CONTEXT PHOTOS                |
| A17          | SHADOW STUDY                       |
| A18          | ENLARGE UNIT PLANS                 |

### 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 \_\_\_\_\_, 2022.

|                 |
|-----------------|
| Board Chairman  |
| Board Secretary |
| Board Planner   |
| Board Engineer  |

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Higgins  
Stieve

Architecture  
Planning  
Urban Design

Dean Marchetto  
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Michael Higgins  
NJ21A0130830

Bruce A Stieve  
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Michael Buldo  
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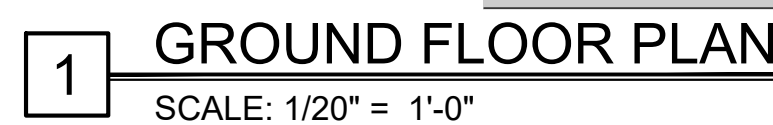
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**Real Shelter for All**  
1414 Grand Street  
Suite 204  
Hoboken, NJ 07030  
Project Name:  
**619 Marin Blvd**  
Block No. 7103 Lot Nos. 2-8&11  
619 Marin Blvd  
Jersey City, NJ 07310

|              |          |
|--------------|----------|
| Job Number : | 2115     |
| Scale :      | AS NOTED |
| Drawn By :   | AM VM VN |

| Issue :    | For :                                                         |
|------------|---------------------------------------------------------------|
| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 03.16.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 05.12.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS        |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |
|            |                                                               |
|            |                                                               |

COVER PAGE





## BIKE STORAGE

---

|                                      |              |
|--------------------------------------|--------------|
| <u>REQUIRED RESIDENTIAL</u>          |              |
| 9 SPACES PER UNIT                    |              |
| 613 UNITS * .5                       | = 307 SPACES |
| <br><u>REQUIRED NON- RESIDENTIAL</u> |              |
| 1 SPACES PER 5,000 GSF               |              |
| 5,120/5,000 = 1                      | = 1 SPACES   |
| <br><u>TOTAL REQUIRED SPACES</u>     |              |
|                                      | = 308 SPACES |
| <br><u>TOTAL PROVIDED SPACES</u>     |              |
|                                      | = 308 SPACES |

Prepared For:

**Real Shelter for All**

1414 Grand Street  
Suite 204  
Hoboken, NJ 07030

Project Name:

**619 Marin Blvd**  
Block No. 7103 Lot Nos. 2-8&11  
619 Marin Blvd  
Jersey City, NJ 07310

|                                              |           |
|----------------------------------------------|-----------|
| Dean Marchetto<br>NJ C07945                  | FAIA, PP  |
| Michael Higgins<br>NJ21A10130830             | AIA, LEED |
| Bruce A Stieve<br>NJ21A10137710              | AIA, CNU  |
| Michael Buldo<br>NJ21A101786800<br>NY 035161 | AIA       |




 Job Number : 2115  
 Scale : AS NOTED  
 Drawn By : AM VM VN

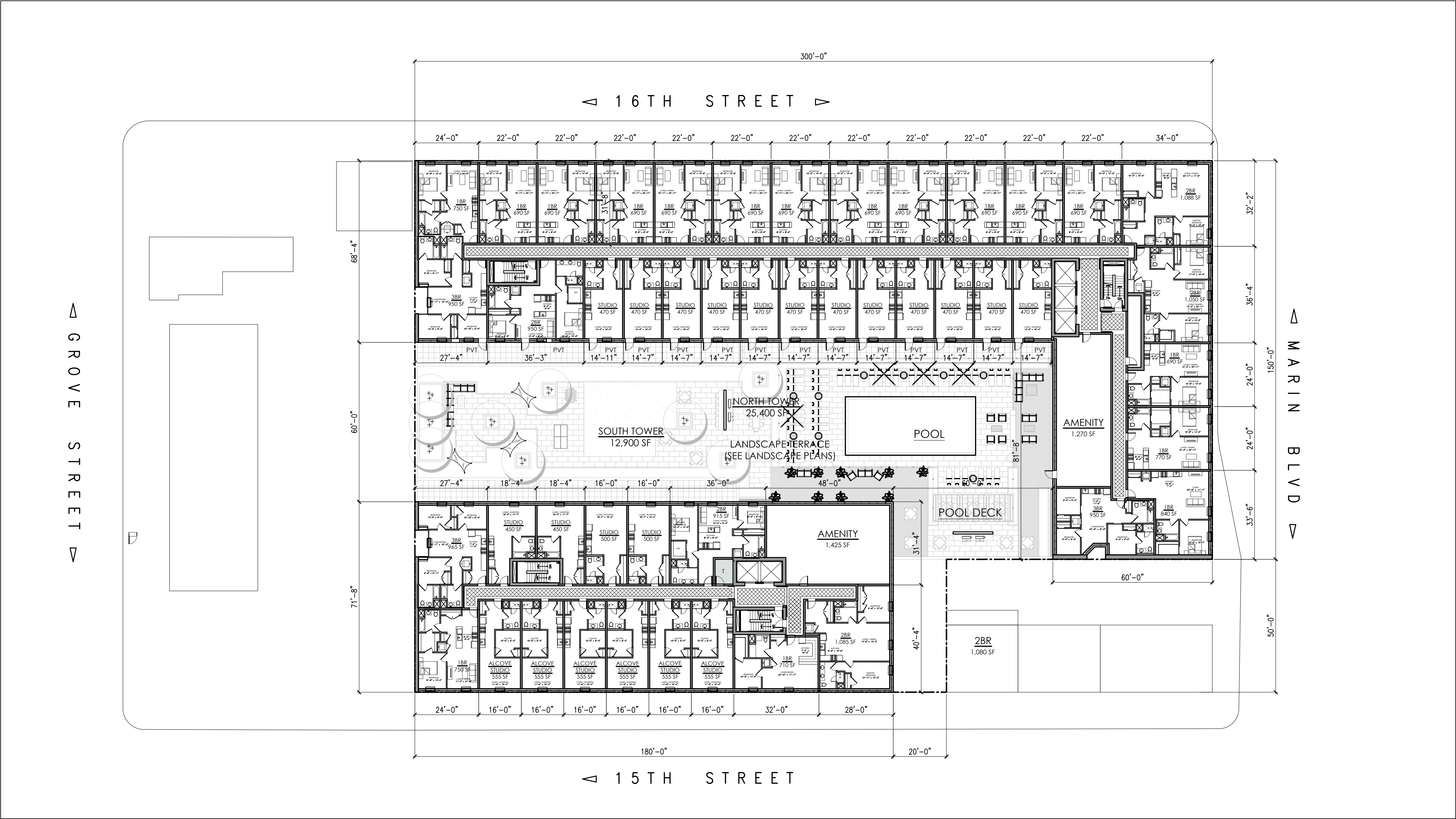
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| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |
|            |                                                               |
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FLOOR PLAN:  
Ground Floor

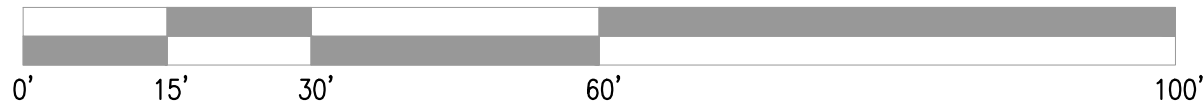
# A1

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



| UNIT MIX         |            |
|------------------|------------|
| STUDIO           | 16         |
| ALCOVE STUDIO    | 6          |
| 1 BEDROOM        | 17         |
| 1 BEDROOM + DEN  | 0          |
| 2 BEDROOM        | 5          |
| 3 BEDROOM        | 3          |
| TOTAL            | 47         |
| UNIT MIX OVERALL |            |
| STUDIO           | 103 (17%)  |
| ALCOVE STUDIO    | 73 (12.0%) |
| 1 BEDROOM        | 307 (50%)  |
| 1 BEDROOM + DEN  | 2 (0.5%)   |
| 2 BEDROOM        | 80 (13%)   |
| 3 BEDROOM        | 48 (8%)    |
| TOTAL            | 613 (100%) |

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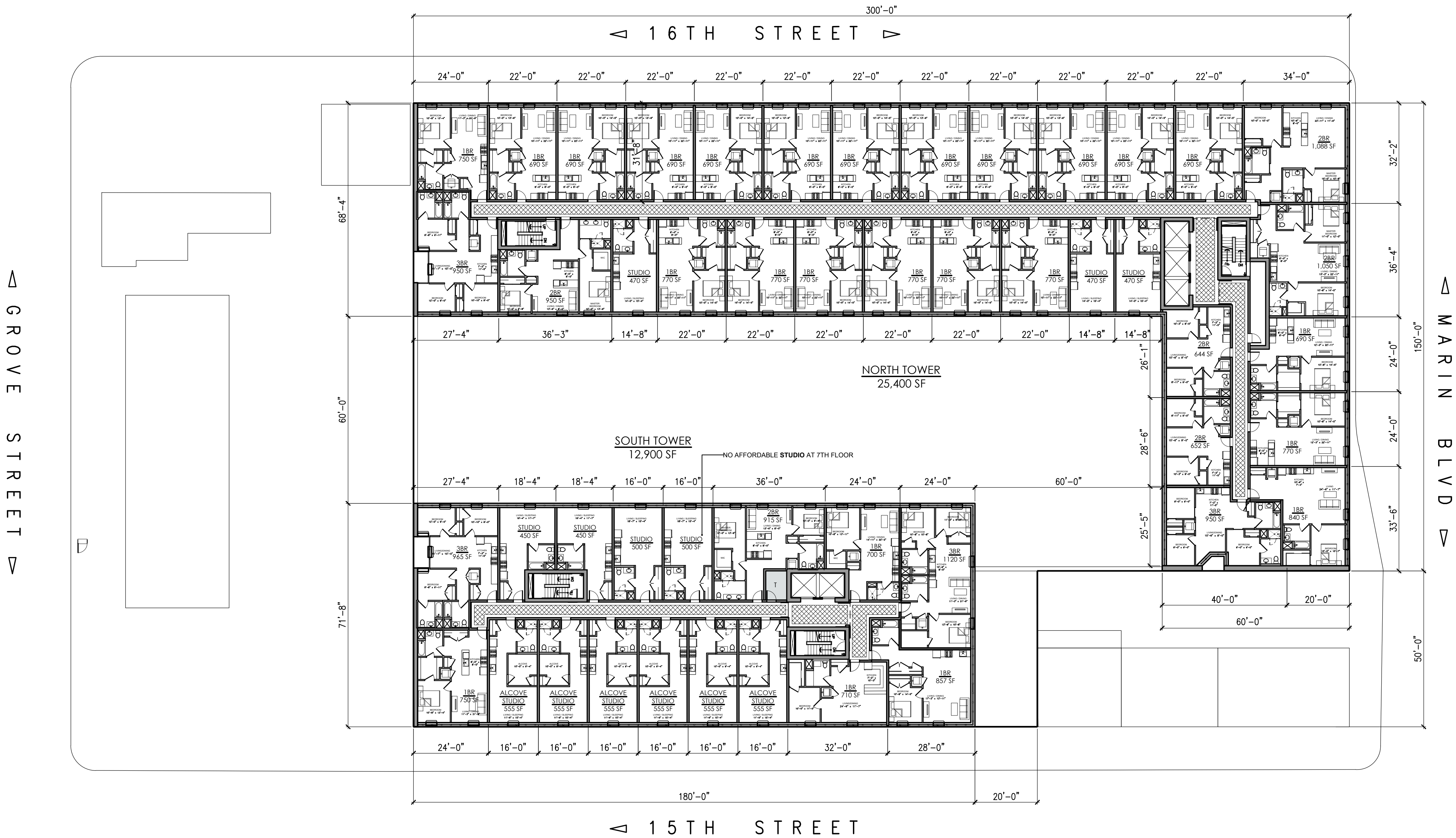
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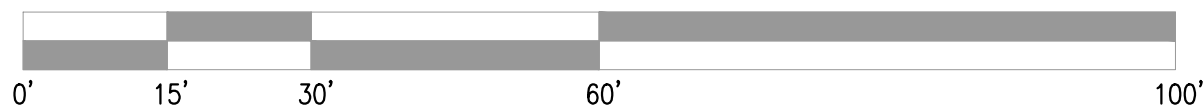
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|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |
|            |                               |
|            |                               |





1 3RD - 7TH FLOOR PLAN  
SCALE: 1/20" = 1'-0"



| UNIT MIX 3 - 7TH |            |
|------------------|------------|
| STUDIO           | 7          |
| ALCOVE STUDIO    | 6          |
| 1 BEDROOM        | 25         |
| 1 BEDROOM + DEN  |            |
| 2 BEDROOM        | 6          |
| 3 BEDROOM        | 4          |
| TOTAL            | 48         |
| UNIT MIX OVERALL |            |
| STUDIO           | 103 (17%)  |
| ALCOVE STUDIO    | 73 (12.0%) |
| 1 BEDROOM        | 307 (50%)  |
| 1 BEDROOM + DEN  | 2 (0.5%)   |
| 2 BEDROOM        | 80 (13%)   |
| 3 BEDROOM        | 48 (8%)    |
| TOTAL            | 613 (100%) |

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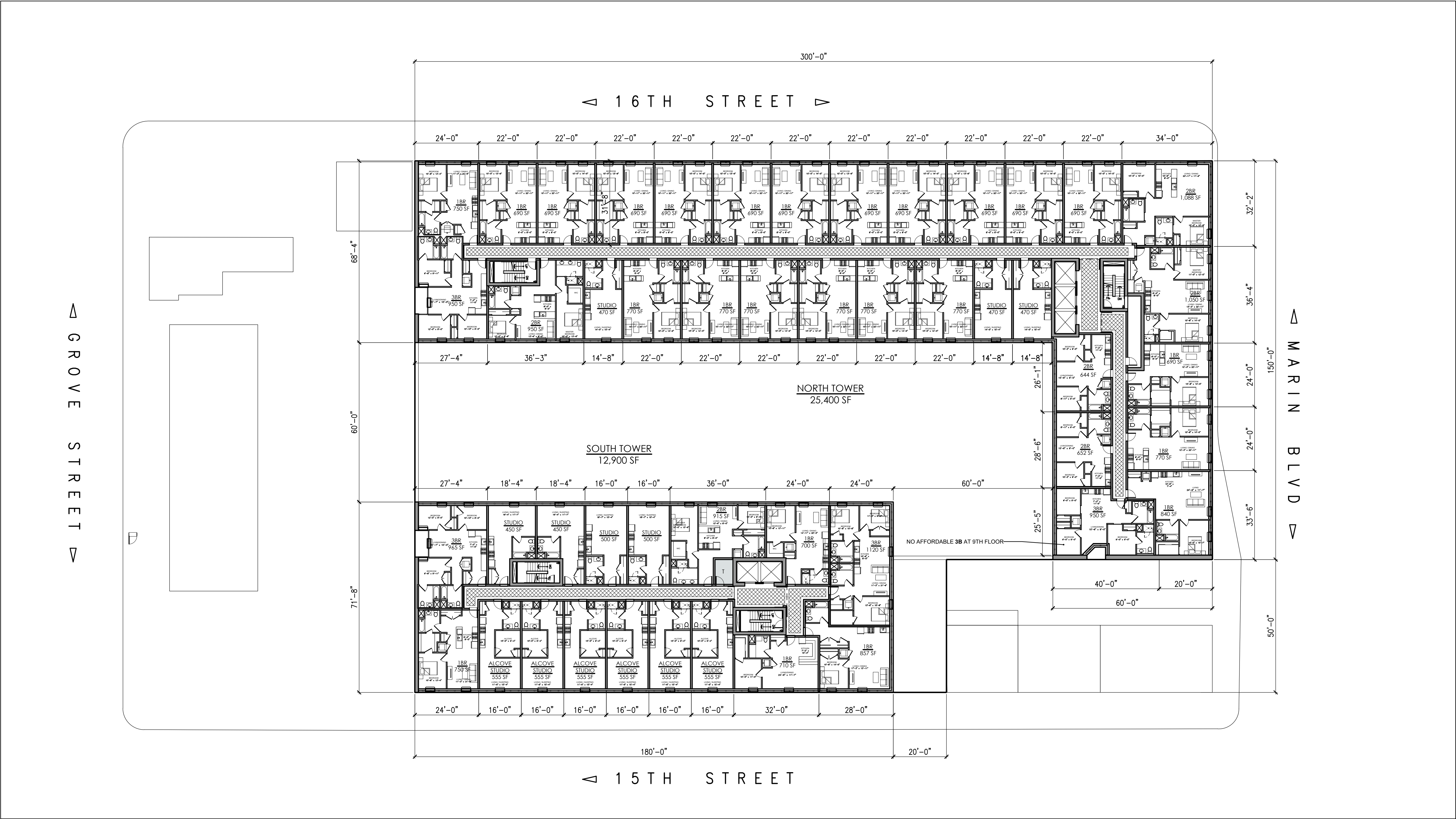
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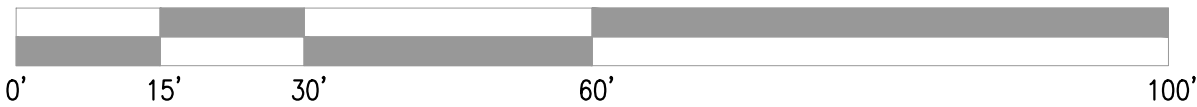
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|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |
|            |                               |
|            |                               |





1 8TH - 9TH FLOOR PLAN  
SCALE: 1/20" = 1'-0"



| UNIT MIX 8 - 9TH |            |
|------------------|------------|
| STUDIO           | 7          |
| ALCOVE STUDIO    | 6          |
| 1 BEDROOM        | 25         |
| 1 BEDROOM + DEN  |            |
| 2 BEDROOM        | 6          |
| 3 BEDROOM        | 4          |
| TOTAL            | 48         |
| UNIT MIX OVERALL |            |
| STUDIO           | 103 (17%)  |
| ALCOVE STUDIO    | 73 (12.0%) |
| 1 BEDROOM        | 307 (50%)  |
| 1 BEDROOM + DEN  | 2 (0.5%)   |
| 2 BEDROOM        | 80 (13%)   |
| 3 BEDROOM        | 48 (8%)    |
| TOTAL            | 613 (100%) |

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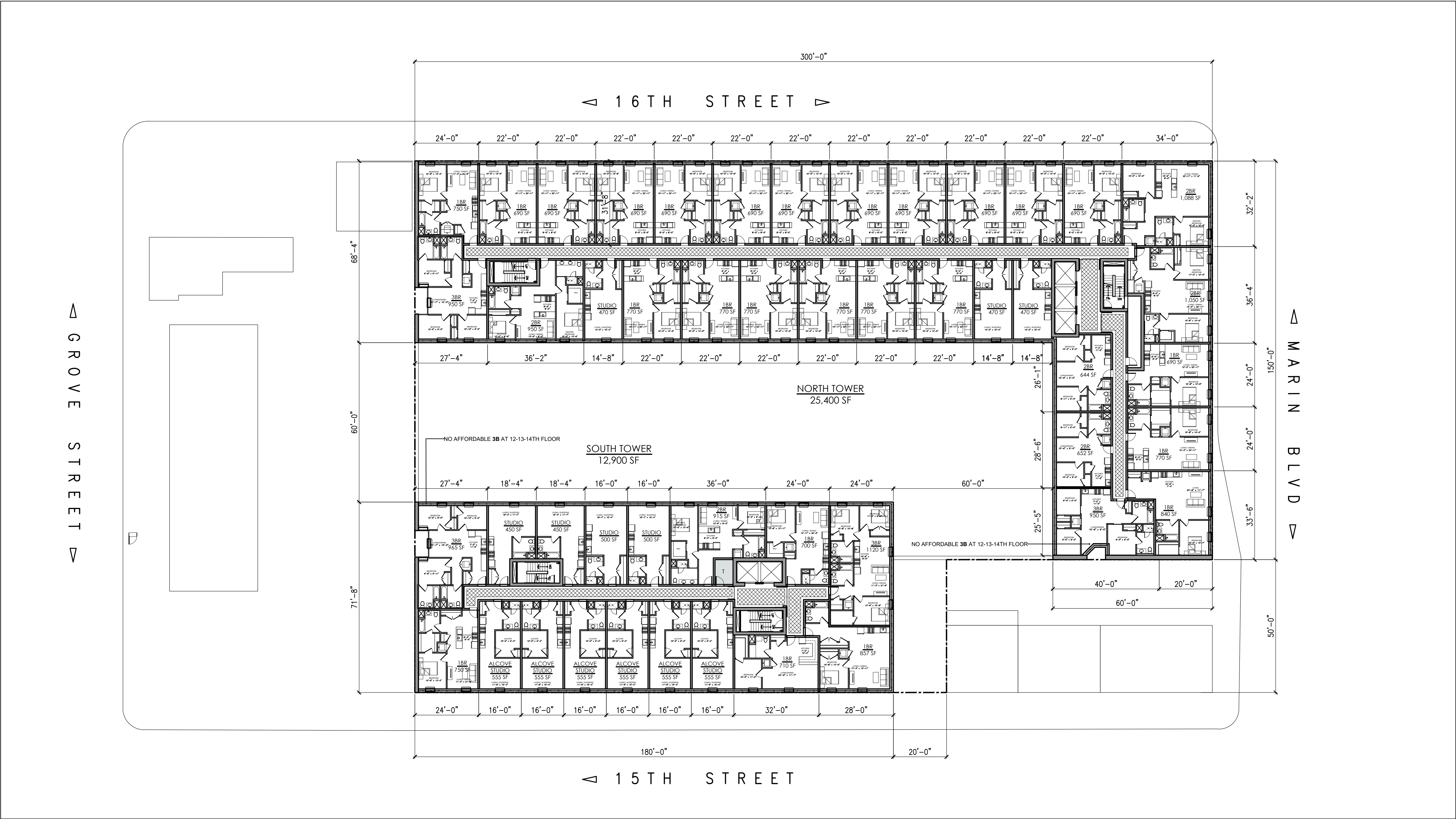
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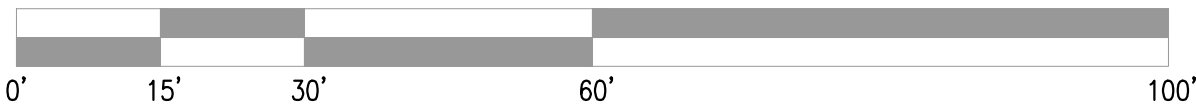
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|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |
|            |                               |
|            |                               |





1 10 - 13TH FLOOR PLAN  
SCALE: 1/20" = 1'-0"



| UNIT MIX 10 -13TH |            |
|-------------------|------------|
| STUDIO            | 7          |
| ALCOVE STUDIO     | 6          |
| 1 BEDROOM         | 25         |
| 1 BEDROOM + DEN   |            |
| 2 BEDROOM         | 6          |
| 3 BEDROOM         | 4          |
| TOTAL             | 48         |
| UNIT MIX OVERALL  |            |
| STUDIO            | 103 (17%)  |
| ALCOVE STUDIO     | 73 (12.0%) |
| 1 BEDROOM         | 307 (50%)  |
| 1 BEDROOM + DEN   | 2 (0.5%)   |
| 2 BEDROOM         | 80 (13%)   |
| 3 BEDROOM         | 48 (8%)    |
| TOTAL             | 613 (100%) |

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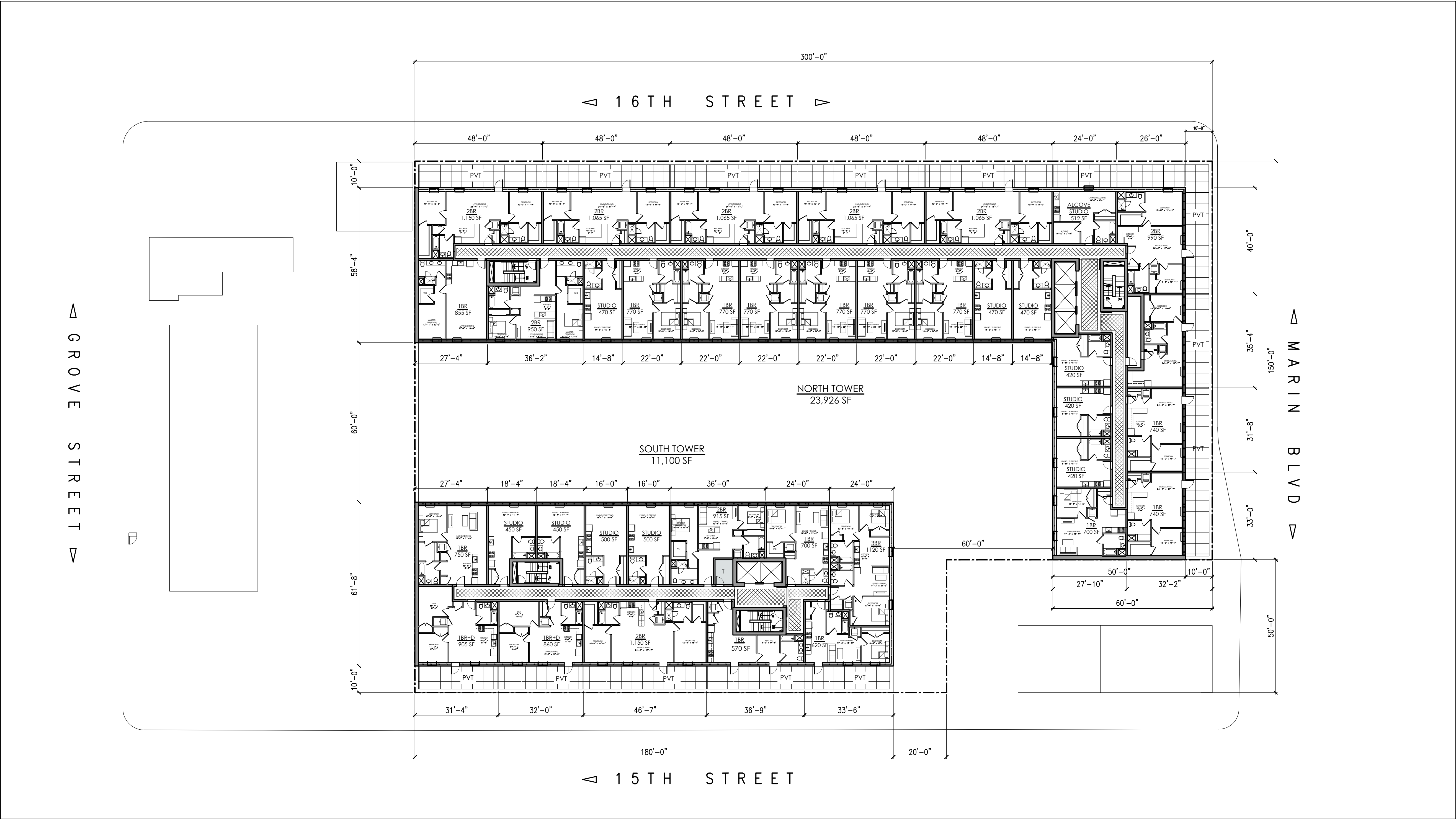
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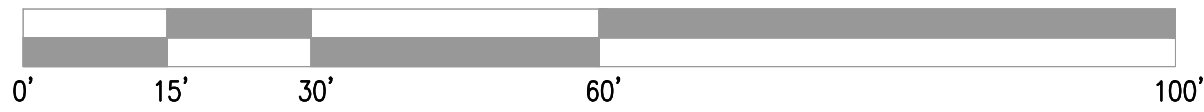
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|            | COMPLETENESS COMMENTS         |
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|            | COMPLETENESS COMMENTS 062823  |
|            |                               |
|            |                               |





**1 14TH FLOOR PLAN**  
SCALE: 1/20" = 1'-0"



| UNIT MIX 14TH    |            |
|------------------|------------|
| STUDIO           | 10         |
| ALCOVE STUDIO    | 1          |
| 1 BEDROOM        | 15         |
| 1 BEDROOM + DEN  | 2          |
| 2 BEDROOM        | 9          |
| 3 BEDROOM        | 1          |
| TOTAL            | 38         |
| UNIT MIX OVERALL |            |
| STUDIO           | 103 (17%)  |
| ALCOVE STUDIO    | 73 (12.0%) |
| 1 BEDROOM        | 307 (50%)  |
| 1 BEDROOM + DEN  | 2 (0.5%)   |
| 2 BEDROOM        | 80 (13%)   |
| 3 BEDROOM        | 48 (8%)    |
| TOTAL            | 613 (100%) |

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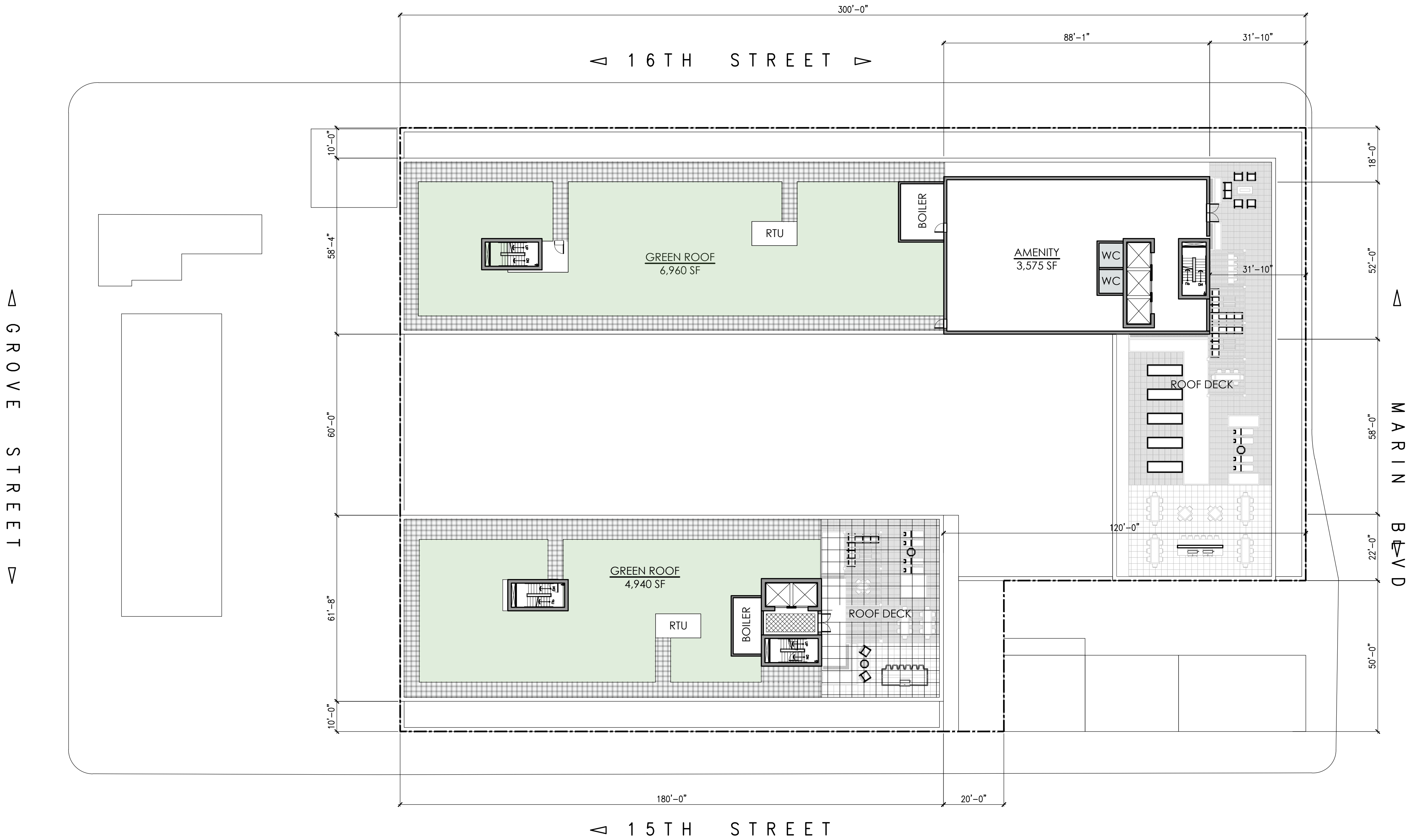
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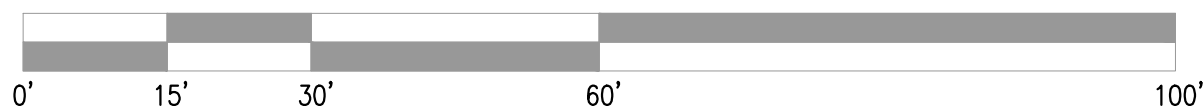
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| Drawn By :   | AM VM VN                      |
| Issue :      |                               |
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|              | COMPLETENESS COMMENTS         |
| 07.07.2023   | PRELIMINARY + FINAL SITE PLAN |
|              | COMPLETENESS COMMENTS 062823  |
|              |                               |
|              |                               |





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



### ROOF NOTES

1. ALL ROOF LEADERS SHALL RUN INTERNALLY THROUGH THE BUILDING AND SHALL CONNECT TO THE EXISTING STORM WATER SYSTEM.

### ROOF COVERAGE CALCULATION

|                       |                   |
|-----------------------|-------------------|
| TOTAL ROOF AREA       | =32,425 SF        |
| 20 % OF TOTAL ROOF SF | =6,485 SF         |
| PROPOSED MECHANICAL   | =3,575 SF         |
| PROPOSED AMENITY      | =3,575 SF         |
| TOTAL ROOF COVERAGE   | =6,485 SF (20.0%) |

### ENCLOSED ROOF AMENITY CALCULATION

|                                        |                   |
|----------------------------------------|-------------------|
| TOTAL ROOF AREA                        | =32,425 SF        |
| 10 % OF TOTAL ROOF SF                  | =3,242.5 SF       |
| PROPOSED ENCLOSED ROOF AMENITY SPACE : |                   |
|                                        | = 3,242.5 (99.3%) |

ALL ROOFTOP STRUCTURES OR APPURTENANCES ARE SET BACK FROM ANY FRONT FACADE (PRIMARY OR SECONDARY) BY AT LEAST A DISTANCE OF ONE (1) FOOT ONE (1) INCH FOR EVERY FOOT OF ROOFTOP STRUCTURE OR APPURTENANCE OR PENTHOUSE HEIGHT.

### LOT COVERAGE BONUS

|                      |                   |
|----------------------|-------------------|
| SITE AREA            | = 55,000 SF       |
| LOT COVERAGE         | = 53,200 SF (97%) |
| GREEN ROOF REQUIRED  |                   |
| 97% - 75% = 22 * 300 | = 6,600 SF        |
| GREEN ROOF PROVIDED  | = 11,900 SF       |

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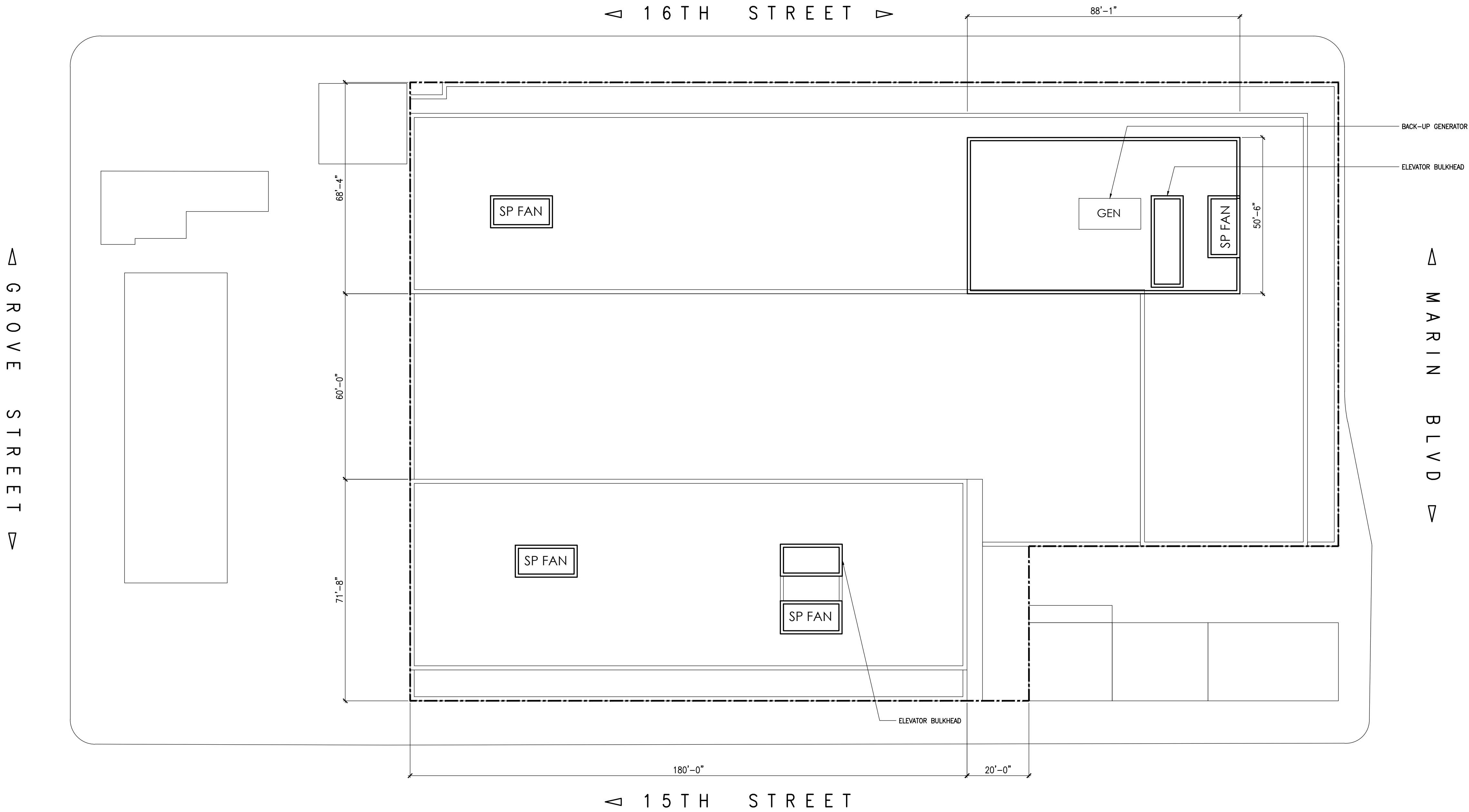
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|------------|---------------------------------------------------------------|
| Issue :    |                                                               |
| Date :     | For :                                                         |
| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 03.16.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 05.12.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS        |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |
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|            |                                                               |

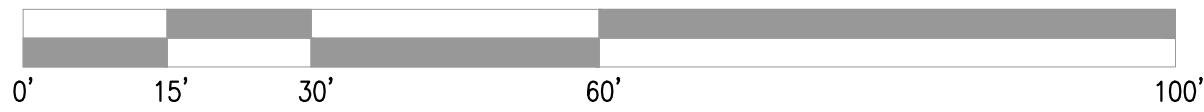
FLOOR PLAN:  
ROOF

A7





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



**Marchetto Higgins Stieve**  
Architecture  
Planning  
Urban Design

Dean Marchetto FAIA, PP  
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Michael Higgins AIA, LEED  
NJ21A0130830  
Bruce A Stieve AIA, CNU  
NJ21A0137710  
Michael Buldo AIA  
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MICHAEL J. HIGGINS  
13088  
LICENSED  
REGISTERED ARCHITECT

Prepared For:  
**Real Shelter for All**  
1414 Grand Street  
Suite 204  
Hoboken, NJ 07030  
Project Name:  
**619 Marin Blvd**  
Block No. 7103 Lot Nos. 2-8&11  
619 Marin Blvd  
Jersey City, NJ 07310

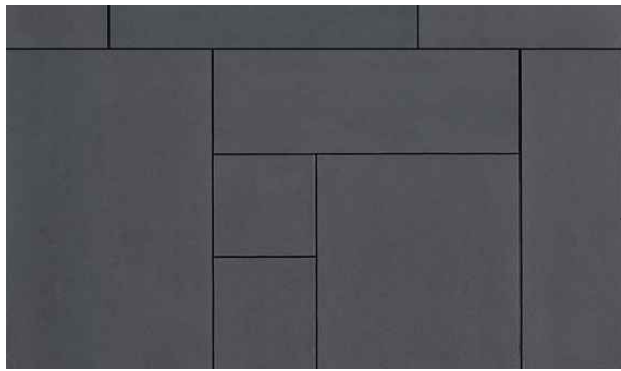
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Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

| Issue :    |                               |
|------------|-------------------------------|
| Date :     | For :                         |
| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN |
| 03.16.2023 | PRELIMINARY + FINAL SITE PLAN |
| 05.12.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |
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FLOOR PLAN:  
UPPER ROOF

A8





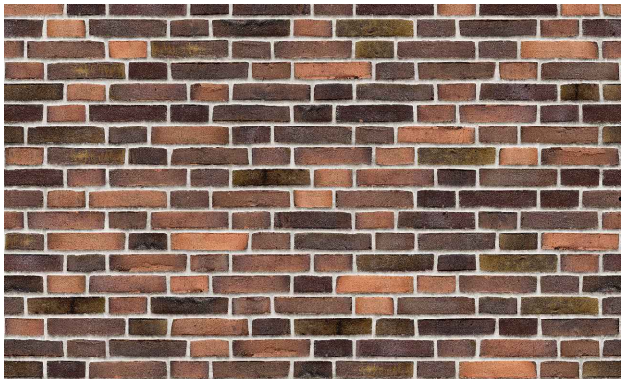
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AS APPROVED BY THE ARCHITECT



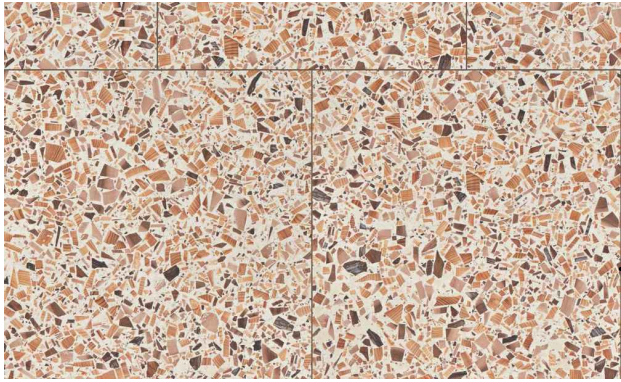
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AS APPROVED BY THE ARCHITECT



MASONRY COLOR B  
AS APPROVED BY THE ARCHITECT



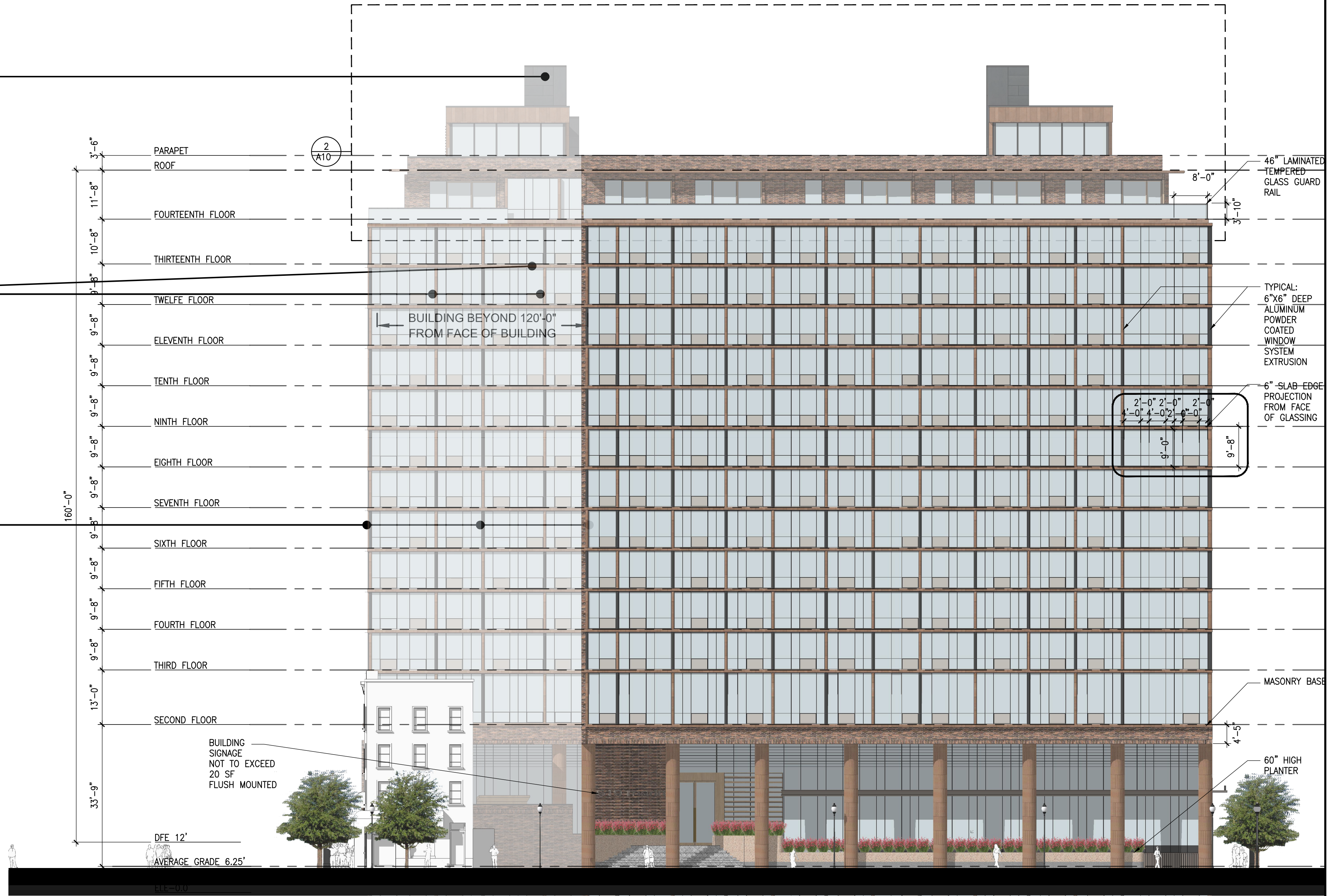
BRICK COLOR  
AS APPROVED BY THE ARCHITECT



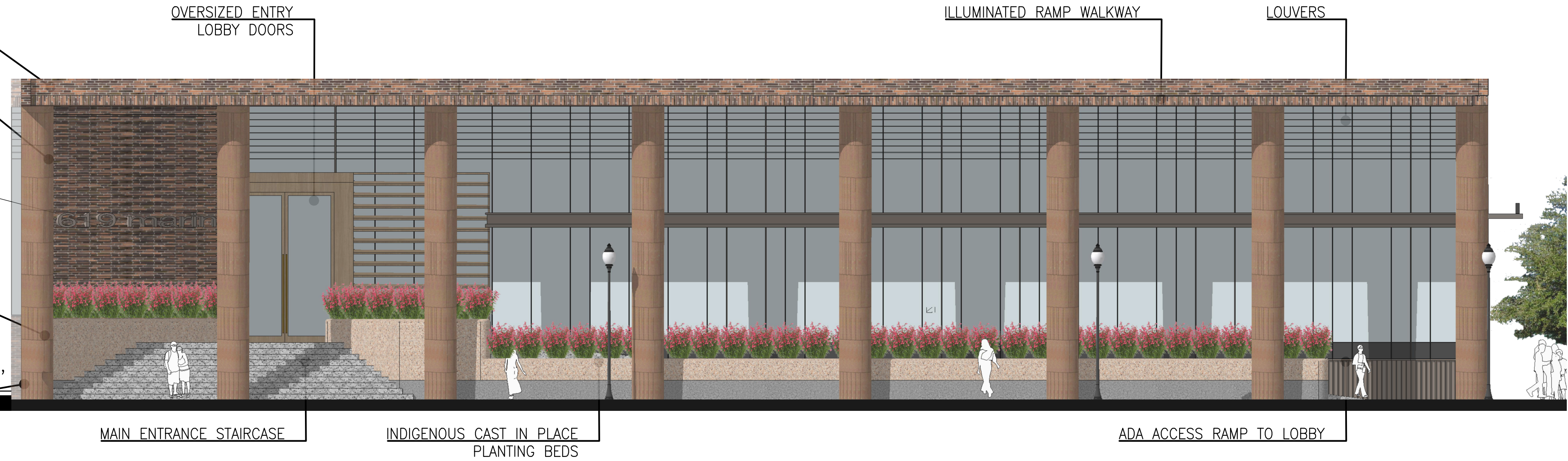
CONCRETE BASE - COLOR 2  
AS APPROVED BY THE ARCHITECT



CONCRETE BASE - COLOR 1  
AS APPROVED BY THE ARCHITECT



**1 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

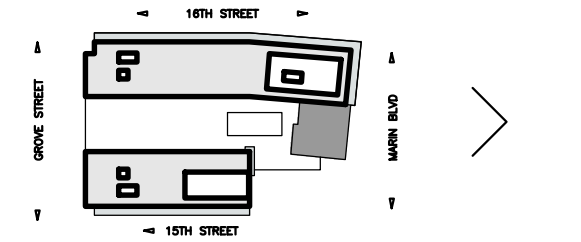
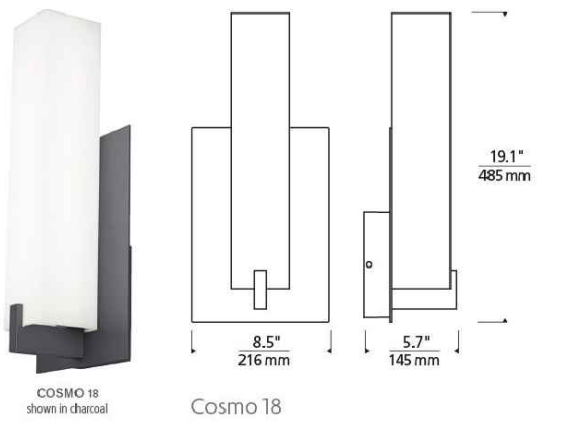


**2 ENLARGE RESIDENTIAL LOBBY**  
SCALE: 1/8" = 1'-0"

## EXTERIOR LIGHT FIXTURE

TECH LIGHTING  
COSMO 18  
WALL SCONCE

OR APPROVED  
EQUAL



**Marchetto  
Higgins  
Stieve**

Architecture  
Planning  
Urban Design

Dean Marchetto FAIA, PP  
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Prepared For:

**Real Shelter for All**

1414 Grand Street

Suite 204

Hoboken, NJ 07030

Project Name:

**619 Marin Blvd**

Block No. 7103 Lot Nos. 2-8&11

619 Marin Blvd

Jersey City, NJ 07310

Job Number : 2115

Scale : AS NOTED

Drawn By : AM VM VN

| Issue :    |                                                               |
|------------|---------------------------------------------------------------|
| Date :     | For :                                                         |
| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
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| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |

ELEVATIONS:

Marin Blvd Elevation

Enlarge Elevation

**A9**





CONCRETE BASE - COLOR 1  
AS APPROVED BY THE ARCHITECT

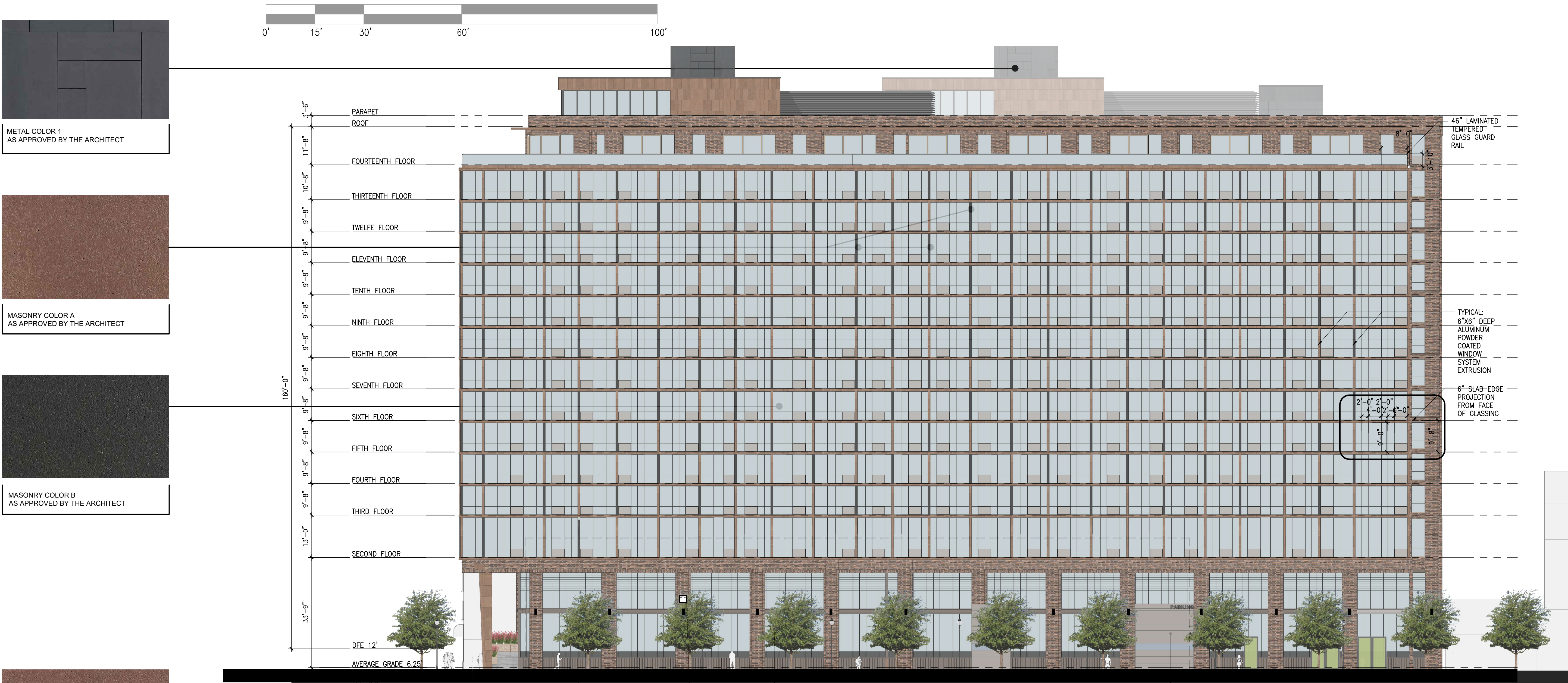


**2 ENLARGE 15TH STREET FACADE**  
SCALE: 1/8" = 1'-0"

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

WEATHER STEEL 1"X4"  
BARS GATE





1 16TH STREET ELEVATION  
SCALE: 1/16" = 1'-0"

RETAIL

BUILDING AMENITY GYM  
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

PARKING GARAGE ENTRY



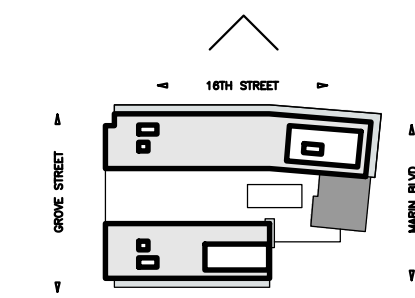
2 ENLARGE RESIDENTIAL LOBBY  
SCALE: 1/8" = 1'-0"

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

MAIN RESIDENTIAL LOBBY ENTRY

CONCRETE PLANTING BEDS

EXTERIOR ADA RAMP TO LOBBY BEHIND  
PLANTING BED



**Marchetto Higgins Stieve**

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Urban Design

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Jersey City, NJ 07310

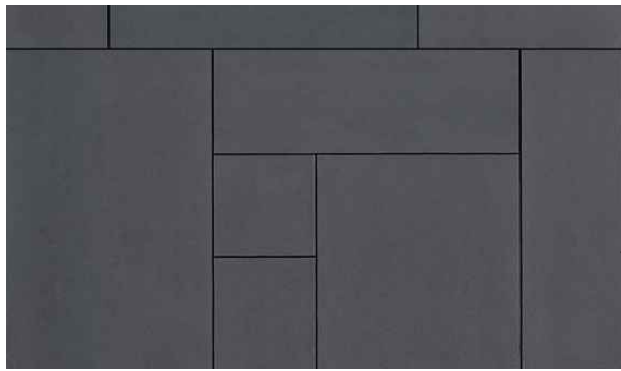
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| Job Number : | 2115                          |
| Scale :      | AS NOTED                      |
| Drawn By :   | AM VM VN                      |
| Issue :      |                               |
| Date :       | For :                         |
| 01.23.2023   | PRELIMINARY + FINAL SITE PLAN |
| 03.16.2023   | PRELIMINARY + FINAL SITE PLAN |
| 05.12.2023   | PRELIMINARY + FINAL SITE PLAN |
|              | COMPLETENESS COMMENTS         |
| 07.07.2023   | PRELIMINARY + FINAL SITE PLAN |
|              | COMPLETENESS COMMENTS 062823  |

**ELEVATIONS:**  
16th Street Elevation  
Enlarge Penthouse

**A11**

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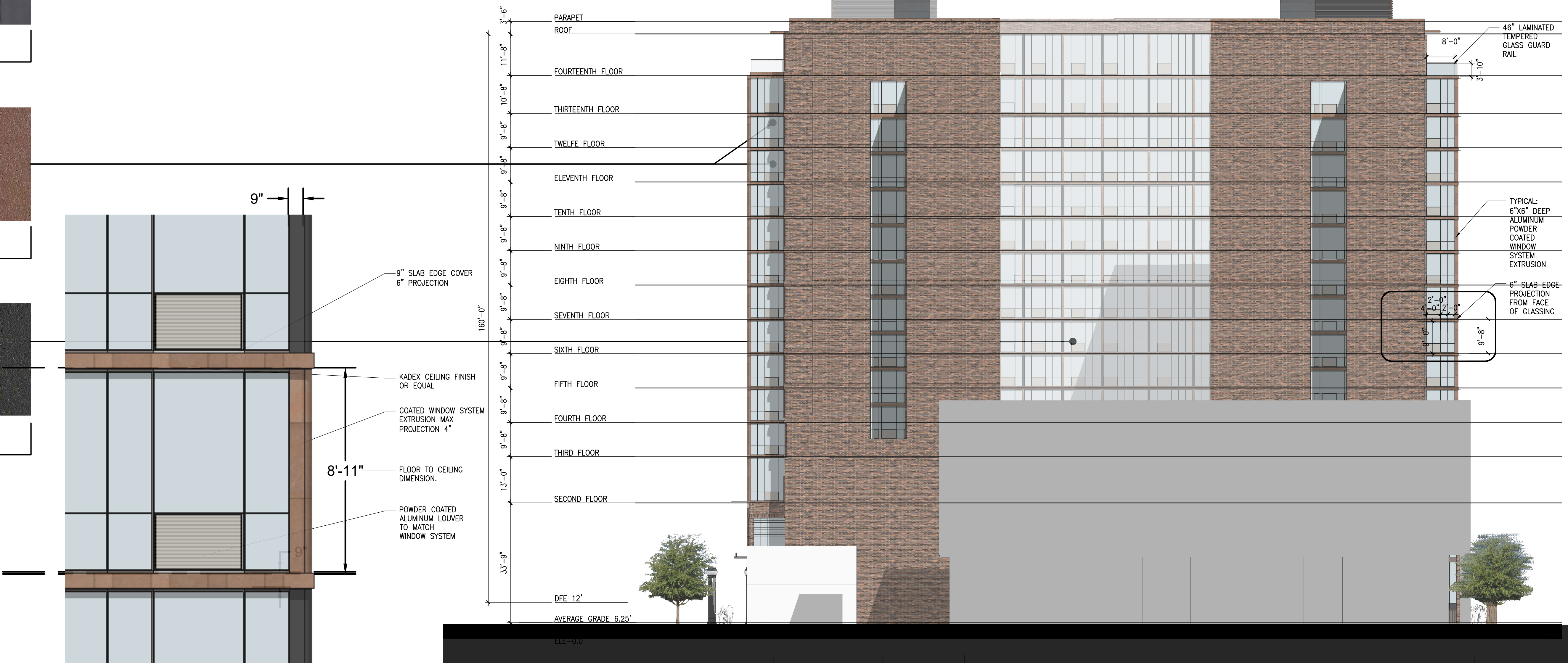
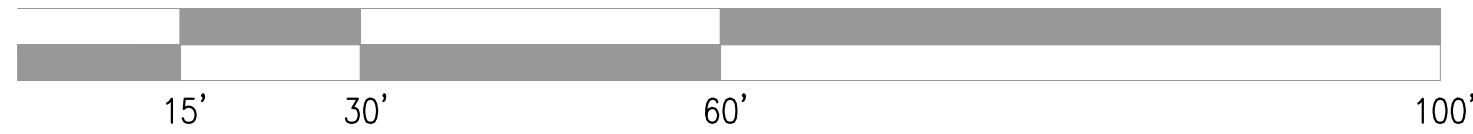
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AS APPROVED BY THE ARCHITECT



MASONRY COLOR A  
AS APPROVED BY THE ARCHITECT

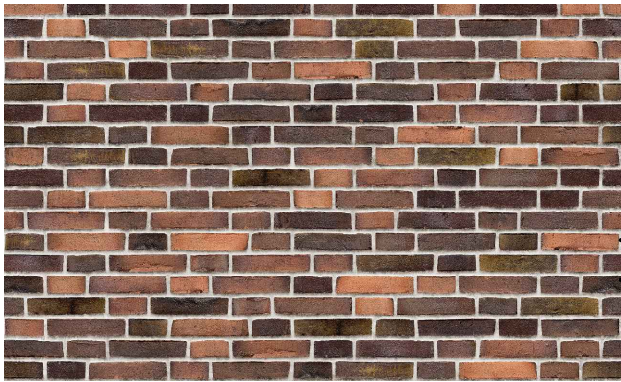


MASONRY COLOR B  
AS APPROVED BY THE ARCHITECT



1 GROVE STREET ELEVATION  
SCALE: N.T.S.

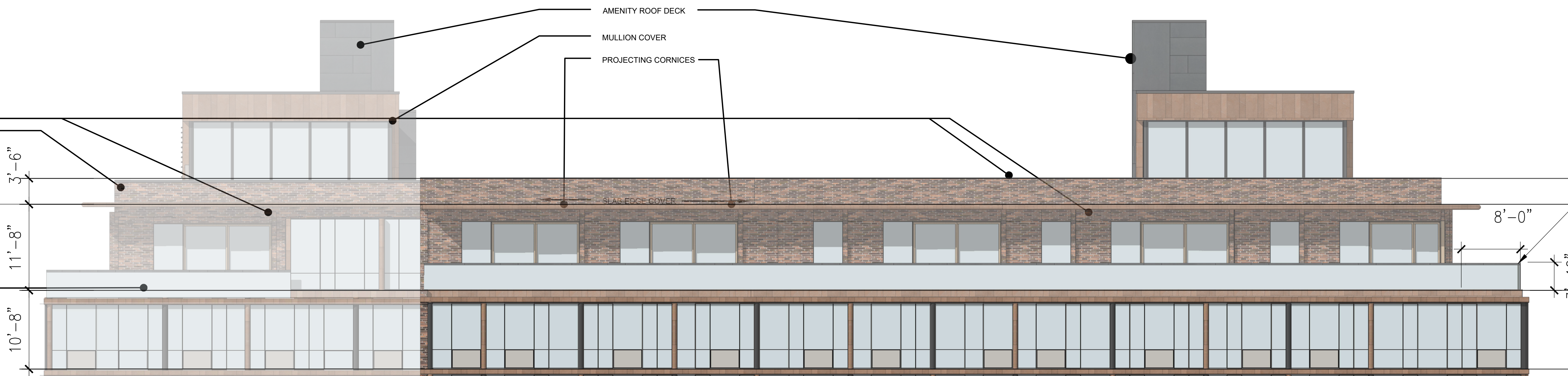
1 GROVE STREET ELEVATION  
SCALE: 1/16" = 1'-0"



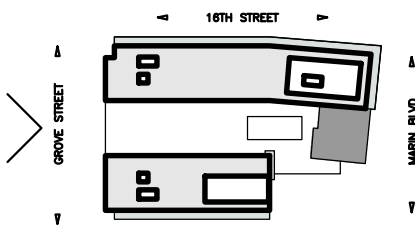
BRICK COLOR  
AS APPROVED BY THE ARCHITECT



MASONRY COLOR A  
AS APPROVED BY THE ARCHITECT



2 ENLARGE RESIDENTIAL PENTHOUSE  
SCALE: 1/8" = 1'-0"



Marchetto  
Higgins  
Stieve

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Planning  
Urban Design

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Prepared For:

Real Shelter for All

1414 Grand Street

Suite 204

Hoboken, NJ 07030

Project Name:

619 Marin Blvd

Block No. 7103 Lot Nos. 2-8&11

619 Marin Blvd

Jersey City, NJ 07310

Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

| Issue :    | For :                         |
|------------|-------------------------------|
| Date :     |                               |
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| 03.16.2023 | PRELIMINARY + FINAL SITE PLAN |
| 05.12.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |

ELEVATIONS:

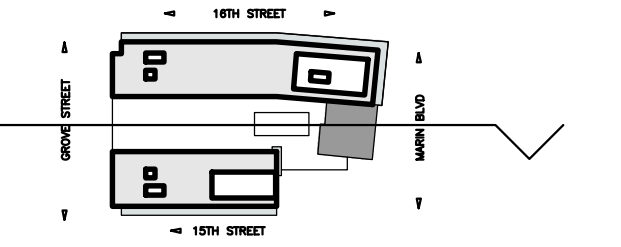
Grove St. Elevation

Enlarge Penthouse

A12

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**Marchetto  
Higgins  
Stieve**

**Architecture  
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FAIA, PP  
AIA, LEED  
AIA, CNU  
AIA



Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

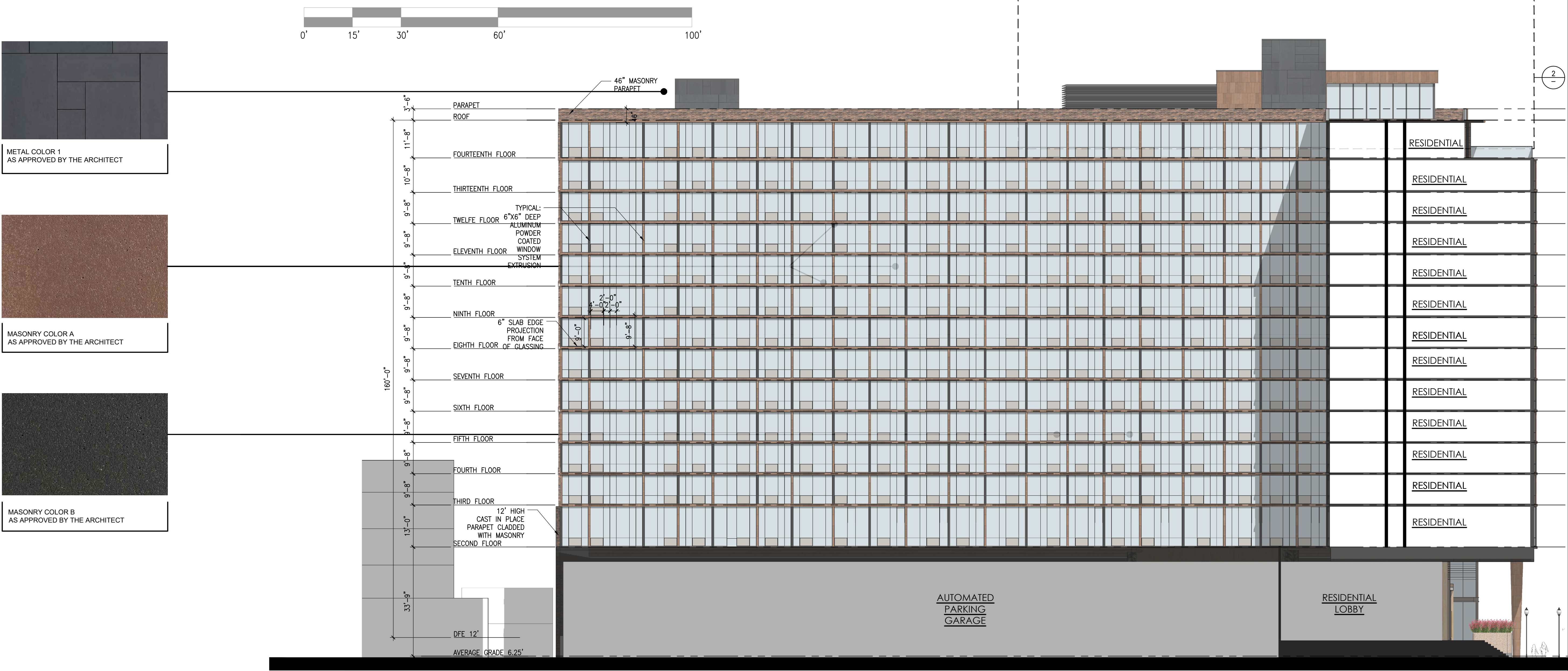
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| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN |
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|            | COMPLETENESS COMMENTS         |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN |
|            | COMPLETENESS COMMENTS 062823  |
|            |                               |
|            |                               |

COURTYARD  
North Facing  
Enlarge Elevations

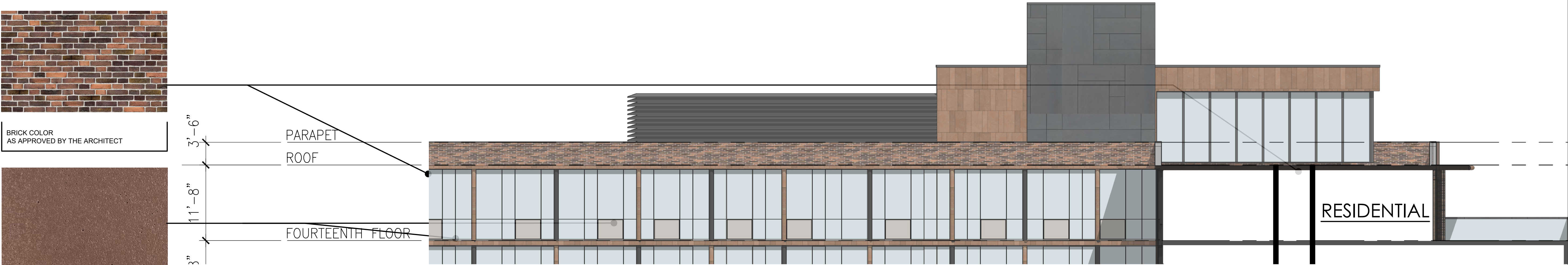
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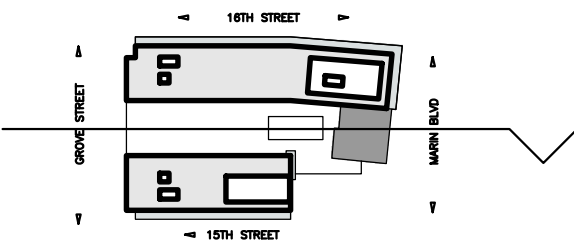




1 SOUTH ELEVATION COURTYARD  
SCALE: 1/16" = 1'-0"



2 ENLARGE RESIDENTIAL PENTHOUSE + AMENITY  
SCALE: 1/8" = 1'-0"



**Marchetto  
Higgins  
Stieve**

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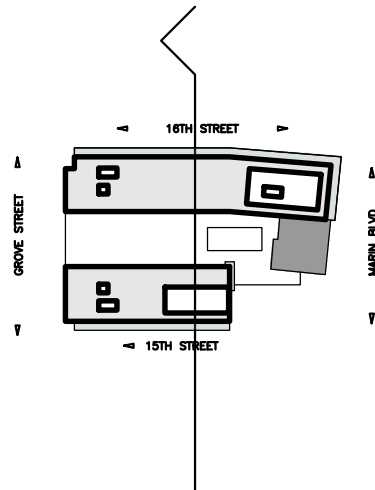
Prepared For:  
**Real Shelter for All**  
1414 Grand Street  
Suite 204  
Hoboken, NJ 07030  
Project Name:  
**619 Marin Blvd**  
Block No. 7103 Lot Nos. 2-8&11  
619 Marin Blvd  
Jersey City, NJ 07310

Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

| Issue :    | For :                                                         |
|------------|---------------------------------------------------------------|
| Date :     |                                                               |
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|            |                                                               |
|            |                                                               |

**COURTYARD**  
South Facing  
Enlarge Elevations **A14**





**Marchetto  
Higgins  
Stieve**  
  
Architecture  
Planning  
Urban Design

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Michael Buldo  
NJ21A01786800  
NY 035161

FAIA, PP  
AIA, LEED  
AIA, CNU  
AIA

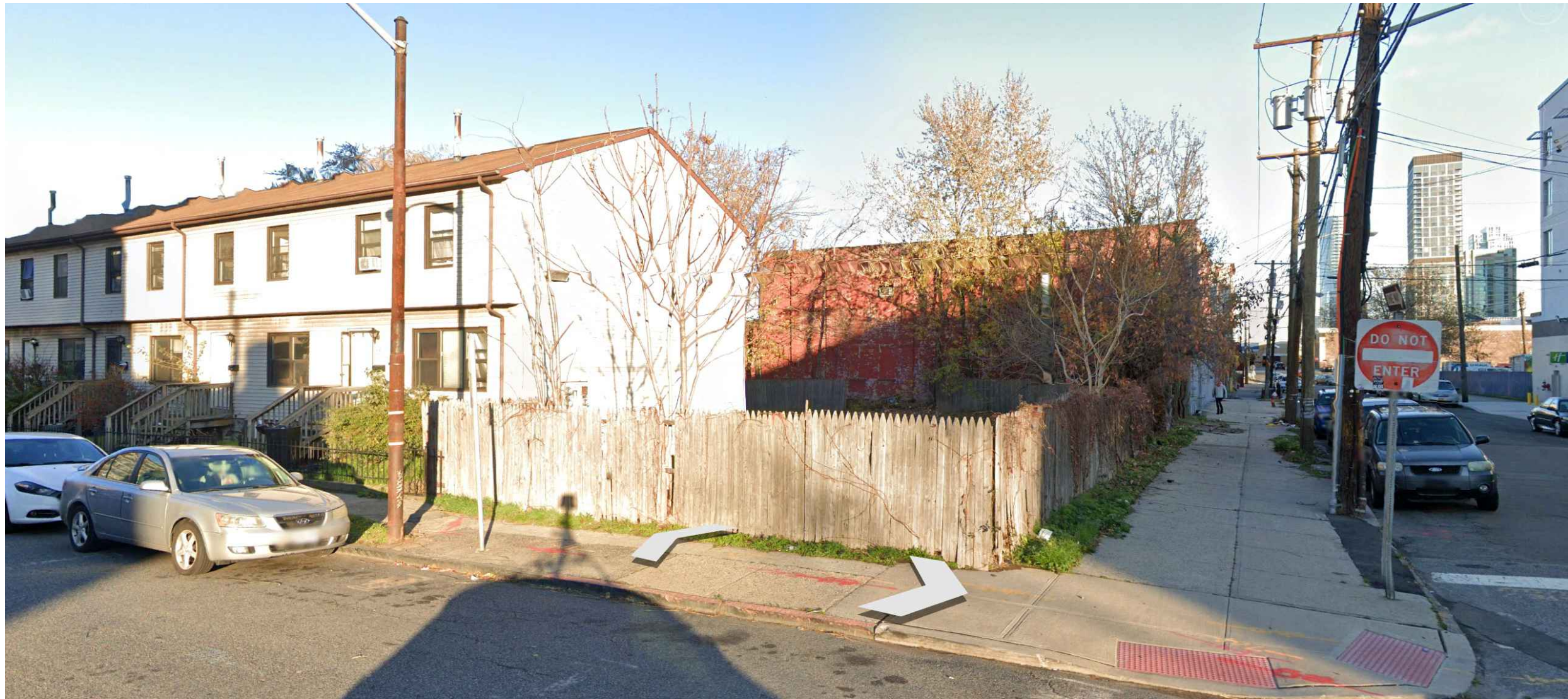
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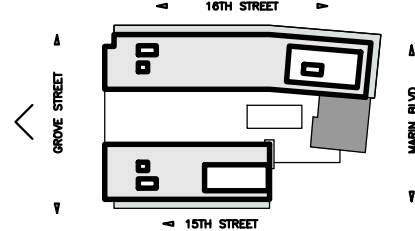
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|              |                               |
|--------------|-------------------------------|
| Job Number : | 2115                          |
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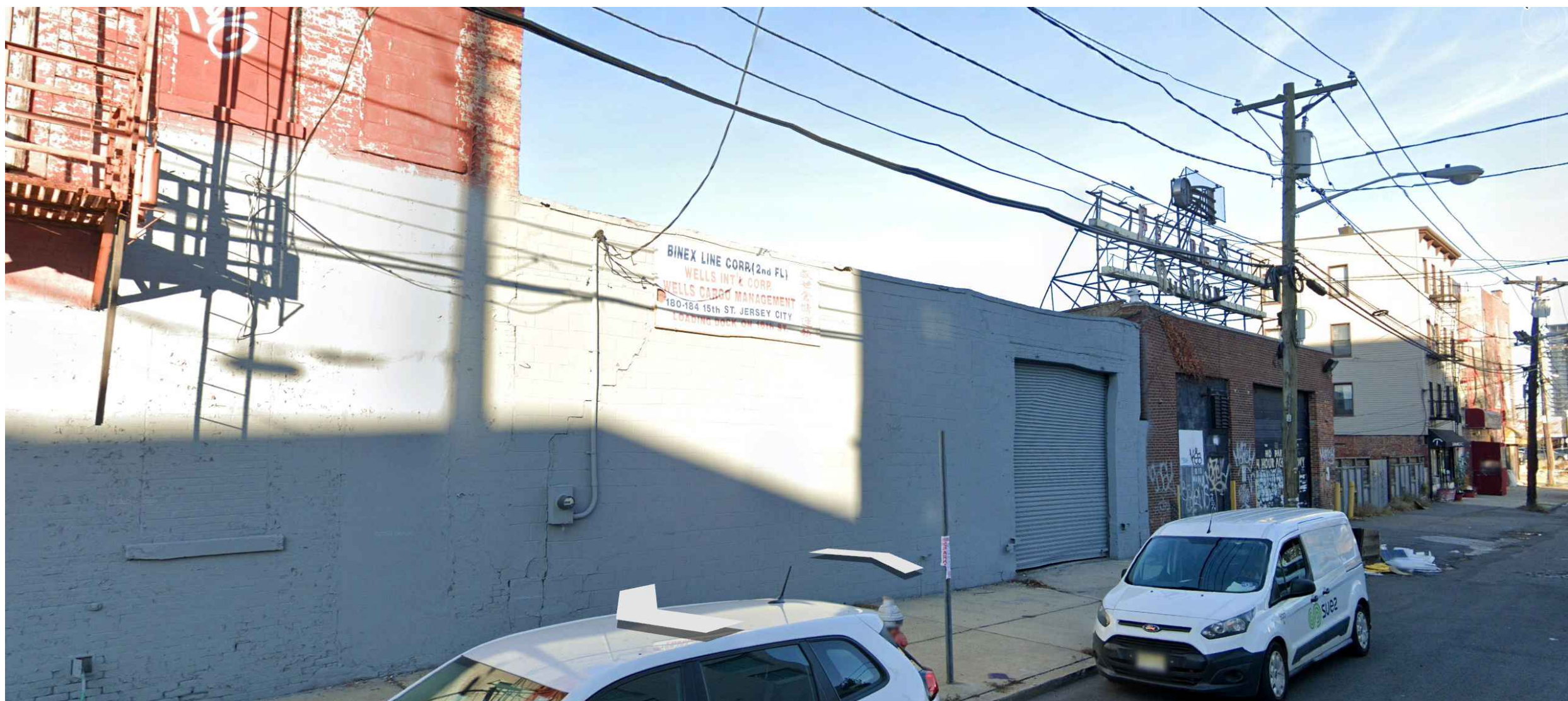
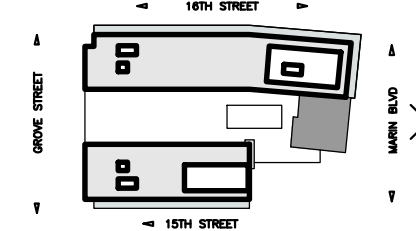




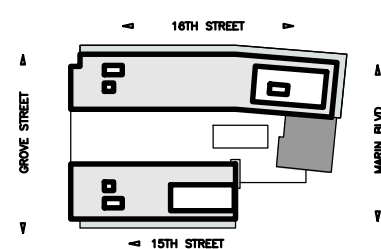
2 VIEW EAST- GROVE STREET  
SCALE: N.T.S.



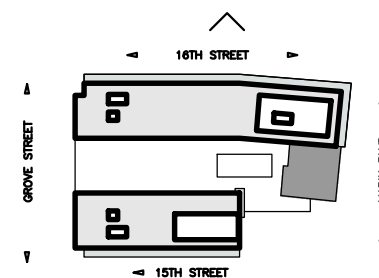
4 VIEW WEST- MARIN BOULEVARD  
SCALE: N.T.S.



1 VIEW NORTH- 15TH STREET  
SCALE: N.T.S.



3 VIEW SOUTH- 16TH STREET  
SCALE: N.T.S.



**Marchetto  
Higgins  
Stieve**  
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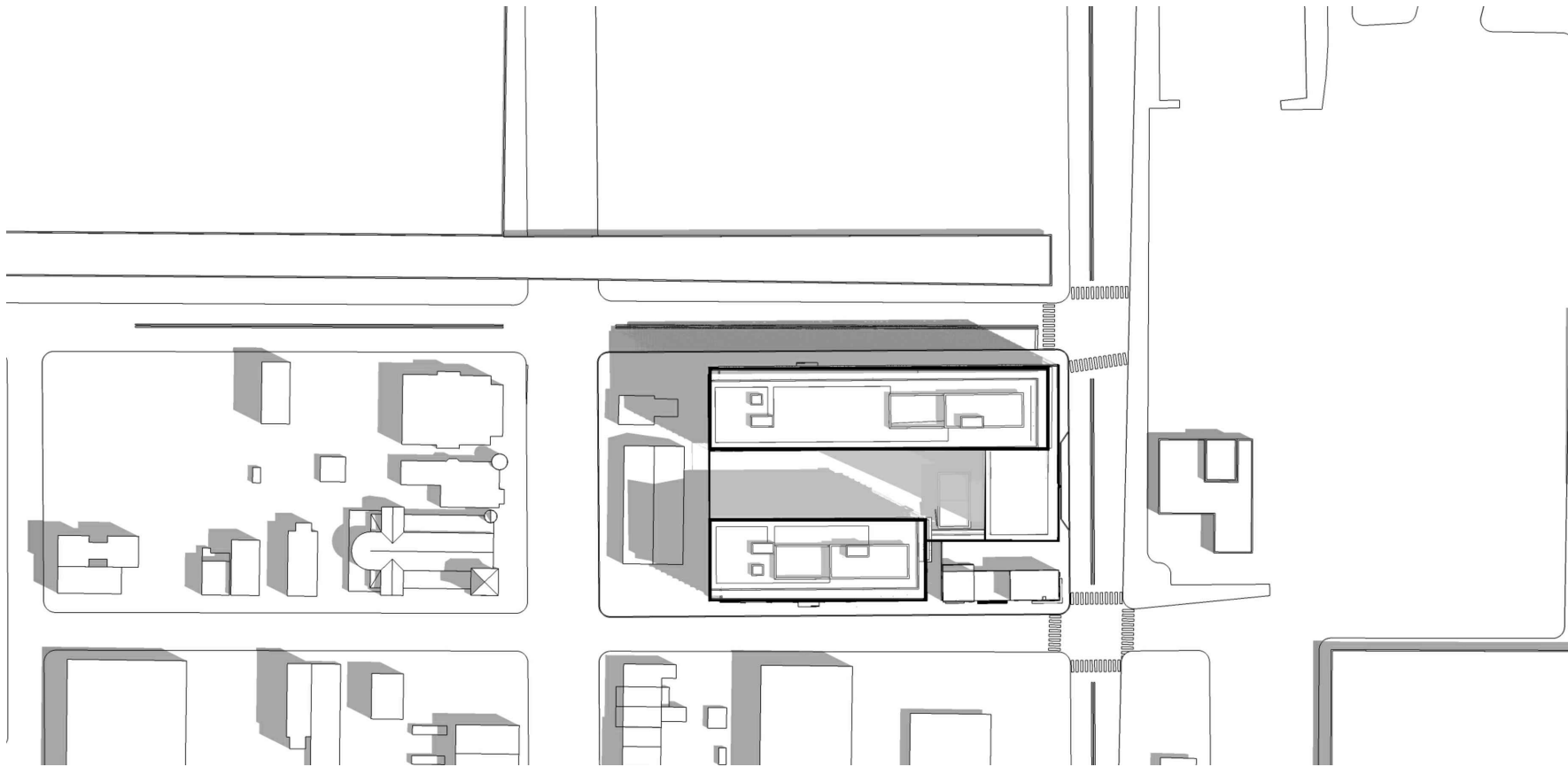
Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

| Issue :    |                                                               |
|------------|---------------------------------------------------------------|
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| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
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| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |
|            |                                                               |
|            |                                                               |

**SITE CONTEXT  
PHOTOS**

**A16**

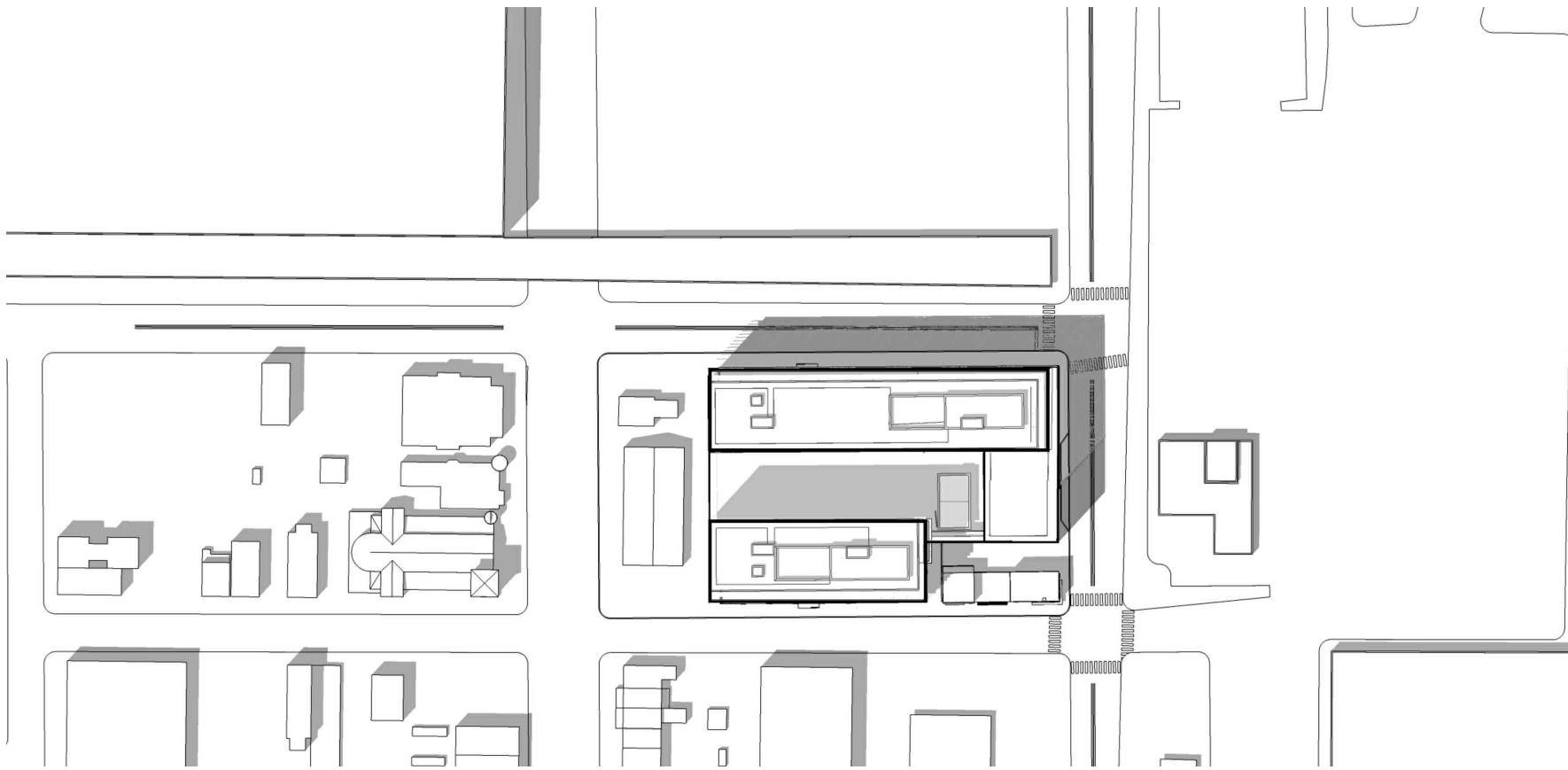




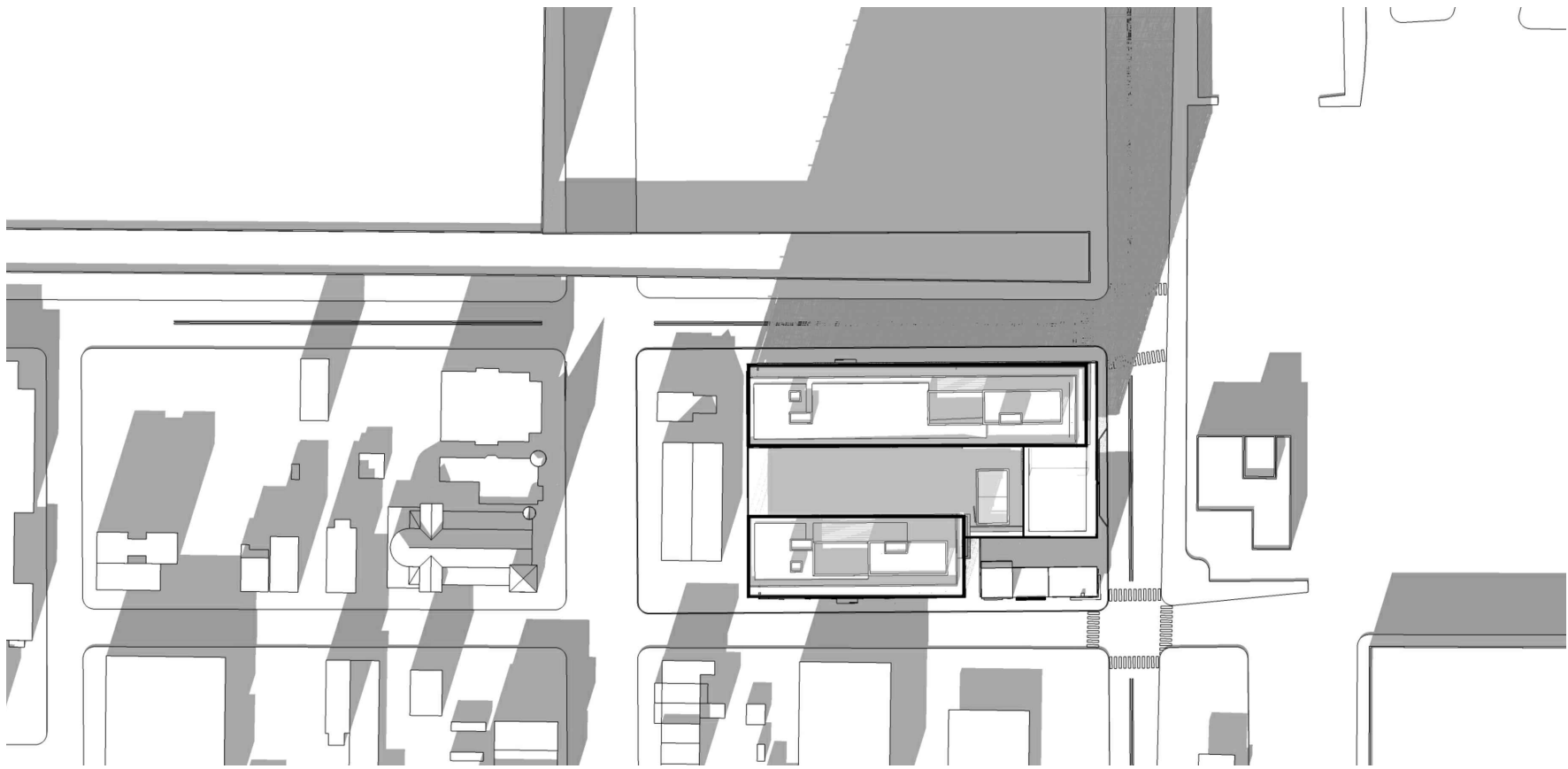
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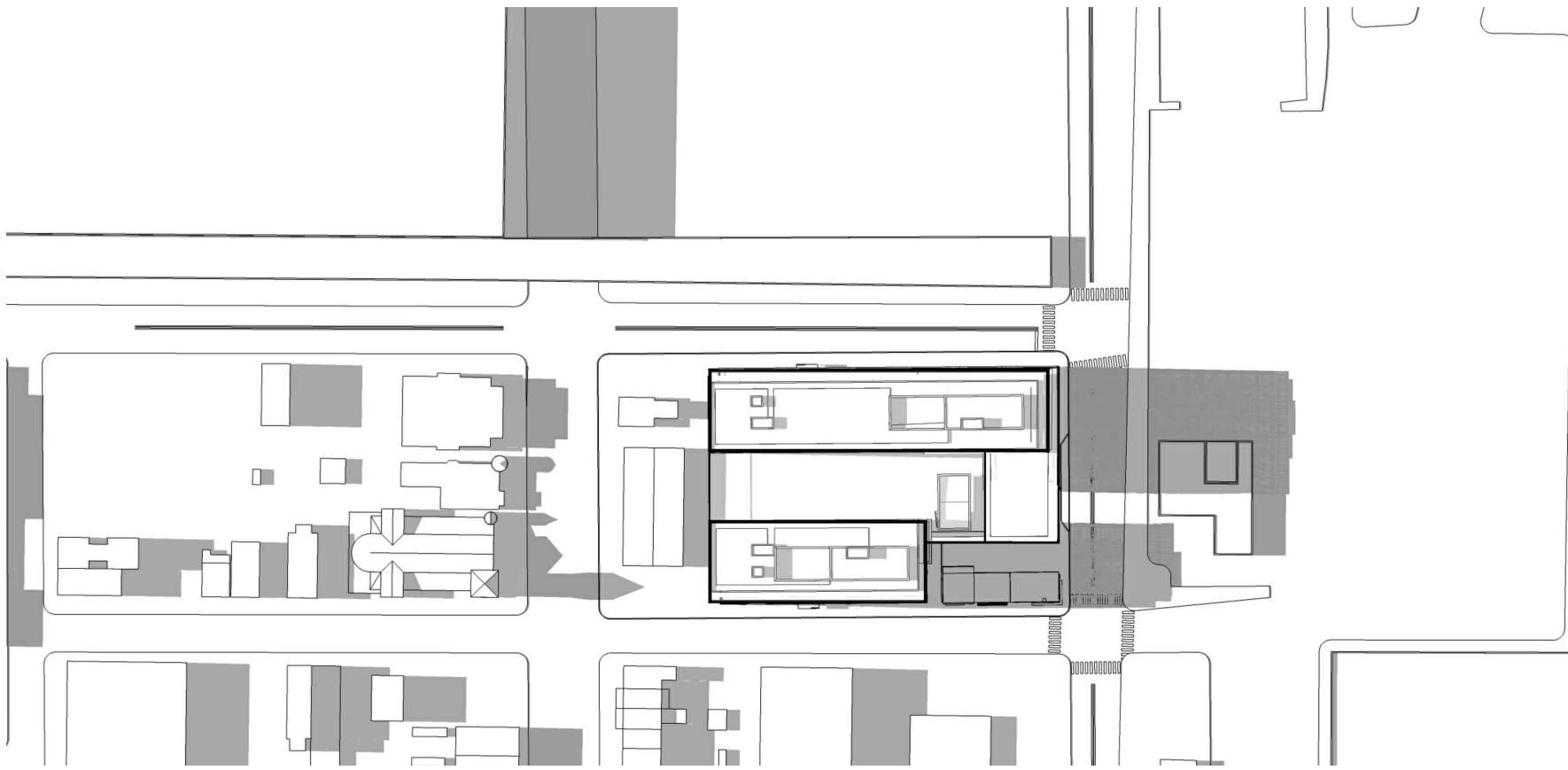
WINTER SOLSTICE 12-21 09:00 AM



SUMMER SOLSTICE 06-20 12:00 PM



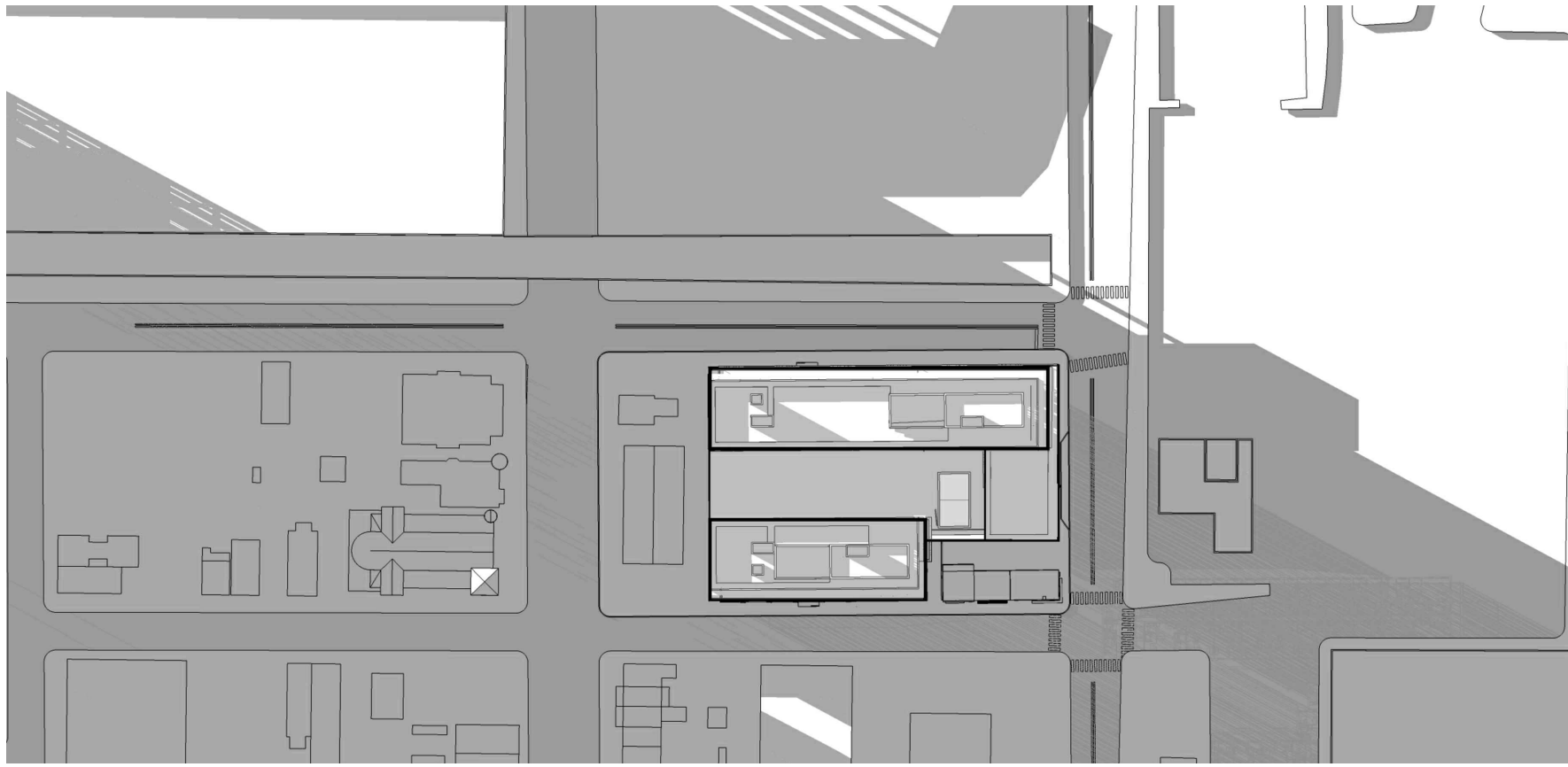
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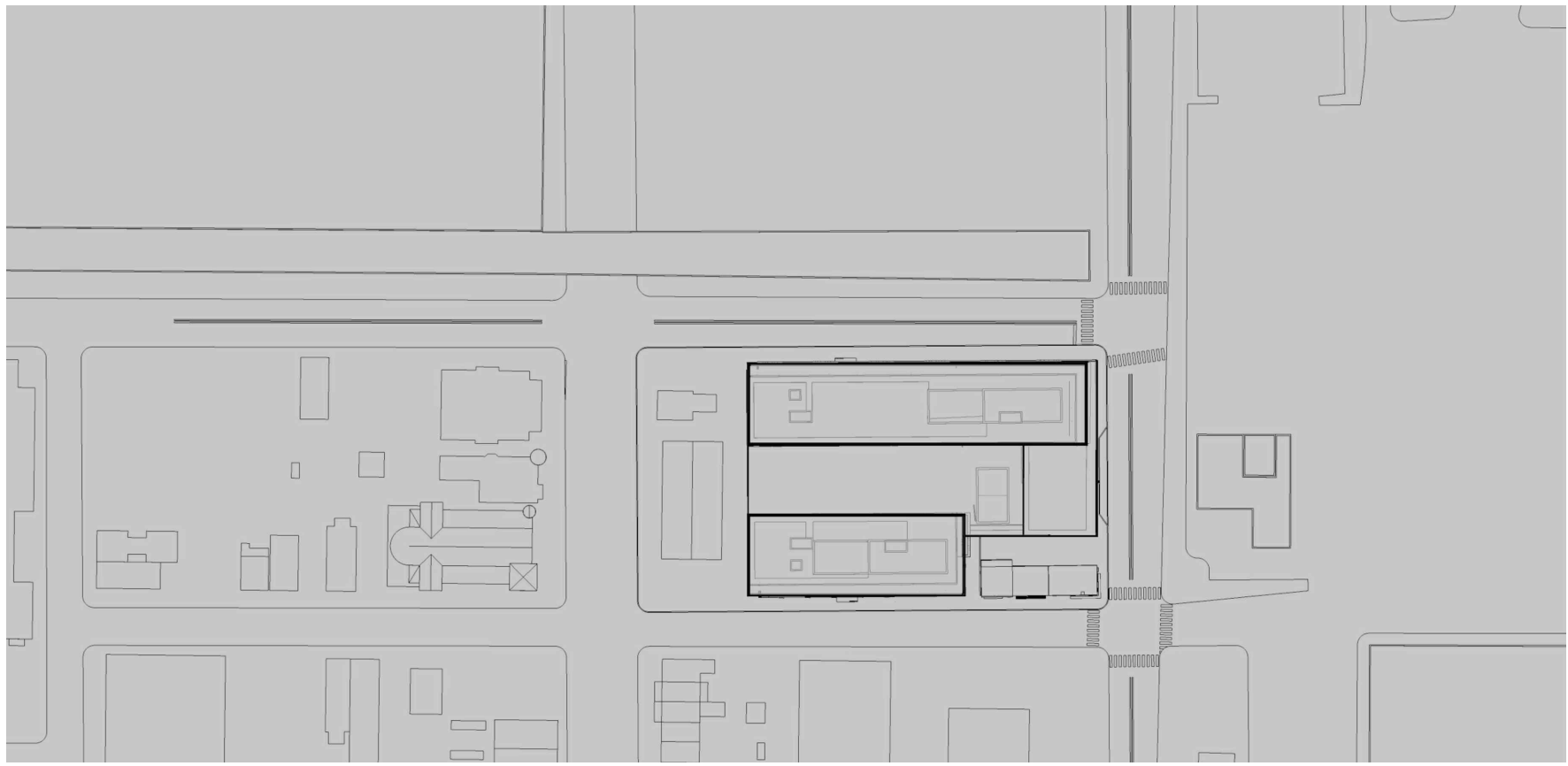
SUMMER SOLSTICE 06-20 03:00 PM



WINTER SOLSTICE 12-21 03:00 PM



SUMMER SOLSTICE 06-20 06:00 PM



WINTER SOLSTICE 12-21 06:00 PM

Marchetto  
Higgins  
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FAIA, PP  
AIA, LEED  
AIA, CNU  
AIA

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Hoboken, NJ 07030

201-795-1505 P  
201-795-0171 F

MHSArchitects.com

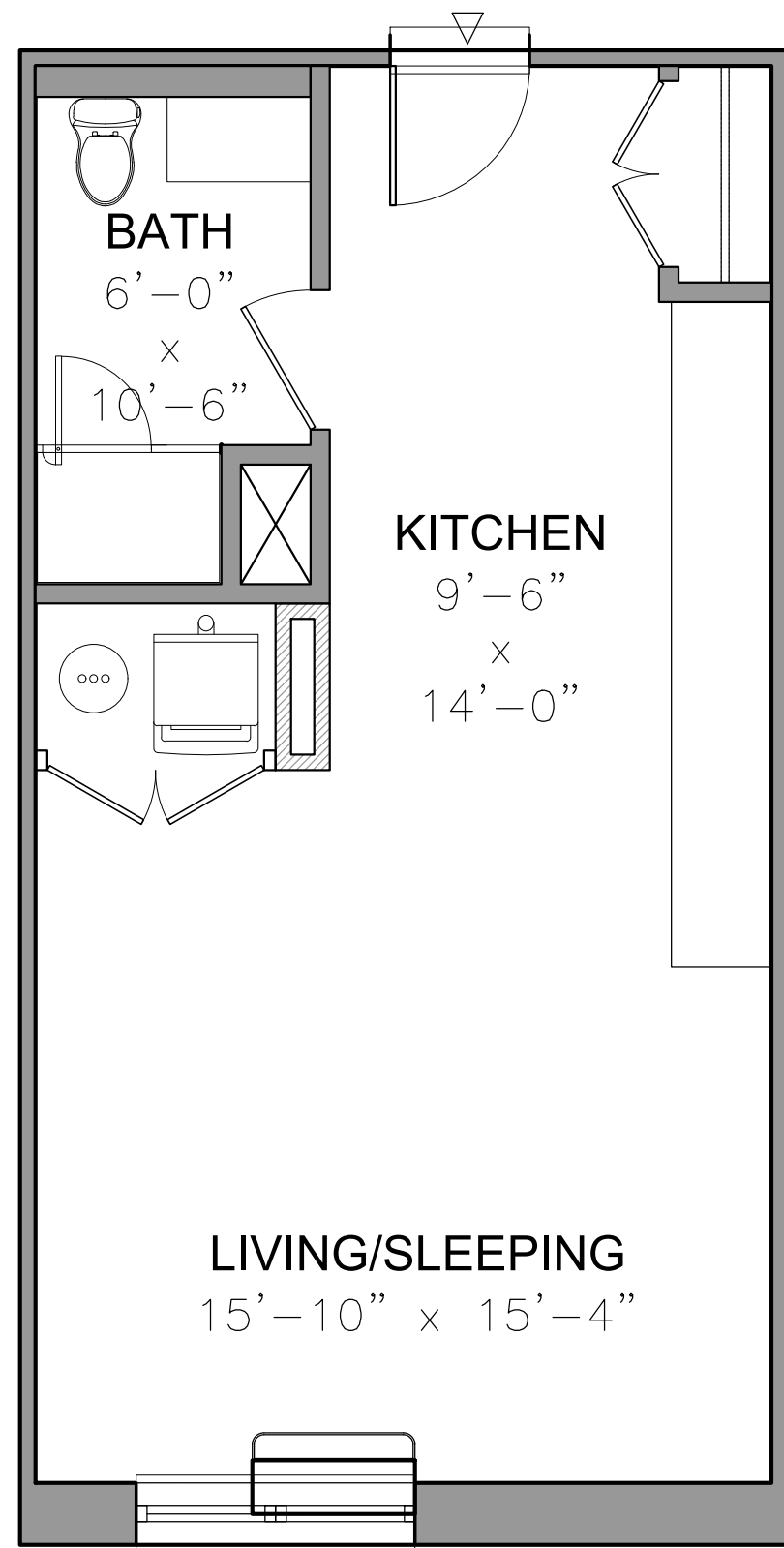
STATE OF NEW JERSEY  
MICHAEL J. HIGGINS  
13083  
REGISTERED ARCHITECT

Prepared For:  
**Real Shelter for All**  
1414 Grand Street  
Suite 204  
Hoboken, NJ 07030  
Project Name:  
**619 Marin Blvd**  
Block No. 7103 Lot Nos. 2-8&11  
619 Marin Blvd  
Jersey City, NJ 07310

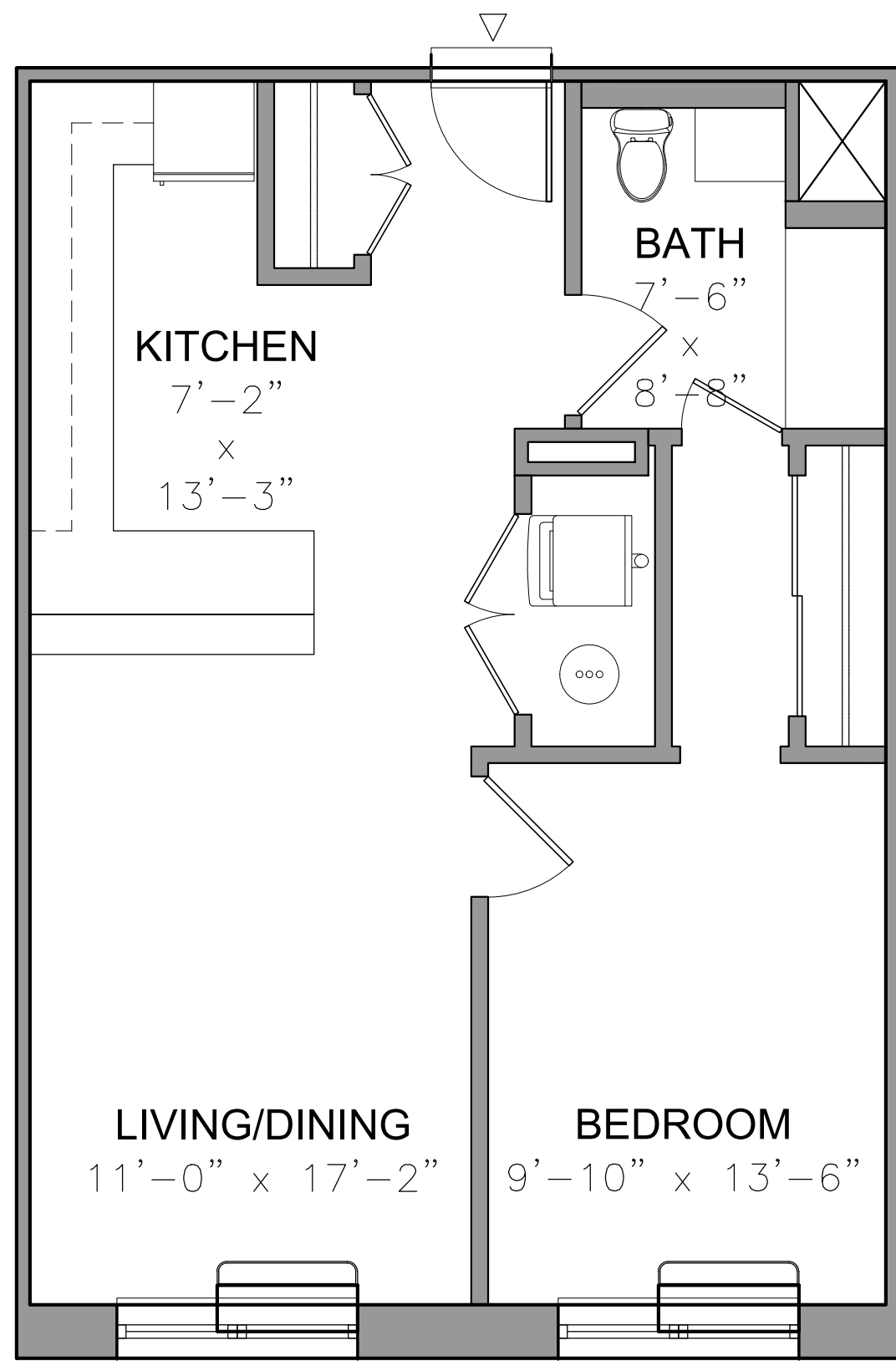
Job Number : 2115  
Scale : AS NOTED  
Drawn By : AM VM VN

| Issue :    |                                                               |
|------------|---------------------------------------------------------------|
| Date :     | For :                                                         |
| 01.23.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 03.16.2023 | PRELIMINARY + FINAL SITE PLAN                                 |
| 05.12.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS        |
| 07.07.2023 | PRELIMINARY + FINAL SITE PLAN<br>COMPLETENESS COMMENTS 062823 |
|            |                                                               |
|            |                                                               |

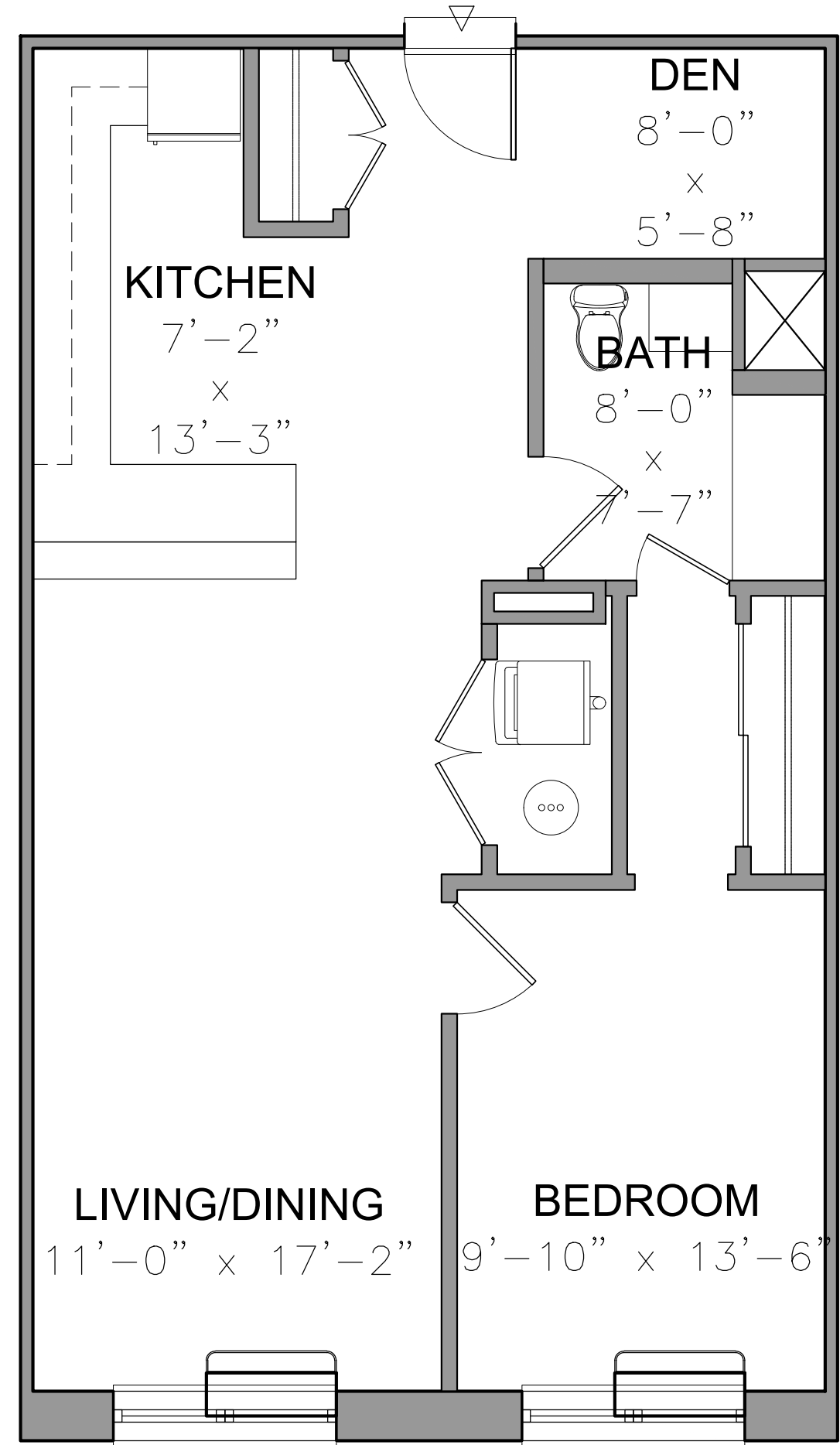




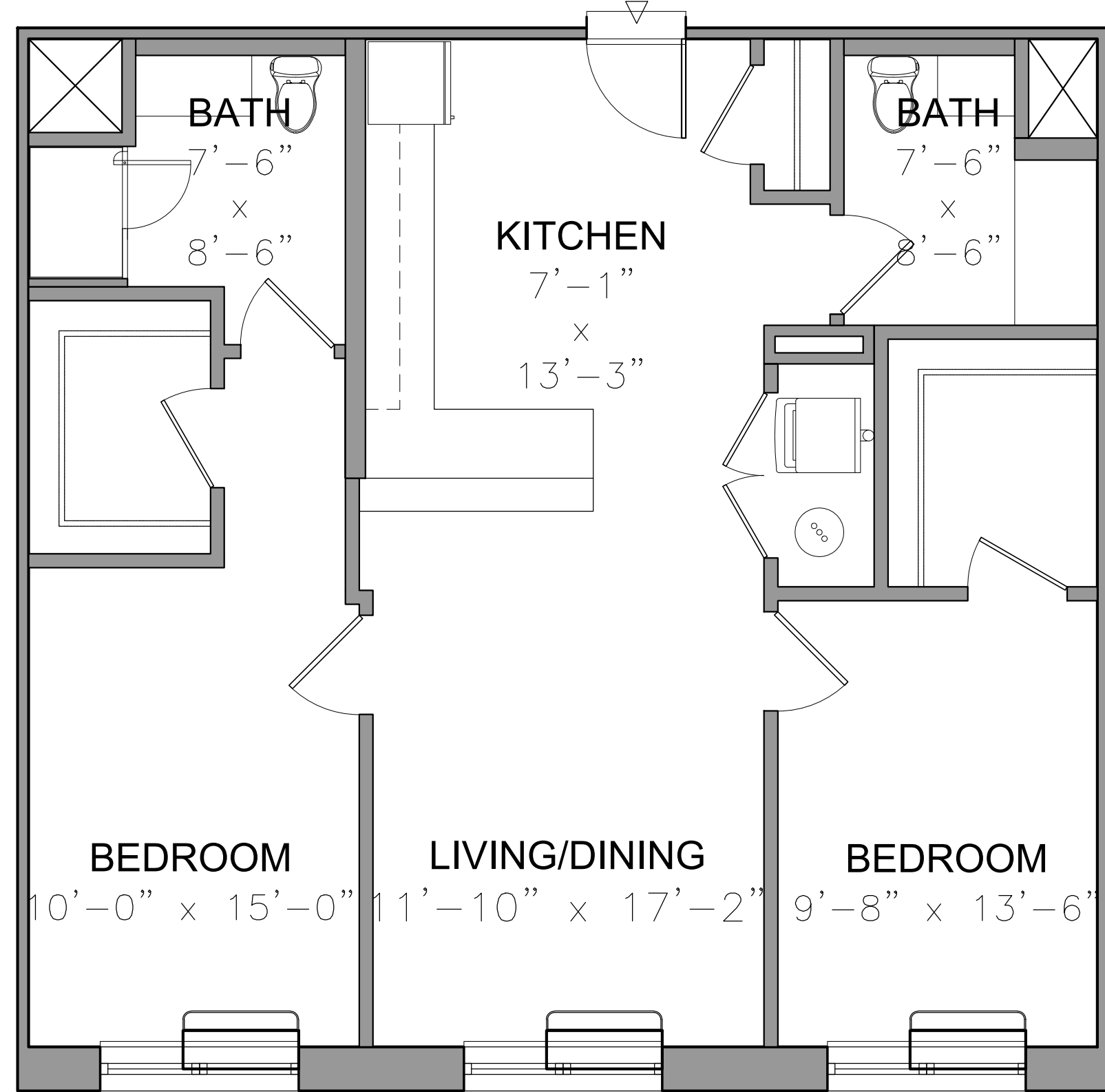
1 STUDIO- 530 SF  
SCALE: 1/4" = 1'-0"



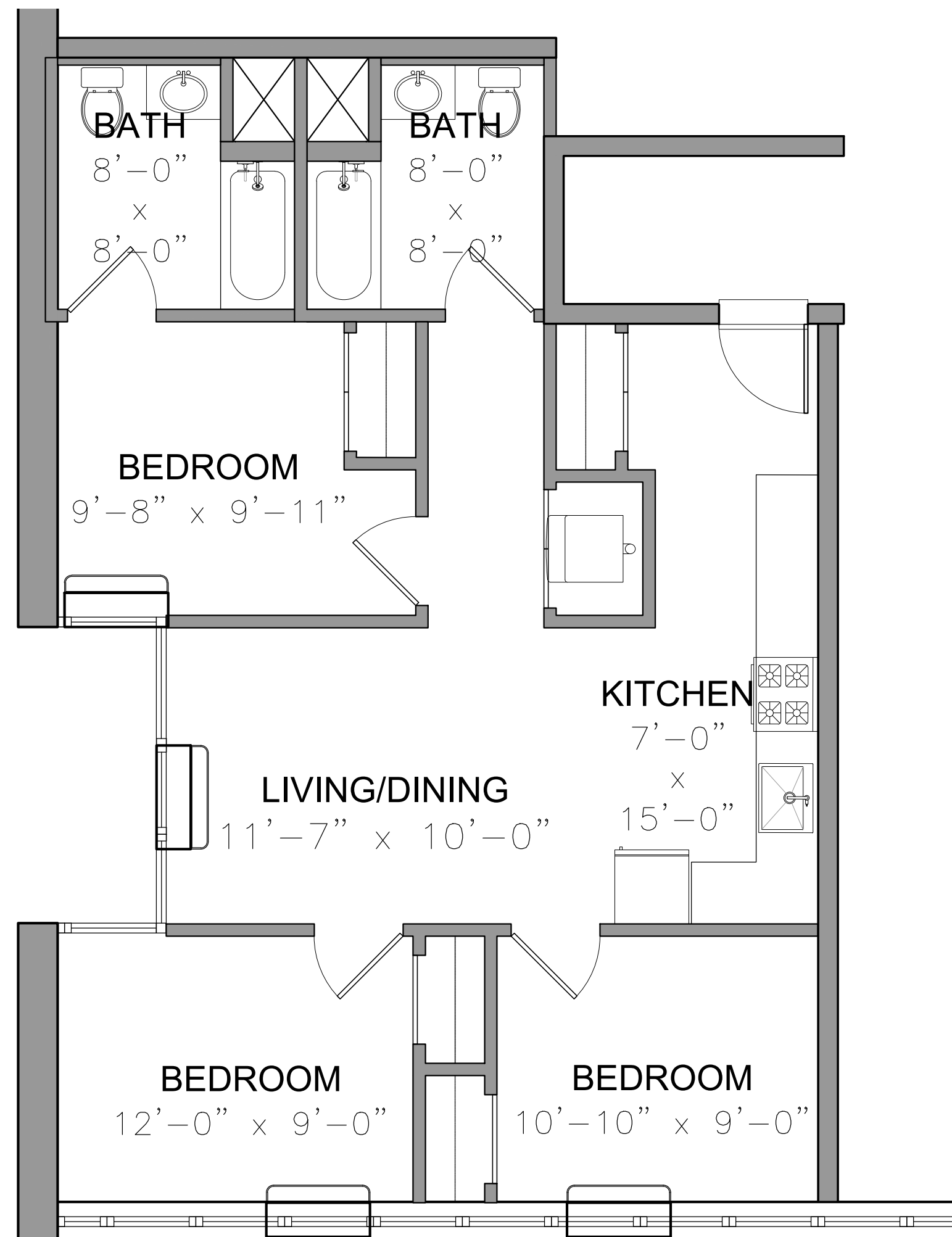
2 ONE BEDROOM, ONE BATH- 705 SF  
SCALE: 1/4" = 1'-0"



4 ONE BEDROOM+DEN- 830 SF  
SCALE: 1/4" = 1'-0"



3 TWO BEDROOM, TWO BATH- 1060 SF  
SCALE: 1/4" = 1'-0"



4 THRE BEDROOM, TWO BATH- 950 SF  
SCALE: 1/4" = 1'-0"

**Marchetto  
Higgins  
Stieve**

Architecture  
Planning  
Urban Design

Dean Marchetto FAIA, PP  
NJ C07945  
Michael Higgins AIA, LEED  
NJ21A0130830  
Bruce A Stieve AIA, CNU  
NJ21A0137710  
Michael Buldo AIA  
NJ21A0176600  
NY 035161

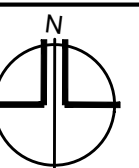
1225 Willow Avenue  
Hoboken, NJ 07030

201-795-1505 P  
201-795-0171 F

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|            |                                                               |
|            |                                                               |

ENLARGED  
TYPICAL UNITS

**A18**