



**PROPOSED SIX STORY LUXURY APARTMENT BUILDING
WITHIN SAINT JOSEPH'S HOSPITAL NEIGHBORHOOD**

**12-14 CHADWICK STREET, PATERSON, NJ 07503
BLOCK: 5504, LOTS: 3 & 4**

#	REVISION	DATE
		24-39
		11/05/24
		DA
		VV

**COVER SHEET -
RENDERING**

PL-0.0



CLIENT
BLUE JCI CHADWICK HOLDINGS, LLC.
ALEXANDRITE ENTERPRISE, LLC.
PROJECT NEW CONSTRUCTION
ADDRESS (MULTI-FAMILY MID-RISE)
12-14 CHADWICK STREET
PATERSON, NJ 07503

ALSIEUX ARCHITECTURE, LLC.
David A Alsieux, RA
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REQUIRED OFF-STREET PARKING:
15 PARKING SPACES FROM 10 TWO-BEDROOM UNITS
12 PARKING SPACES FROM 10 ONE-BEDROOM UNITS
TOTAL: 27 PARKING SPACES REQUIRED

PROVIDED OFF-STREET PARKING:
11 BASEMENT
4 FIRST FLOOR
TOTAL: 15 PARKING SPACES PROVIDED

NOTE:
PAGE #10: NO RESIDENTIAL USES, PROFESSIONAL OFFICES, NOR STAND-ALONE PARKING GARAGES ARE PERMITTED AT THE FIRST FLOOR (STREET LEVEL)

PAGE #15: ALLOWABLE GROUND LEVEL USE: COMMERCIAL / RETAIL
PAGE #25: ABOVE 6 STORIES, ALL BUILDINGS MUST BE STEPPED-BACK 10' FROM THE FRONT ROOFLINE AND 10' FROM THE SIDE ROOFLINE.

PAGE #25: BUILDING SIZE
(b) BUILDING HEIGHT
3. THE FOLLOWING SHALL BE CONSIDERED ROOF APPURTENANCES AND MAY PENETRATE THE MAXIMUM HEIGHT LIMIT BY NO MORE THAN 25' SO LONG AS, IN THE AGGREGATE, THE APPURTENANCES DO NOT OCCUPY MORE THAN 10% OF THE TOPMOST ROOF:
b. ELEVATOR OR STAIR BULKHEADS, WATER TANKS AND MECHANICAL EQUIPMENT (SUCH AS AIR CONDITIONING CONDENSERS)
c. PARAPETS, CORNICES AND OTHER DECORATIVE ARCHITECTURAL ELEMENTS WILL NOT COUNT TOWARDS ROOF COVERAGE SO LONG AS THEY ARE NOT HIGHER THAN 5' ABOVE THE ROOF SLAB.

PAGE #28: ARCHITECTURAL DESIGN STANDARDS
(d) BALCONIES
(1) "JULIET" BALCONIES ARE PERMITTED
(2) BALCONIES IN EXCESS OF 3' SHALL BE RECESSED BEHIND THE PRINCIPAL FAÇADE.

PAGES #28 & 29: EXTERIOR WALLS
(b) FINISH MATERIALS FOR WALLS.
(1) ANY OF THE FOLLOWING MATERIALS MAY BE USED FOR EXTERIOR WALLS AND FOR COLUMNS, ARCHES, AND PIERS:
a. NATURAL STONE OR BRICK
b. REINFORCED CONCRETE (WITH SMOOTH FINISH OR WITH STUCCO)
c. CONCRETE BLOCK WITH STUCCO (CBS)
d. WOOD, PRESSURE-TREATED OR NATURALLY DECAY-RESISTANT SPECIES
e. GLASS AND STEEL

(2) OTHER MATERIALS FOR EXTERIOR WALLS MAY BE USED ONLY IF APPROVED AS A DEVIATION FROM THIS SECTION WHEN EXPLICIT APPROVAL HAS BEEN GRANTED TO VARY FROM THESE REGULATIONS. FAUX MATERIALS SHALL BE DISCOURAGED ALONG WITH DRIVIT OR EIFS (FAUX STUCCO).

(c) TYPES OF EXTERIOR WALLS. PRINCIPAL FAÇADES AND THEIR REQUIREMENTS ARE DEFINED HEREIN. EXTERIOR WALLS THAT ARE NOT DEFINED AS PRINCIPAL FAÇADES REQUIRE A LESS DEGREE OF FINISH AND TRANSPARENCY, BUT AT A MINIMUM MUST MEET THE FOLLOWING REQUIREMENTS:
(1) TRANSPARENT WINDOWS MUST COVER MIN. 30% OF THE WALL AREA BELOW THE EXPRESSION LINE AND MIN. 10% OF THE WALL AREA BETWEEN THE EXPRESSION LINE AND THE CORNICE.
(2) ALL WINDOWS MUST HAVE THEIR GLAZING SET BACK MIN. 3" FROM THE SURFACE PLANE OF THE FAÇADE, OR SET BACK MIN. 2" WHEN WOOD FRAME CONSTRUCTION IS USED.
(3) RECTANGULAR WINDOW OPENINGS SHALL BE ORIENTED VERTICALLY (EXCEPT FOR TRANSOM WINDOWS).

PAGE #29 & 30: PRINCIPAL FAÇADE WALL
(a) FAÇADE ELEMENTS
(1) ALL PRINCIPAL FAÇADES SHALL HAVE A PROMINENT CORNICE AND EXPRESSION LINE, A WORKING ENTRANCE, AND WINDOWS

(4) EXPRESSION LINES AND CORNICES SHALL BE A DECORATIVE MOLDING OR JOG IN THE SURFACE PLANE OF THE BUILDING THAT EXTEND MIN 3'-6" OUT FROM THE PRINCIPAL FAÇADE, OR A PERMANENT CANOPY MAY SERVE AS AN EXPRESSION LINE.

PAGE #30 & 31: (c) WINDOWS. EVERY PRINCIPAL FAÇADE MUST CONTAIN TRANSPARENT WINDOWS ON EACH STORY WITH THE EXCEPTION OF WINDOWS OPENING INTO A PARKING FLOOR. GARAGE WINDOWS SHALL HAVE TRANSLUCENT GLAZING.

(1) ALL WINDOWS.
a. ALL WINDOWS (WITH EXCEPTION OF ALL-GLASS STRUCTURES) MUST:
i. CONTAIN VISIBLE LILLS AND LINTELS (A MIN. PROJECTION OF 6" ON THE EXTERIOR WALL).
b. GLASS IN WINDOWS AND DOORS, WHETHER INTEGRALLY TINTED OR WITH APPLIED FILM, MUST TRANSMIT AT LEAST 50% OF VISIBLE DAYLIGHT.

(3) UPPER-STORY WINDOWS. ALL STORIES ABOVE THE FIRST STORY OF EVERY BUILDING'S PRINCIPAL FAÇADE SHALL CONTAIN BETWEEN 40-60% OF THE WALL AREA WITH TRANSPARENT WINDOWS.

PAGE #32: (b) BALCONIES:
a. BALCONIES MAY EXTEND FORWARD OF THE BUILD-TO-LINE OR STEP-BACK LINE AND MAY ENROACH INTO A STREET RIGHT-OF-WAY FROM THE 2ND STORY FLOOR AND ABOVE.
b. BALCONIES CANNOT EXCEED THE FOLLOWING DIMENSIONS:
i. DEPTH: 5' MAX.
ii. HEIGHT: 10' MIN. DISTANCE FROM ANY SIDEWALK.
iii. LENGTH: 25% TO 40% OF THE BUILDING FRONTAGE
iv. TOP OF RAILING: MUST BE IN ACCORDANCE TO ALL CITY AND STATE BUILDING AND CONSTRUCTION STANDARDS.

PAGE #33 & 34: ROOFS
(a) ROOF TYPES PERMITTED
(1) ALL FLAT ROOFS, AND ANY SLOPED ROOF WITH A SLOPE OF LESS THAN 10% VERTICAL PER 12 INCHES HORIZONTAL, MUST HAVE THEIR EDGES ALONG ALL STREETS CONCEALED WITH PARAPETS AND TRIMMED WITH DECORATIVE CORNICE.

(b) ROOFING MATERIALS PERMITTED
(3) FLAT ROOFS: ANY MATERIALS ALLOWED BY APPLICABLE BUILDING CODES.

(d) VEGETATED GREEN ROOFS DESIGNED PURSUANT TO LEED ARE REQUIRED FOR THE TOPMOST ROOF ON ALL NEW BUILDINGS; LOWER LEVEL ROOFS OF NEW BUILDINGS AS WELL AS ROOFS OF BUILDINGS, WHICH ARE RENOVATED, SHALL BE LANDSCAPED AND ACCESSIBLE TO BUILDING OCCUPANTS.

PAGE #34: (c) SIZE OF SIGNS. MAXIMUM GROSS AREA OF ALL SIGNS ON A GIVEN FAÇADE SHALL NOT EXCEED 32 SF.

PAGE #35: STREETSCAPE STANDARDS
a. ANY CURRENT ABOVEGROUND UTILITIES SHALL BE LOCATED UNDERGROUND.
b. ALL STREETSCAPES SHALL HAVE TREES PLANTED TO THE GREATEST EXTENT POSSIBLE. SPACING SHALL BE MAX. 30' O.C. OR AS APPROPRIATE FOR THE TREE SPECIES UNLESS SPACE IS NEEDED FOR SIGNATURE ENTRANCEWAYS, DRIVEWAY CURB-CUTS AND SITE-TRIANGLES.
c. STREETLIGHTS AND TRAFFIC SIGNAL STANDARDS SHALL BE INSTALLED CONSISTENT WITH THE TYPE DETAILED HEREIN.

PAGE #36: PARKING STANDARDS
(1) ALL PARKING AND RELATED MECHANICAL SPACES LOCATED INTERNALLY BEHIND A STREET FAÇADE SHALL BE "WRAPPED" ON THE EXTERIOR BY ACTIVE BUILDING USES.
(2) NO AREA OR VENT SHALL OPEN DIRECTLY INTO ANY STREET OR PARK SPACE.

(3) ALL SELF-PARKING SPACES SHALL BE A MINIMUM OF 8'5" BY 18' DEEP. ALL AISLES SHALL BE A MINIMUM OF 22' WIDE. COMPACT SPACES MAY BE PROVIDED UPON PLANNING BOARD APPROVAL UP TO 15% OF THE TOTAL PARKING SPACES WITHIN A SINGLE BLOCK OF DEVELOPMENT.
(4) CURB-CUTS ARE LIMITED TO 24' IN WIDTH FOR GARAGES WITH MORE THAN 500 SPACES, 12' IN WIDTH FOR ALL OTHER GARAGES.

(5) PARKING IS ENCOURAGED TO BE LOCATED BELOW GROUND LEVEL.
(6) AREAS WHERE VEHICULAR ACCESS IS REQUIRED SHALL BE DESIGNED TO MATCH THE ADJACENT ACTIVE USES. A NON-CONTRASTING GARAGE DOOR SHALL BE PROVIDED THAT PROVIDES GLAZING AT EYE LEVEL. THE DOOR MUST BE MADE OF A SOLID MATERIAL AND MUST BE KEPT CLOSED.

PAGE #26 & 27: PARKING RATIOS
(a) RESIDENTIAL: 1.0 PER UNIT AVERAGE, FURTHER BROKEN DOWN BY UNIT TYPE:
(1) STUDIO APARTMENT - 1 SPACE PER UNIT
(2) ONE-BEDROOM - 1.25 SPACES PER UNIT
(3) TWO-BEDROOM - 1.5 SPACES PER UNIT
(4) THREE-BEDROOM - 2 SPACES PER UNIT

PAGE #19: PARKING IS PERMITTED ON AND ABOVE THE FIRST FLOOR, BUT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND LOCATED BEHIND ACTIVE USES.

PAGE #37: PARKING LOCATIONS
(a) PARKING IS ENCOURAGED TO BE FULLY OR PARTIALLY BELOW GRADE, BUT IS PERMITTED AT-GRADE.
(1) PARKING IS PERMITTED AT THE FIRST FLOOR AND ABOVE THE FIRST FLOOR, BUT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND LOCATED BEHIND ACTIVE USES WHERE MANDATORY.
(2) WHERE PARKING IS NOT SCREENED BY ACTIVE USES IT MUST BE CLAD TO MATCH THE BUILDING ABOVE AND MUST HAVE APPROPRIATE GROUND LEVEL WINDOW TREATMENTS WITH TRANSLUCENT, AND A LOT PRIVATELY OR PUBLICLY OWNED.

LOADING REQUIREMENTS
(a) THERE ARE NO LOADING REQUIREMENTS FOR RESIDENTIAL USES.

AREA #11 - NEIGHBORHOOD REDEVELOPMENT DISTRICT (ADOPTED APRIL 2008)

MIXED-USE BUSINESS DISTRICT (MU-B)

CODE SECTION	USE	PERMITTED	EXISTING	PROPOSED	COMMENTS
PAGE #18	PRINCIPAL	MIXED-USE	MULTI-FAMILY	MULTI-FAMILY	EX. NON-COMFORMING
PAGE #19	ACCESSORY	1ST FL PARKING GARAGE	ADU	1ST FL PARKING GARAGE	CONFORMING

MINIMUM LOT SIZE	REQUIRED
PAGE #19 AREA (SF)	12,000

MINIMUM YARD DIMENSIONS	
PAGE #19 FRONT (FT)	0

PAGE #32 MAX. BALCONY EXTENSION INTO R.O.W. (FT)	5
PAGE #19 SIDE (FT) - LEFT SIDE	0

PAGE #19 SIDE (FT) - LEFT SIDE	0
PAGE #19 SIDE (FT) - RIGHT SIDE	0

PAGE #19 REAR (FT)	15
PAGE #19 (STORIES)	8

PAGE #19 (STORIES)	8
PAGE #19 (FT)	95

PAGE #32 MIN. HEIGHT OF BALCONY FROM SIDEWALK	10
PAGE #19 MAX. HEIGHT OF BALCONY FROM SIDEWALK	10

MAXIMUM BUILDING HEIGHT	
PAGE #19 (STORIES)	8

PAGE #19 (FT)	95
PAGE #19 (STORIES)	8

MAXIMUM LOT COVERAGE	
PAGE #19 BUILDING (%)	85

PAGE #19 IMPERVIOUS (%)	100
PAGE #19 (SF)	(4,904.33 SF)

MINIMUM UNIT REQUIREMENTS	
PAGE #15 UNIT SIZE (SF)	650

MIN. BUILDING REQUIREMENTS	
PAGE #28 EXTERIOR WALL FINISH	NATURAL BRICK & CBS & CBS

PAGE #30 CORNICE / EXPRESSION LINE PROJ. (IN)	3 TO 6
PAGE #30 WINDOW SILL & LINTEL PROJECTION (IN)	6

PAGE #32 BALCONY LENGTH RATIO OF FAÇADE (%) (55')	25 TO 40
PAGE #32 (FT)	10

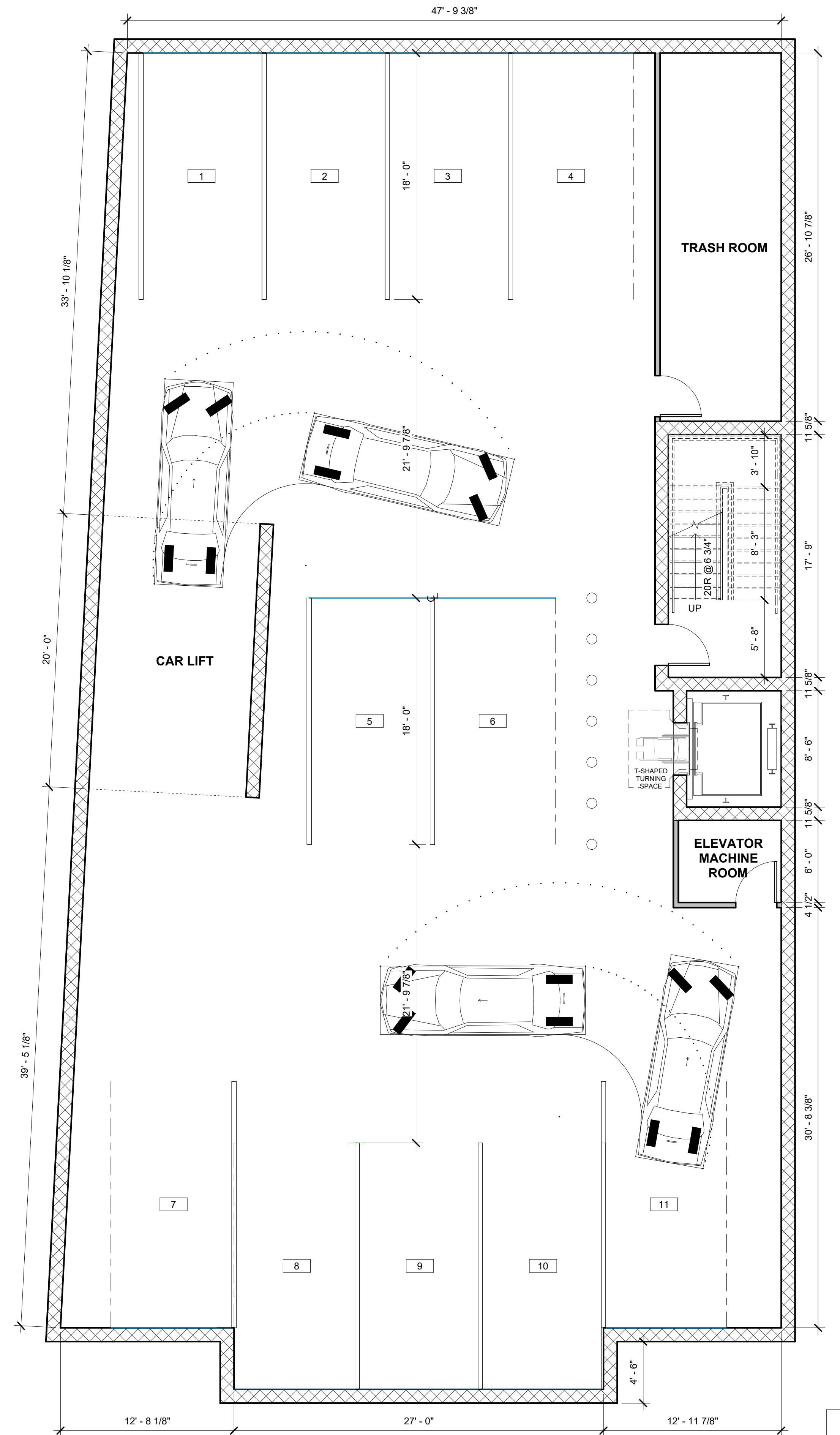
MIN. SITE REQUIREMENTS	
PAGE #24 SIDEWALK (FT)	15

PAGE #35 STREET TREE	1
PAGE #35 (FT)	10.62

MINIMUM BUILDING TRANSPARENCY	
PAGE #31 PRINCIPAL FAÇADE - UPPER (%) (3,128.38 SF)	40-60

PAGE #29 NON-PRINCIPAL FAÇADE - LOWER (REAR) (%) (692.61 SF)	30
PAGE #29 NON-PRINCIPAL FAÇADE - UPPER (REAR) (%) (2,788.71 SF)	10

PAGE #29 NON-PRINCIPAL FAÇADE - LOWER (LEFT SIDE) (%)	30



2 FIRST FLOOR PLAN

PL-1.0 3/16" = 1'-0"

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Project #
Date
Drawn by
Checked by

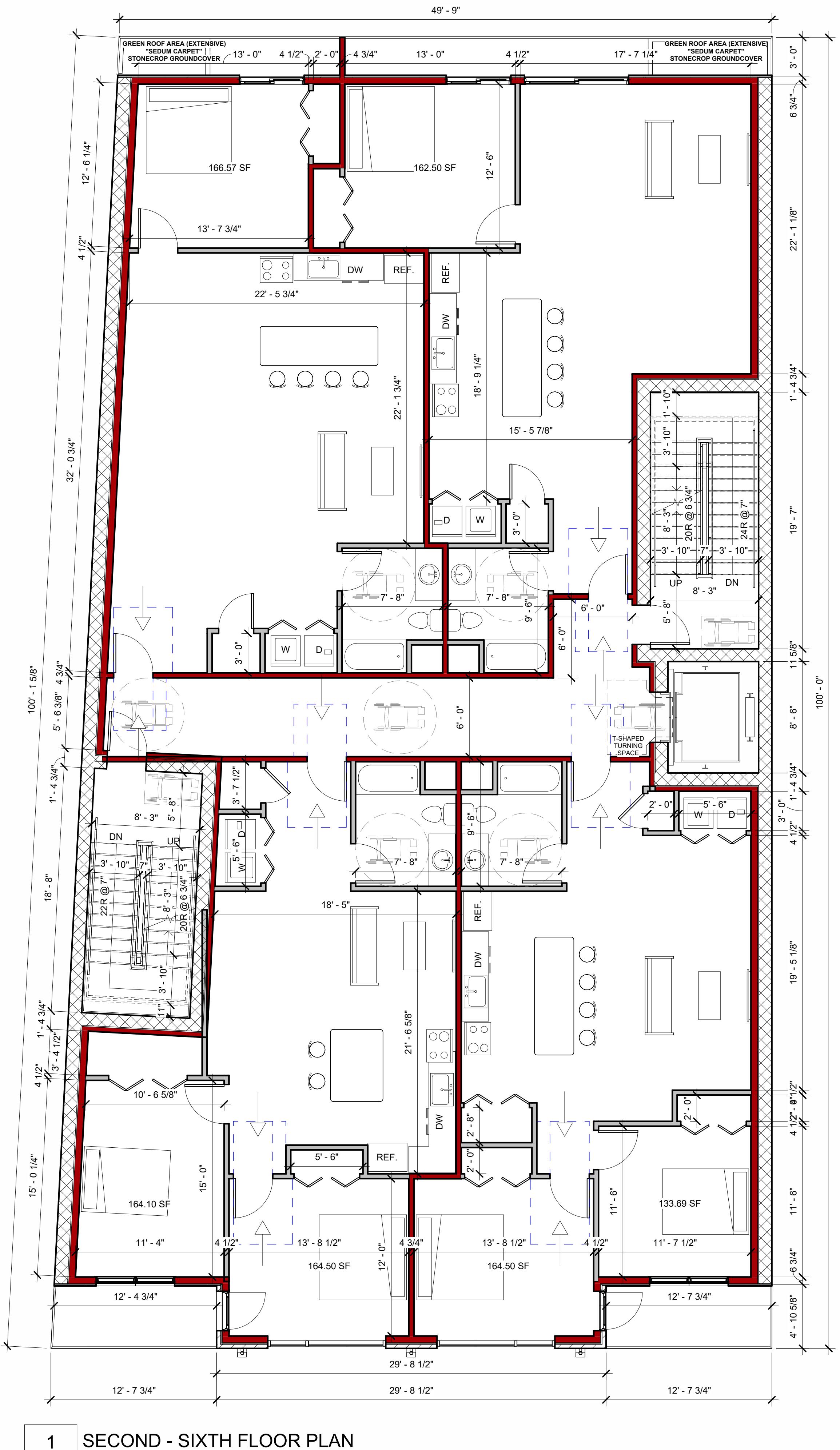
FLOOR PLANS -
BASEMENT &
FIRST

PL-1.0

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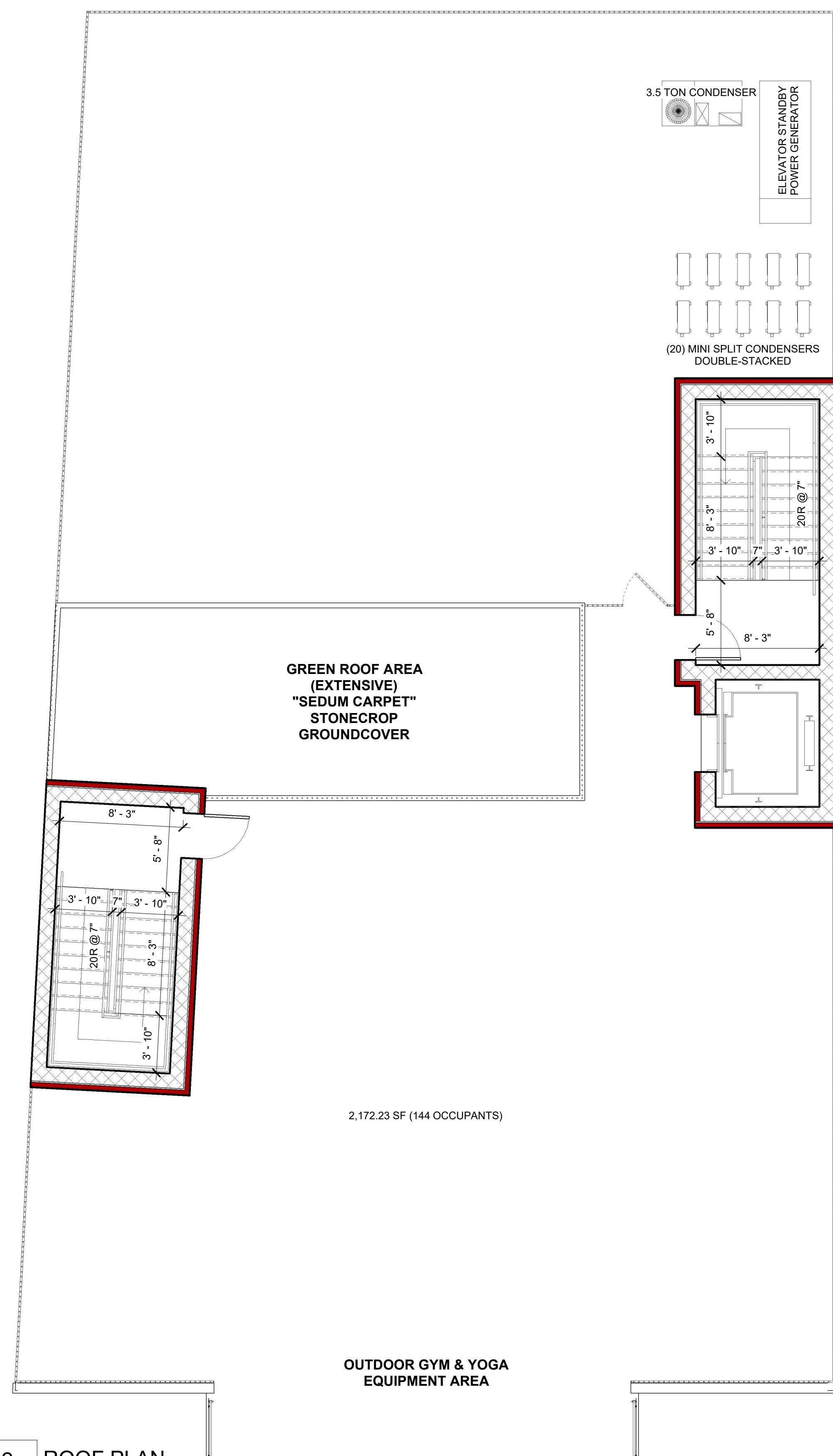


2 ROOF PLAN
PL-1.1 3/16" = 1'-0"

#	REVISION	DATE
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**FLOOR PLANS -
UPPER FLOORS**

PL-1.1



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1 FRONT ELEVATION

PL-2.0 3/16" = 1'-0"

2 REAR ELEVATION

PL-2.0 3/16" = 1'-0"

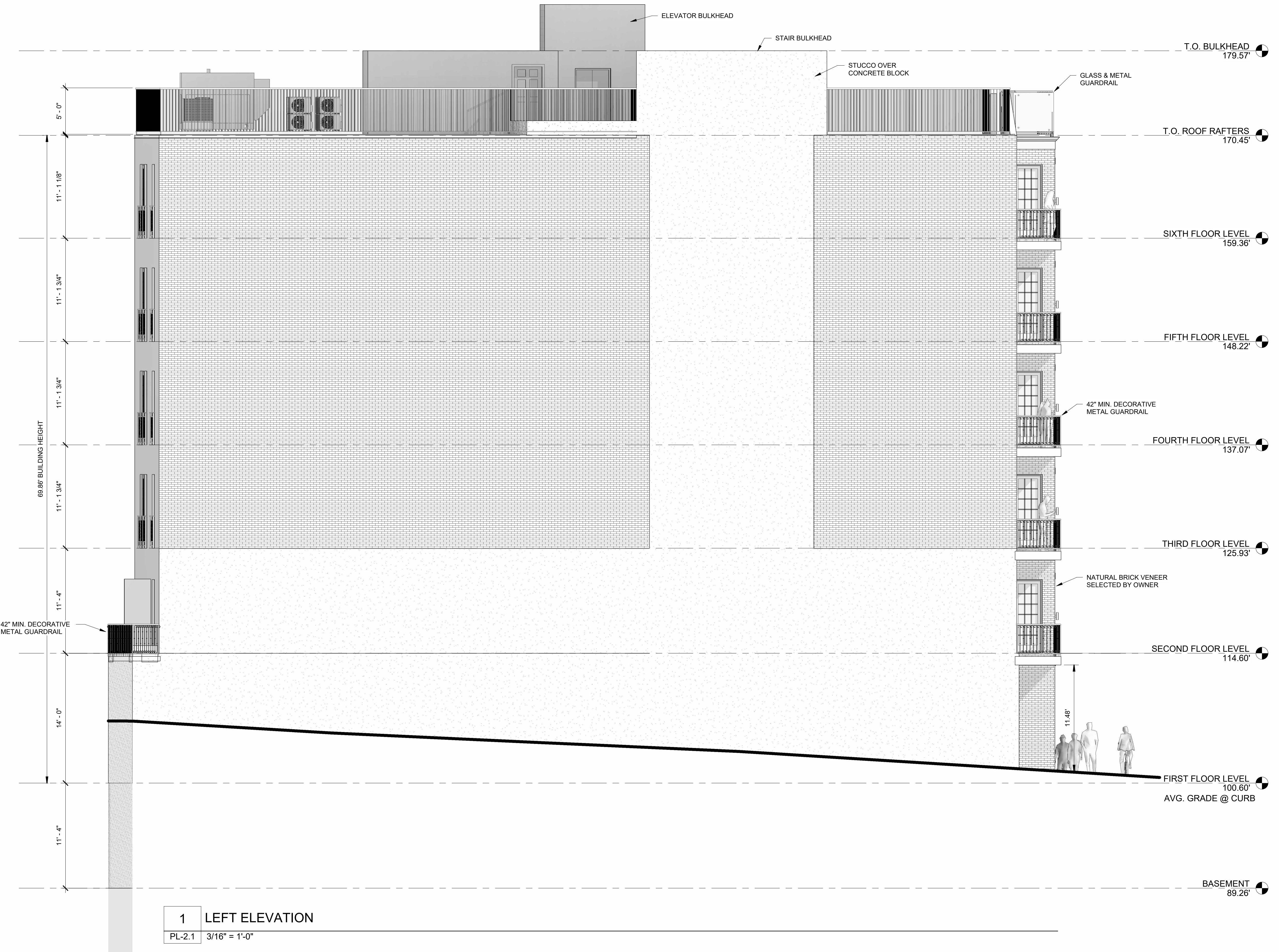
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	VV	

SHEET
ELEVATIONS -
FRONT & REAR
PL-2.0



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1

PL-2.1

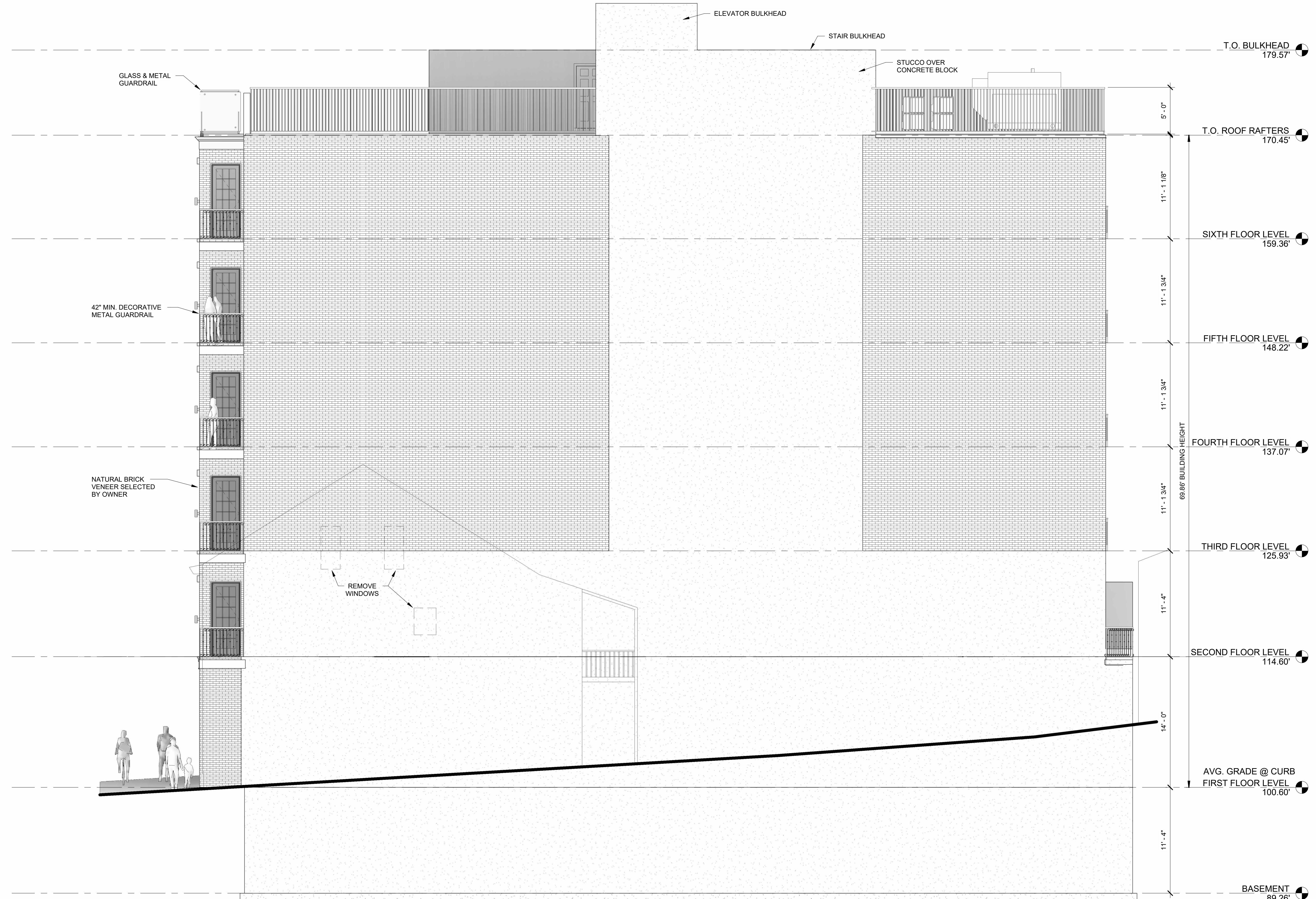
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ELEVATIONS - LEFT

PL-2.1

12-14 CHADWICK STREET
PATERSON, NJ 07503

DAVID A. ALSIEUX



1 RIGHT ELEVATION

Pl -22 3/16" = 1'-0"

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SHEET

PL-2.2



CLIEF

BLUE JCI CHADWICK HOLDINGS, LLC. ALEXANDRITE ENTERPRISE, LLC

PROJECT **NEW CONSTRUCTION**

NEW CONSTRUCTION ADDRESS (MUI TI-FAMU Y MID-RISE)

**12-14 CHADWICK STREET
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