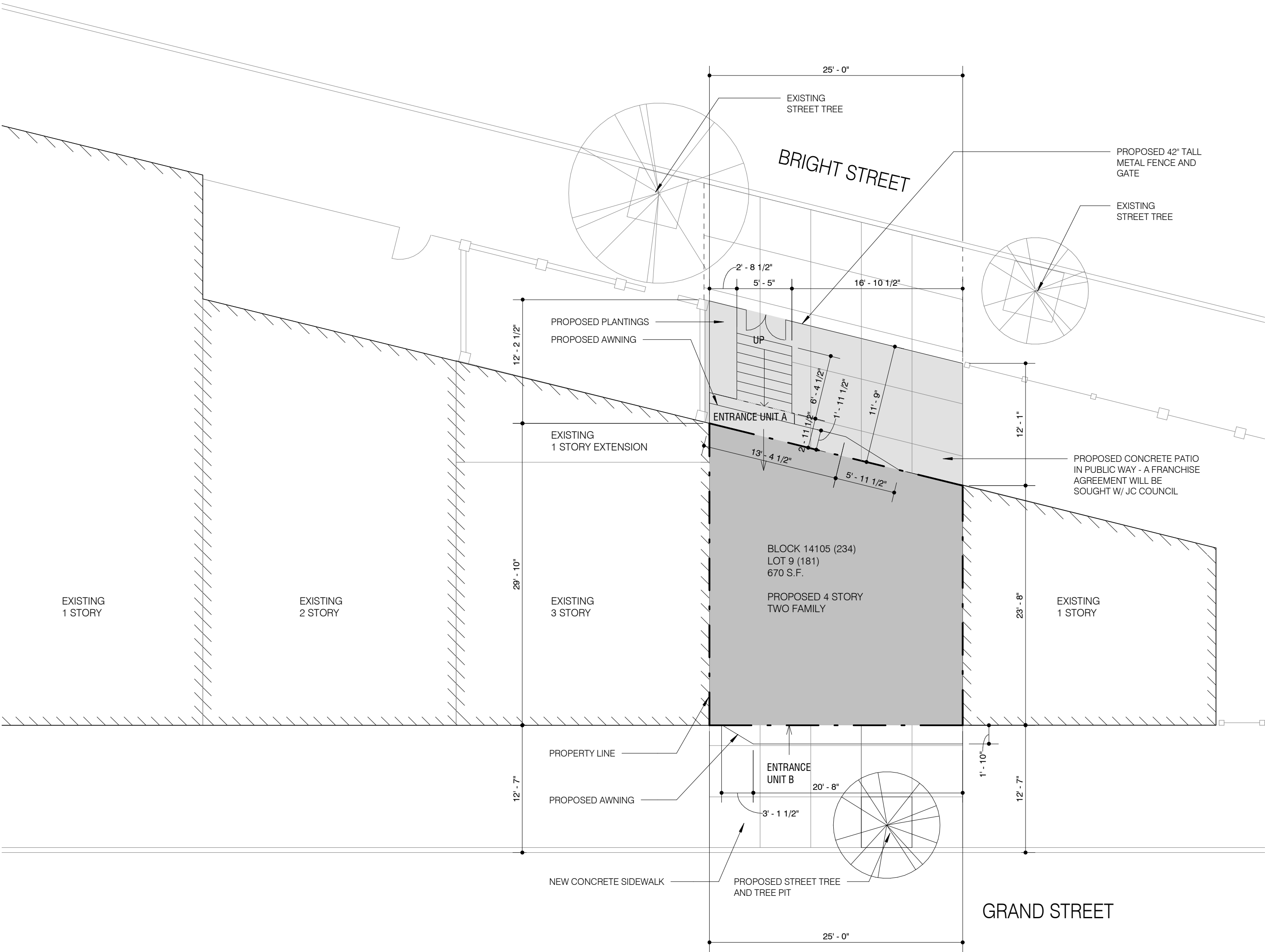




GRAND STREET EXISTING BLOCK ELEVATION



BRIGHT STREET EXISTING BLOCK ELEVATION



VICINITY MAP

SCALE: 1" = +/- 600'



PROJECT SCOPE

NEW FOUR STORY, TWO FAMILY RESIDENCE WITH ROOF DECK. NEW BUILDING TO CONSIST OF ENTIRELY NEW CONSTRUCTION, I.E. EXTERIOR WALLS, WINDOWS AND DOORS, NEW INTERIOR PARTITIONS, NEW PLUMBING THROUGHOUT, NEW MECHANICAL SYSTEMS THROUGHOUT, NEW POWER THROUGHOUT AND NEW FINISHES THROUGHOUT. BUILDING TO BE FULLY SPRINKLERED. USE AND OCCUPANCY COMPLY WITH BRIGHT STREET REDEVELOPMENT PLAN.

PROJECT DRAWING LIST

A-000	COVER SHEET & SITE PLAN
A-001	RENDERINGS
A-100	GROUND AND FIRST FLOOR PLANS
A-101	SECOND AND THIRD FLOOR PLANS
A-102	FOURTH FLOOR AND ROOF PLANS
A-200	BUILDING SECTIONS
A-201	BUILDING SECTIONS
A-202	BUILDING SECTIONS
A-300	ELEVATIONS SOUTH & WEST
A-301	ELEVATIONS NORTH & EAST
A-600	TYPES
A-601	SCHEDULES + LEGENDS

PROJECT ZONING

ADDRESS	278 GRAND STREET
USE GROUP	R-3
CON TYPE	5A (PROTECTED WOOD FRAME)
ALLOWABLE NO. OF STORIES	4
NO. OF DWELLINGS	2
SPRINKLERS	NFPA 13/NFPA 13R
ACCESSIBILITY COMPLIANCE	NOT REQUIRED
TAX BLOCK	14105 (243)
TAX LOT	9 (181)
ZONE	ZONE 1 OF BRIGHT STREET REDEVELOPMENT TRIANGLE DEVELOPMENT DISTRICT
CHANGE IN COVERAGE	YES
CHANGE IN BULK	YES
EXTERIOR WORK	YES

ZONING COMPLIANCE - 278 GRAND STREET

ZONE: BRIGHT STREET REDEVELOPMENT - TRIANGLE DEVELOPMENT DISTRICT

BULK STANDARDS				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
LOT SIZE	EXISTING (Min)	670 SF	NO CHANGE	YES
LOT WIDTH	EXISTING (Min)	25 FEET	NO CHANGE	YES
LOT DEPTH	EXISTING (Min)	30 FEET	NO CHANGE	YES
MINIMUM FRONT SETBACK	0 FEET	NONE	0 FEET	YES
MAXIMUM FRONT SETBACK	0 FEET	NONE	0 FEET	YES
MINIMUM REAR SETBACK	0 FEET	NONE	0 FEET	YES
SIDE SETBACK	0 FEET	NONE	0 FEET	YES
MAX HEIGHT	4 STORIES - 42 FEET + BFE	0 FEET	42 FEET + 3'-4" PARAPET (All four sides)	YES
BUILDING COVERAGE	MAX 100% (670 SF)	0% COVERAGE	100% (670 SF)	YES
LOT COVERAGE	MAX 100% (670 SF)	0% COVERAGE	100% (670 SF)	YES
FLOOD ZONE (PFIRM)	ZONE AE - BASE FLOOD ELEVATION (BFE), 11 FEET	7 FEET	11 FEET (BFE)	YES
PARKING	NONE	2 SPACES	NONE	YES
DESIGN STANDARDS				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
UTILITY LINES	MUST BE BURIED	NONE	BURIED	YES
FENCING	NO CHAIN LINK ALLOWED	VERTICAL METAL	VERTICAL METAL	YES
BILLBOARDS	NOT PERMITTED	NONE	NONE	YES
SIGNAGE	NOT FLASHING, ETC	NONE	NONE	YES
ADVERTISING	NOT PERMITTED	NONE	NONE	YES
TRASH	MUST BE LOCATED IN BUILDING	NONE	IN BUILDING	YES
STREET ADDRESS	MUST BE DISPLAYED AND CLEARLY VISIBLE	NONE	CLEARLY DISPLAYED BOTH SIDES	YES
CORNICE	MUST BE INCLUDED	NONE	NONE	NO
FACADE MATERIALS	UTILIZE MASONRY, GLASS, METAL, ETC	NONE	STUCCO MASONRY	YES
MECHANICAL EQUIPMENT	MUST BE SCREENED FROM VIEW	NONE	SCREENED ON ROOFTOP	YES
SIDEWALKS	MUST BE PROVIDED, DURABLE AND LANDSCAPED	CONCRETE	CONCRETE (SCOFIELD CHARCOAL GRAY) W/ PLANTINGS	YES
STREET TREES	AT 35' O.C. MAX - MEDICUM SIZE & GROWTH RATE	NONE	1 ON GRAND STREET (ADJACENT PROPERTY ON BRIGHT ALREADY HAVE)	YES
ENTRYWAY	GRAND STREET ENTRY MUST BE AT GRADE	NONE	ENTRY AT GRADE	YES
ENTRYWAY	THROUGH LOTS MUST HAVE ENTRY ON BOTH SIDES OF BUILDING	NONE	ENTRY ON BOTH SIDES	YES
ROOF DECK	REQUIRED SINCE NO REAR YARD IS POSSIBLE	NONE	ROOF DECK	YES

JEFF JORDAN ARCHITECTS LLC

121 NEWARK AVENUE 401  
JERSEY CITY, NJ 07302

646.753.0000  
INFO@JJARCHS.COM

CONSULTANTS

NOT FOR CONSTRUCTION

SEAL AND SIGNATURE

PROJECT

GRAND STREET RESIDENCES

278 GRAND STREET  
JERSEY CITY, NJ 07302

PROJECT NUMBER

1616

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SHEET

COVER SHEET & SITE PLAN

A-000

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VIEW FROM BRIGHT STREET



VIEW FROM GRAND STREET

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PROJECT

## GRAND STREET RESIDENCES

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RENDERINGS

A-001

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SEAL AND SIGNATURE

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ROOM	FLOOR	BASE	WALL	CEILING
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2 WASTE B	FL-3	BA-1	WL-1	CL-1
3 ENTRY A	FL-2	BA-2	WL-1	CL-1
4 WASTE A	FL-3	BA-1	WL-1	CL-1
5 MECH A	FL-3	BA-1	WL-1	CL-1
6 WC A1	FL-2	BA-2	WL-3	CL-1
7 LIVING & DINING A	FL-1	BA-1	WL-1	CL-1
8 STAIR A	FL-1	BA-1	WL-1	CL-1
9 W/D A	FL-1	BA-1	WL-1	CL-1
10 BEDROOM A1	FL-1	BA-1	WL-1	CL-1
11 WC A2	FL-2	BA-2	WL-2	CL-1
12 BEDROOM A2	FL-1	BA-1	WL-1	CL-1
13 HALL B	FL-1	BA-1	WL-1	CL-1
14 W/D B	FL-1	BA-1	WL-1	CL-1
15 MECH B	FL-1	BA-1	WL-1	CL-1
16 WC B2	FL-2	BA-2	WL-2	CL-1
17 MECHANICAL	FL-1	BA-1	WL-1	CL-1
18 BEDROOM B2	FL-1	BA-1	WL-1	CL-1
19 CLOSET B	FL-1	BA-1	WL-1	CL-1
20 WC B1	FL-2	BA-2	WL-2	CL-1
21 BEDROOM B1	FL-1	BA-1	WL-1	CL-1
22 STAIR B	FL-1	BA-1	WL-1	CL-1
23 WC B3	FL-2	BA-2	WL-2	CL-1
24 STAIR HALL A	FL-1	BA-1	WL-1	CL-1
25 OFFICE	FL-1	BA-1	WL-1	CL-1
26 LIVING & DINING B	FL-1	BA-1	WL-1	CL-1
27 ROOF DECK	DECKING	N/A	N/A	N/A
28 CRAWLSPACE	FL-4	N/A	N/A	N/A

## FINISH LEGEND

FL-1 FLOORING	WOOD TBD	ENGINEERED T&G HARDWOOD
FL-2 CERAMIC TILE	TILE TBD	PORCELAIN
FL-3 SEALER	CONCRETE	EXPOSED CONCRETE TOPPING W/
BA-1 BASE	WOOD	4" SOLID WOOD
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C-1 BOARD PAINTED	GWB	GYPSUM WALL
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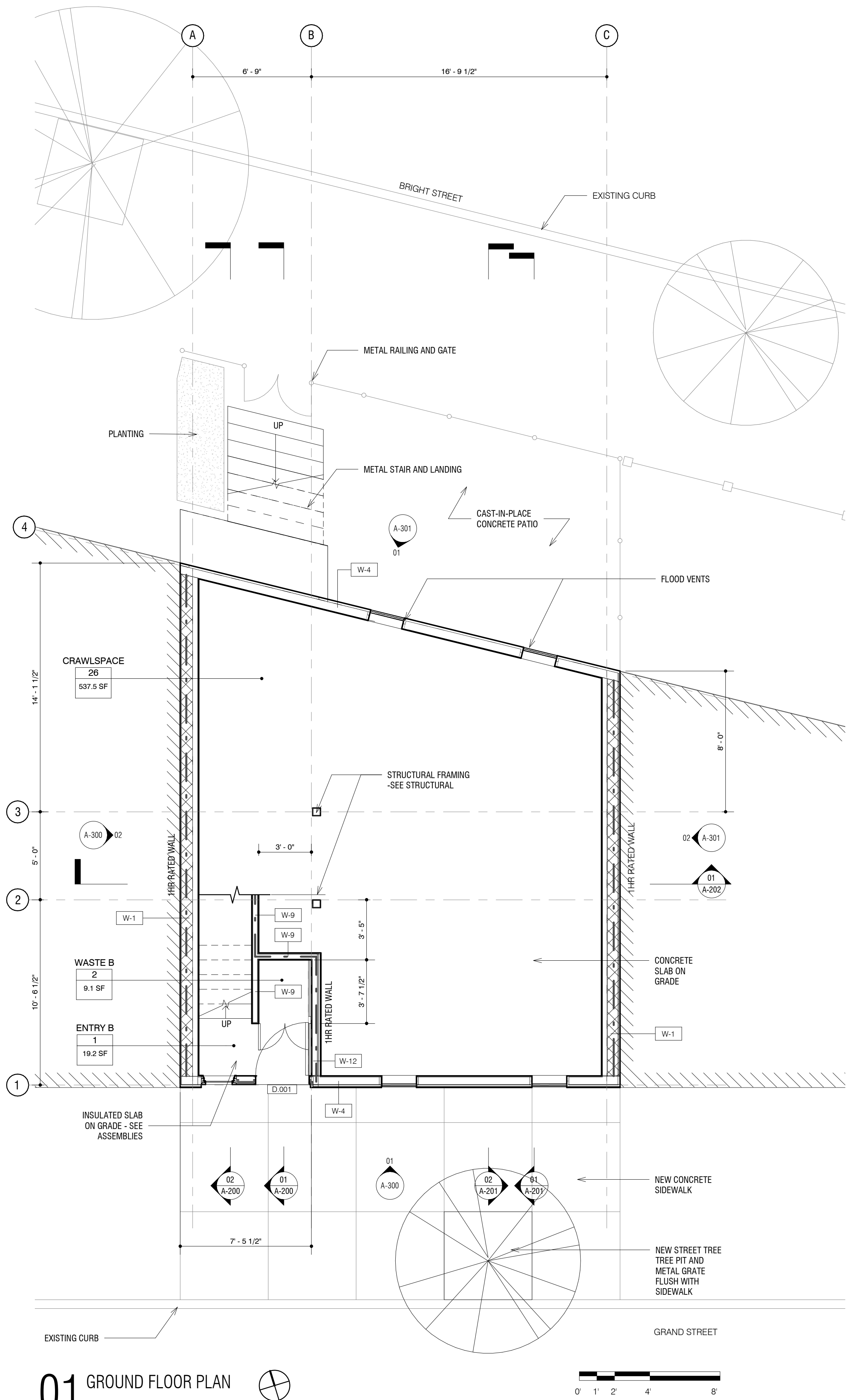
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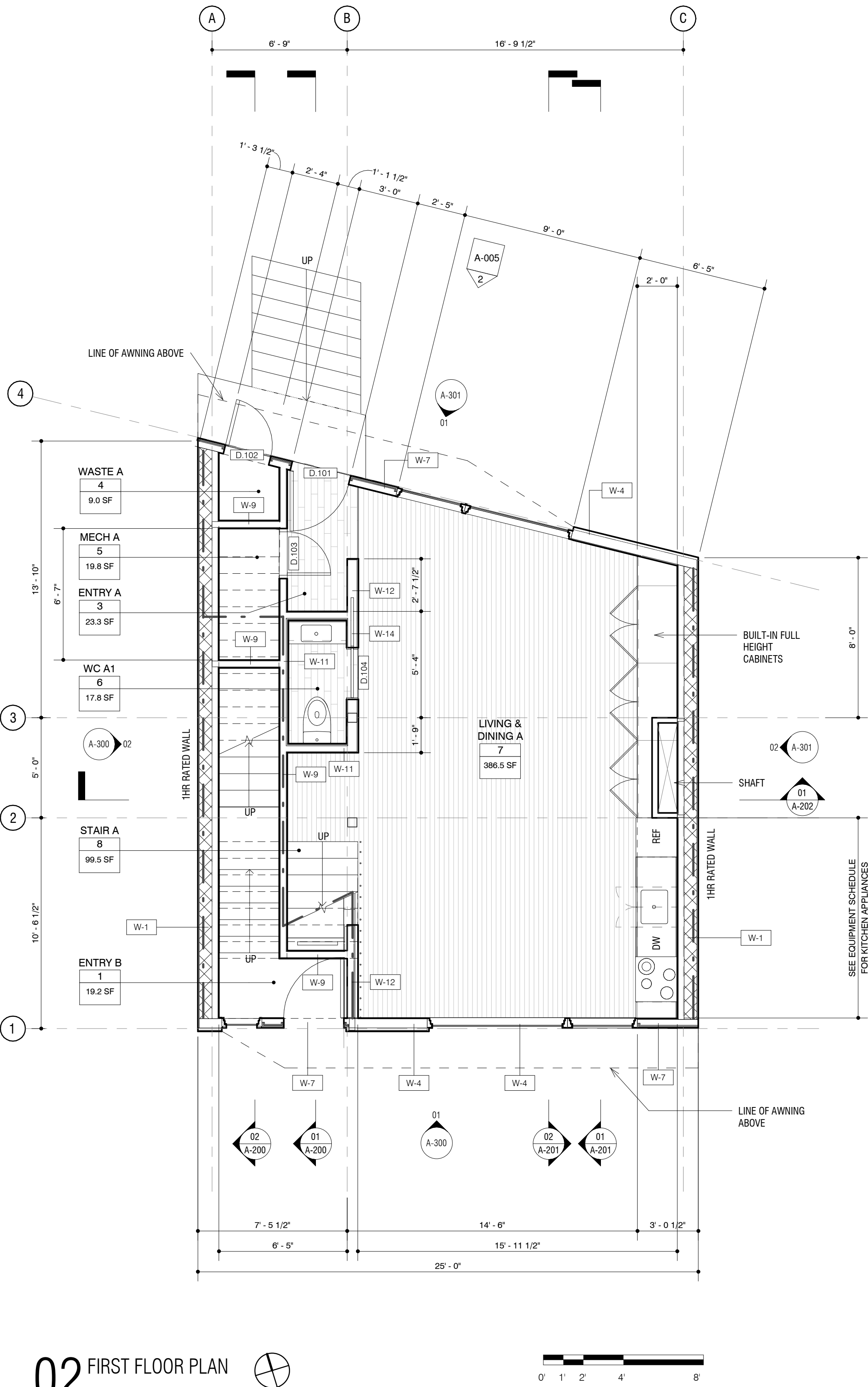
## SHEET

## GROUND AND FIRST FLOOR PLANS

A-100



01 GROUND FLOOR PLAN



02 FIRST FLOOR PLAN

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24	OFFICE	FL-1	BA-1	WL-1	CL-1
25	LIVING & DINING B	FL-1	BA-1	WL-1	CL-1
26	ROOF DECK	N/A	N/A	N/A	N/A
27	CRAWLSPACE	FL-4	N/A	N/A	N/A

FINISH LEGEND

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WL-3 SIMILAR	WOOD TBD	SOLID WOOD SIDING, CEDAR OR

PROJECT

GRAND STREET  
RESIDENCES

278 GRAND STREET  
JERSEY CITY, NJ 07302

PROJECT NUMBER

1616

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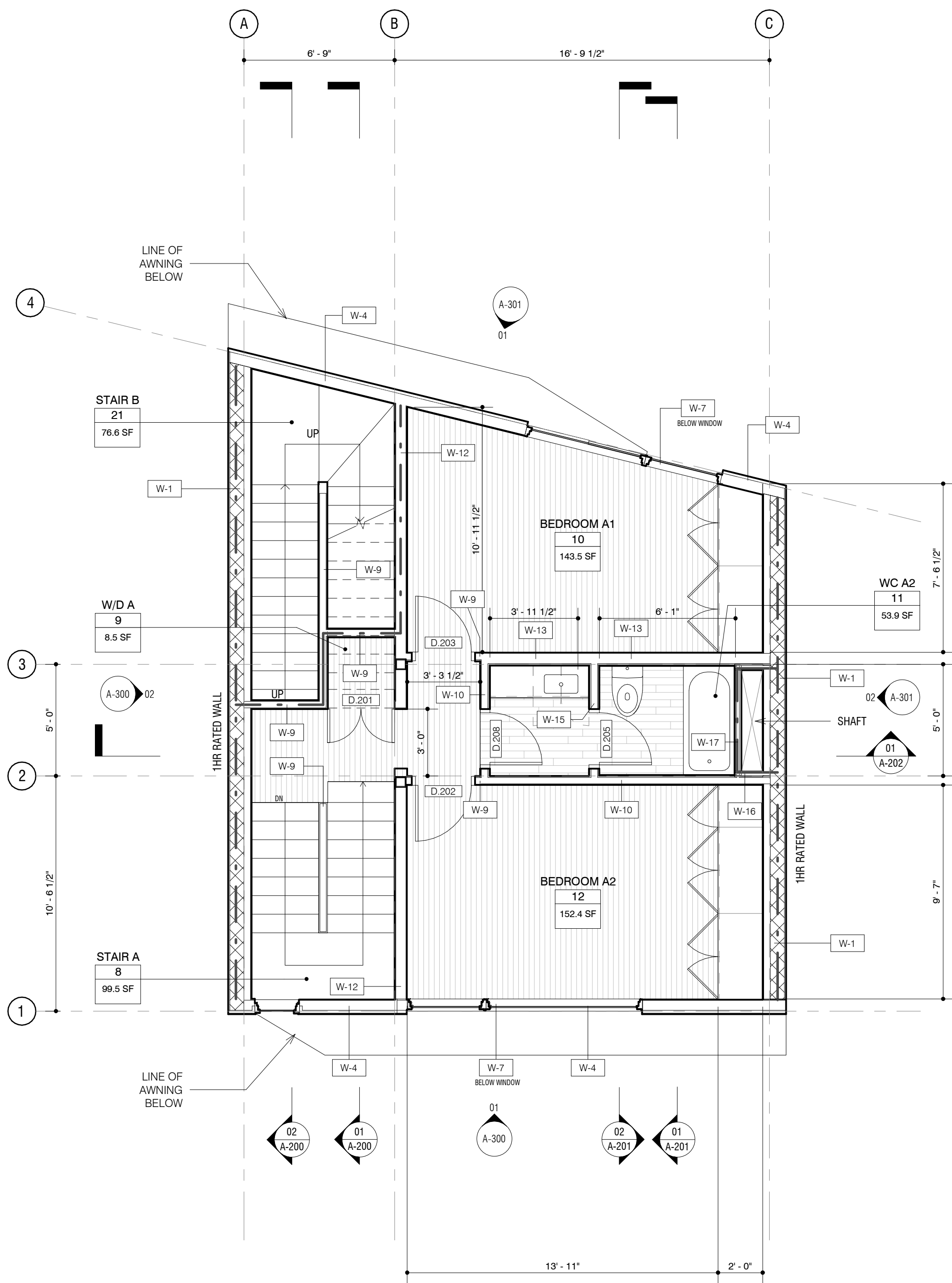
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SHEET

SECOND AND THIRD  
FLOOR PLANS

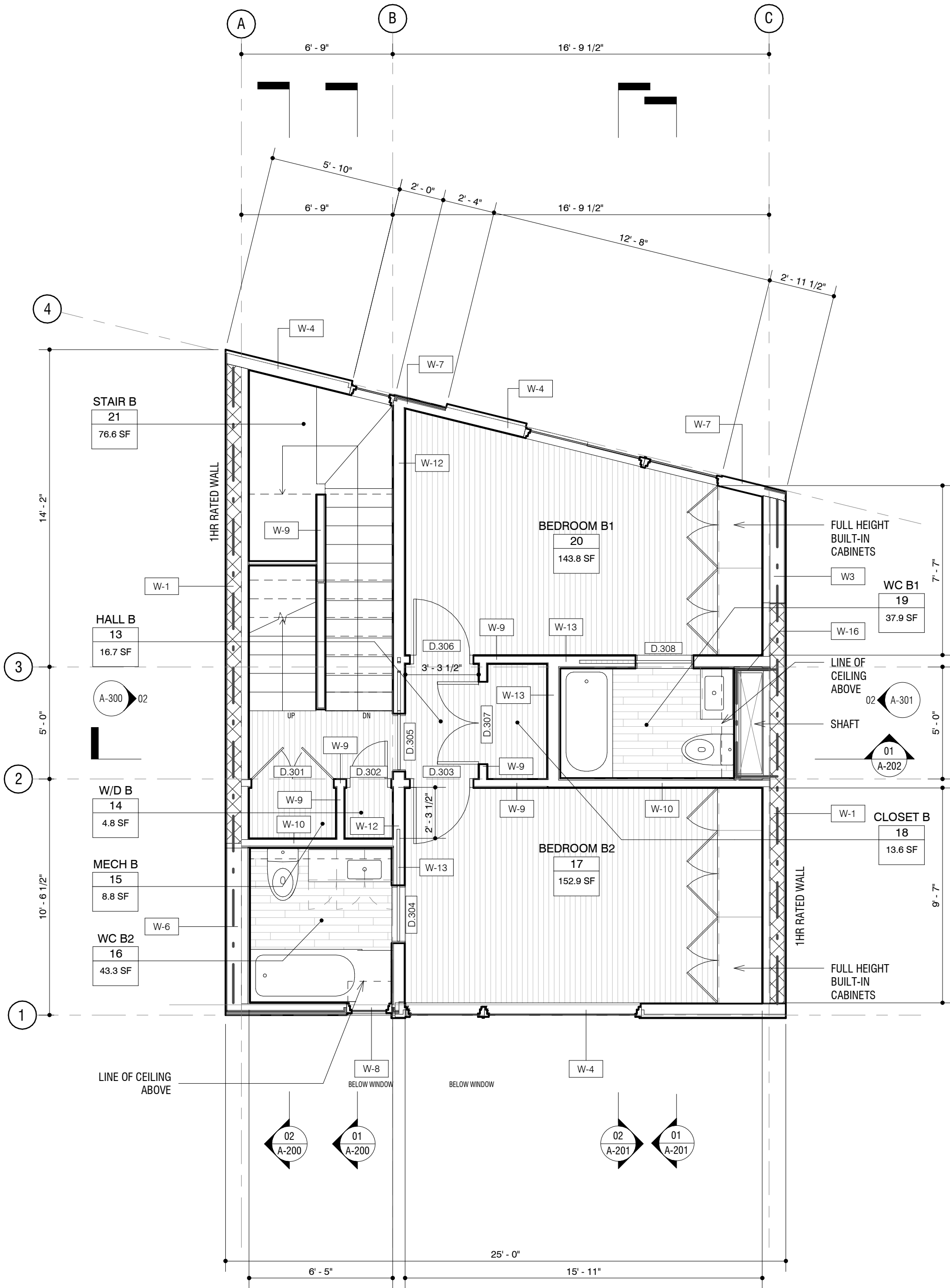
A-101

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01 SECOND FLOOR PLAN

1/4" = 1'-0"



02 THIRD FLOOR PLAN

1/4" = 1'-0"



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25	OFFICE	FL-1	BA-1	WL-1	CL-1
26	LIVING & DINING B	FL-1	BA-1	WL-1	CL-1
27	ROOF DECK	DECKING	N/A	N/A	N/A
28	CRAWLSPACE	FL-4	N/A	N/A	N/A

FINISH LEGEND

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FL-3 SEALER	CONCRETE	EXPOSED CONCRETE TOPPING W/
BA-1 BASE	WOOD	4" SOLID WOOD
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WL-3 SIMILAR	WOOD TBD	SOLID WOOD SIDING, CEDAR OR

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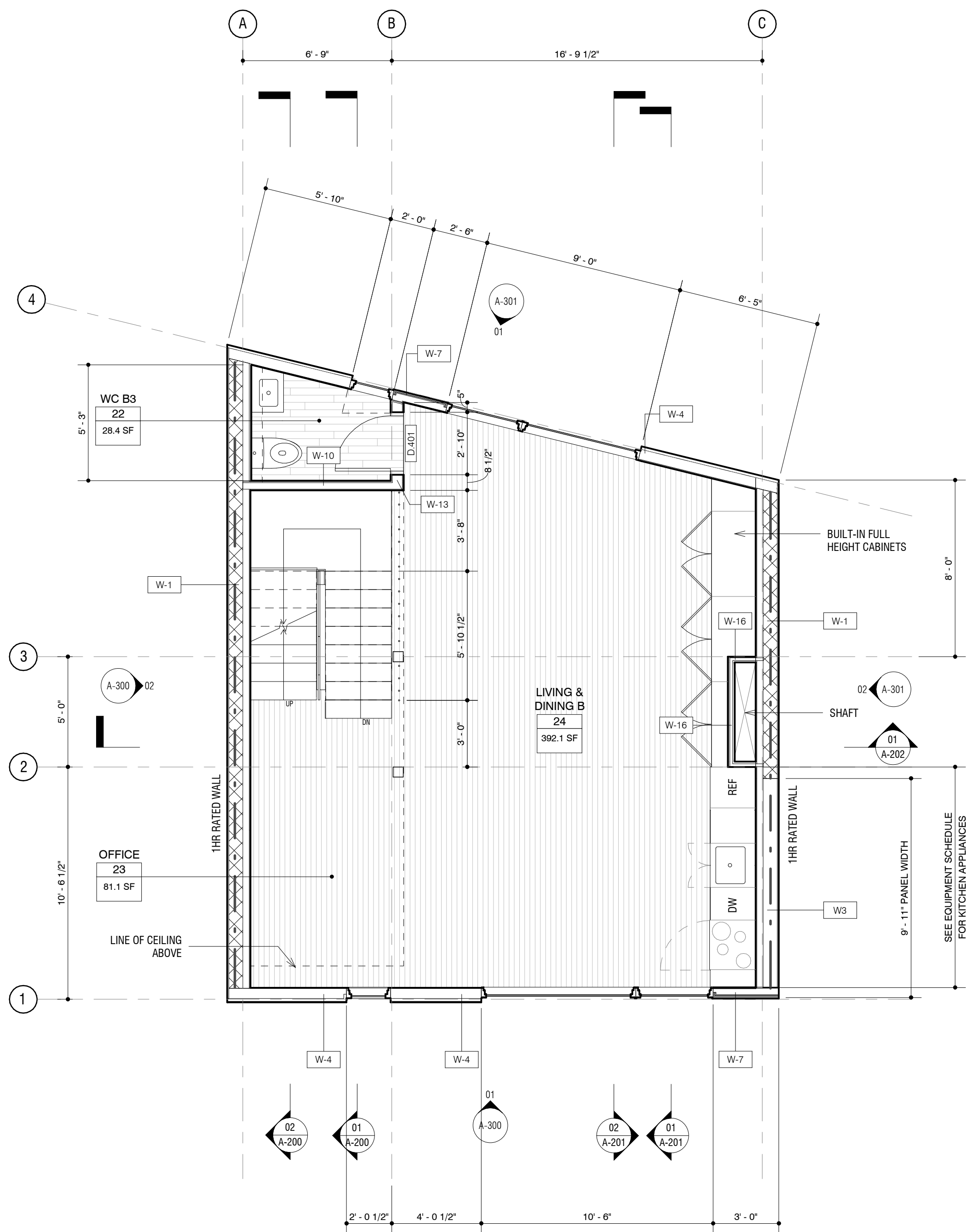
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1	2016-10-21	SCHEMATIC PRICING
2	2016-11-01	JC PLANNING DEPT REVIEW
3	2017-03-09	JC PLANNING REVISION
4	2017-03-27	JC PLANNING BOARD SUBMISSION

SHEET

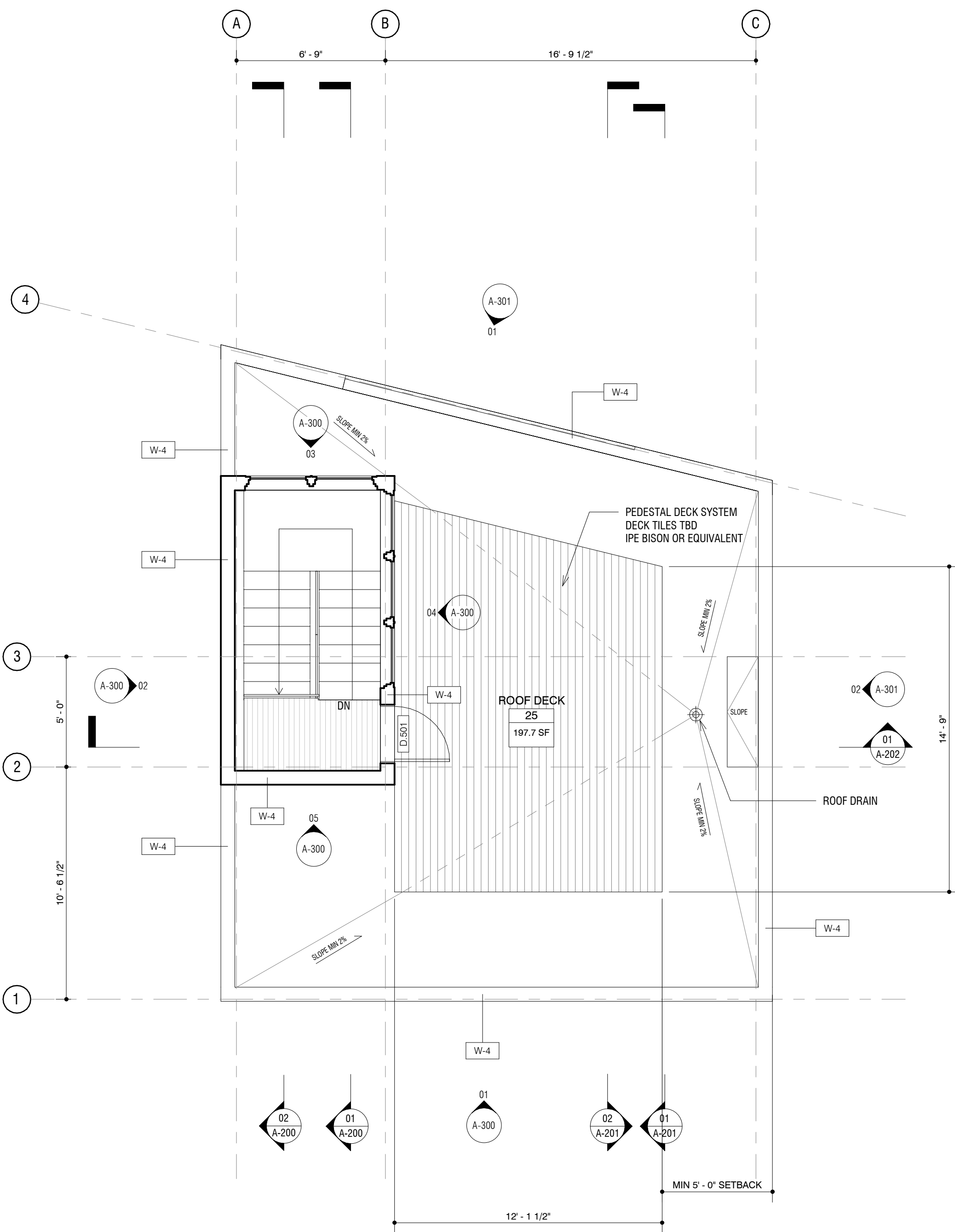
FOURTH FLOOR AND  
ROOF PLANS

A-102

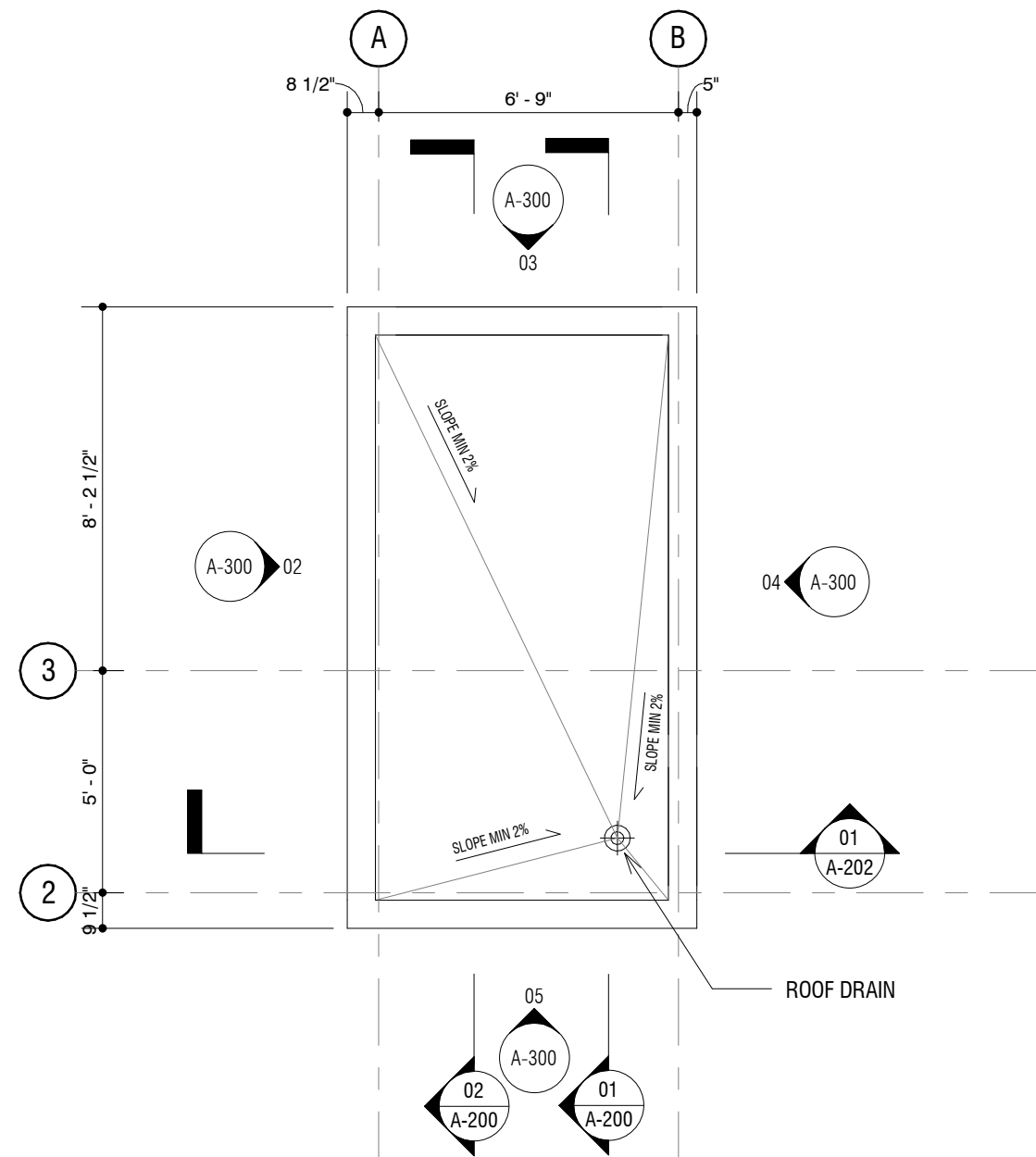
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01 FOURTH FLOOR PLAN



02 ROOF PLAN



03 STAIR ROOF PLAN



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SEAL AND SIGNATURE

PROJECT

GRAND STREET  
RESIDENCES

278 GRAND STREET  
JERSEY CITY, NJ 07302

PROJECT NUMBER  
1616

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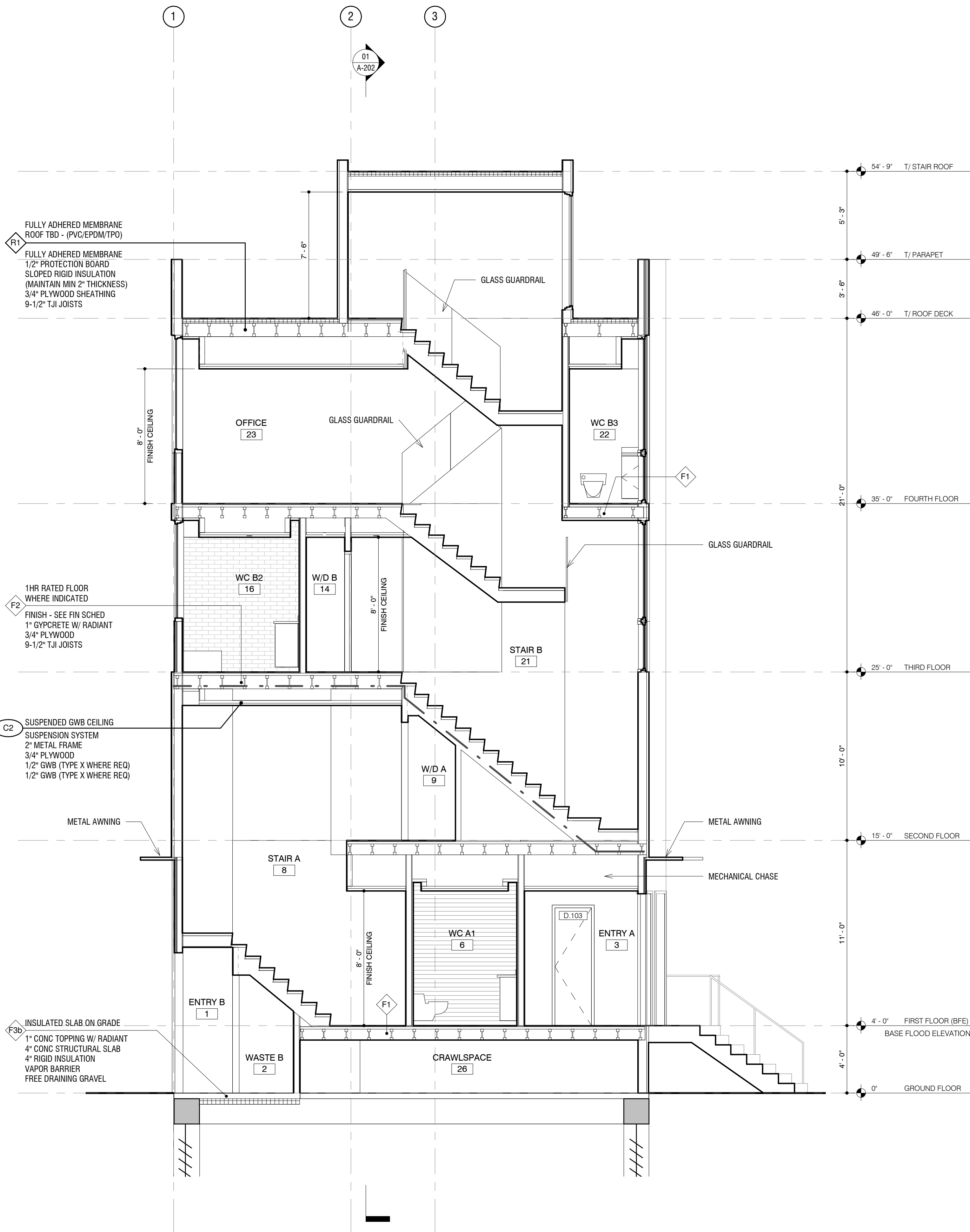
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SHEET

BUILDING SECTIONS

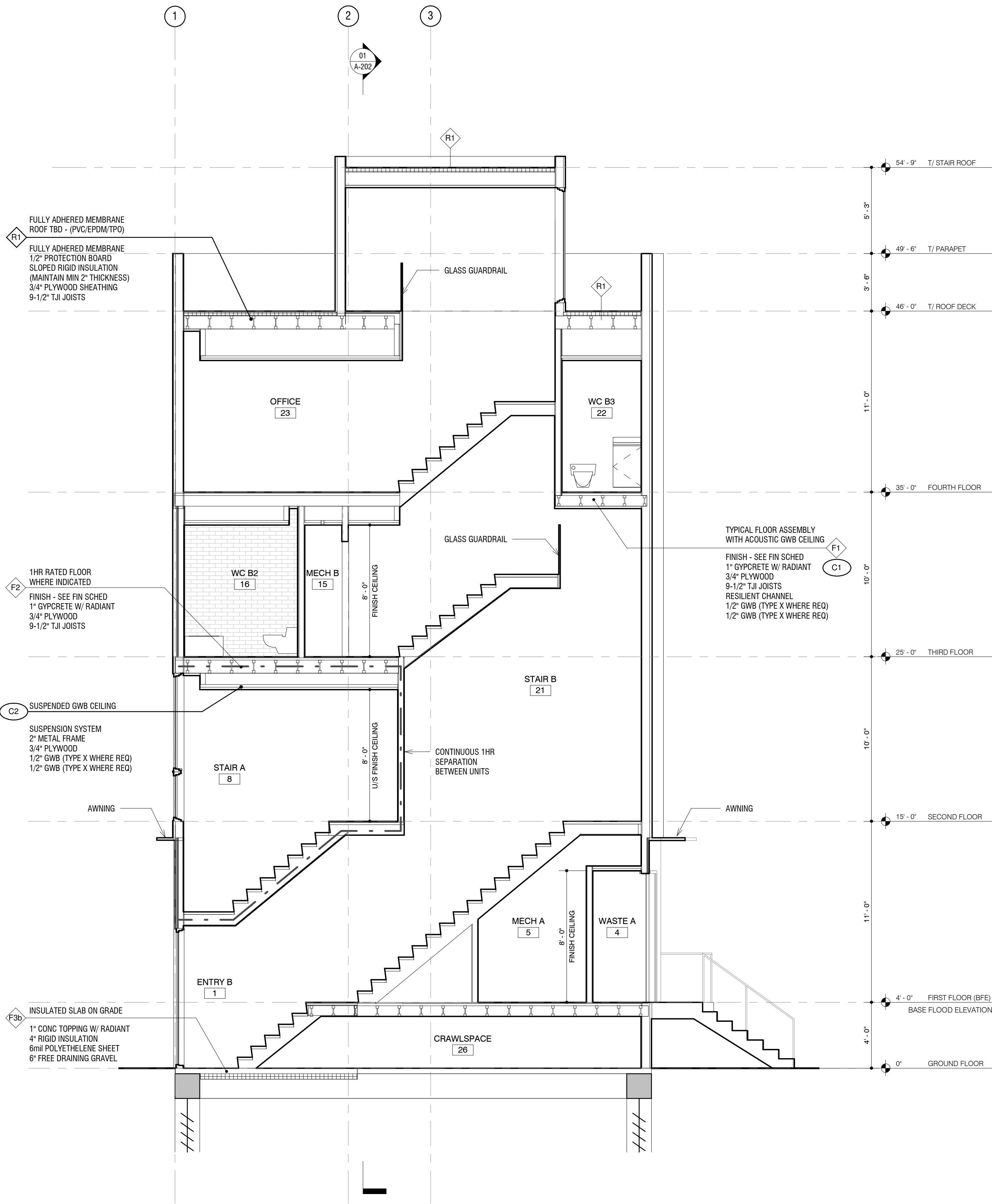
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01 BUILDING SECTION A

1/4" = 1'-0"



02 BUILDING SECTION B

1/4" = 1'-0"



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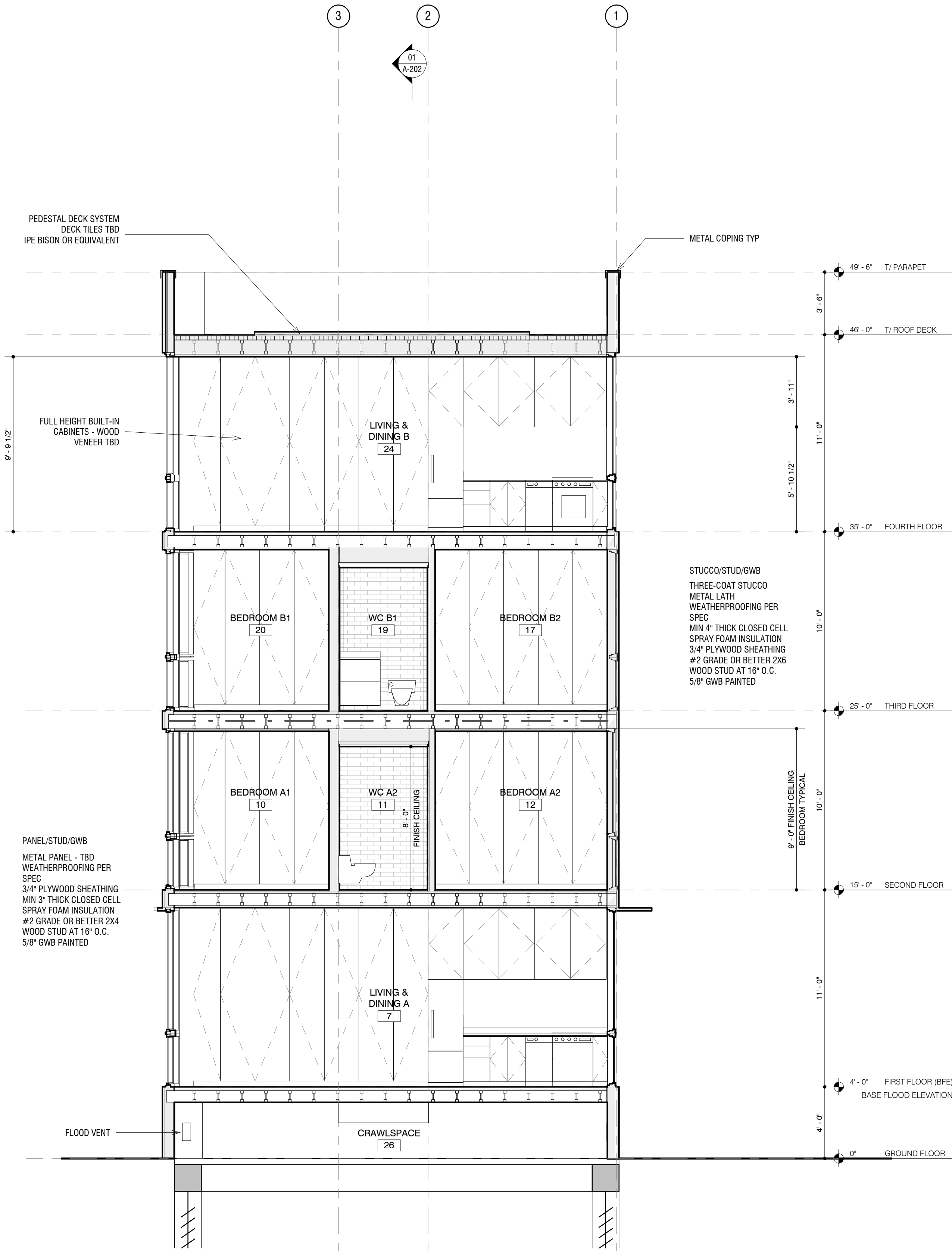
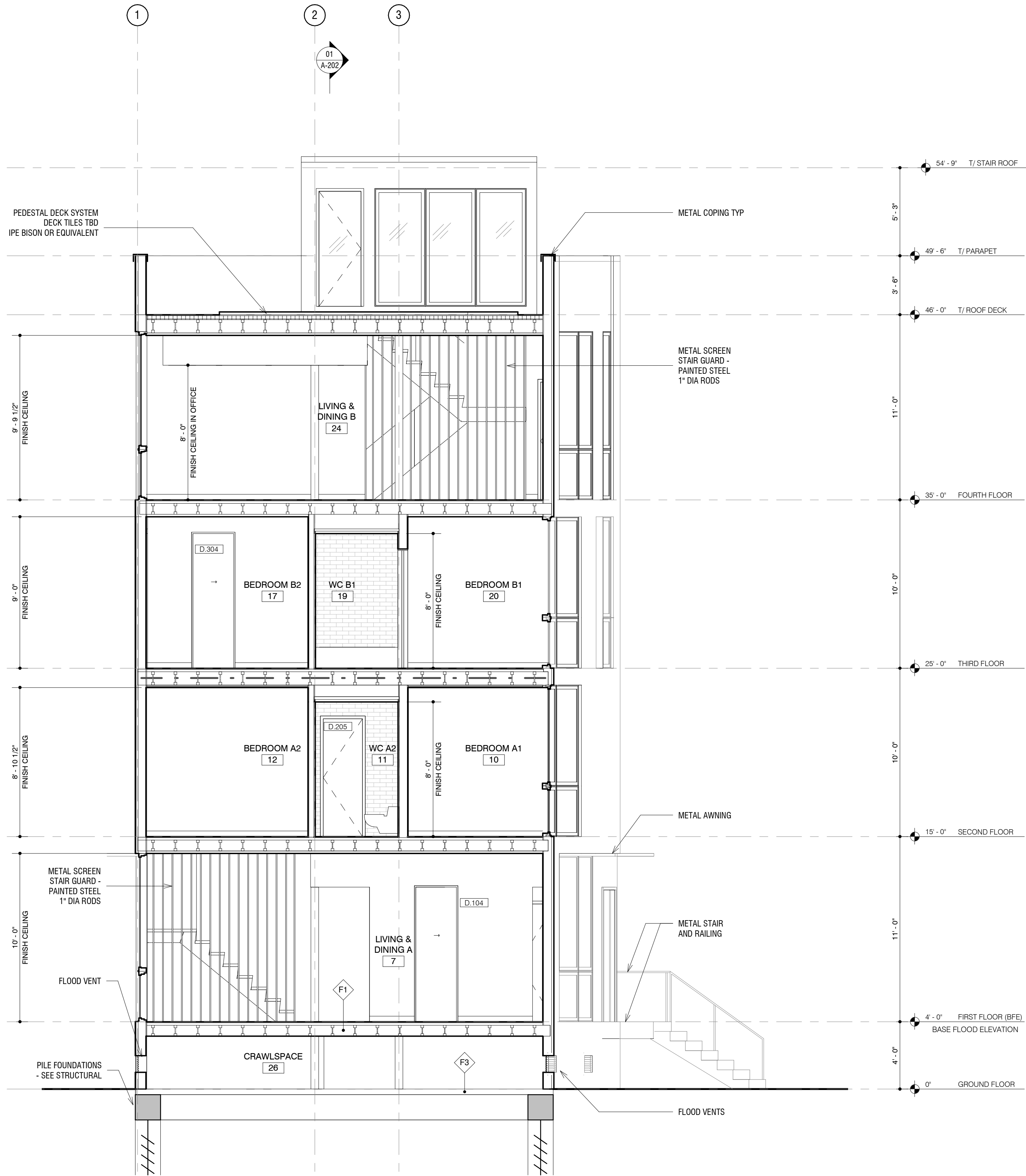
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4	2017-03-27	JC PLANNING BOARD SUBMISSION

SHEET

BUILDING SECTIONS

A-201

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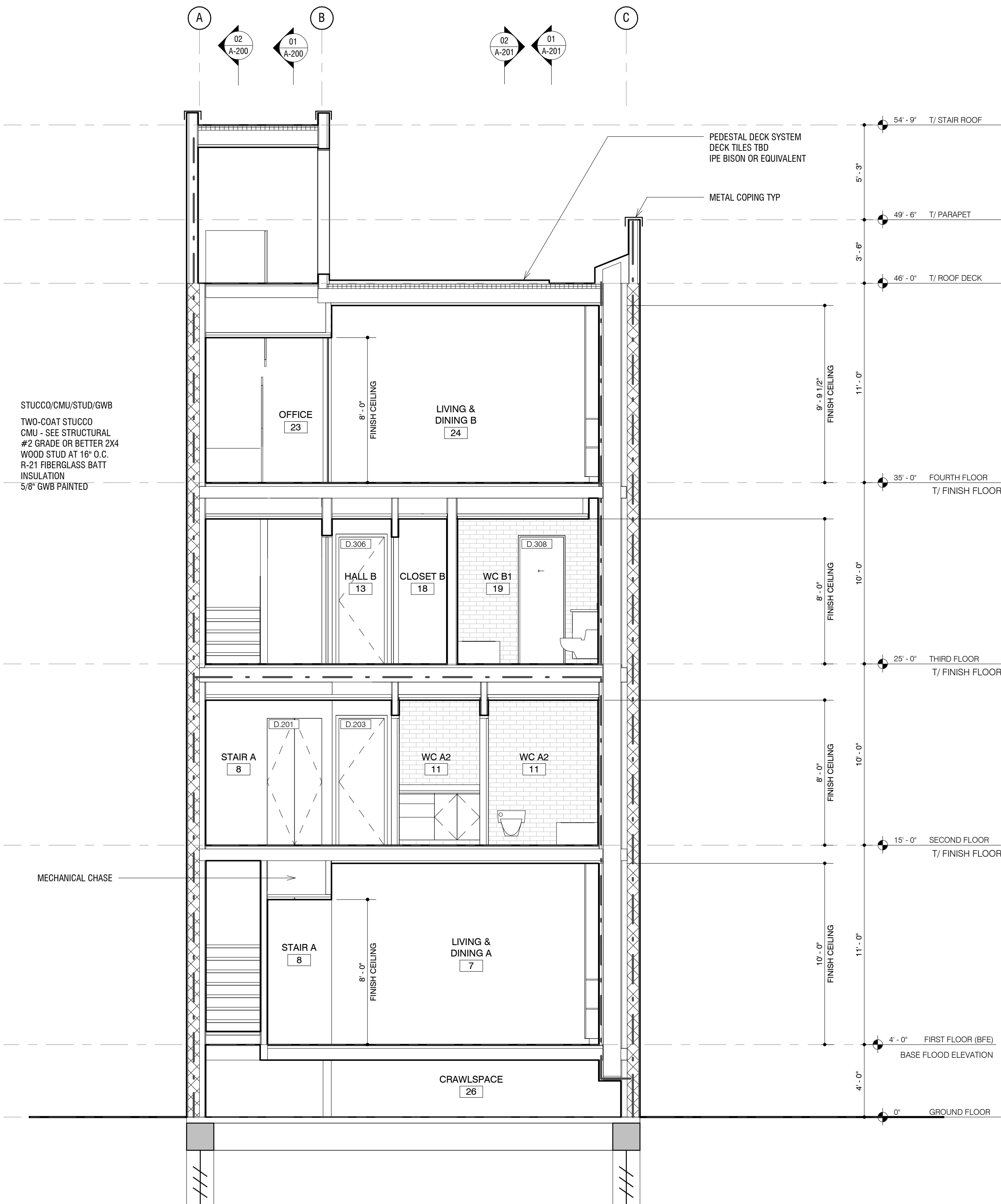
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SHEET

BUILDING SECTIONS

A-202

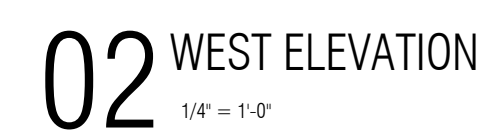
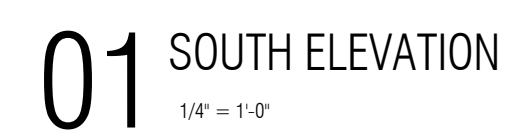
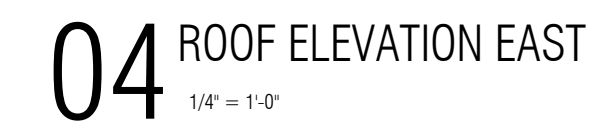
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01 BUILDING SECTION E

1/4" = 1'-0"





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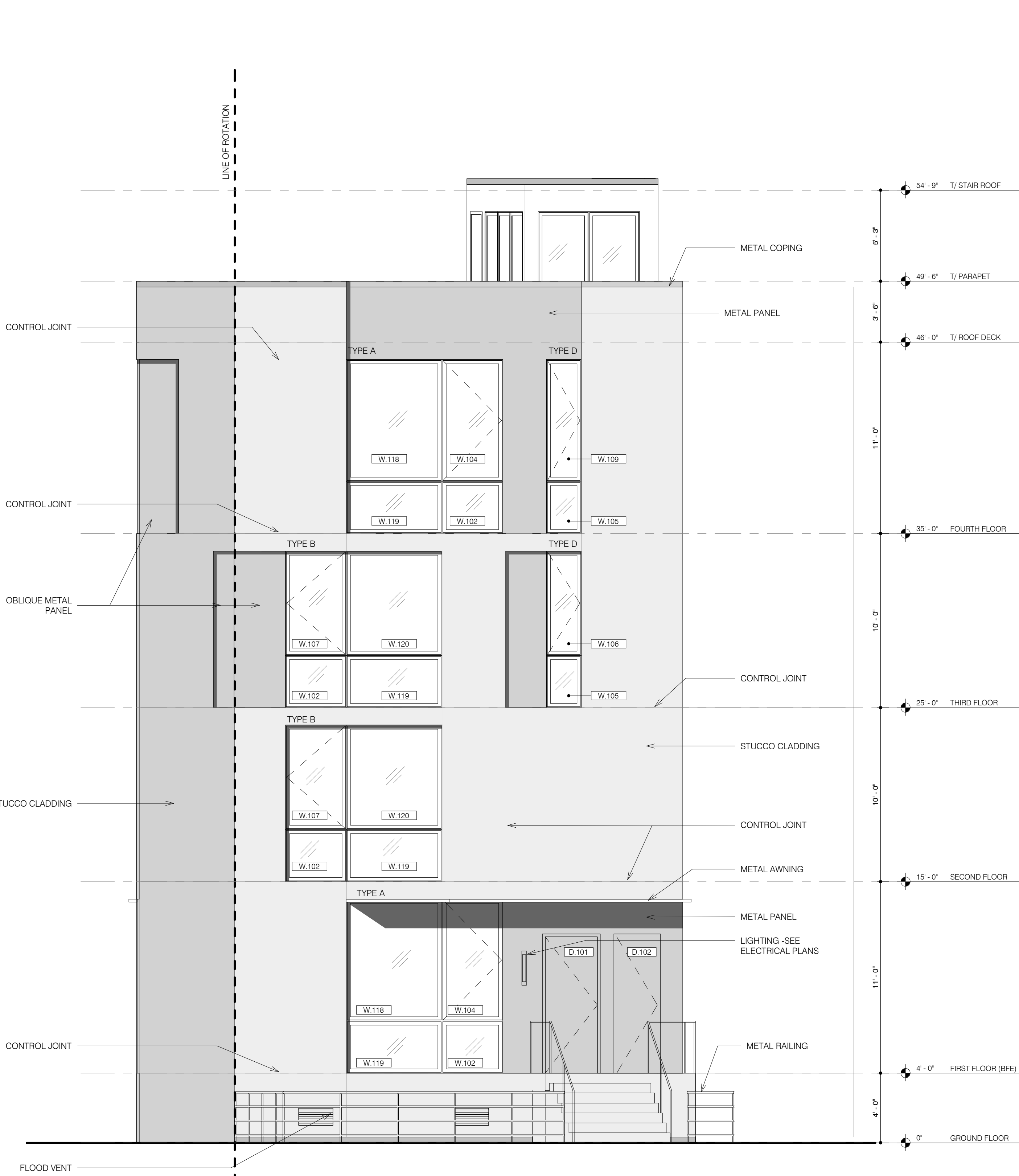
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SHEET

ELEVATIONS NORTH &  
EAST

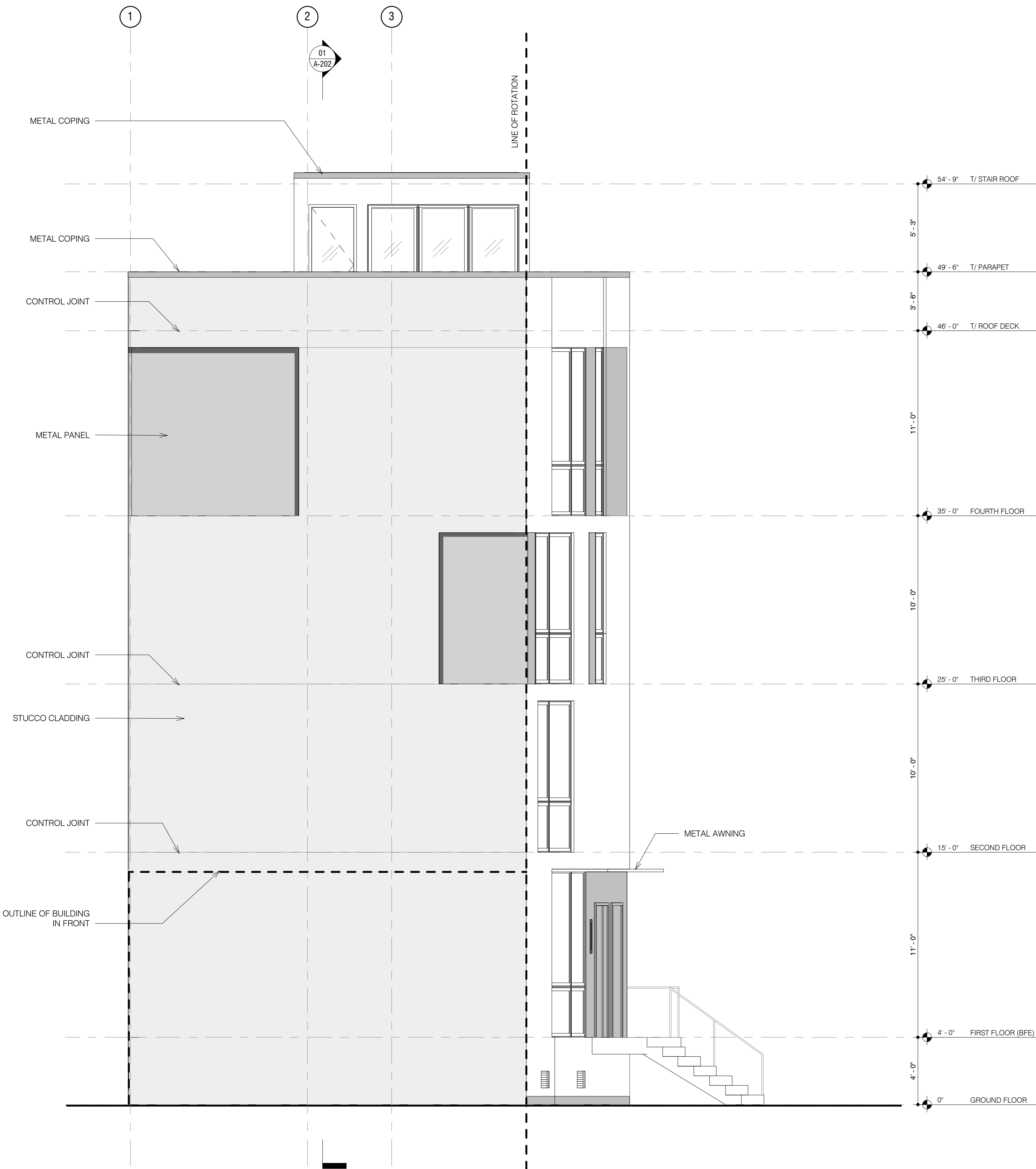
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01 NORTH ELEVATION

1/4" = 1'-0" 01/A-100



02 EAST ELEVATION

1/4" = 1'-0" 01/A-100



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PROJECT

## GRAND STREET RESIDENCES

278 GRAND STREET  
JERSEY CITY, NJ 07302

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SHEET

TYPES

A-600

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SYMBOL	ASSEMBLY	DESCRIPTION
<div>W-1</div> <div>1HR RATING AS INDICATED</div> <div>UL U914</div>		STUCCO/CMU/2X4/GWB  TWO-COAT STUCCO METAL LATH WEATHERPROOFING PER SPECIFICATIONS CONCRETE MASONRY UNIT - SEE STRUCTURAL MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD
<div>W-2</div> <div>1HR RATING AS INDICATED</div> <div>UL U914</div>		PANEL/CMU/2x4/TILE  METAL PANEL MECHANICALLY FASTENED TO CMU - TBD WEATHERPROOFING PER SPECIFICATIONS CONCRETE MASONRY UNIT - SEE STRUCTURAL MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-3</div> <div>1HR RATING AS INDICATED</div> <div>UL U914</div>		PANEL/CMU/2x4/GWB  METAL PANEL MECHANICALLY FASTENED TO CMU - TBD WEATHERPROOFING PER SPECIFICATIONS CONCRETE MASONRY UNIT - SEE STRUCTURAL MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD
<div>W-4</div> <div>1HR RATING AS INDICATED</div> <div>UL U914</div>		STUCCO/2X6/GWB  THREE-COAT STUCCO METAL LATH WEATHERPROOFING PER SPECIFICATIONS 3/4 PLYWOOD SHEATHING MIN 4" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X6 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>W-5</div> <div>1HR RATING AS INDICATED</div> <div>UL U914</div>		STUCCO/2X6/TILE  THREE-COAT STUCCO METAL LATH WEATHERPROOFING PER SPECIFICATIONS 3/4 PLYWOOD SHEATHING MIN 4" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X6 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-6</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		STUCCO/CMU/2X4/TILE  TWO-COAT STUCCO METAL LATH WEATHERPROOFING PER SPECIFICATIONS CONCRETE MASONRY UNIT - SEE STRUCTURAL MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-7</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		PANEL/2X4/GWB  METAL PANEL MECHANICALLY FASTENED - TBD WEATHERPROOFING PER SPECIFICATIONS 3/4" PLYWOOD SHEATHING MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD
<div>W-8</div> <div>1HR RATING AS INDICATED</div> <div>UL U415 SYSTEM D</div>		PANEL/2X4/TILE  METAL PANEL MECHANICALLY FASTENED - TBD WEATHERPROOFING PER SPECIFICATIONS 3/4" PLYWOOD SHEATHING MIN 3" THICK CLOSED CELL SPRAY FOAM INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-9</div> <div>1HR RATING AS INDICATED</div> <div>UL U305</div>		GWB/2X4/GWB  5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ) MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)

SYMBOL	ASSEMBLY	DESCRIPTION
<div>W-10</div> <div>1HR RATING AS INDICATED</div> <div>UL U329</div>		TILE/2X4/GWB  PORCELAIN TILE - TBD THINSET MORTAR 5/8" CEMENT BOARD #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>W-11</div> <div>1HR RATING AS INDICATED</div> <div>UL U305</div>		WOOD/2X4/GWB  3/4" T&G HARDWOOD - TBD 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ) MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>W-12</div> <div>1HR RATING AS INDICATED</div> <div>UL U305</div>		GWB/2X6/GWB  5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ) MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION #2 GRADE OR BETTER 2X6 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>W-13</div> <div>1HR RATING AS INDICATED</div> <div>UL U329</div>		GWB/2X6/TILE  5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ) MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION #2 GRADE OR BETTER 2X6 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-14</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		WOOD/2X6/GWB  3/4" T&G HARDWOOD - TBD MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION #2 GRADE OR BETTER 2X6 WOOD STUD AT 16" O.C. 5/8" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>W-15</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		TILE/2X4/TILE  PORCELAIN TILE - TBD THINSET MORTAR 5/8" CEMENT BOARD #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C. 5/8" CEMENT BOARD THINSET MORTAR PORCELAIN TILE - TBD
<div>W-16</div> <div>1HR RATING AS INDICATED</div> <div>UL U415 SYSTEM B</div>		GWB SHAFT WALL  5/8" GYPSUM WALL BOARD - TYPE X 2-1/2" METAL CH STUDS 1" SHAFT LINER
<div>W-17</div> <div>1HR RATING AS INDICATED</div> <div>UL U415 SYSTEM D</div>		GWB SHAFT WALL/TILE  PORCELAIN TILE - TBD THINSET MORTAR 5/8" CEMENT BOARD 2-1/2" METAL CH STUDS 1" SHAFT LINER
<div>W-18</div> <div>1HR RATING AS INDICATED</div> <div>UL U305</div>		GWB/2X4  1/2" GYPSUM WALL BOARD #2 GRADE OR BETTER 2X4 WOOD STUD AT 16" O.C.

SYMBOL	ASSEMBLY	DESCRIPTION
<div>C-1</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		GWB ACOUSTIC CEILING  RESILIENT CHANNEL 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ) 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>C-2</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		GWB SUSPENDED CEILING  2" METAL FRAME SUSPENSION MIN 2" THICK ACOUSTIC MINERAL WOOL INSULATION RESILIENT CHANNEL 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ) 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>C-4</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		HORIZONTAL SHAFT  1" SHAFT LINER 2-1/2" METAL CH STUDS 5/8" GYPSUM WALL BOARD - TYPE X
<div>C-4</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		STAIR SOFFIT  5/8" GYPSUM WALL BOARD - TYPE X FASTENED TO U/S OF STAIR STRUCTURE
<div>C-5</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		COVE CEILING  2X2 WOOD STUD 1/2" GYPSUM WALL BOARD
<div>F1</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		ACOUSTIC FLOOR  FINISH FLOOR AS PER SCHEDULE 1" GYPCRETE W/ RADIANT HEAT (SEE MECHANICAL) 3/4" PLYWOOD SHEATHING MIN 3" THICK ACOUSTIC MINERAL WOOL INSULATION 9-1/2" TJI JOISTS AT 24" O.C. CEILING AS PER PLANS
<div>F2</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		ACOUSTIC FLOOR - 1HR RATED  FINISH FLOOR AS PER SCHEDULE 1" GYPCRETE W/ RADIANT HEAT (SEE MECHANICAL) 3/4" PLYWOOD SHEATHING MIN 4" THICK MINERAL WOOL INSULATION 9-1/2" TJI JOISTS AT 16" O.C. RESILIENT CHANNEL 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ) 1/2" GYPSUM WALL BOARD (TYPE X WHERE REQ)
<div>F3</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		INSULATED SLAB ON GRADE  CAST IN PLACE CONCRETE SLAB - SEE STRUCTURAL 4" RIGID INSULATION BOARD VAPOR BARRIER FREE DRAINING GRAVEL
<div>R1</div> <div>1HR RATING AS INDICATED</div> <div>UL L570</div>		FULLY ADHERED MEMBRANE ROOF  FULLY ADHERED MEMBRANE SYSTEM - TBD (PVC/EPDM/TPO) 1/2" PROTECTION BOARD MIN 2" THICK RIGID POLYISOCYANURATE INSULATION - SLOPED TO DRAIN MIN 4" THICK CLOSED CELL SPRAY FOAM INSULATION 9-1/2" TJI JOISTS AT 16" O.C. CEILING AS PER PLANS



GRAPHIC SYMBOLS

GRID BUBBLE

SECTION SYMBOL

DETAIL BUBBLE

ELEVATION SYMBOL

REVISION

ROOM NUMBER

ROOM NAME

202

WALL TYPE

W22

1HR FIRE

REVISION CLOUD

DOOR NUMBER

D.001

WINDOW NUMBER

W2

BREAK LINE

CENTER LINE

FINISH FLOOR LEVEL

+0'-0"

FINISH SLAB LEVEL

+0'-0"

DOOR

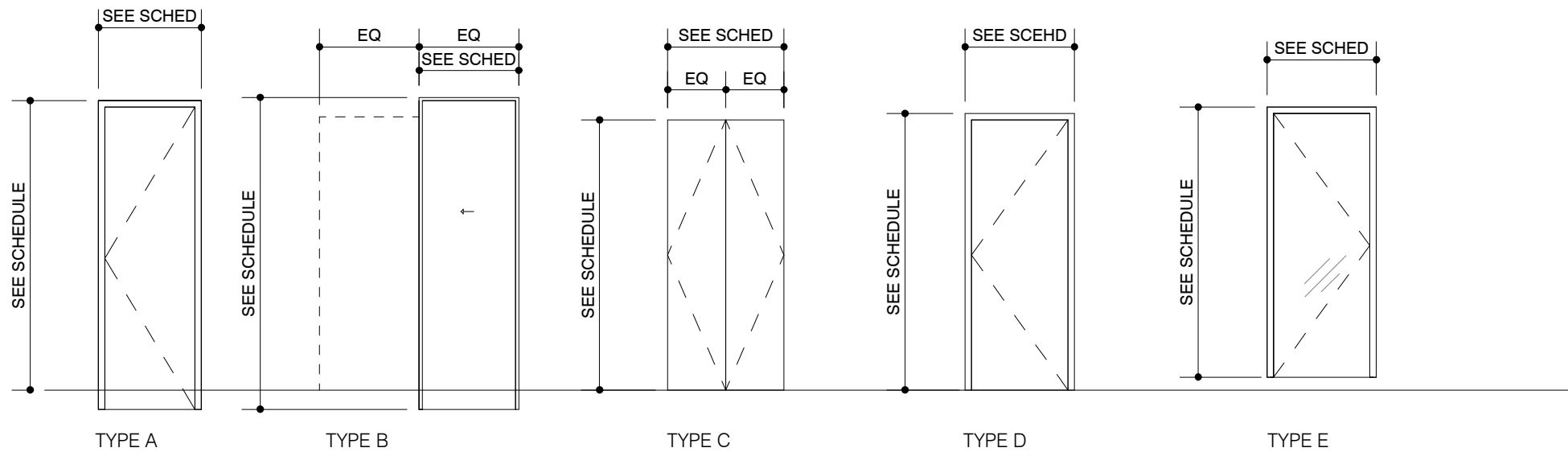
DOOR SCHEDULE

DOOR #	TYPE	LOCATION	OPERATION	SIZE		THICKNE SS	MATERIAL	FINISH	HARDWARE	FINISH	FRR	NOTES
				WIDTH	HEIGHT							
D.101	H	3 ENTRY A		3'-0"	7'-10"	2"	WD	PAINTED				
EXTERIOR DOORS												
D.001	A	1 ENTRY B	SWING	3'-0"	8'-4"	2"	WD	PAINTED				
D.102	A	4 WASTE A	SWING	2'-4"	7'-10"	2"	WD	PAINTED				
D.501	E	25 ROOF DECK	SWING	2'-6"	6'-10"	1 1/2"	ALUM/GLASS			Panel Door		
INTERIOR DOORS												
D.002	C	1 ENTRY B	DBL SWING	3'-0"	7'-0"	1 1/2"	WD	PAINTED				
D.103	A	3 ENTRY A	SWING	2'-2"	7'-0"	1 1/2"	WD	PAINTED				
D.104	B	7 LIVING & DINING A	POCKET	2'-6"	8'-0"	1 1/2"	WD	PAINTED				
D.201	C	8 STAIR A	DBL SWING	3'-0"	7'-0"	1 1/2"	WD	PAINTED				
D.202	D	12 BEDROOM A2	SWING	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.203	D	10 BEDROOM A1	SWING	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.205	D	11 WC A2	SWING	2'-4"	7'-0"	1 1/2"	WD	PAINTED				
D.208	D	11 WC A2	SWING	2'-4"	7'-0"	1 1/2"	WD	PAINTED				
D.301	G	15 MECH B	DBL SWING	3'-8"	7'-0"	1 1/2"	WD	PAINTED				
D.302	C	14 WD B	DBL SWING	1'-8"	7'-0"	1 1/2"	WD	PAINTED				
D.303	D	17 BEDROOM B2	SWING	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.304	B	17 BEDROOM B2	POCKET	2'-6"	8'-0"	1 1/2"	WD	PAINTED				
D.305	F	13 HALL B	POCKET	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.306	D	20 BEDROOM B1	SWING	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.307	D	13 HALL B	SWING	3'-8"	7'-0"	1 1/2"	WD	PAINTED				
D.308	F	20 BEDROOM B1	POCKET	2'-6"	7'-0"	1 1/2"	WD	PAINTED				
D.401	D	21 STAIR B	SWING	2'-6"	7'-0"	1 1/2"		PAINTED				

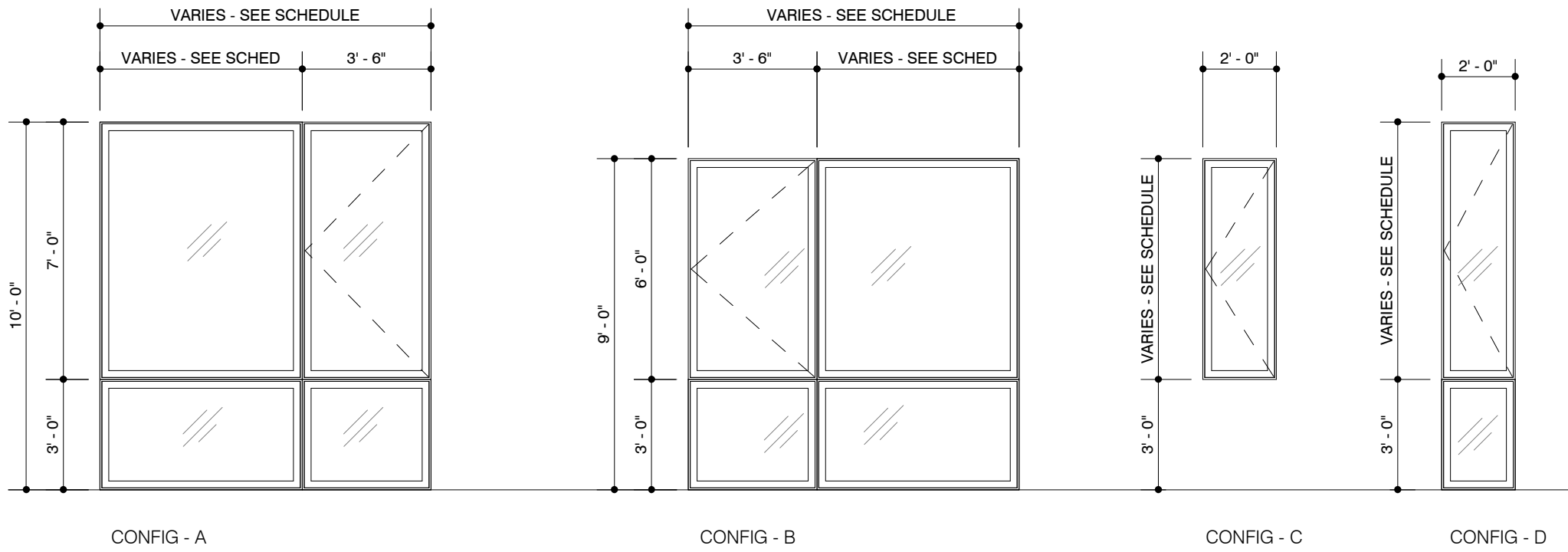
WINDOW SCHEDULE

NUMBER	COUNT	HEIGHT	WIDTH	EXT FINISH	INT FINISH	COMMENTS
W.100	5	7'-0"	3'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.102	8	3'-0"	3'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - OPERABLE CASEMENT
W.104	4	7'-0"	3'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - OPERABLE CASEMENT
W.105	3	3'-0"	2'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.106	3	6'-0"	2'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - OPERABLE CASEMENT
W.107	4	6'-0"	3'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - OPERABLE CASEMENT
W.109	2	7'-0"	2'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - OPERABLE CASEMENT
W.114	2	7'-0"	7'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.115	4	3'-0"	7'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.116	2	6'-0"	7'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.117	1	8'-6"	2'-0"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.118	2	7'-0"	5'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.119	4	3'-0"	5'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE
W.120	2	6'-0"	5'-6"	ALUM - PTD	WD - PTD	ALUMINUM CLAD WOOD WINDOW - FIXED PICTURE

DOOR TYPES



WINDOW TYPES



NOT FOR CONSTRUCTION

SEAL AND SIGNATURE

PROJECT

GRAND STREET  
RESIDENCES

278 GRAND STREET  
JERSEY CITY, NJ 07302

PROJECT NUMBER

1616

DRAWN BY

CH

CHECKED BY

JJ

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ISSUE / REVISIONS

MARK DATE DESCRIPTION

1	2016-10-21	SCHEMATIC PRICING
2	2016-11-01	JC PLANNING DEPT REVIEW
3	2017-03-09	JC PLANNING REVISION
4	2017-03-27	JC PLANNING BOARD SUBMISSION

SHEET

SCHEDULES + LEGENDS

A-601

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