361-373 JOHN F. KENNEDY BLVD.

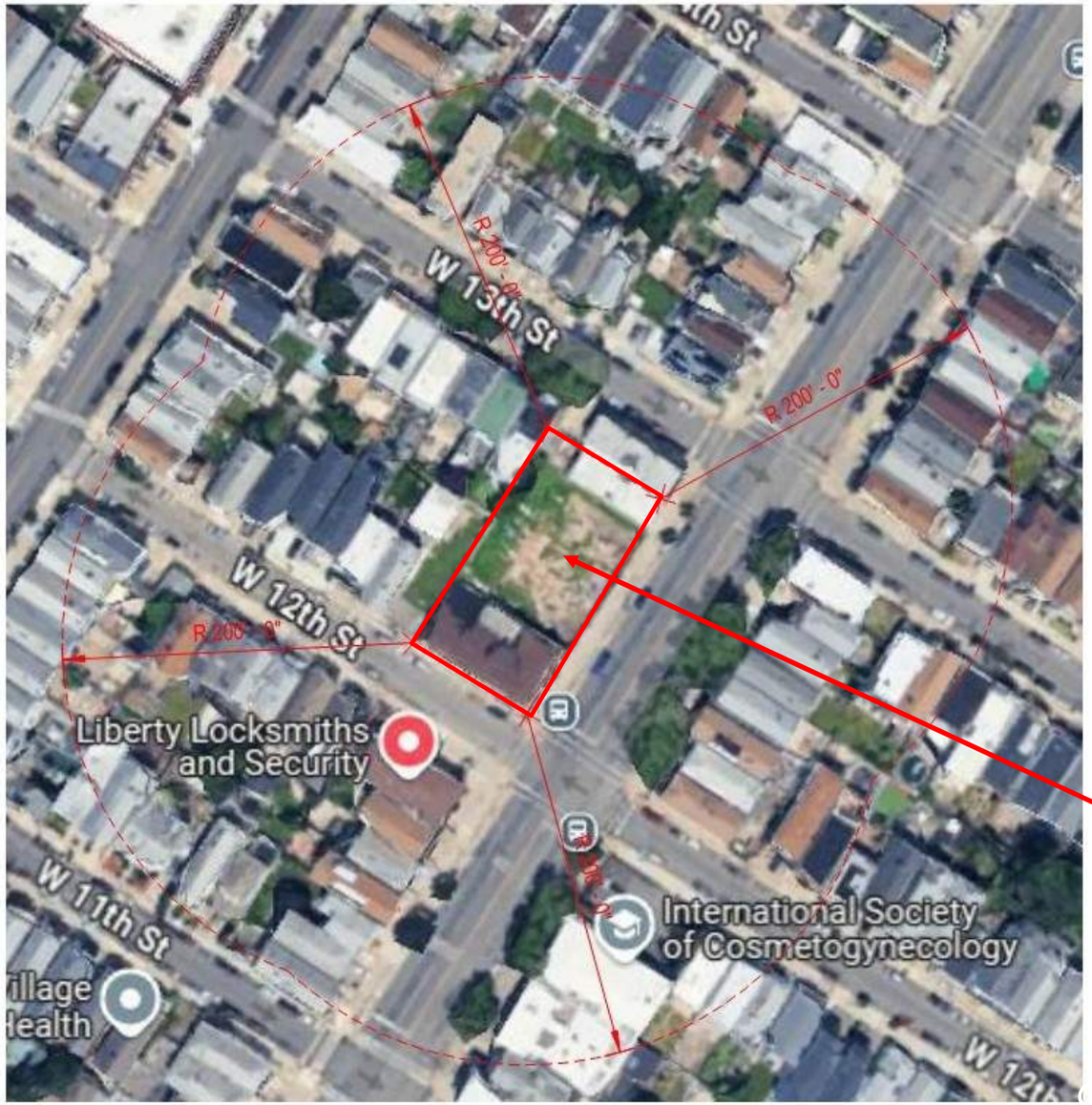
BAYONNE, NEW JERSEY 07002

GRO ARCHITECTS, PLLC

BAYONNE PLANNING BOARD OCTOBER 13TH, 2026


RETAIL
361
W 125th St

SITE: AERIAL VIEW



LOCATION OF SITE

ZONING MAP: 361-373 JOHN F. KENNEDY BLVD. REDEVELOPMENT PLAN



LOCATION OF SITE

SITE: CONTEXT PHOTOS



AERIAL VIEW



VIEW FROM THE CORNER OF W 12TH STREET AND JFK BOULEVARD



VIEW FROM W 12TH STREET



VIEW FROM JOHN F. BOULEVARD

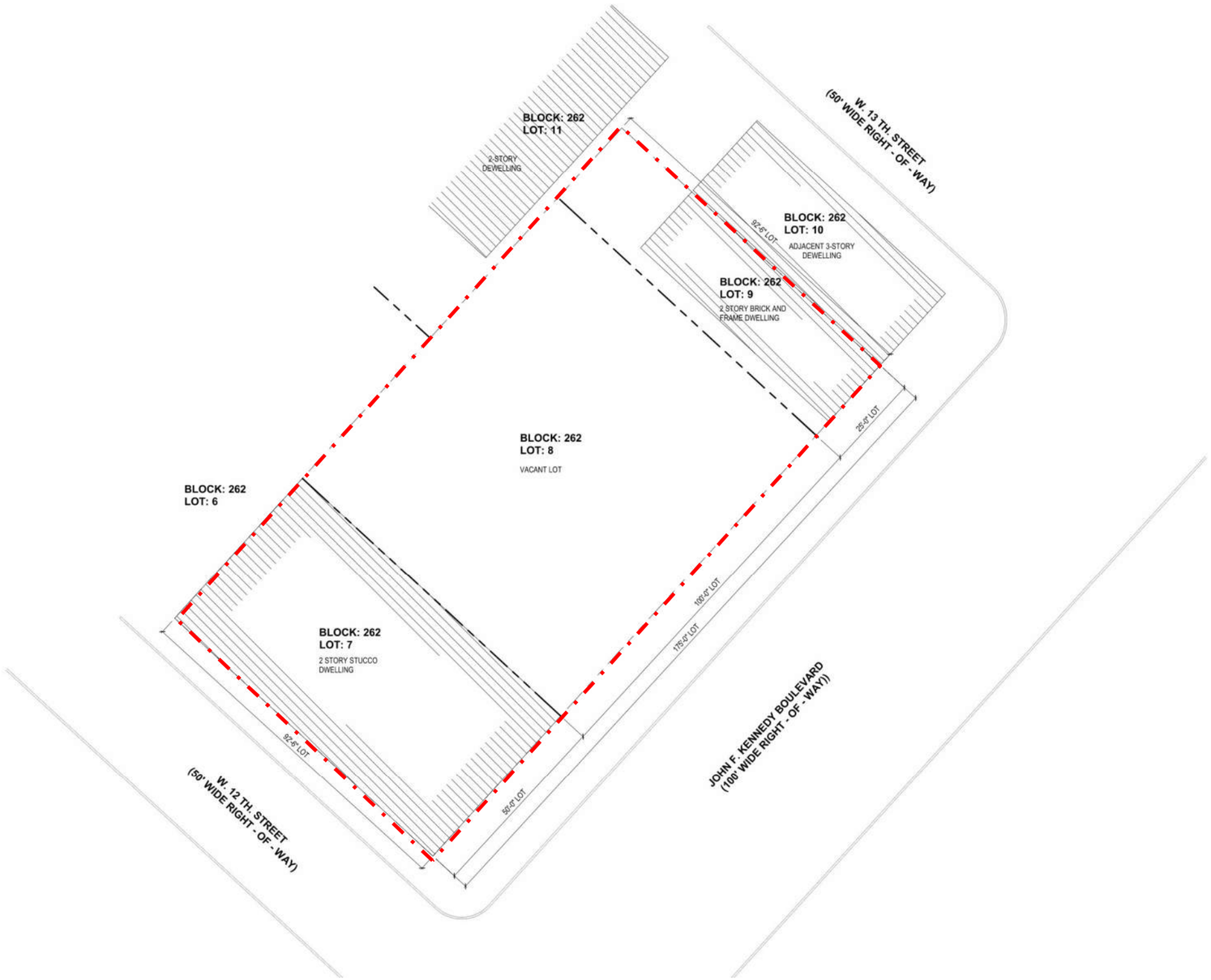
ZONING TABULATION CHART (361-373 JFK BLVD. RDP)

ZONING TABULATION CHART (R-2 DETACHED/ATTACHED RESIDENTIAL DISTRICT)				
ITEM	**REQUIRED**	**EXISTING**	**PROPOSED**	**VARIANCE**
PERMITTED USES	GROUND FLOOR: ART GALLERY, ART/PERFORMANCE/INSTRUCTIONAL STUDIO, BAR, BREWERY, BREWPUB, CAFÉ, CIDERY, COMMERCIAL RECREATION (INDOOR), MEADERY, MULTIFAMILY DWELLINGS, PERSONAL SALES AND SERVICE ESTABLISHMENTS, RESTAURANTS, RETAIL SALES, RETAIL SERVICES, SHARED-WORK SPACE, SIDEWALK CAFÉ, TAVERN AND A COMBINATION OF ANY OF THE PRECEDING USES. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL DWELLINGS.	DETACHED SINGLE-FAMILY DWELLINGS	GROUND FLOOR: RETAIL. ABOVE GROUND FLOOR: MULTIFAMILY RESIDENTIAL.	NO
FRONT YARD SETBACK	JOHN F. KENNEDY BOULEVARD SIDE: ALL FLOOR: 0'-0" TO 5'-0"; W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 15'-0", ABOVE FOURTH FLOOR: 3'-0" TO 10'-0"	N/A	JOHN F. KENNEDY BOULEVARD SIDE: 0'-0" TO 1'-2". W. 12TH STREET SIDE: GROUND TO FOURTH FLOORS: 0'-0" TO 3'-3", ABOVE FOURTH FLOOR: 5'-0".	NO
SIDE YARD SETBACK	0'-0" IF GROUND FLOOR ADJACENT TO BLOCK 6, 10 OR 11 IS UTILIZED FOR INTERNAL PARKING, PROVIDED THE HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE. OTHERWISE, FROM JFK BLVD R.O.W. TO A DEPTH OF 70'-0": 0'-0". BEYOND DEPTH OF 70'-0" FROM JFK BLVD R.O.W: 10'-0". ABOVE FOURTH FLOOR: MIN. 15'-0" SETBACK FROM LOT 6 AND 11. MIN. 5'-0" SETBACK TO LOT 10.	N/A	3'-11" TO 4'-2". GROUND FLOOR UTILIZED FOR INTERNAL PARKING. HEIGHT DOES NOT EXCEED 20'-0" ABOVE EXISTING GRADE.	NO
REAR YARD SETBACK	3'-0" WHEN ADJACENT TO LOT 6. 10'-0" WHEN ADJACENT TO LOT 11.	N/A	SECOND TO FOURTH FLOOR: 0'-0" TO 22'-6". ABOVE FOURTH FLOOR: 15'-0" TO 22'-6".	NO
LOT FRONTAGE	JFK BLVD: MIN. 160'-0". W.12TH ST: MIN. 90'-0"	N/A	JFK BLVD: 171'-4". W.12TH ST: 92'-6".	NO
BUILDING HEIGHT	MAX. 75'-0" AND 6 STORIES.	N/A	72'-0" AND 6 STORIES.	NO
MIN. SETBACK OF OUTDOORS RECREATION	5'-0" FOR TERRACES ON FIRST TO FOURTH STORY.10'-0" FOR TERRACES ABOVE FIFTH STORY.	N/A	VARIES FROM 5'-0" TO 15'-0".	NO
LOT COVERAGE	THE PERCENTAGE OF LOT AREA COVERED BY A GREEN ROOF, DESIGNED IN ACCORDANCE WITH THE STANDARDS OF 6.9.G, MAY OFFSET BUIDLING COVERAGE AT A RATIO OF 1:1.	N/A	97% (15,729 SF)	NO
AUTOMOBILE PARKING SPACES	MIN. 1 SPACE PER STUDIO AND ONE-BEDROOM UNIT AND 1.25 SPACE PER TWO-BEDROOM UNIT. 1 SPACE PER EACH 1,000 SF OF NON-RESIDENTIAL USES FOR ESTABLISHMENTS. (71 SPACES)	N/A	71 SPACES	NO
RESIDENTIAL FLOOR AREAS AND RATIO OF DWELLINGS	STUDIO (MAX. 33%): 500 SF. ONE-BEDROOM (MAX. 80%): MIN. 650 SF. TWO-BEDROOM (MAX. 80%): MIN. 800 SF. NO THREE-BEDROOM UNITS ARE PERMITTED. MAX. 10% OF THE UNITS FOR EACH BEDROOM CATEGORY SHALL BE PERMITTED TO HAVE A FLOOR AREA LESS THAN 10% OF THE MINIMUMS INDICATED.	N/A	STUDIO (8.97%): FROM 528 SF TO 590 SF. ONE-BEDROOM (53.85%): 660 SF TO 774 SF. TWO-BEDROOMS (37.18%): 1,001 SF TO 1,225 SF.	NO
BIKE PARKING	MIN. 0.5 SPACE PER UNIT AND 1 SPACE FOR EVERY 500 SF OF NON-RESIDENTIAL ESTABLISHMENT (34 SPACES)	N/A	34 SPACES	NO
DENSITY	NO REQUIREMENT	N/A	66 UNITS	NO
FAR	NO REQUIREMENT	N/A	3.95 (EXCLUDE PARKING AND UTILITY)	NO

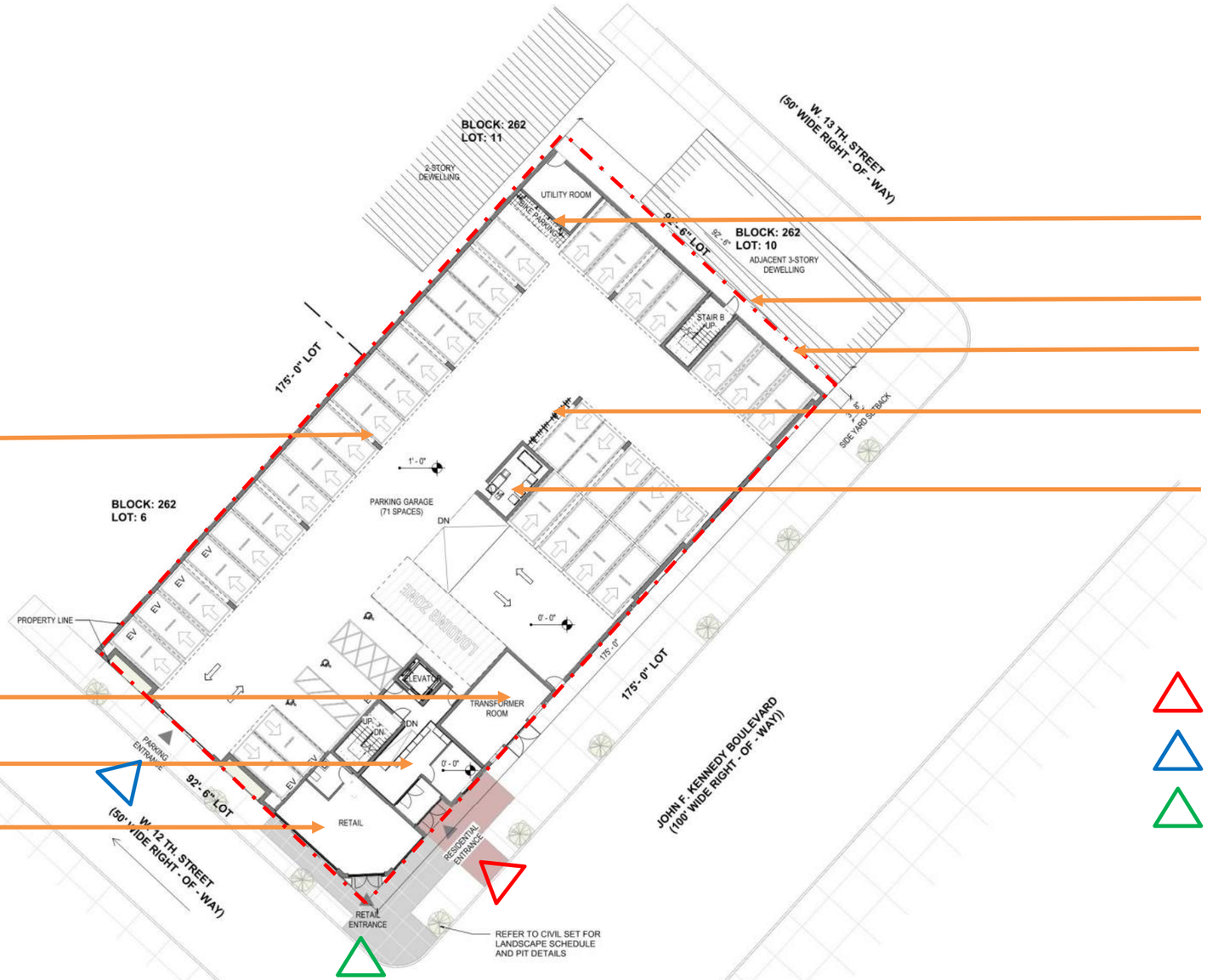
PROPOSED DESIGN KEY POINTS

- Lot Area (Total): **16,187.2 SF (0.37 ACRE)**
- Total Building Area Proposed: **78,403 SF**
- Occupancy: Mixed Use: R-2 (Residential), S-2 (Parking Garage), M (Retail)
- Building Height is **6 Stories, 72 Feet**
- **66 residential units** proposed: 4 (Studios), 42 (One-Bedroom), 20 (Two-Bedrooms)
- Elevator proposed, providing wheelchair accessibility to all residences
- First Floor is composed of Residential Lobby, Bike Storage, Mailboxes, Trash Room, Parking garage, Retail Space, and Utility Rooms
- **71 parking spaces proposed:** 3 ADA spaces, 34 stacker parking spaces (68 spots), 11 EV chargers will be provided
- Bike storage provided for **34 bicycles**
- Common **roof deck** is proposed. Total Area is 4, 463 SF

EXISTING SITE PLAN



SITE PLAN



PARKING GARAGE
(71 SPACES)

TRANSFORMER ROOM

RESIDENTIAL LOBBY

RETAIL

BIKE STORAGE
(16 SPACES)

PROPERTY LINE

3’-8” SIDE SETBACK

BIKE STORAGE
(18 SPACES)

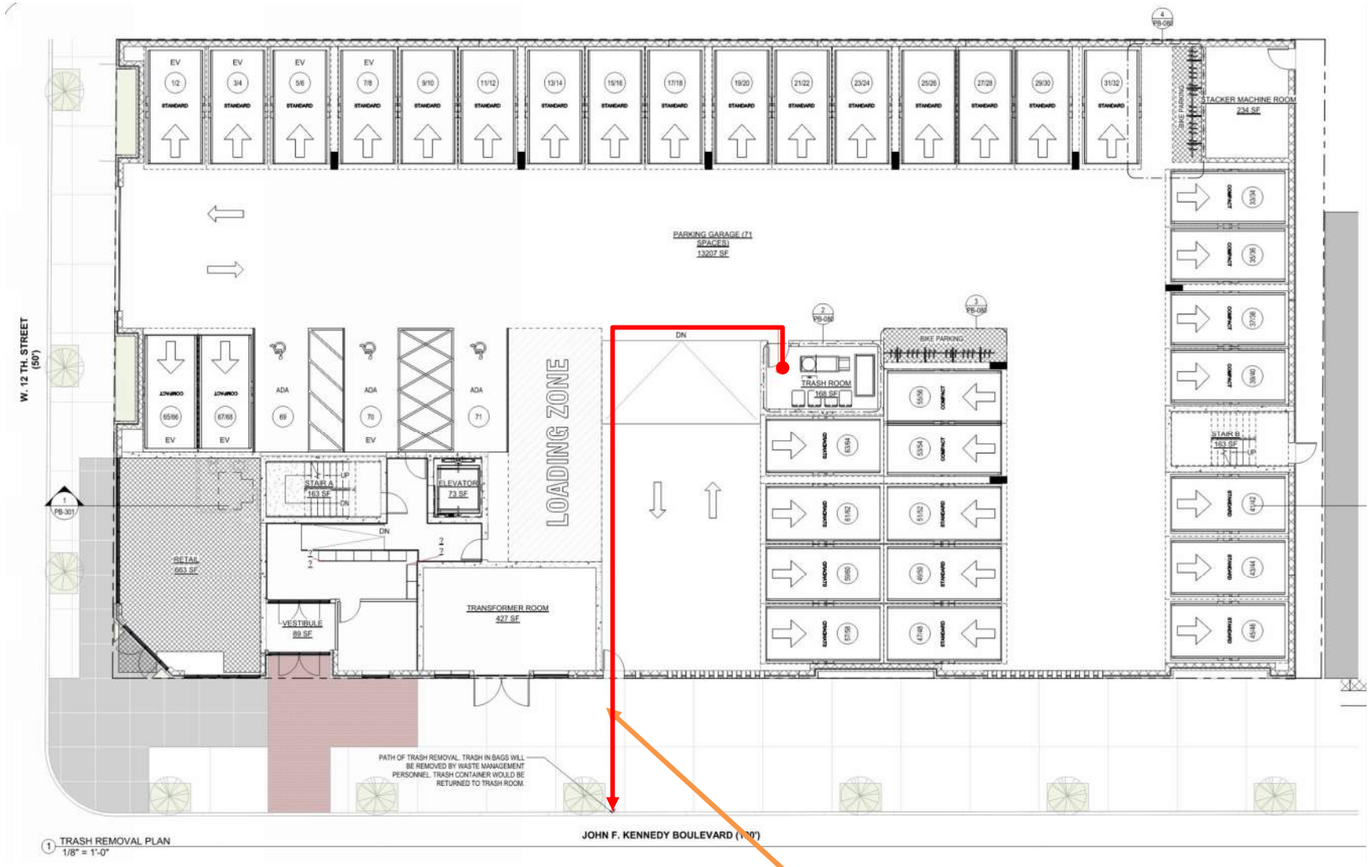
TRASH ROOM

RESIDENTIAL ENTRY

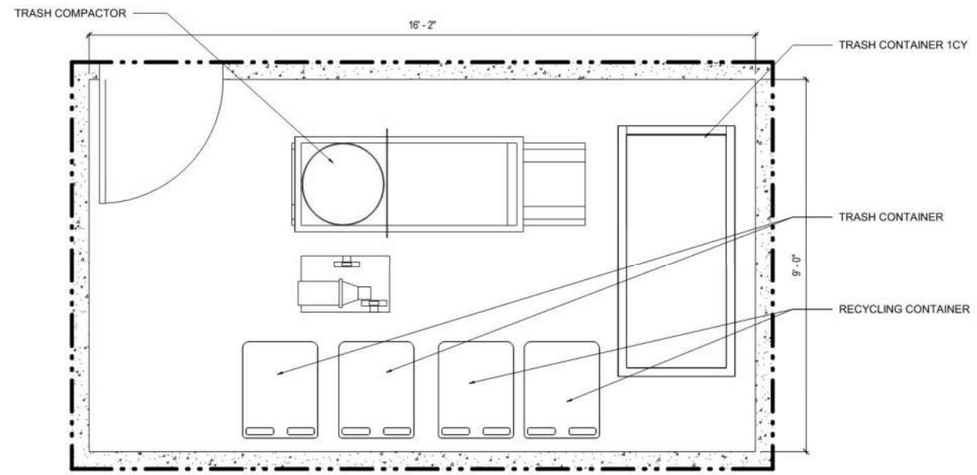
PARKING ENTRY

RETAIL ENTRY

TRASH REMOVAL PLAN



1 TRASH REMOVAL PLAN
1/8" = 1'-0"



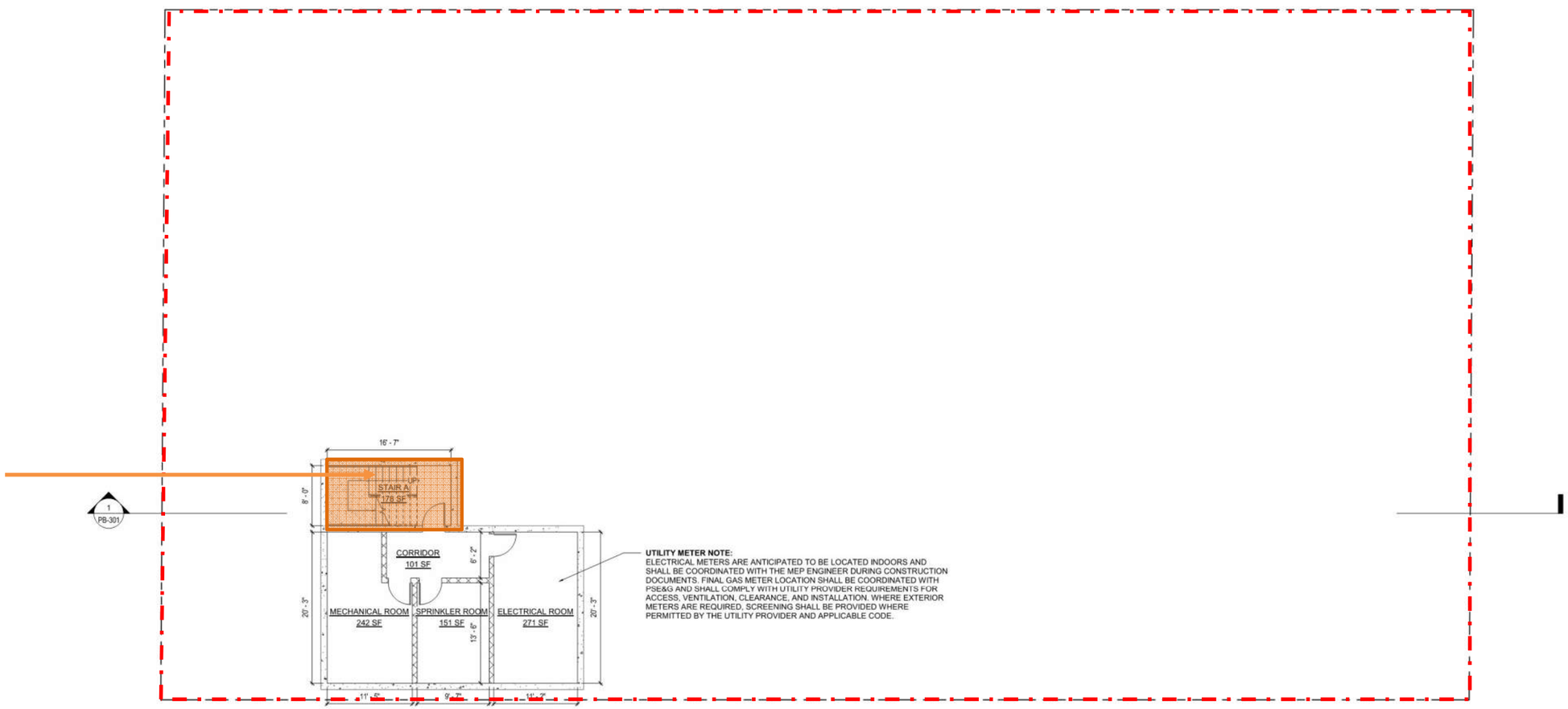
2 TRASH REMOVAL PLAN - Callout 3
1/2" = 1'-0"

TRASH ROOM PLAN

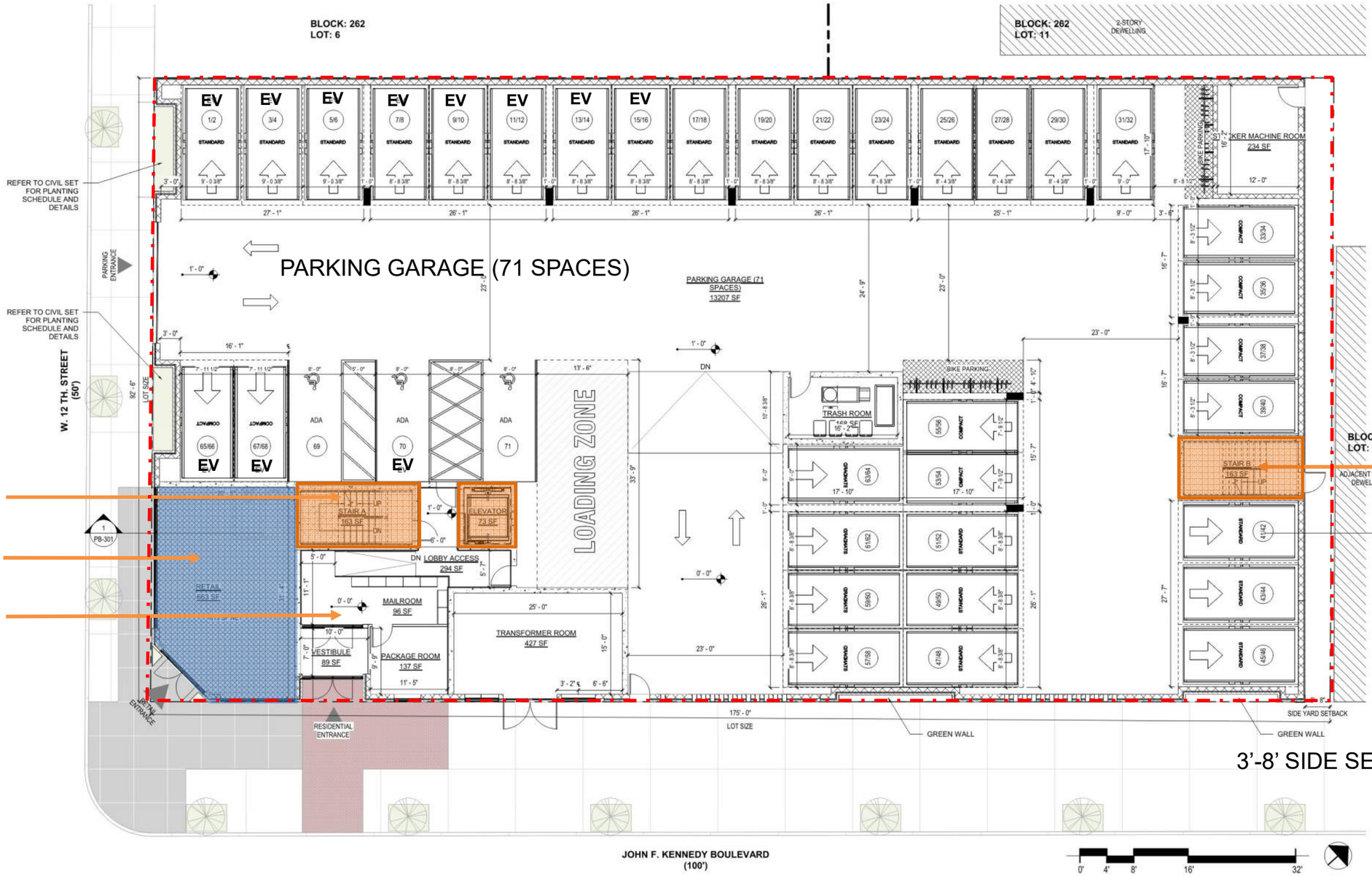
PATH OF TRASH REMOVAL. TRASH IN BAGS WILL BE REMOVED BY WASTE MANAGEMENT PERSONNEL. TRASH CONTAINER WOULD BE RETURNED TO TRASH ROOM.

CELLAR FLOOR PLAN

STAIR ‘A’



FIRST FLOOR PLAN – PREVIOUS (OPT.1)



STAIR 'A'

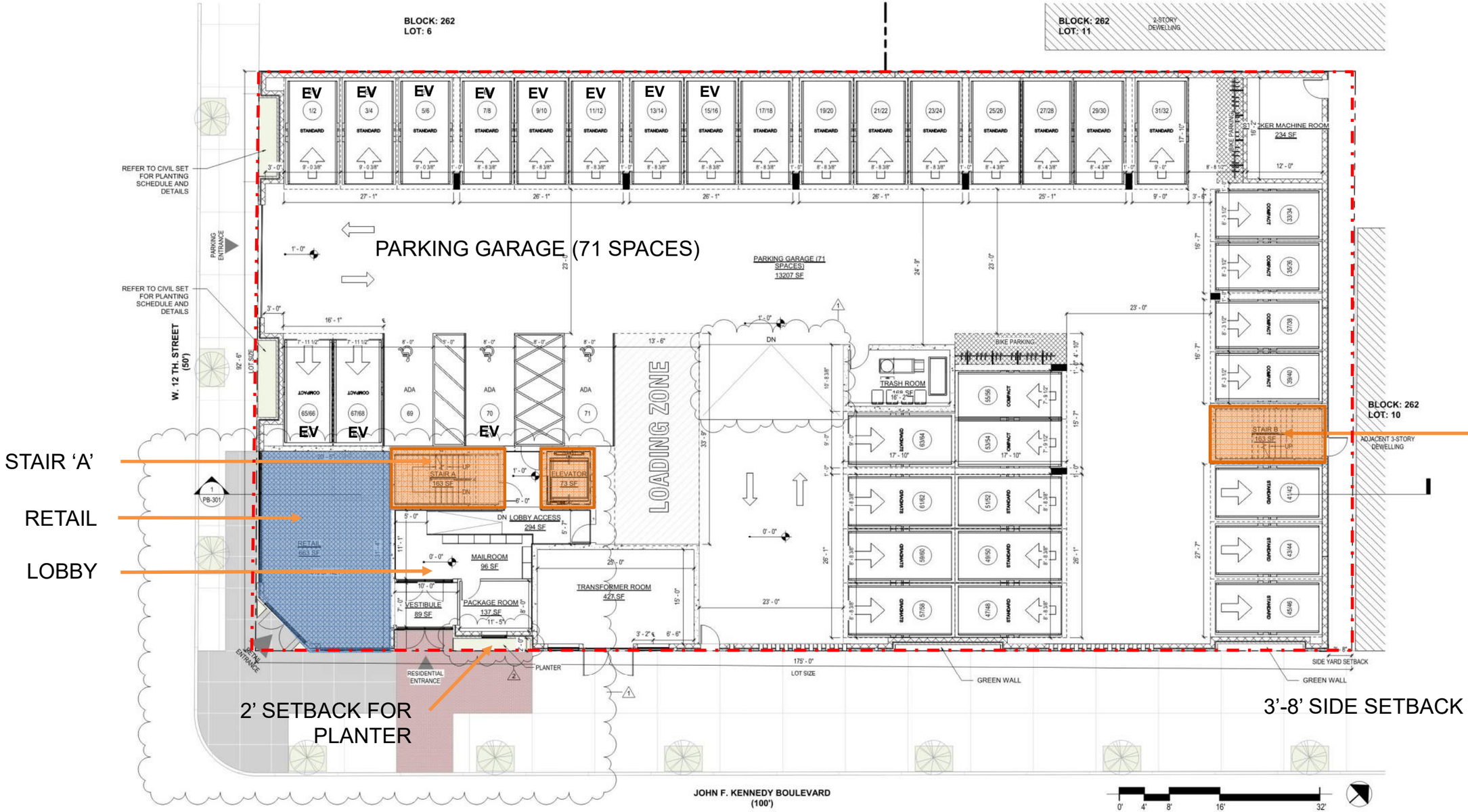
RETAIL

LOBBY

STAIR 'B'

3'-8' SIDE SETBACK

FIRST FLOOR PLAN – CURRENT (OPT.2)



SECOND FLOOR PLAN - PREVIOUS (OPT.1)

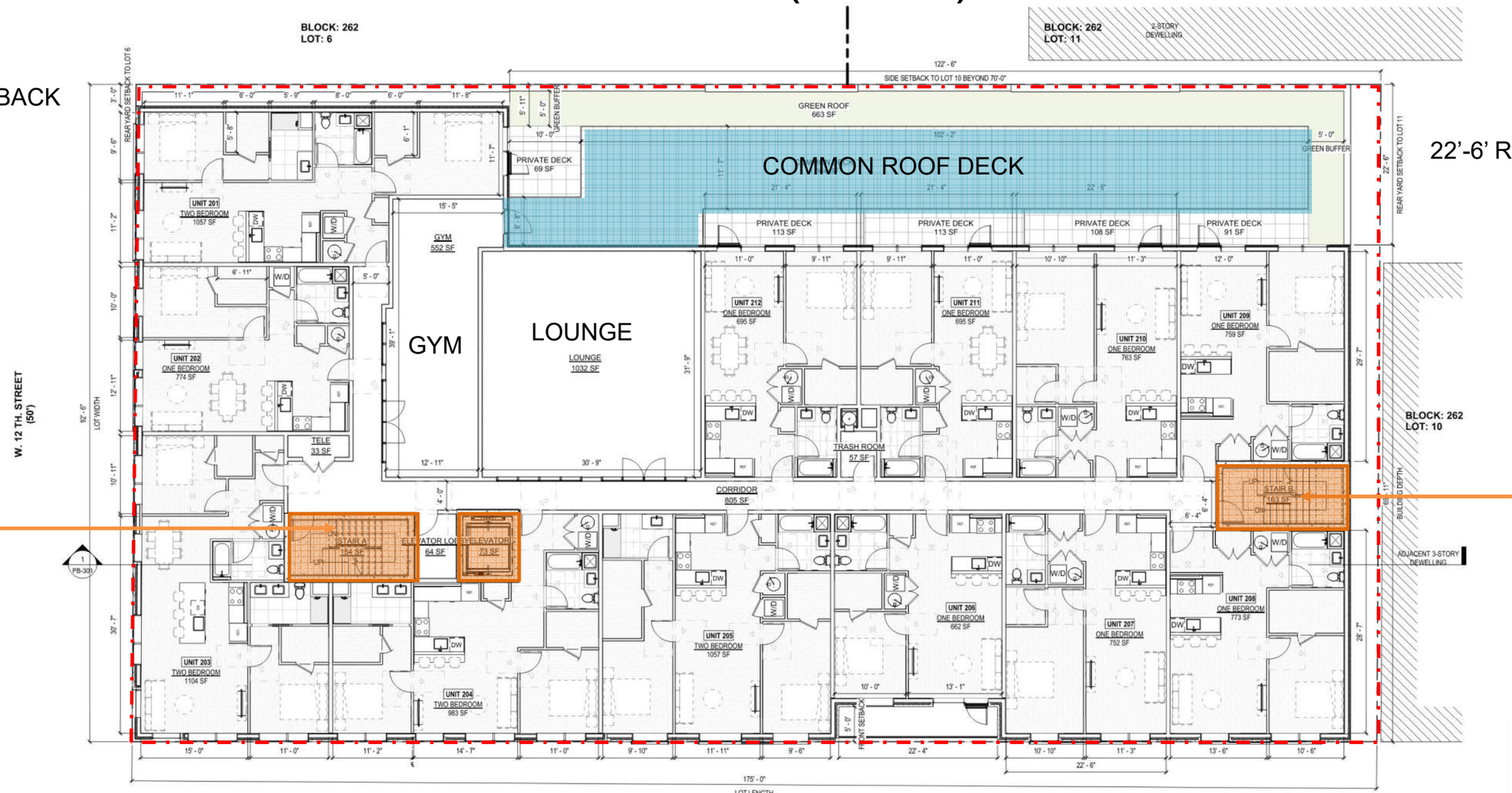
3’-0’ SIDE SETBACK

22’-6’ REAR SETBACK

STAIR ‘A’

STAIR ‘B’

3’-8’ SIDE SETBACK



(8) ONE-BEDROOM: 662 SF - 774 SF
(4) TWO-BEDROOM: 983 SF – 1,104 SF

SECOND FLOOR PLAN - CURRENT (OPT.2)

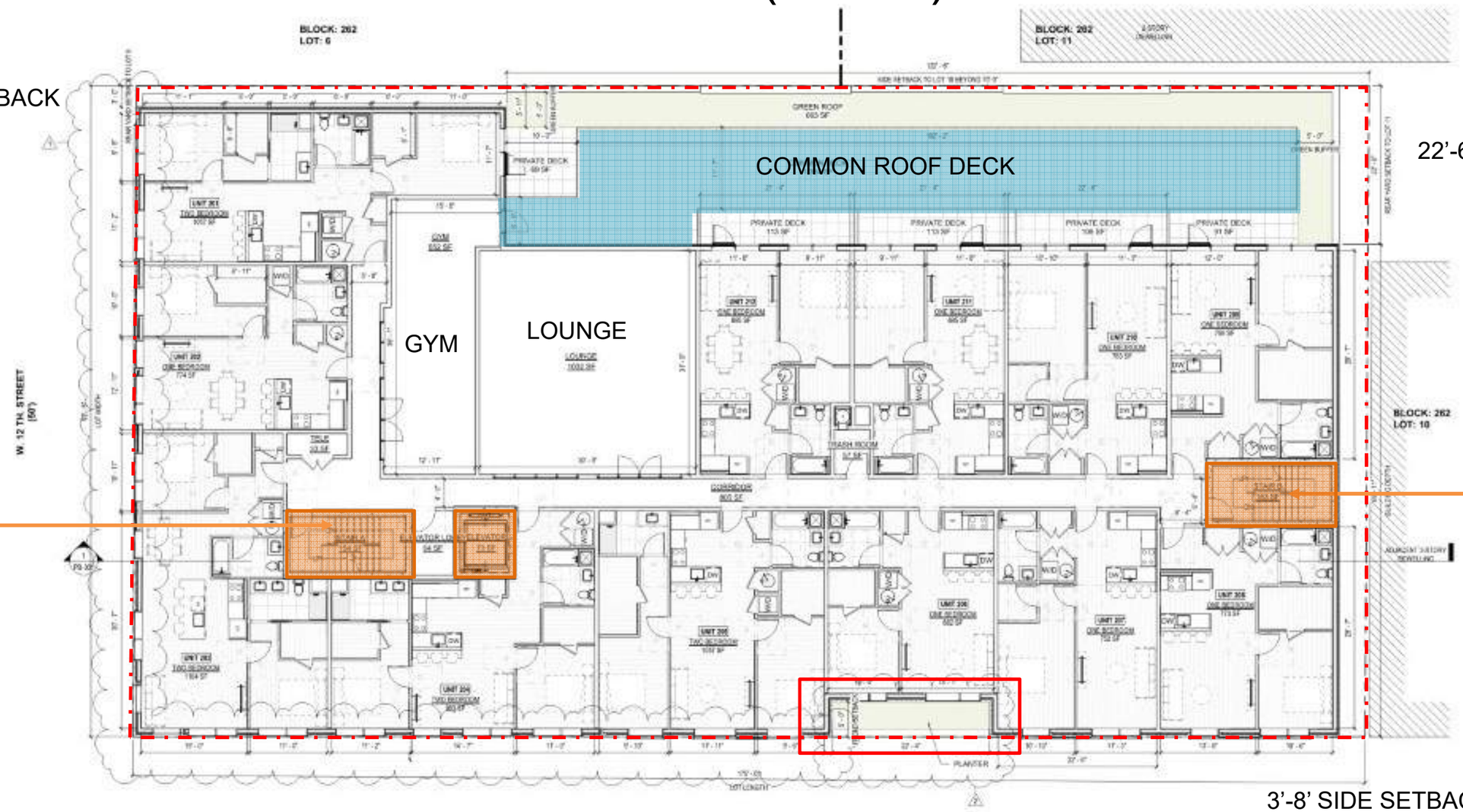
3’-0’ SIDE SETBACK

22’-6’ REAR SETBACK

STAIR ‘A’

STAIR ‘B’

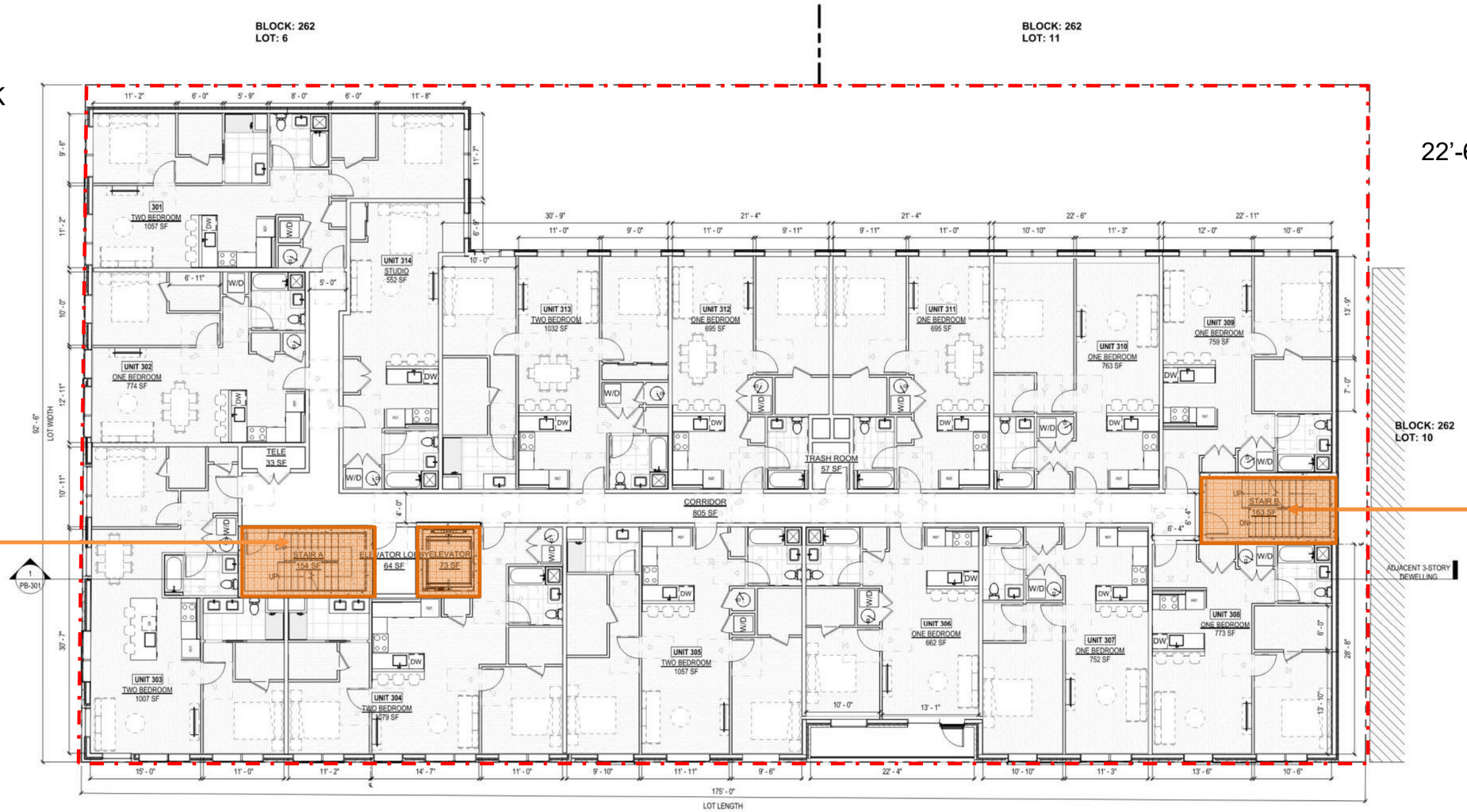
3’-8’ SIDE SETBACK



(8) ONE-BEDROOM: 662 SF - 774 SF
(4) TWO-BEDROOM: 983 SF – 1,104 SF

THIRD AND FOURTH FLOOR PLAN - PREVIOUS (OPT.1)

3’-0’ SIDE SETBACK



22’-6’ REAR SETBACK

STAIR ‘A’

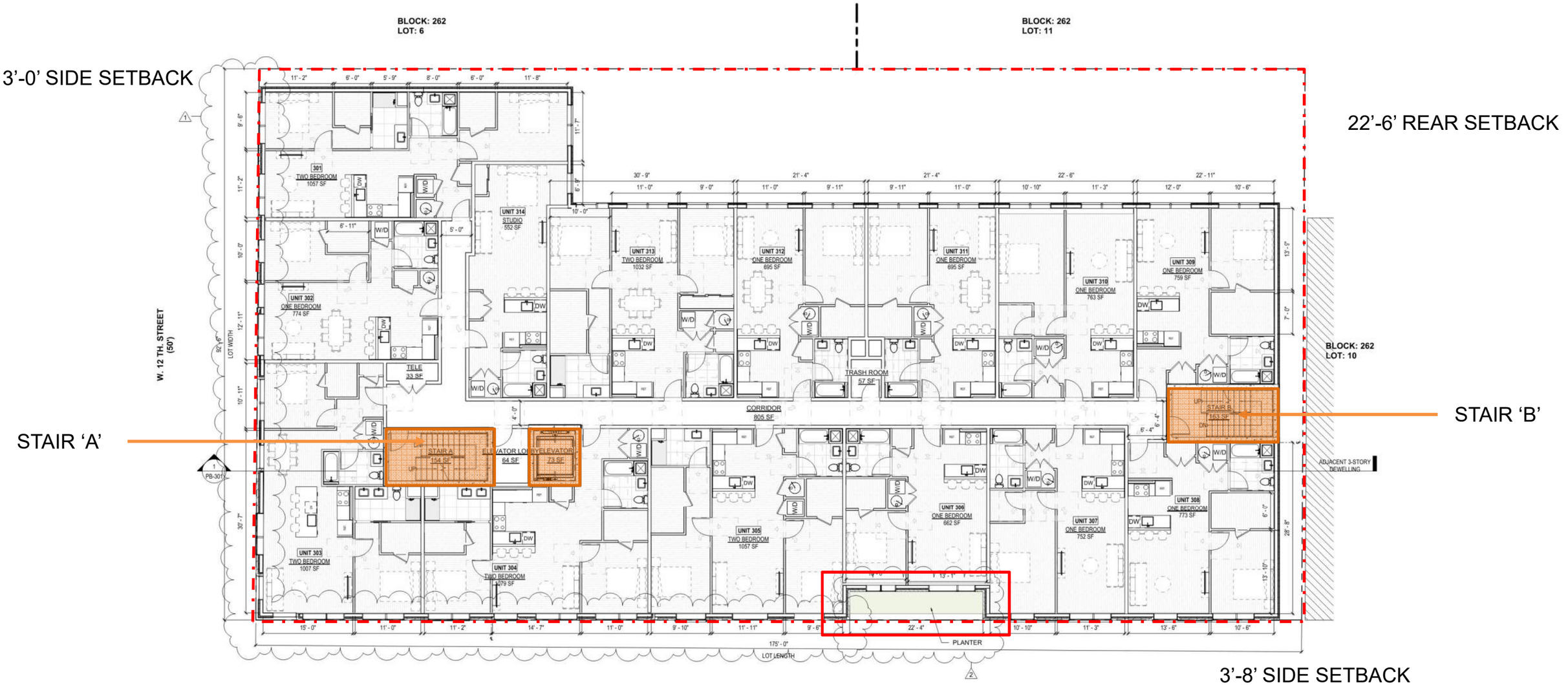
STAIR ‘B’

3’-8’ SIDE SETBACK

(1) STUDIO: 552 SF
(8) ONE-BEDROOM: 662 SF - 774 SF
(5) TWO-BEDROOM: 983 SF – 1,104 SF

JOHN F. KENNEDY BOULEVARD
(100')

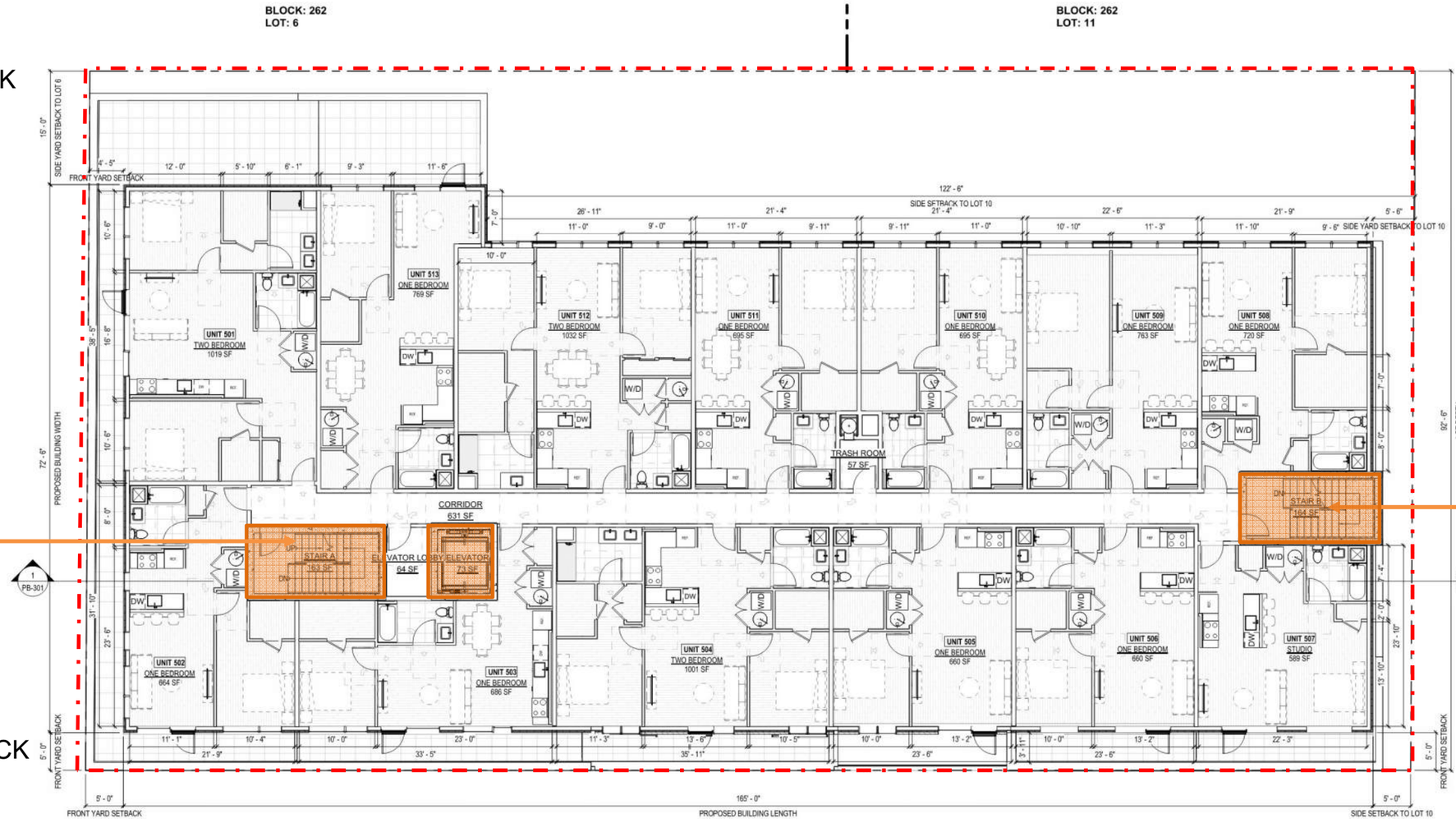
THIRD AND FOURTH FLOOR PLAN - CURRENT (OPT.2)



(1) STUDIO: 552 SF
(8) ONE-BEDROOM: 662 SF - 774 SF
(5) TWO-BEDROOM: 983 SF – 1,104 SF

FIFTH FLOOR PLAN - PREVIOUS (OPT.1)

15’-0’ SIDE SETBACK



22’-6’ REAR SETBACK

3’-8’ SIDE SETBACK REMAINS AT STAIR LOCATION

STAIR ‘B’

STAIR ‘A’

5’-0’ FRONT SETBACK

5’-0’ SIDE SETBACK

(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

FIFTH FLOOR PLAN - CURRENT (OPT.2)

15’-0’ SIDE SETBACK

5’ DECK, 10’ SETBACK FROM PROPERTY LINE

22’-6’ REAR SETBACK

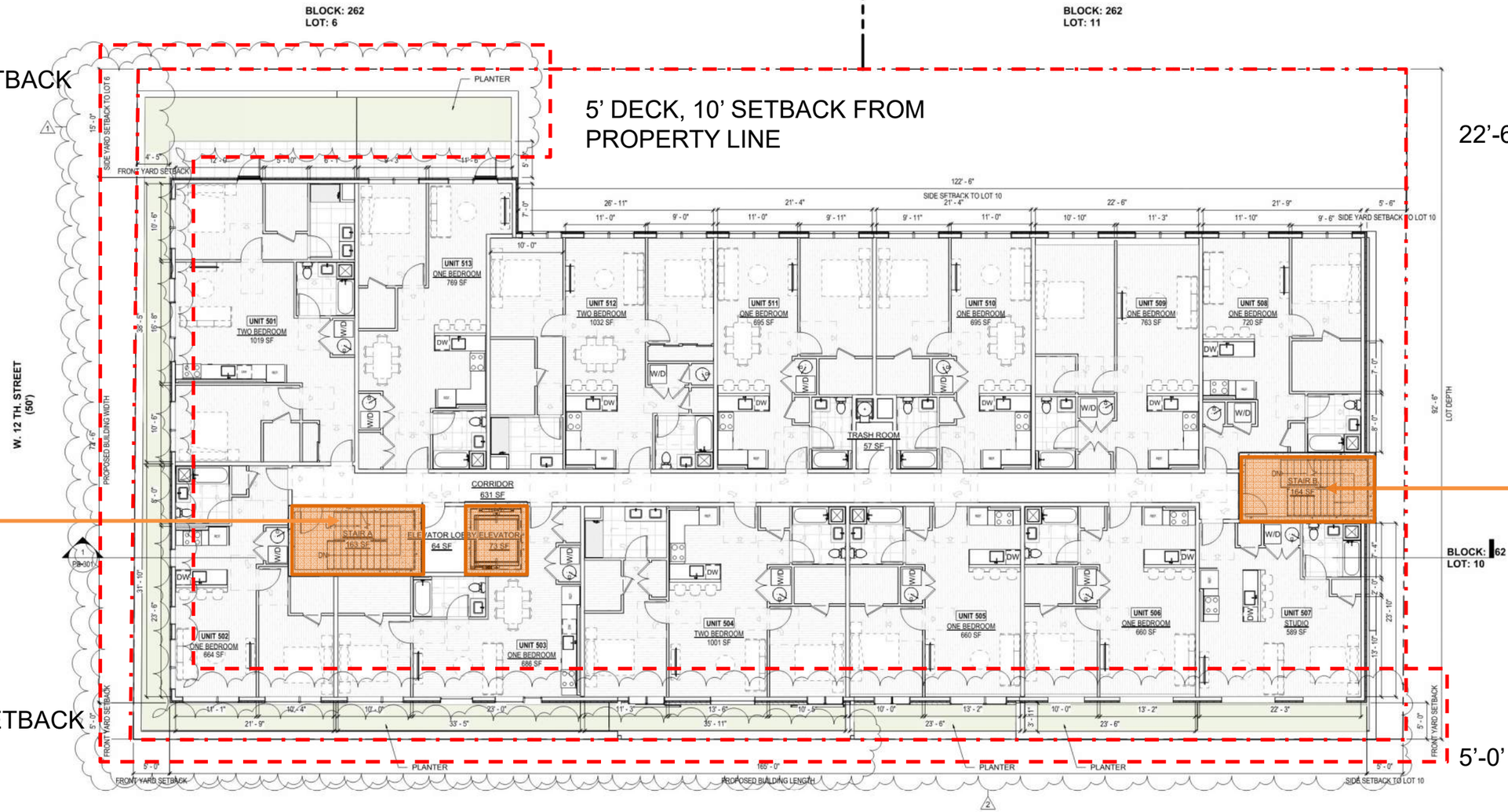
3’-8’ SIDE SETBACK REMAINS AT STAIR LOCATION

STAIR ‘B’

STAIR ‘A’

5’-0’ FRONT SETBACK

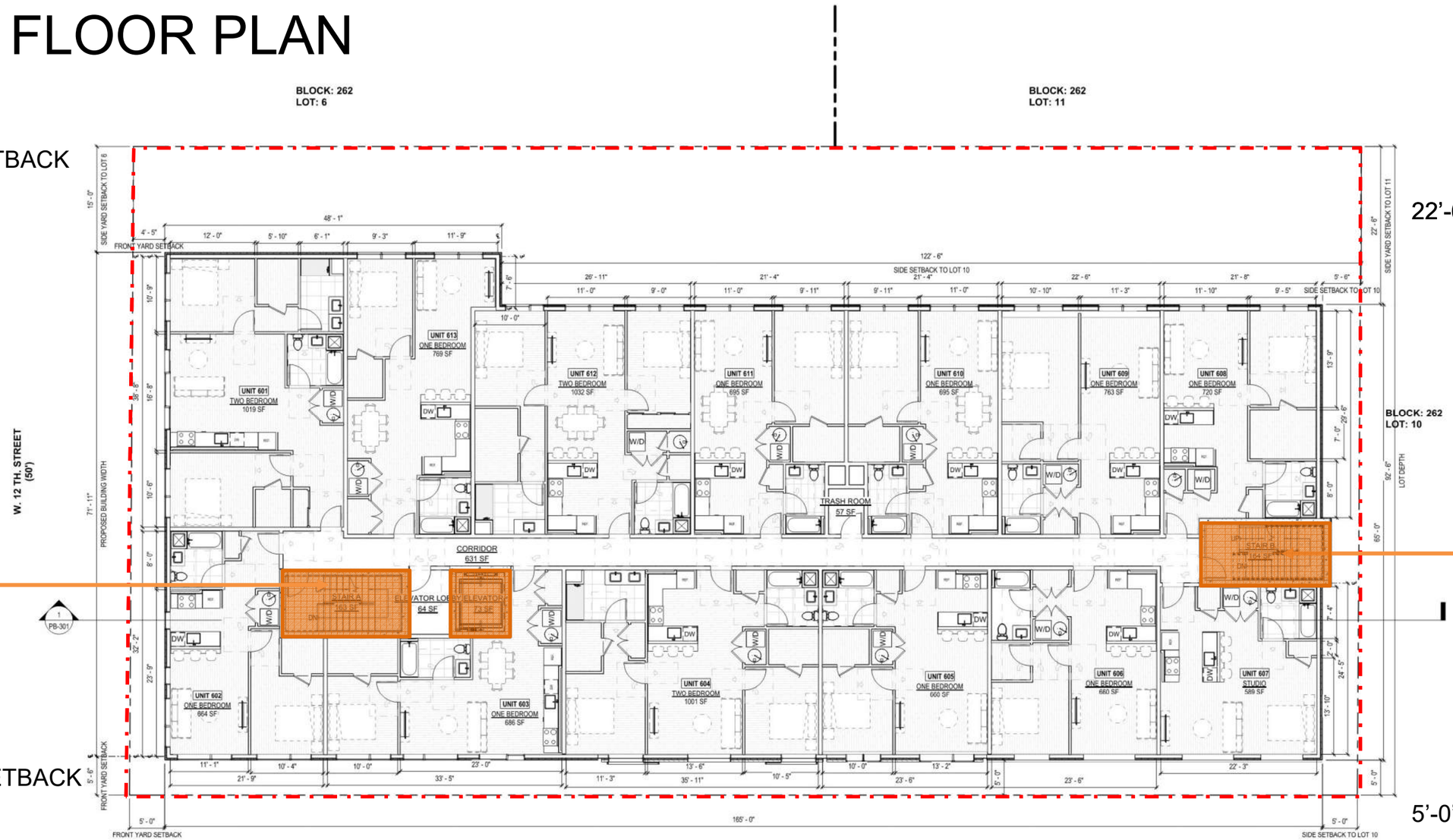
5’-0’ SIDE SETBACK



(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

SIXTH FLOOR PLAN

15’-0’ SIDE SETBACK



22’-6’ REAR SETBACK

3’-8’ SIDE SETBACK REMAINS AT STAIR LOCATION

STAIR ‘B’

STAIR ‘A’

5’-0’ FRONT SETBACK

5’-0’ SIDE SETBACK

(1) STUDIO: 589 SF
(9) ONE-BEDROOM: 660 SF - 769 SF
(3) TWO-BEDROOM: 1,001 SF – 1,032 SF

ROOF PLAN - PREVIOUS (OPT.1)

15’-0’ SIDE SETBACK

22’-6’ REAR SETBACK

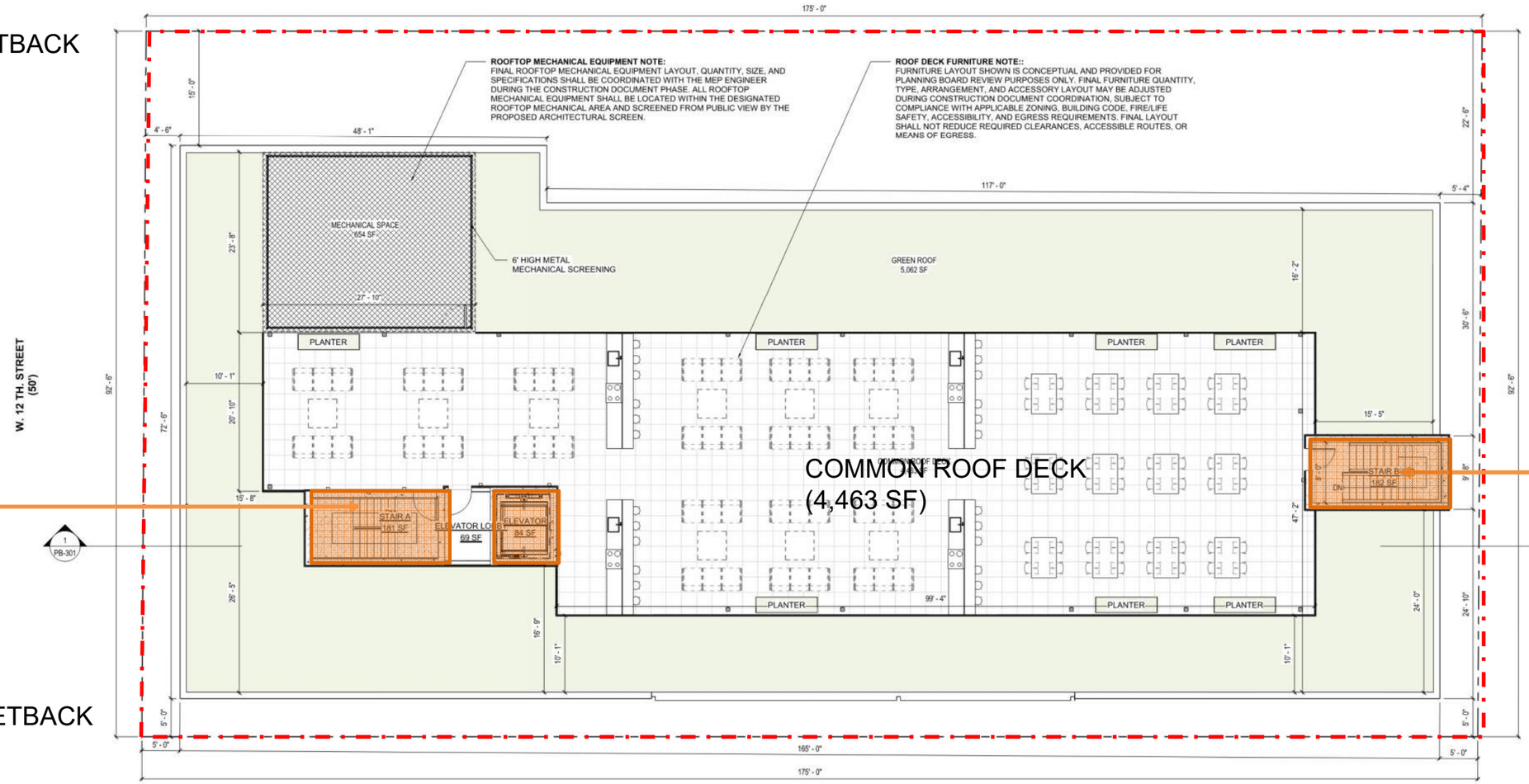
3’-8’ SIDE SETBACK REMAINS AT STAIR LOCATION

STAIR ‘A’

STAIR ‘B’

5’-0’ FRONT SETBACK

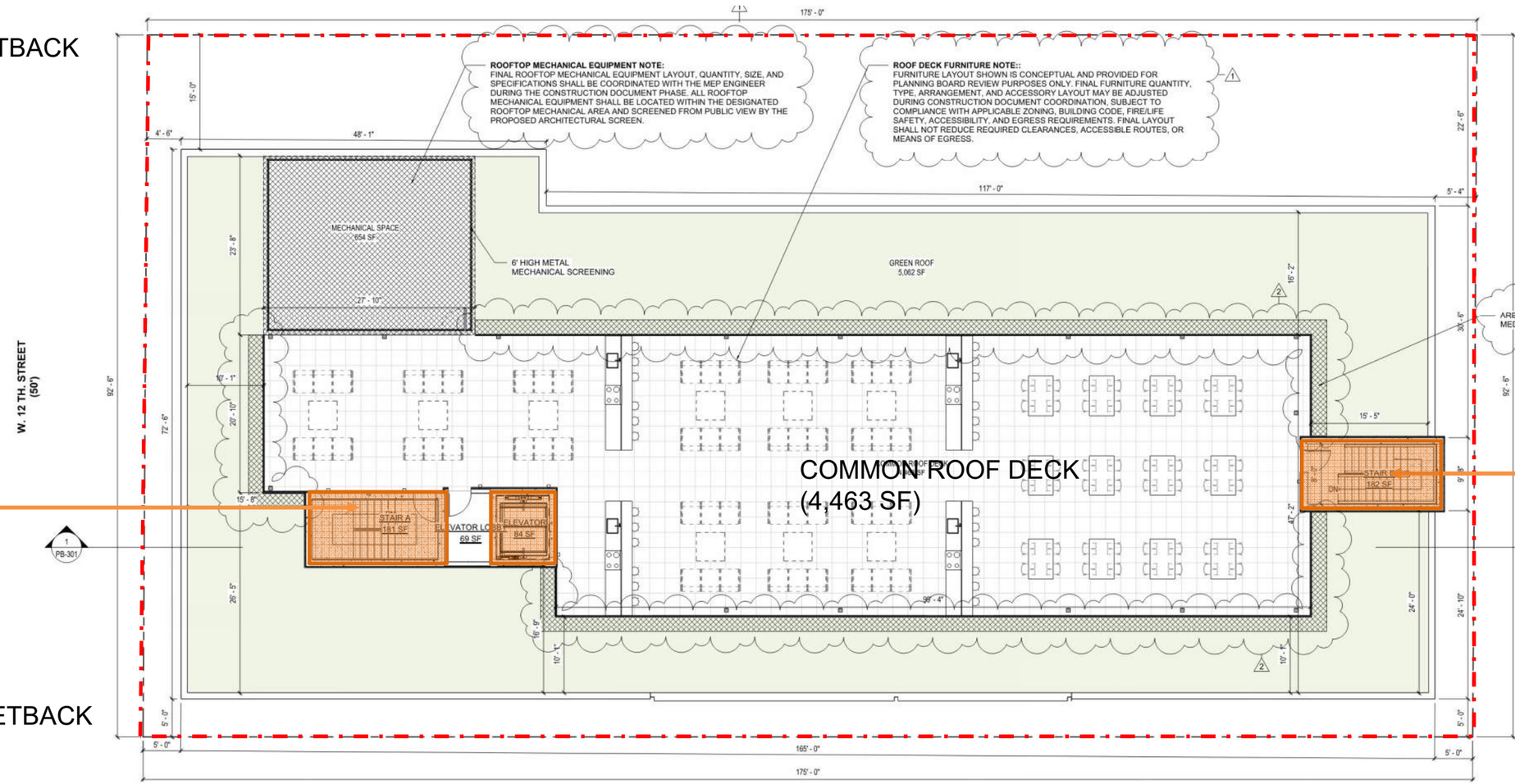
5’-0’ SIDE SETBACK



TOTAL ROOF AREA: 11,104 SF
MECHANICAL AREA: 654 SF (FOR REFERANCE)
ROOF DECK AREA: 4,463 SF
GREEN ROOF 5,062 SF

ROOF PLAN - CURRENT (OPT.2)

15’-0’ SIDE SETBACK



22’-6’ REAR SETBACK

3’-8’ SIDE SETBACK REMAINS AT STAIR LOCATION

STAIR ‘B’

STAIR ‘A’

5’-0’ FRONT SETBACK

5’-0’ SIDE SETBACK

TOTAL ROOF AREA: 11,104 SF
MECHANICAL AREA: 654 SF (FOR REFERANCE)
ROOF DECK AREA: 4,463 SF
GREEN ROOF 5,062 SF

0' 4' 8' 16' 32'

JFK BLVD. ELEVATION

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN
WIRECUT



FACE BRICK
COLOR: FRENCH GRAY

METAL PANEL
OR EQUAL
COLOR: TRI CORN
BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

JFK BLVD. ELEVATION

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN
WIRECUT



FACE BRICK
COLOR: FRENCH GRAY

METAL PANEL
OR EQUAL
COLOR: TRI CORN
BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

WEST 12TH STREET ELEVATION

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: TWIGHT

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

FACE BRICK
COLOR: MOHAWK

FACE BRICK
COLOR: ASPEN
WIRECUT



METAL PANEL
OR EQUAL
COLOR: TRI CORN
BLACK

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

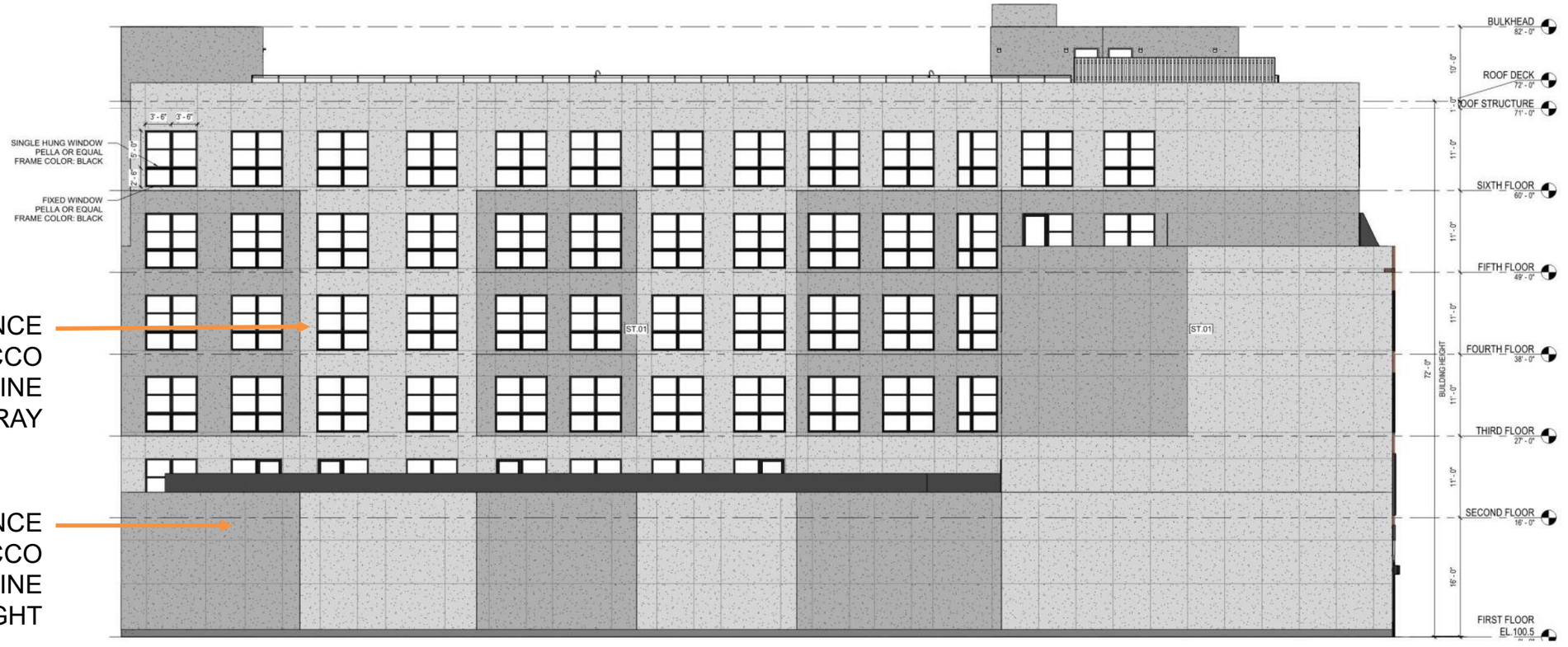
GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

SIDE ELEVATION 01

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: PEARL GRAY

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: TWIGHT



MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

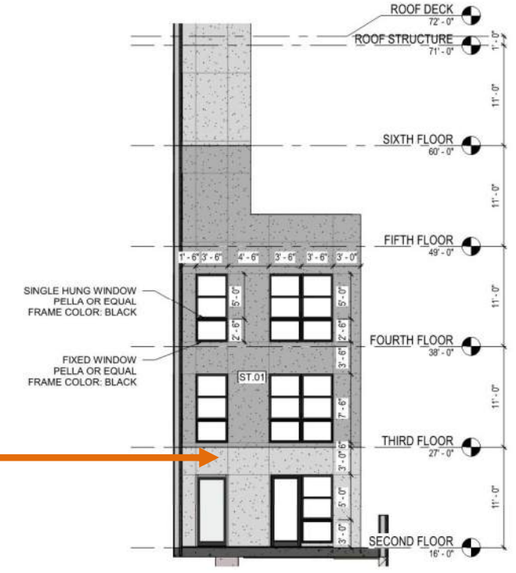
SIDE ELEVATION 02

JAMES HARDIE
FIBER CEMENT BOARD
FINISH: SMOOTH
COLOR: GRAY SLATE

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: PEARL GRAY

STO ESSENCE
STUCCO
FINISH: FINE
COLOR: TWIGHT





② ENLARGED SIDE ELEVATION
1/8" = 1'-0"

ENLARGED VIEW

MATERIAL LEGEND

HARDIE BOARD

MATERIAL SAMPLE	DESCRIPTION/ FINISH
OMIT	H.01 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE TEXTURE: SMOOTH
	H.02 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: GRAY SLATE TEXTURE: SMOOTH

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	H.03 PRODUCT: HARDIE PANEL SIDINGS MANUFACTURER: JAMES HARDIE COLOR: COUNTRYLANE RED TEXTURE: SMOOTH

BRICK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: MOHAWK

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.02 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: ASPEN WIRECUT
	B.03 PRODUCT: FACE BRICK MANUFACTURER: GLEN GERY COLOR: FRENCH GRAY WIRECUT

METAL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	M.01 PRODUCT: METAL FRAME MANUFACTURER: ALUCOBOND COLOR: TRI CORN BLACK

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 PRODUCT: STUCCO MANUFACTURER: STO COLOR: PEARL GREY FINISH: FINE

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: ALUMINUM CLAD WOOD CASEMENT/ PICTURE WINDOW MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK
	PRODUCT: ALUMINUM CLAD WOOD PATIO DOOR MANUFACTURER: PELLA OR APPROVED EQ. FRAME COLOR: BLACK

GLASS HANDRAIL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	COLOR: PAINTED TO MATCH WINDOW FRAME

GLASS CURTAIN WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	PRODUCT: 1600 WALL SYSTEM MANUFACTURER: KAWNEER OR APPROVED EQ.

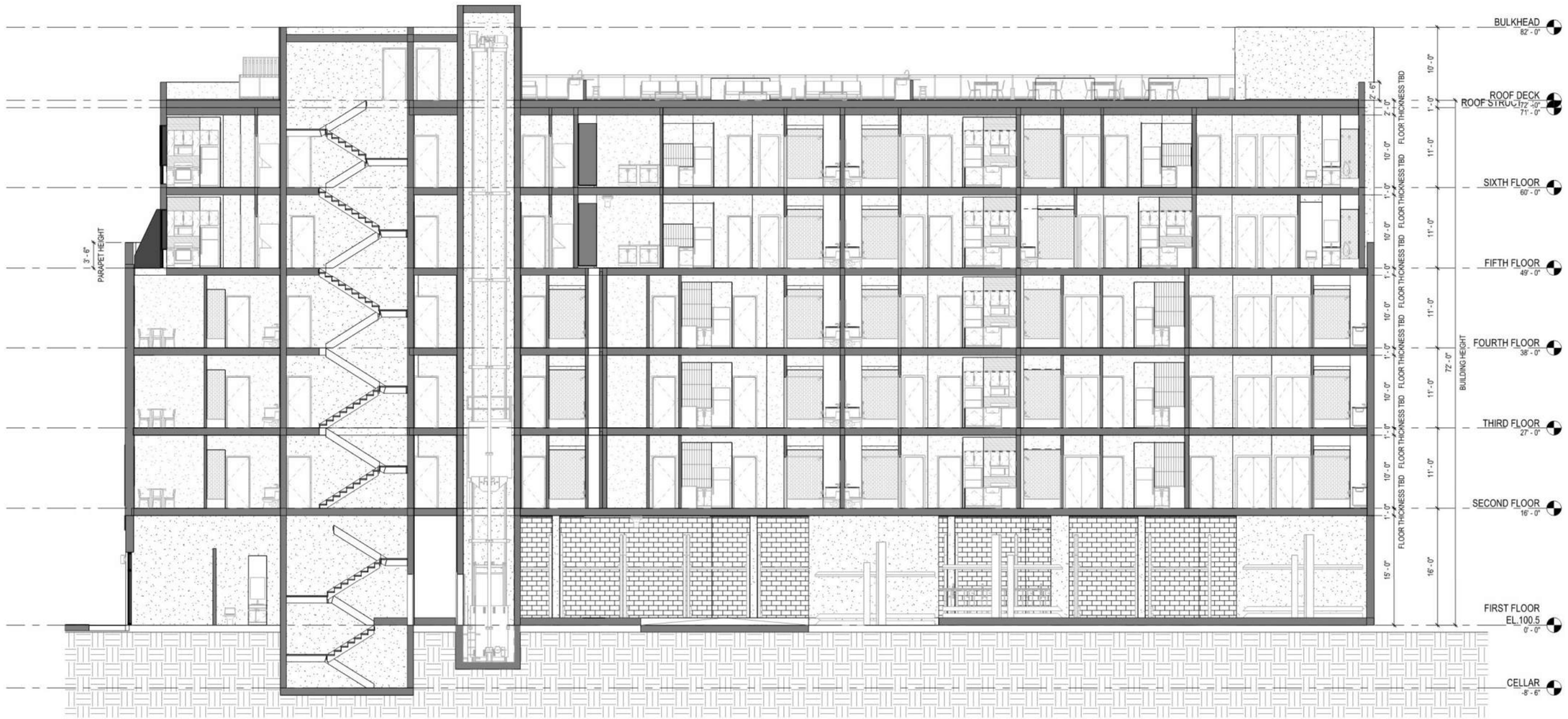
BLOCK ELEVATION (JFK BLVD.)



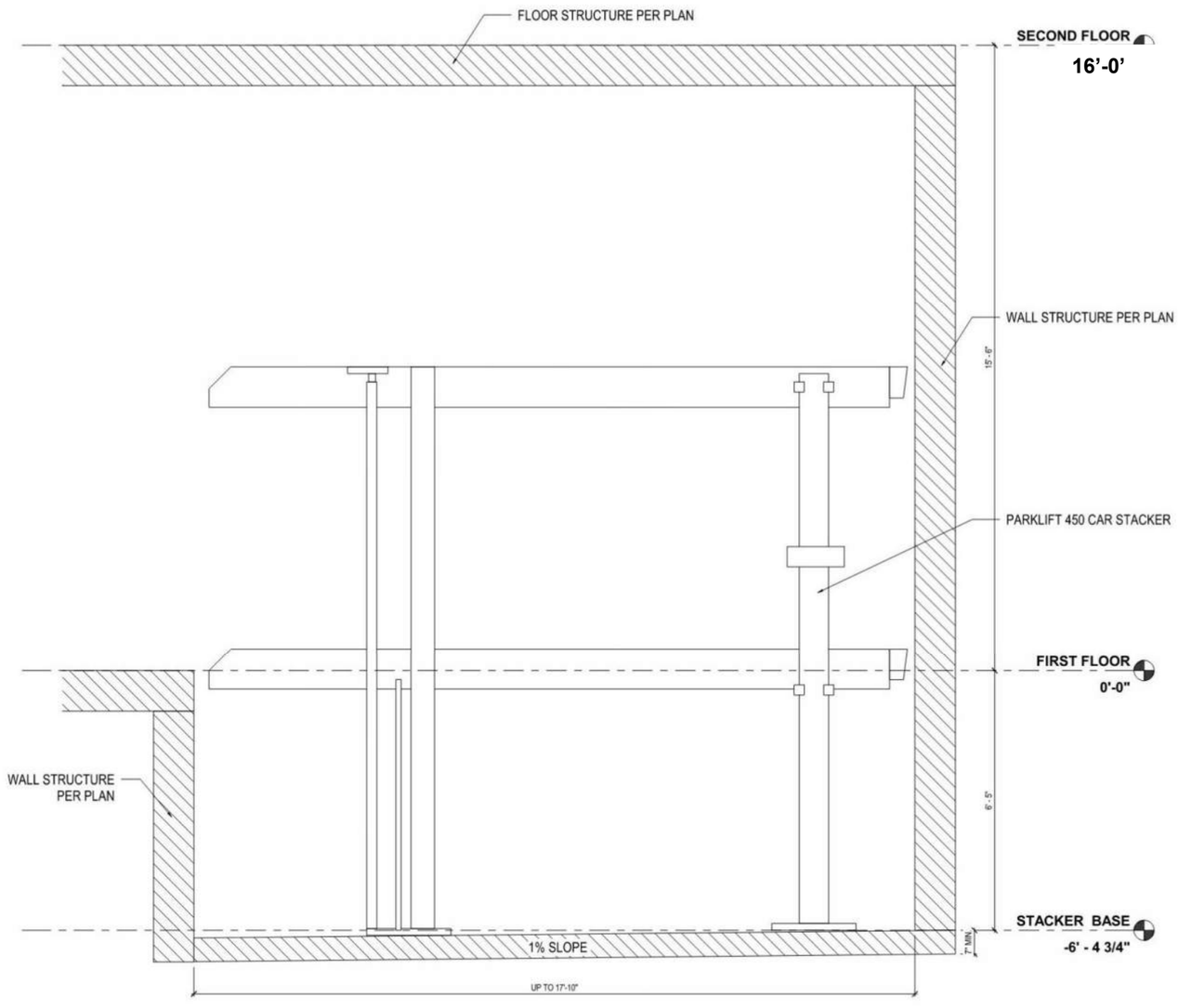
BLOCK ELEVATION (WEST 12TH ST)



BUILDING SECTION



PARKING STACKER




RETAIL
361
W 125th St

REFERENCE IMAGE

Figure 5. Example of Another Building Utilizing a Demise Line (Chambers St, Woodstock, GA). Streetview Followed by Aerial View[8].



REFERENCE IMAGE

Figure 6. Two Additional Examples of Demise Lines[9].



In the example on the right, the portions of the building divided by the demise line use similar materials but with different stylistic elements.

