

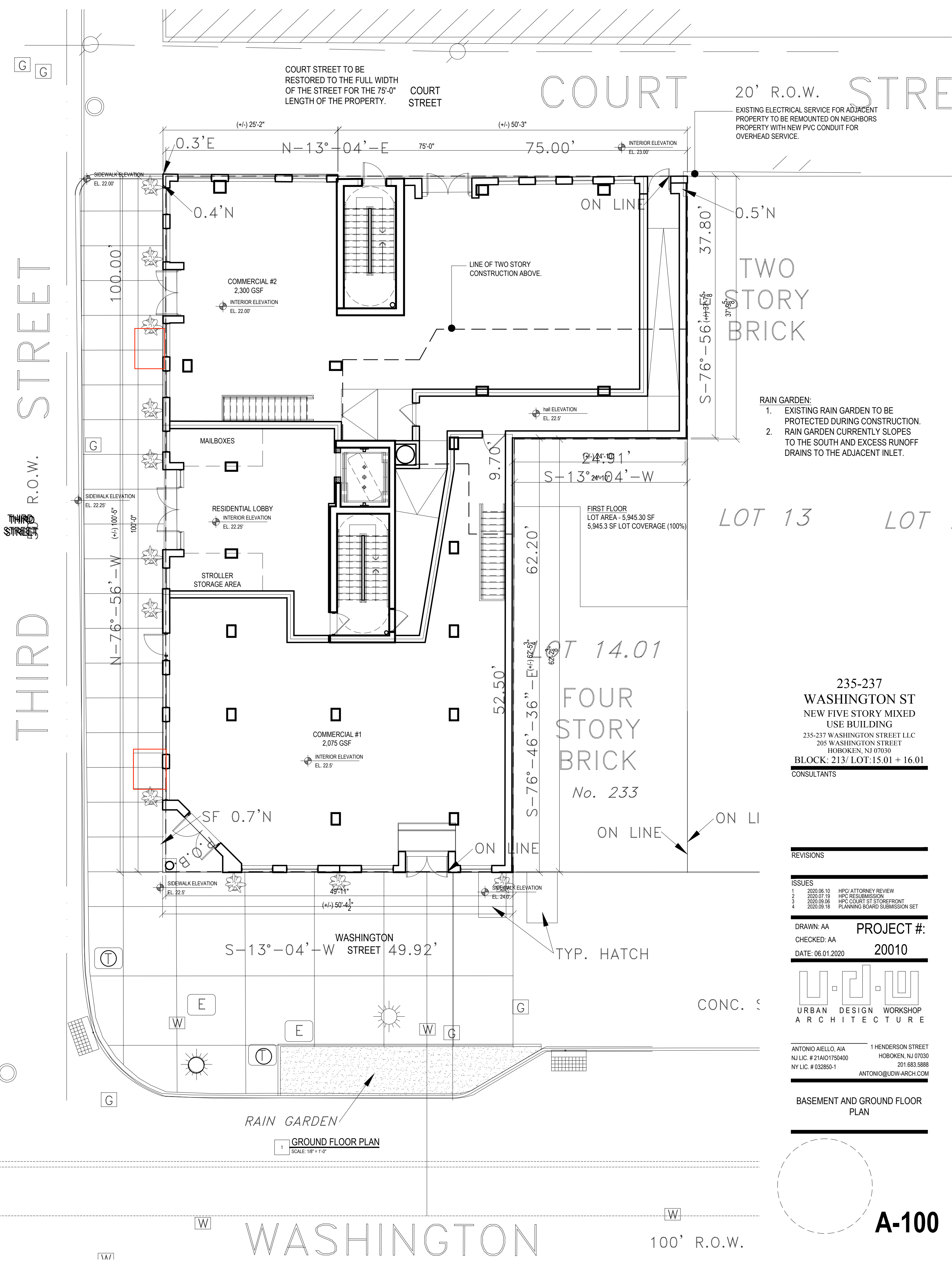
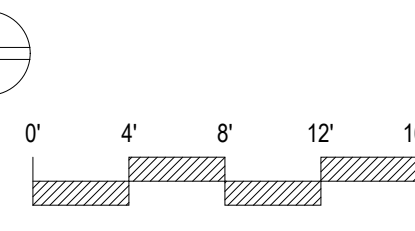
BASEMENT
LOT AREA - 5,945.30 SF
5,945.30 SF LOT COVERAGE (100%)

GARBAGE AND RECYCLING CALCULATIONS

GLASS - 1.50 FS / PERSON = 139 FS = (9) 60 GAL. CONTAINER
 ALUMINUM - 10 FS / PERSON = 9.9 FS = (1) 60 GAL. CONTAINER
 TIN - 1.5 FS / PERSON = 139 FS = (9) 60 GAL. CONTAINER
 GARBAGE - (9) 60 GAL. CONTAINER + UNDERSINK STORAGE

NOTE: GARBAGE AND RECYCLING WILL BE COLLECTED AND NEATLY STORED IN A GARBAGE STORAGE ROOM ON THE BASEMENT. IT WILL THEN BE ROUTED FROM THE BASEMENT VIA THE REAR DOOR LEADING TO COURT STREET AND SET OUT FOR COLLECTION BY THE BUILDING MANAGEMENT AND/OR EMPLOYEES. FOR MUNICIPAL COLLECTION ON THE DESIGNATED DAYS, THE RETAIL SPACES WILL ALSO HAVE STORAGE FOR GARBAGE AND RECYCLING IN THEIR RESPECTIVE BASEMENT AREAS. THE REFUSE WILL BE ROUTED VIA THE SAME CORRIDOR TO THE COURT STREET UTILITY DOOR AND WILL BE PICKED UP BY A PRIVATE WASTE MANAGEMENT CONTRACTOR.

1 BASEMENT PLAN
SCALE 1/8" = 1'-0"



COURT STREET TO BE RESTORED TO THE FULL WIDTH OF THE STREET FOR THE 75'-0" LENGTH OF THE PROPERTY.

EXISTING ELECTRICAL SERVICE FOR ADJACENT PROPERTY TO BE REMOUNTED ON NEIGHBORS PROPERTY WITH NEW PVC CONDUIT FOR OVERHEAD SERVICE.

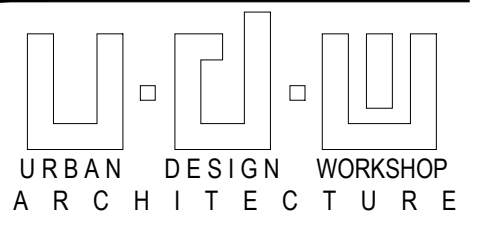
- RAIN GARDEN:**
- EXISTING RAIN GARDEN TO BE PROTECTED DURING CONSTRUCTION.
 - RAIN GARDEN CURRENTLY SLOPES TO THE SOUTH AND EXCESS RUNOFF DRAINS TO THE ADJACENT INLET.

235-237
WASHINGTON ST
NEW FIVE STORY MIXED
USE BUILDING
235-237 WASHINGTON STREET LLC
205 WASHINGTON STREET
HOBOKEN, NJ 07030
BLOCK: 213/ LOT: 15.01 + 16.01
CONSULTANTS

REVISIONS

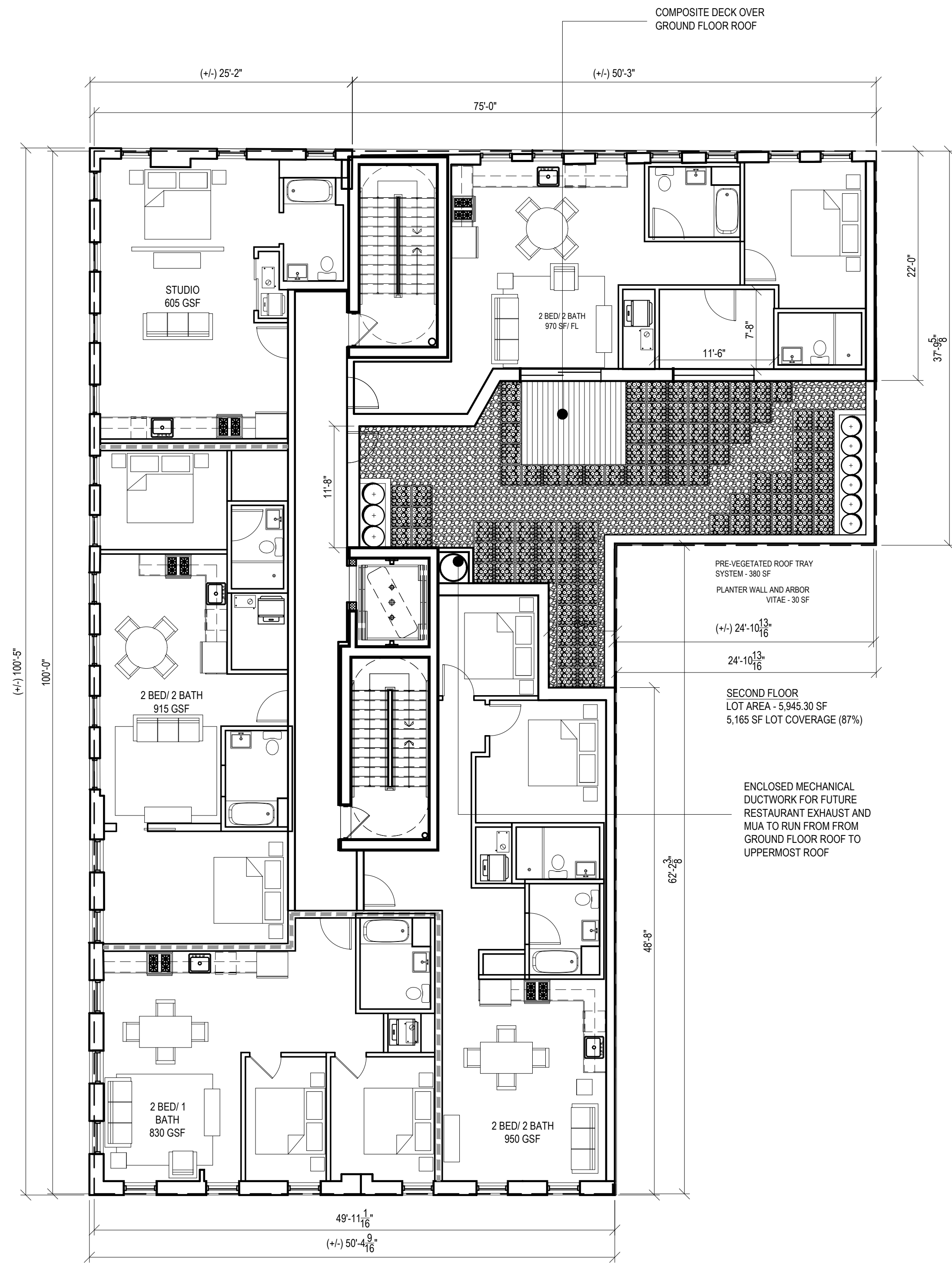
ISSUES	DATE	DESCRIPTION
1	2020.06.10	HPC ATTORNEY REVIEW
2	2020.07.19	HPC RESUBMISSION
3	2020.09.06	HPC COURT ST STOREFRONT
4	2020.09.18	PLANNING BOARD SUBMISSION SET

DRAWN: AA PROJECT #: 20010
 CHECKED: AA
 DATE: 06.01.2020

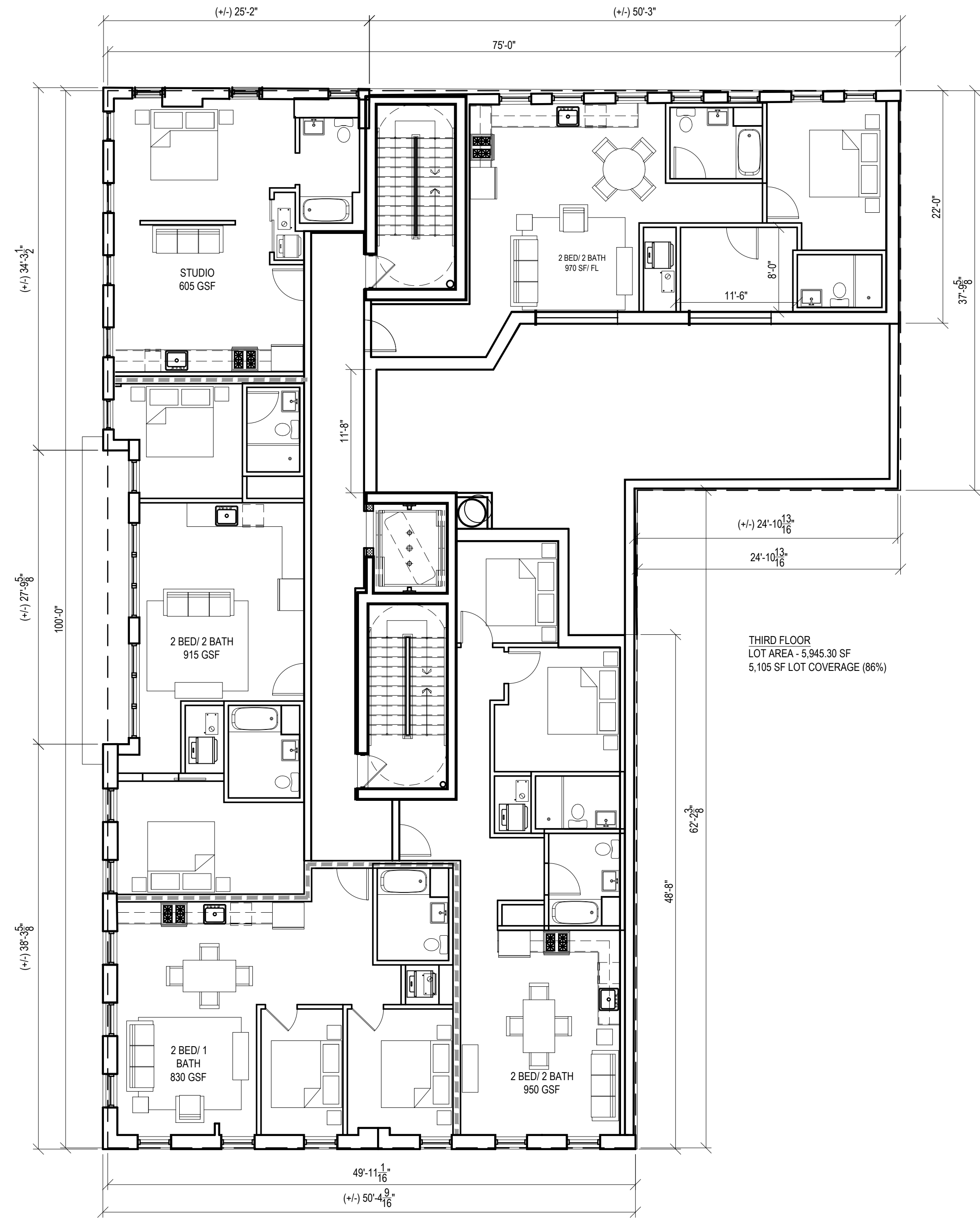
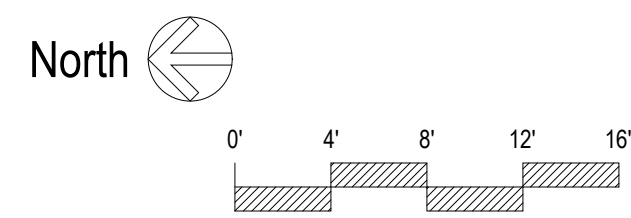


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 NY LIC. # 032850-1 201.683.5888

BASEMENT AND GROUND FLOOR PLAN



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



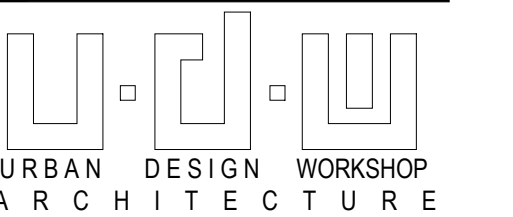
1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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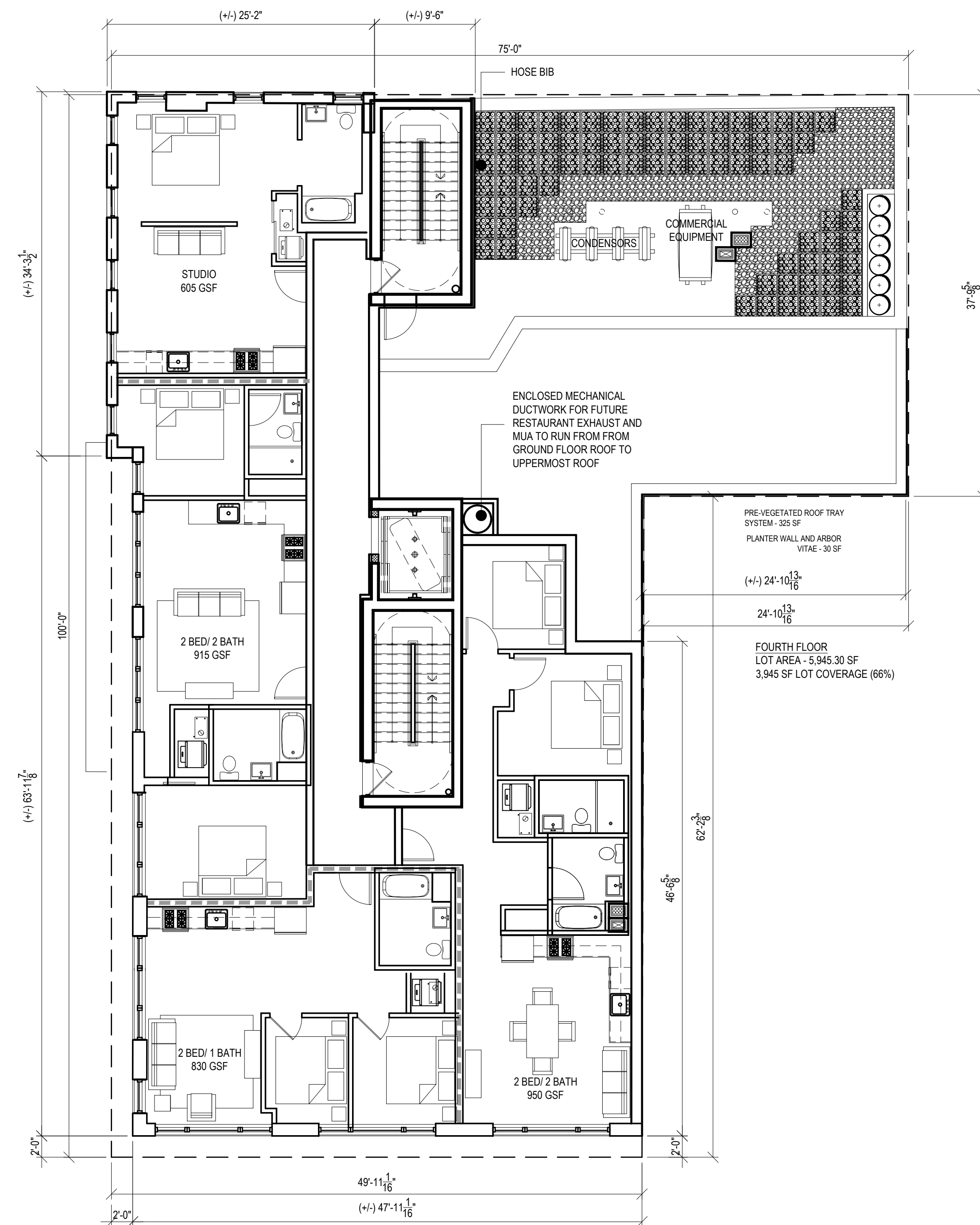
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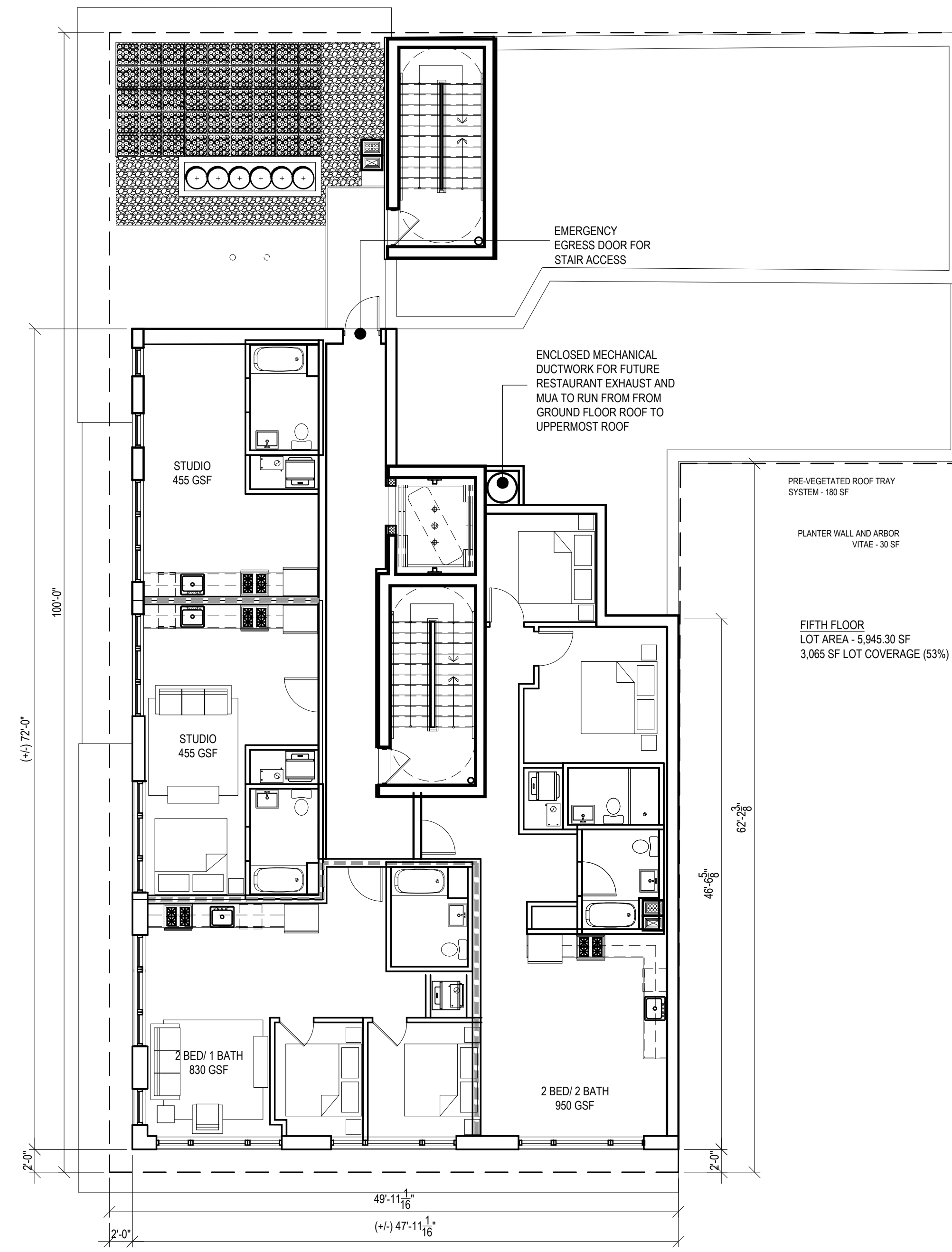


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SECOND AND THIRD FLOOR PLANS



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

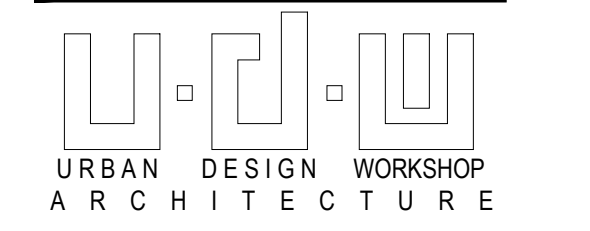
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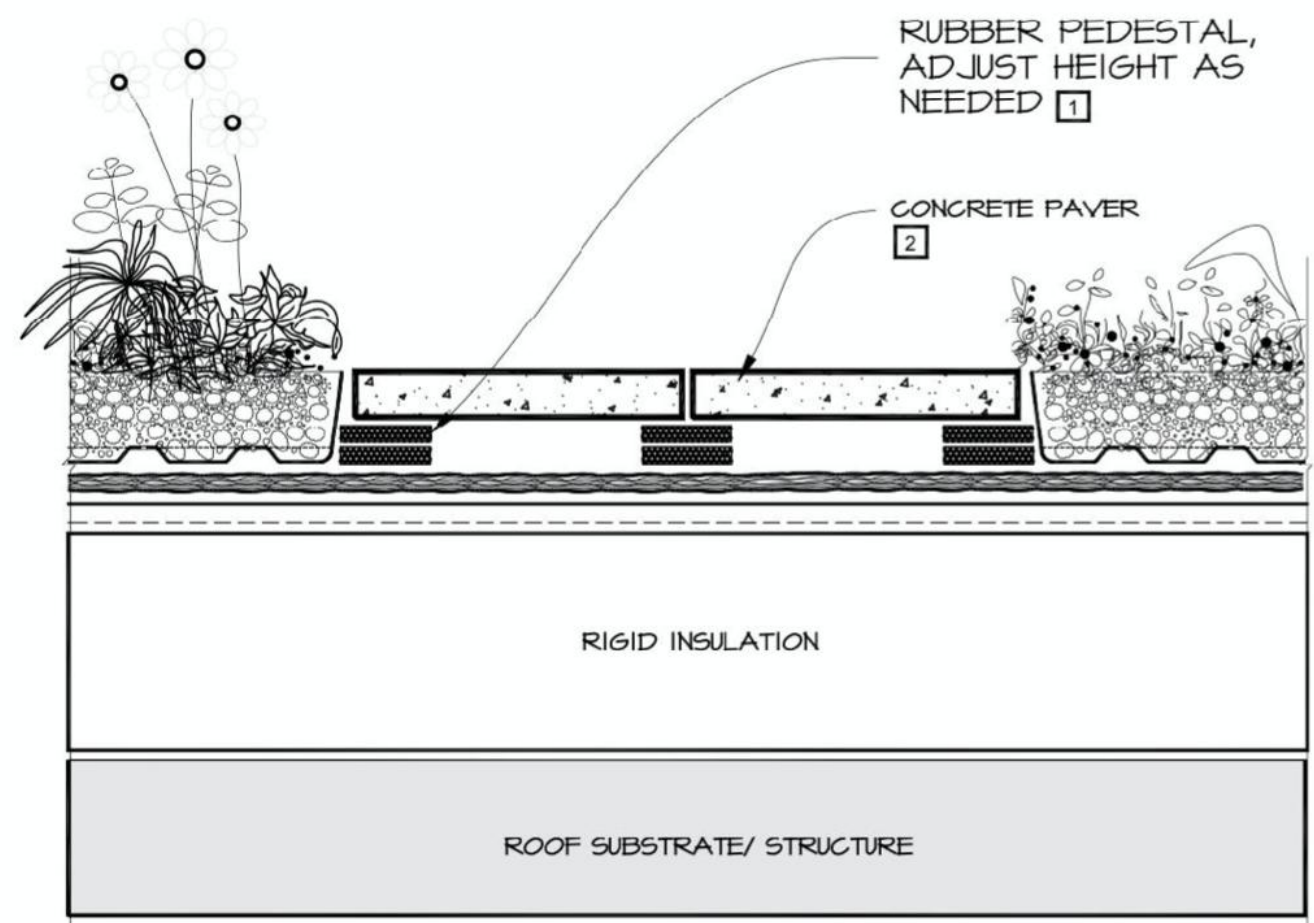
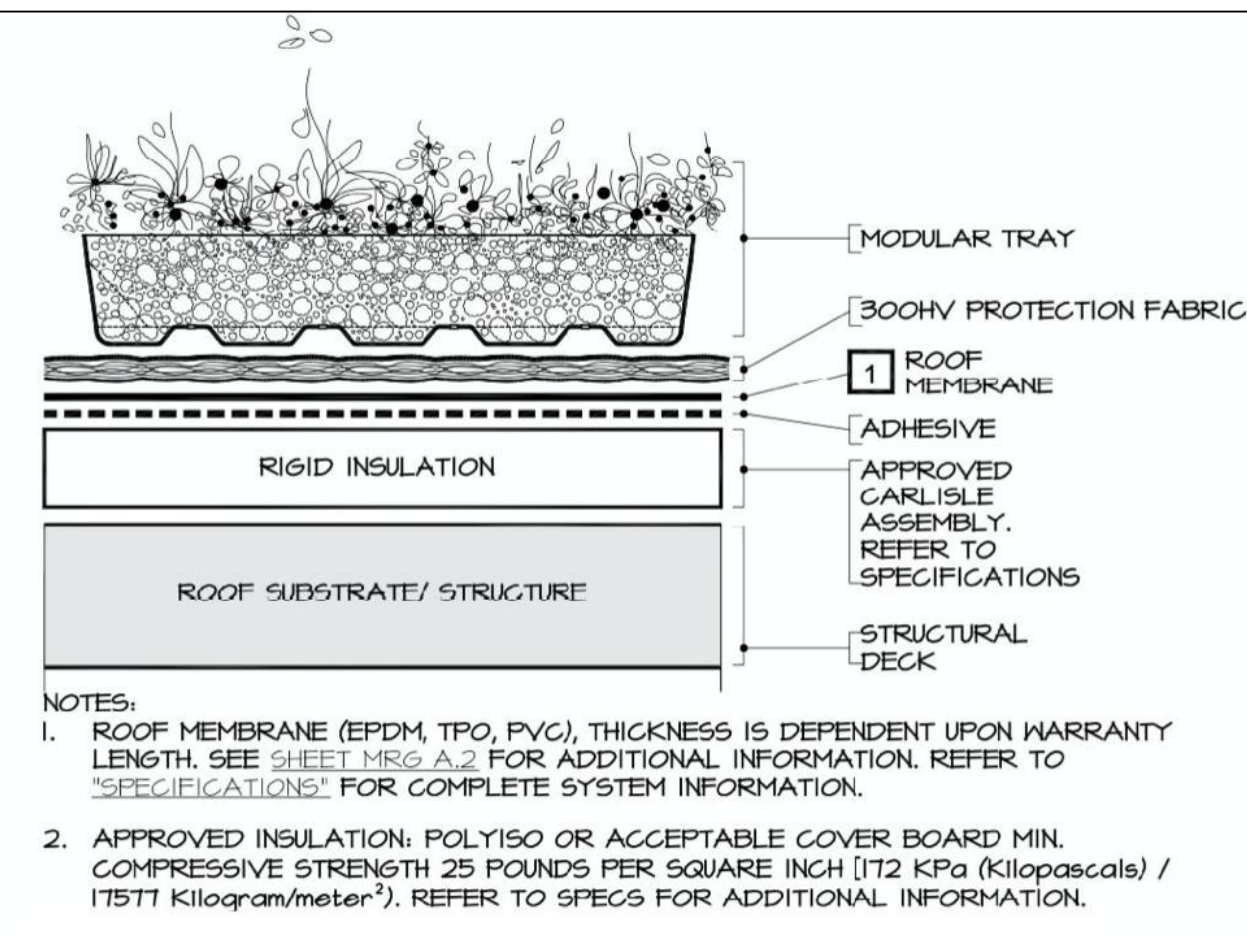
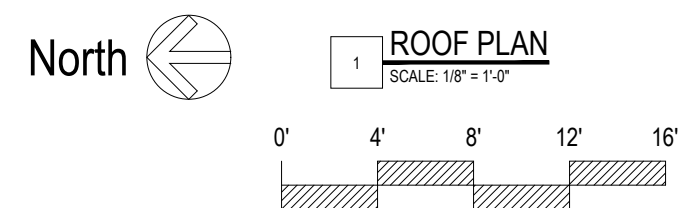
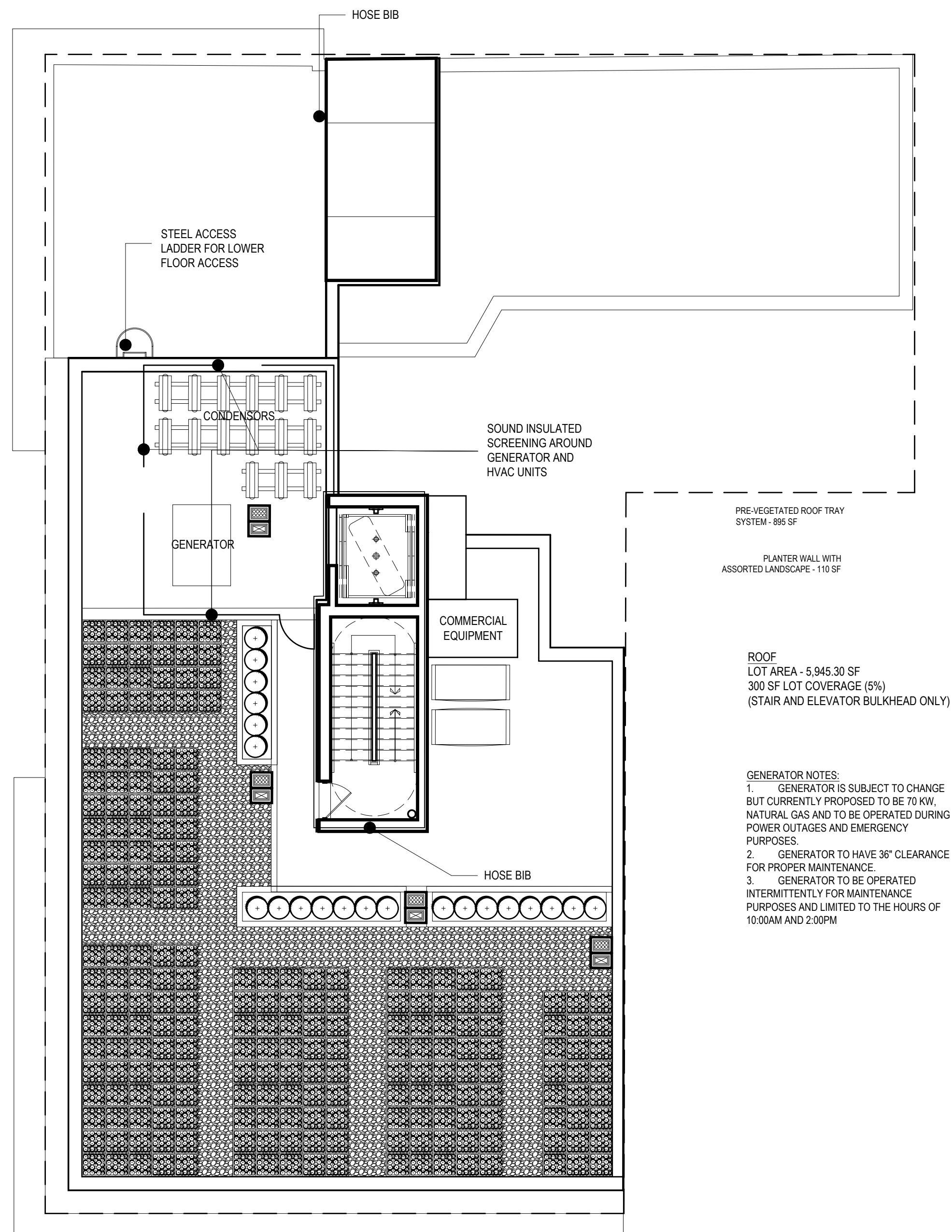
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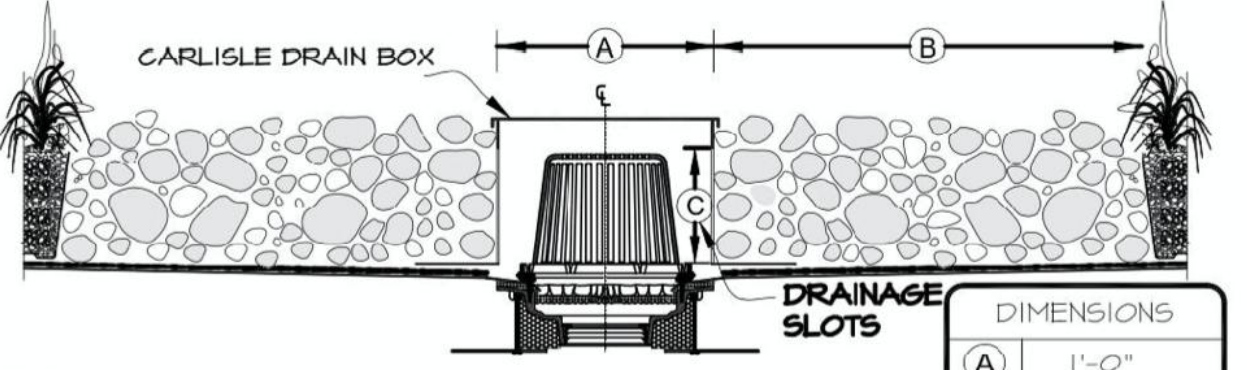
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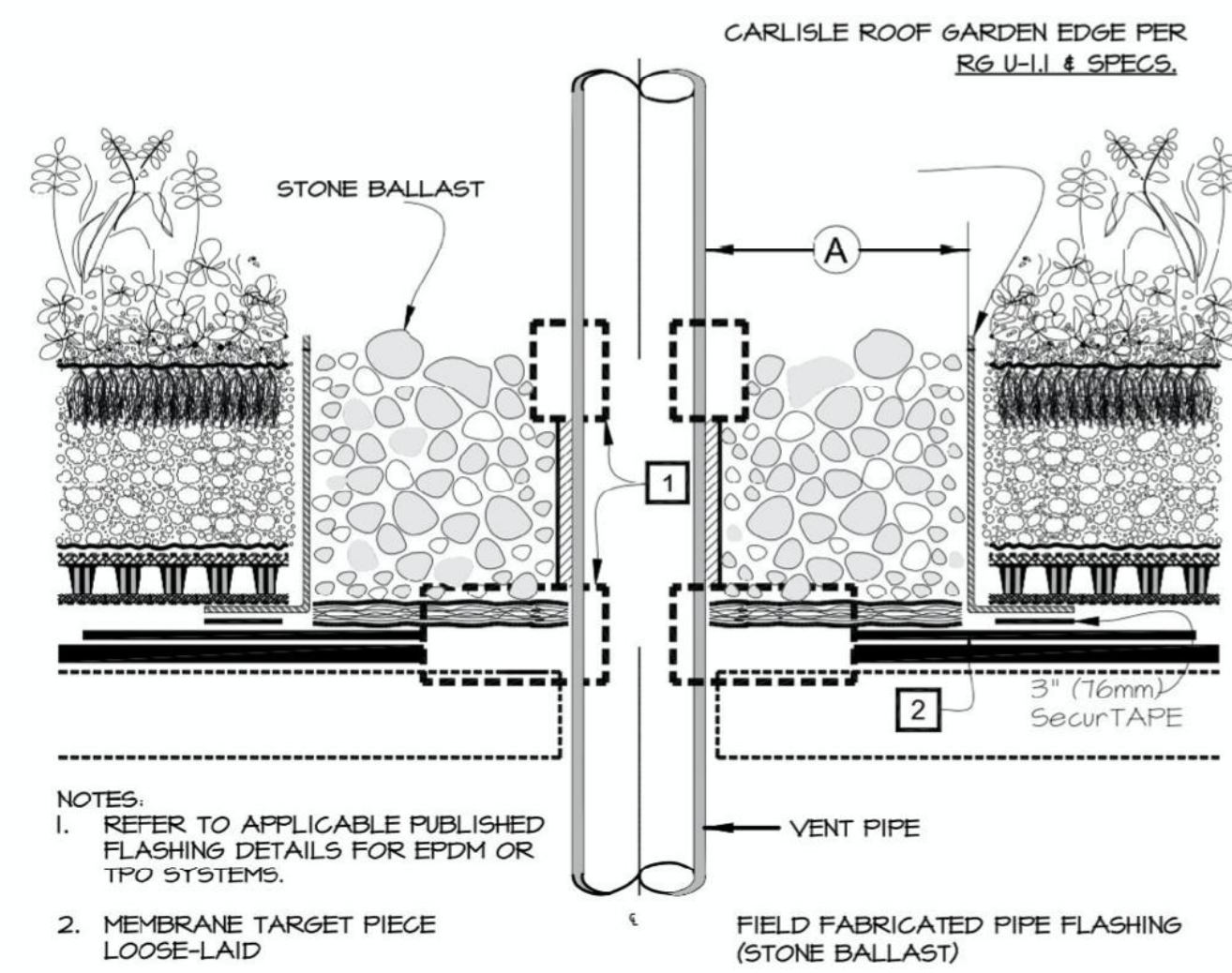
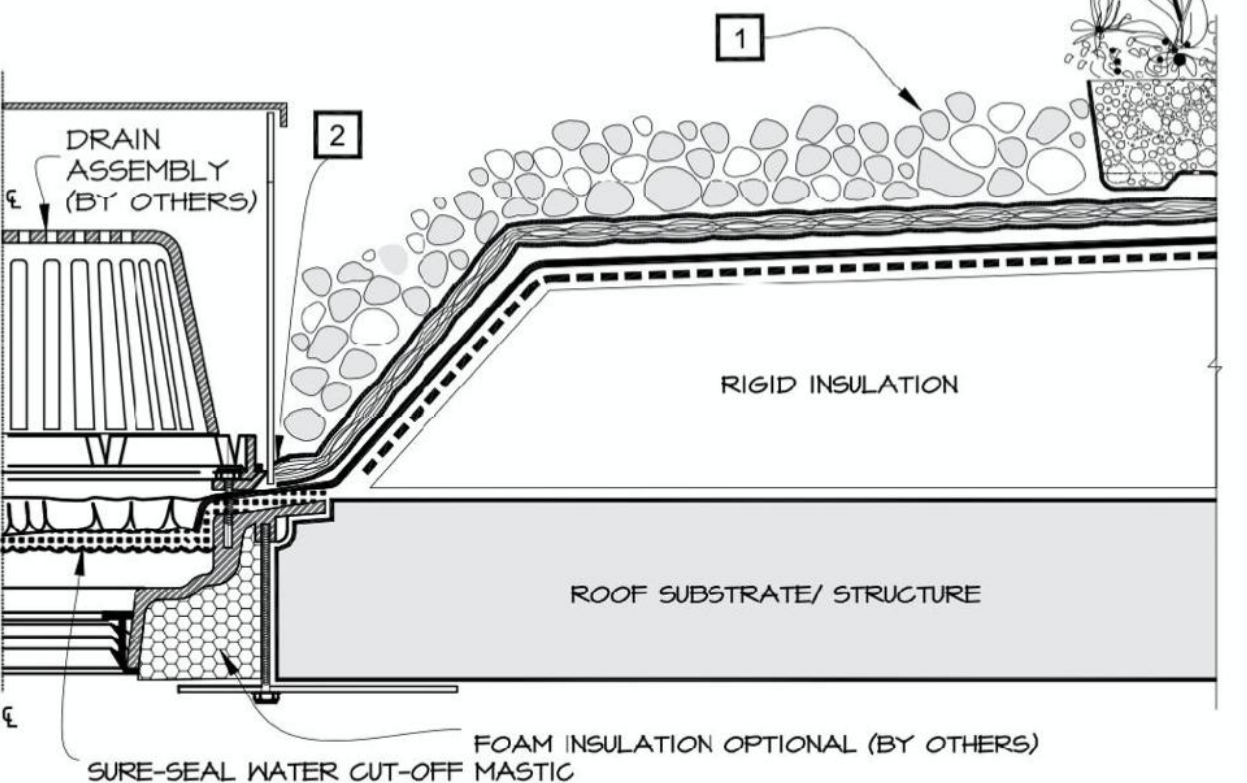
FOURTH AND FIFTH FLOOR PLANS



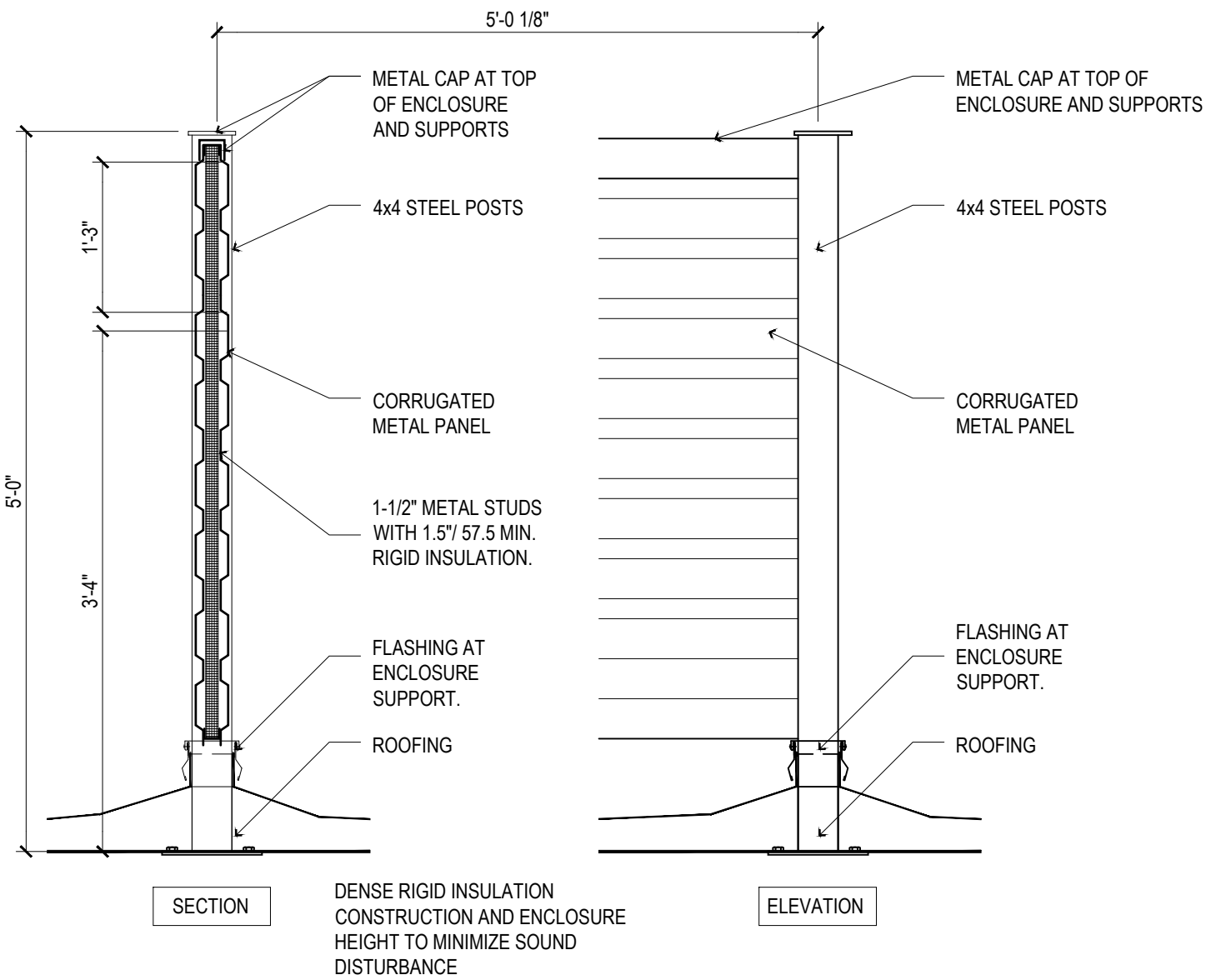
HORIZONTAL TRANSITION TILE/PAVERS
NOTES:
1. EXPANDED OR EXTRUDED POLYSTYRENE BOARDS WITH MINIMUM DENSITY OF 2 POUNDS PER CUBIC FOOT (32 KILOGRAM PER CUBIC METER) OR WITH COMPRESSIVE STRENGTH: 25 PSI (POUNDS PER SQUARE INCH) / 17571 KILOGRAM/METER².
2. IN LIEU OF CONCRETE PAVERS, USE STONE BALLAST, 10-15 POUNDS PER SQUARE FOOT (40.8 - 73.2 KILOGRAM/METER²) OVER 300HV PROTECTION FABRIC.



NOTES:
1. NOMINAL 1-1/2" (38MM) DIAMETER STONE BALLAST, 10-15 LBS PER SQUARE FOOT (40.8-73.2 KILOGRAMS PER SQUARE METER).
2. STOP 300HV PROTECTION FABRIC MAT AT BASE OF DRAIN. REFER TO SKETCH ABOVE FOR CARLISLE ROOF DRAIN BOX, WHERE REQUIRED.



NOTES:
1. REFER TO APPLICABLE PUBLISHED FLASHING DETAILS FOR EPDM OR TPO SYSTEMS.
2. MEMBRANE TARGET PIECE LOOSE-LAID



5 ROOFTOP ENCLOSURE DETAIL
SCALE: NTS

GREEN ROOF NOTES:
1. GREEN ROOF TO BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, NJ EDITION, 2018, FIRE CODE REQUIREMENTS AND NHTA TECHNICAL REQUIREMENTS
2. ALL MAINTENANCE TO BE PERFORMED BY THE OWNER AND HIS BUILDING MANAGEMENT TEAM.
3. WATERING: GREEN ROOF SYSTEMS ARE DESIGNED USING HARDY, DROUGHT RESISTANT VARIETIES THAT CAN THRIVE IN HARSH ROOFTOP ENVIRONMENT. BUILT-IN IRRIGATION WILL ALSO BE INSTALLED AND PROVIDE WATER WHEN NATURAL RAINFALL PROVIDES LESS THAN 0.5-INCH OVER A 10-15 DAY PERIOD. THE IRRIGATION SYSTEM WILL BE TURNED OFF AND DRAINED AT THE END OF AUTUMN PRIOR TO FROST.
4. WEEDING: THE GREEN ROOF AREAS ARE TO BE VISUALLY INSPECTED AND SPOT-WEEDED EVERY 2-4 WEEKS DURING THE GROWING SEASON.
5. PLANT CARE: FERTILIZING TO BE CONDUCTED ANNUALLY IN THE SPRING FOR THE FIRST 3 TO 5 YEARS AFTER INSTALLATION. LEAF TRIMMING TO BE CONDUCTED EVERY TWO-THREE YEARS TO ENCOURAGE ADDITIONAL LEAF DEVELOPMENT.

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URBAN DESIGN WORKSHOP ARCHITECTURE

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ROOF PLAN, GREEN ROOF DETAILS
AND GREEN ROOF VEGETATION