

Materials/Colors

Brick 1



Sioux City Copperstone Smooth

Brick 2



Sioux City Ebonite Smooth

Masonry Unit Base/Course Bands



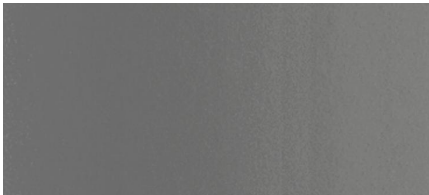
Arriscraft Adair Blue Grey

Metal Panel Wall Panels

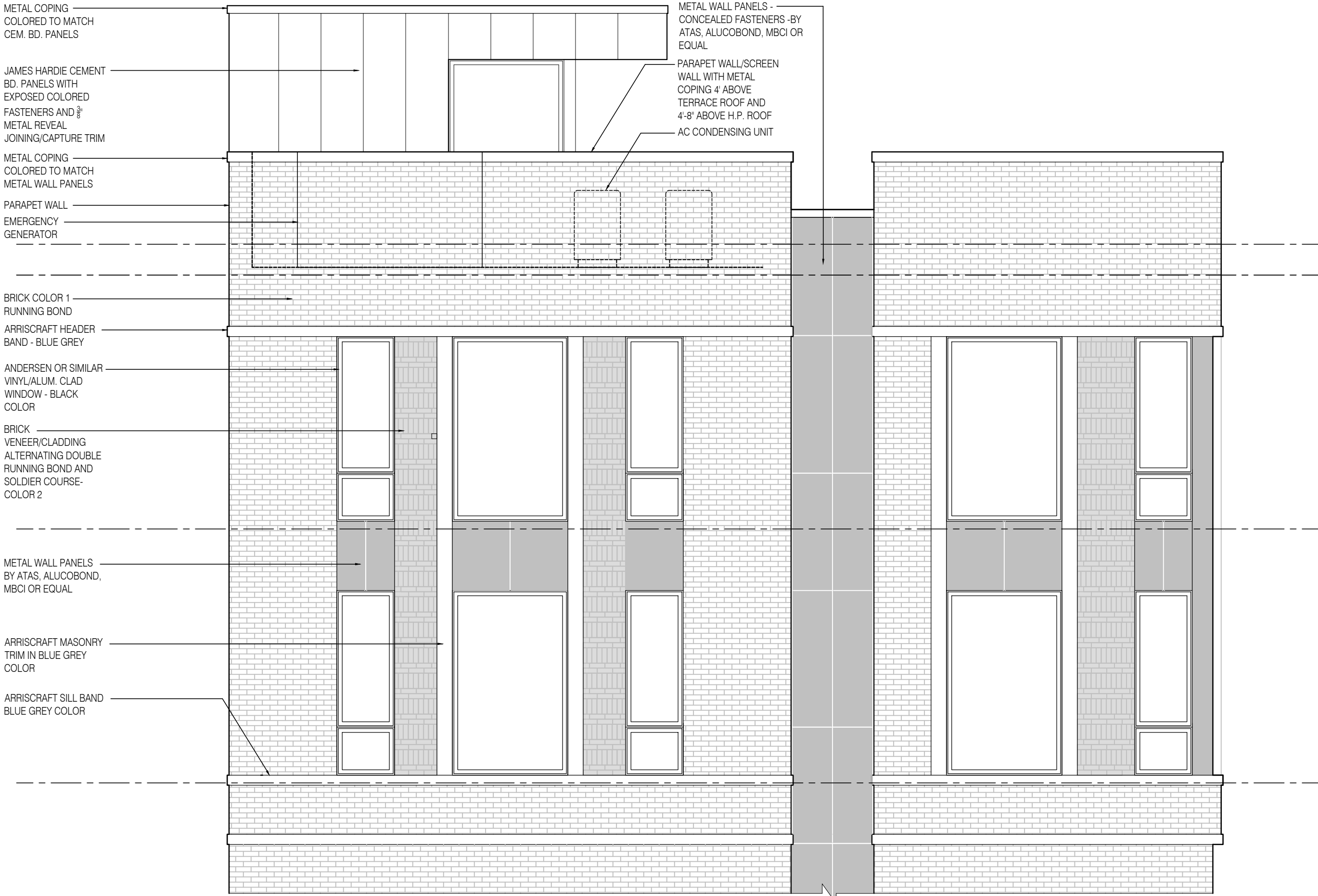


Sherman Williams SW4016 Color as Reference

James Hardie Cement Fiberboard Wall Panels



Slate Color



1 | Partial Elevation
[1/4" = 1'-0"]

Building Statistics				
Area	(S.F.)	Unit Label	Area (sf)	Quantity
Cellar	980	A Unit	1,135	4
Ground Floor (interior)	1,796	B Unit	1,008	4
Second Floor	4,931	C Unit	1,148	2
Third Floor	4,931	D Unit	1,195	4
Fourth Floor	4,931			
Fifth Floor	4,931			
Total Floor Area	24,460	Total Units		14
Covered Bldg. Area	4,931			
Parking Area	see site plan			
Roof Deck	747			
Bulkhead	607			

Project Information		
UNITS	1 B.R.	2 B.R.
FLOOR 2	0	4
FLOOR 3	0	3
FLOOR 4	0	4
FLOOR 5	0	3
SUB-TOTAL	0	14
TOTAL		14

PARKING	COVERED	EXTERIOR
8'X16'		5
8'X18'	3	
PARALLEL 10'X22'	1	
VAN ACCESSIBLE 16'X18'	1	
SUB-TOTAL	5	5
TOTAL		10



Street Render



Aerial Render

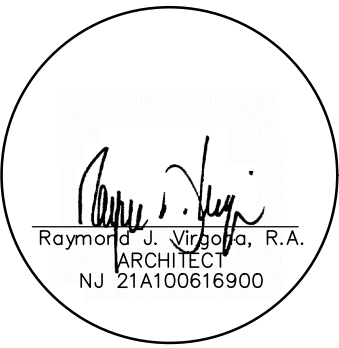
Proposed 14 Unit
Condominium
Project

Lot 24 Block 13303
32 Glenwood Avenue
Jersey City, N.J.

Developer
Franklin Development Group, LLC
46 Church Street
Montclair, N.J.

VIRGONA
+
VIRGONA
ARCHITECTS / PLANNERS

125 RIVER ROAD SUITE 201
EDGEWATER, NEW JERSEY 07020



Consultants

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Revisions		
1.	8/1/2022	REVISED FOR SUBMISSION TO BOARD AND PLANNING OFFICE
2.	11/18/2022	REVISED AS PER PRELIM. CITY PLANNING REVIEW

Contents

Dwn. JV

Chkd.

Date 25 April 2022

Scale AS NOTED

Job No.

Dwg. No.

ZB-3.1

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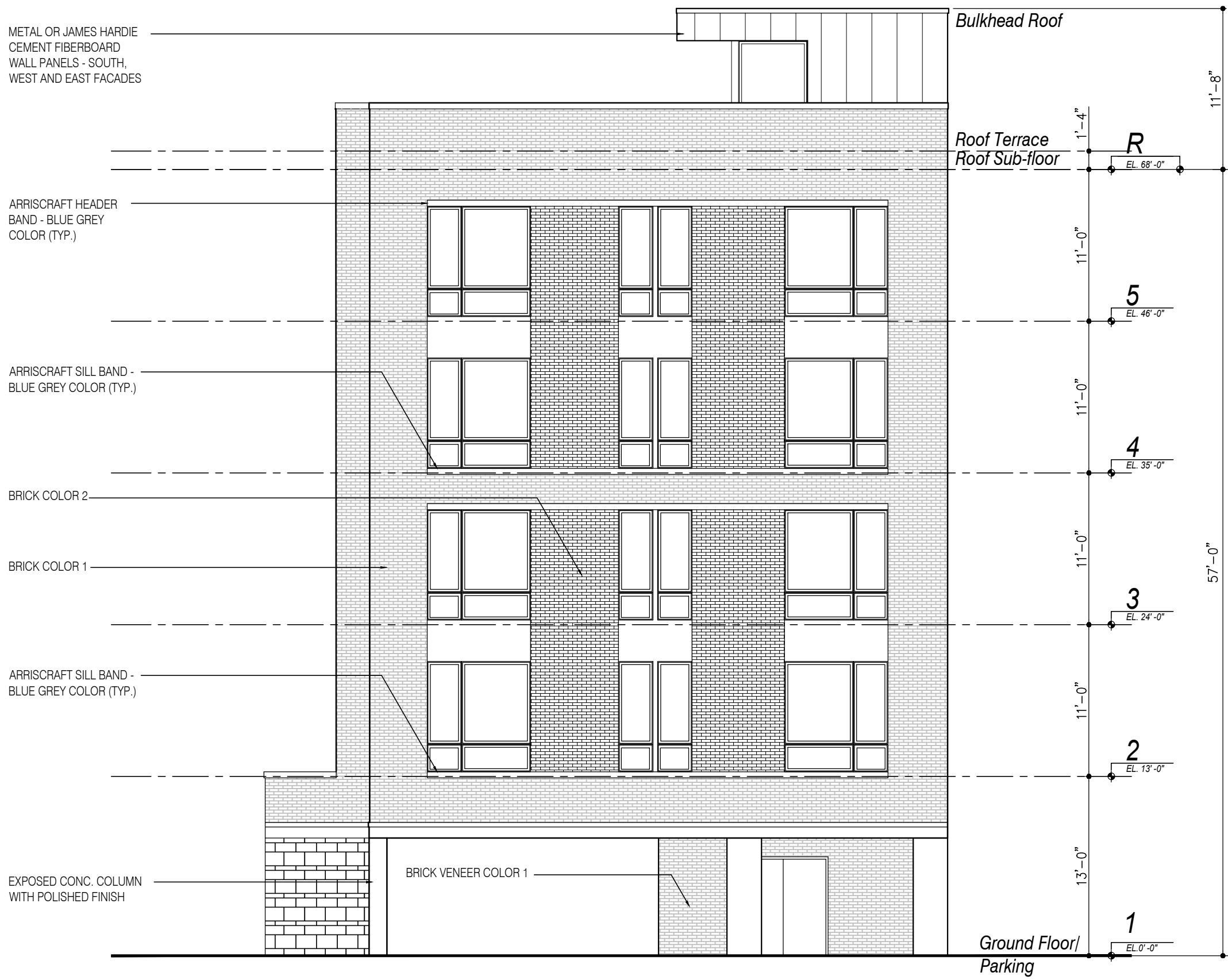
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- Revisions
- 1. 8/1/2022 REVISED FOR SUBMISSION TO BOARD AND PLANNING OFFICE
 - 2. 11/18/2022 REVISED AS PER PRELIM. CITY PLANNING REVIEW
 - 3. 12/14/2022 REVISED NORTH AND SOUTH ELEV.

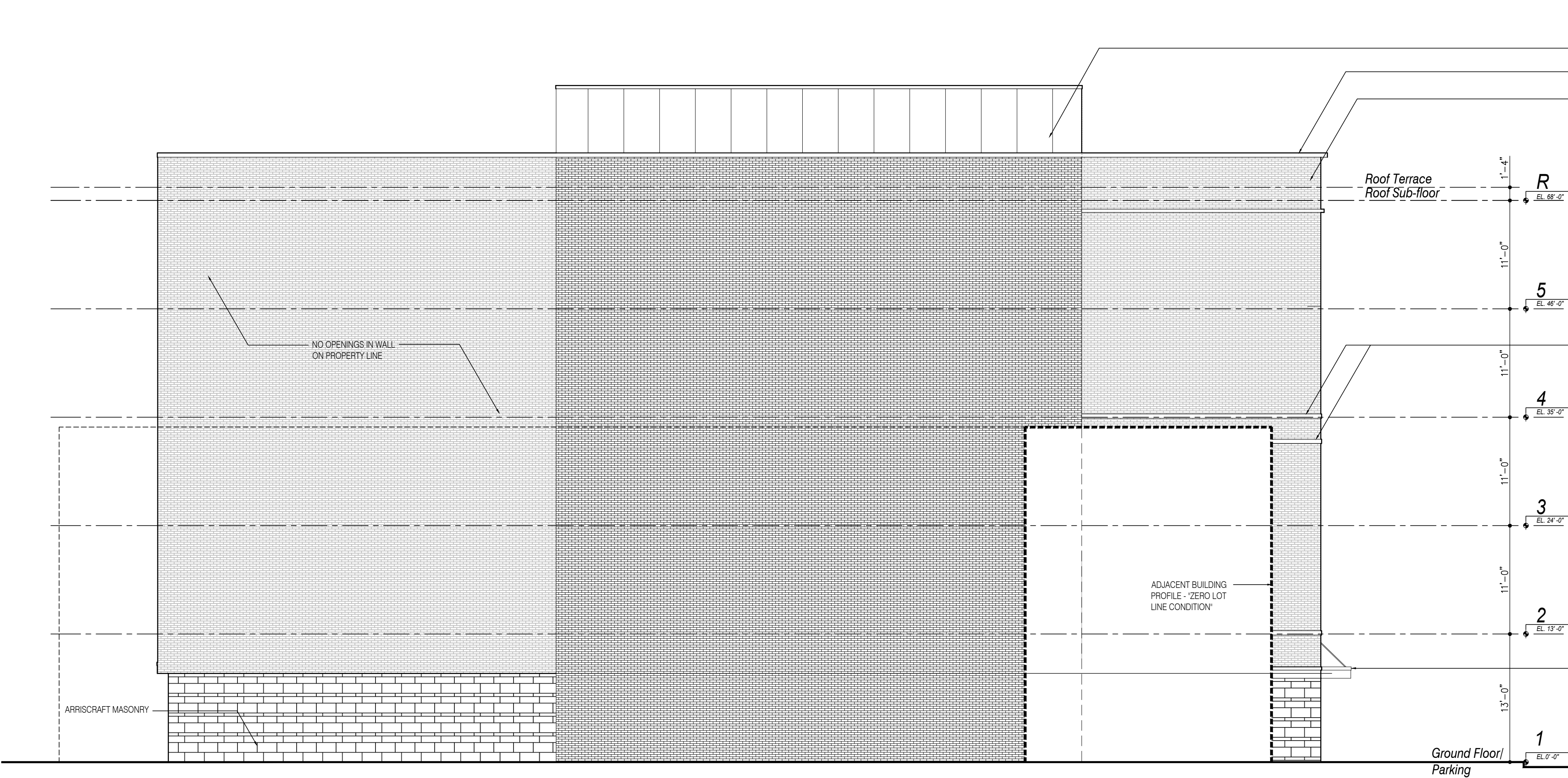
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Dwn.	JV
Chkd.	
Date	25 April 2022
Scale	AS NOTED
Job No.	
Dwg. No.	ZB-3.2



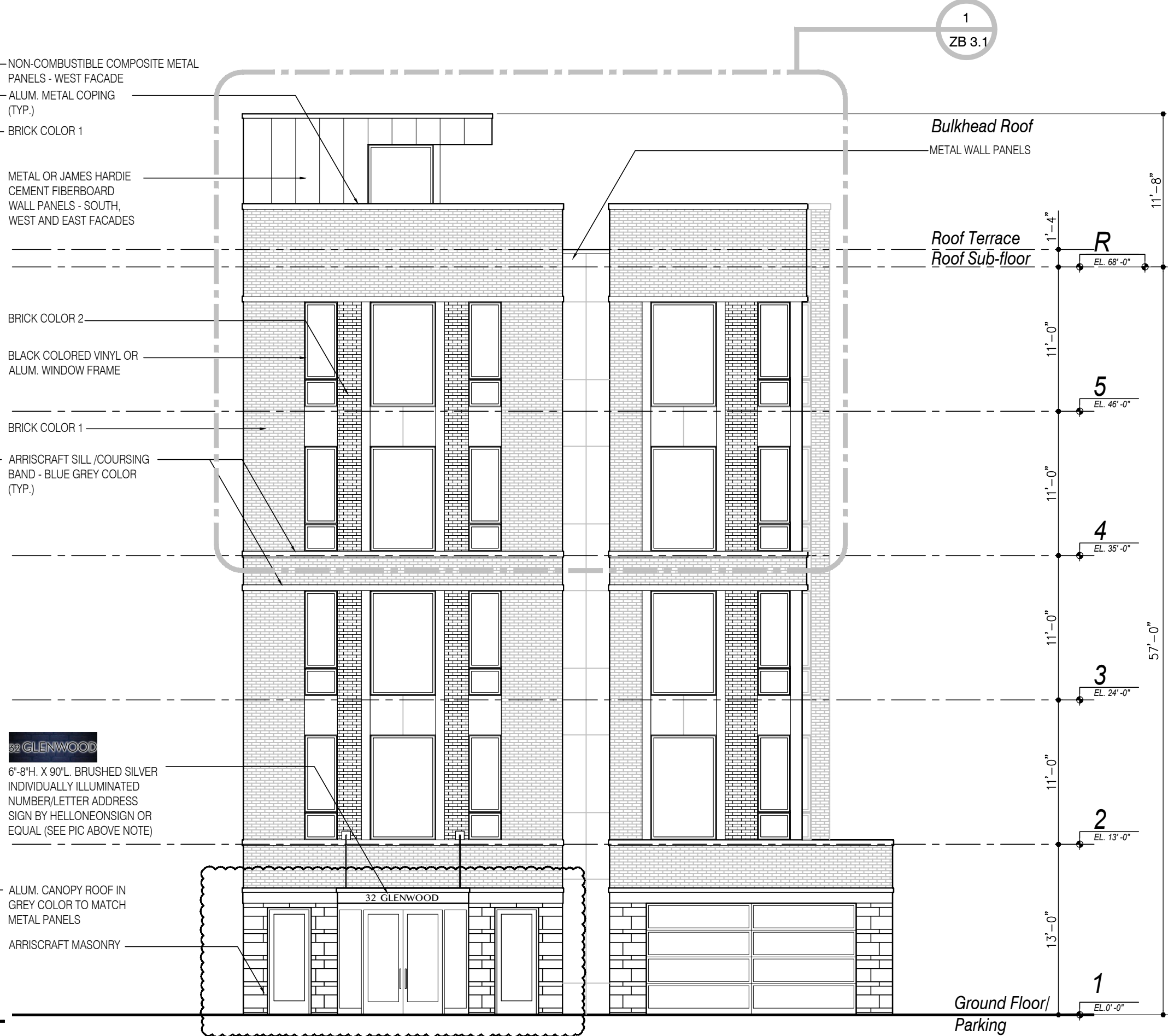
East | Building Elevation
[1/8" = 1'-0"]



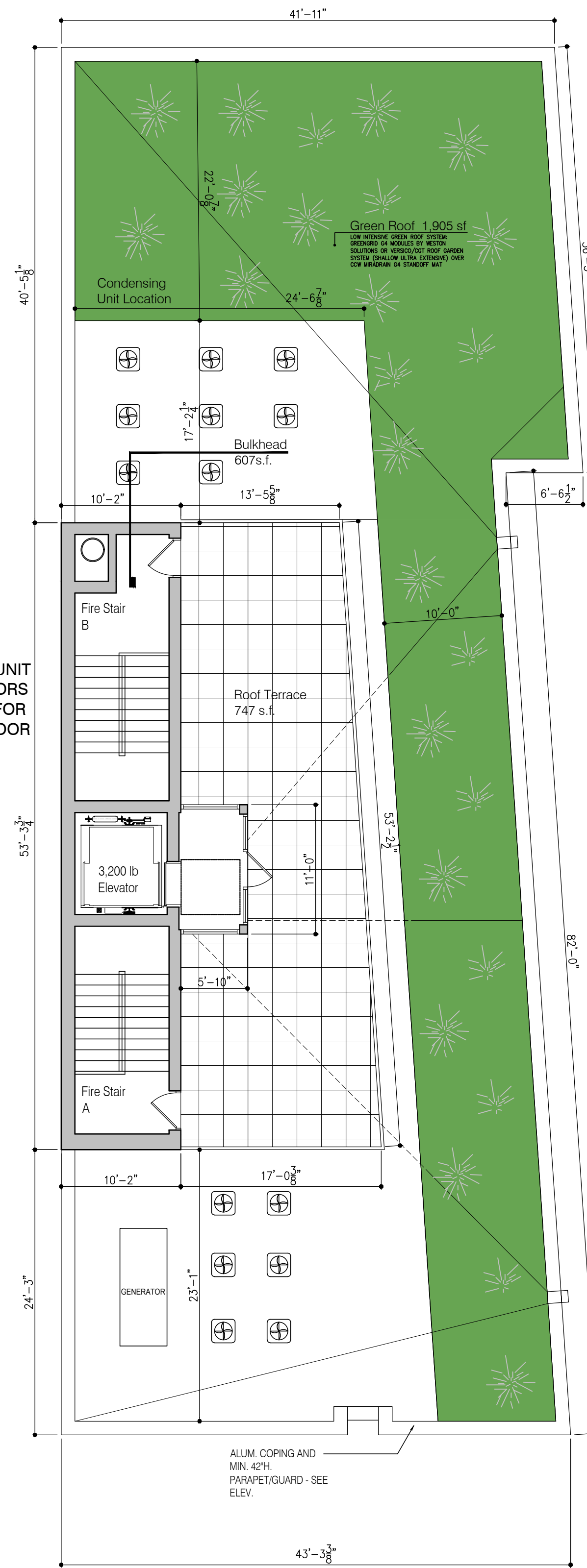
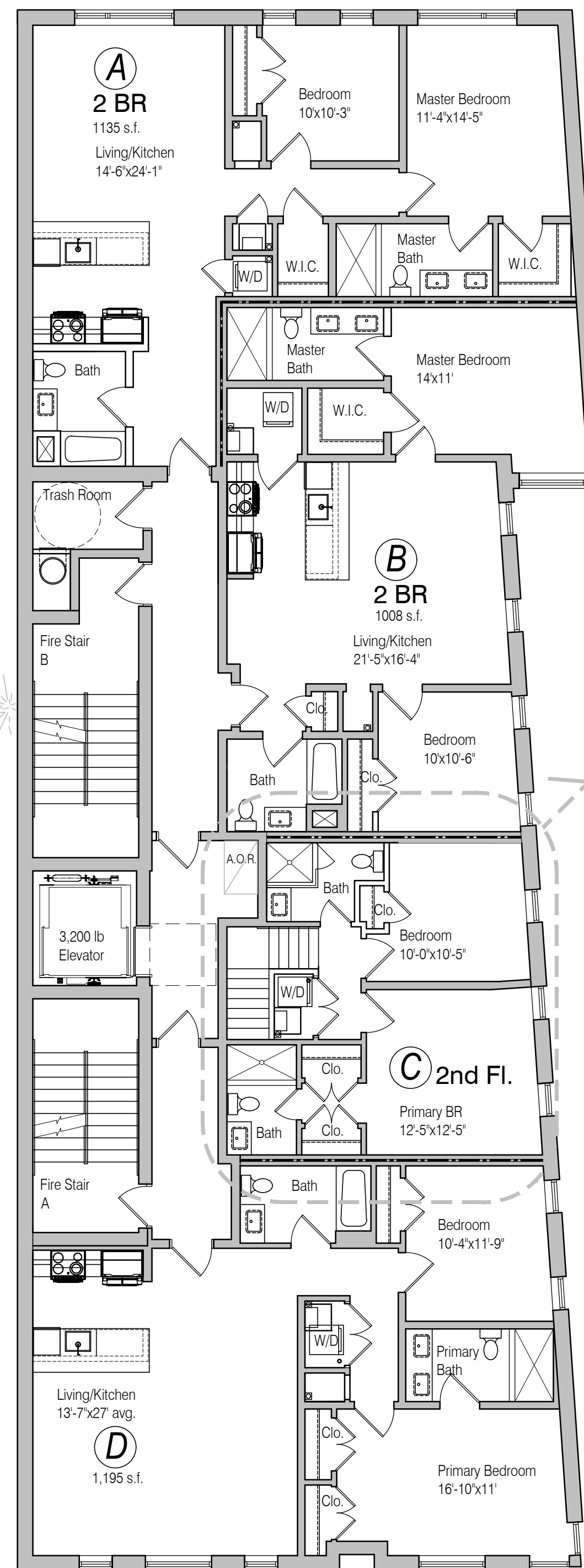
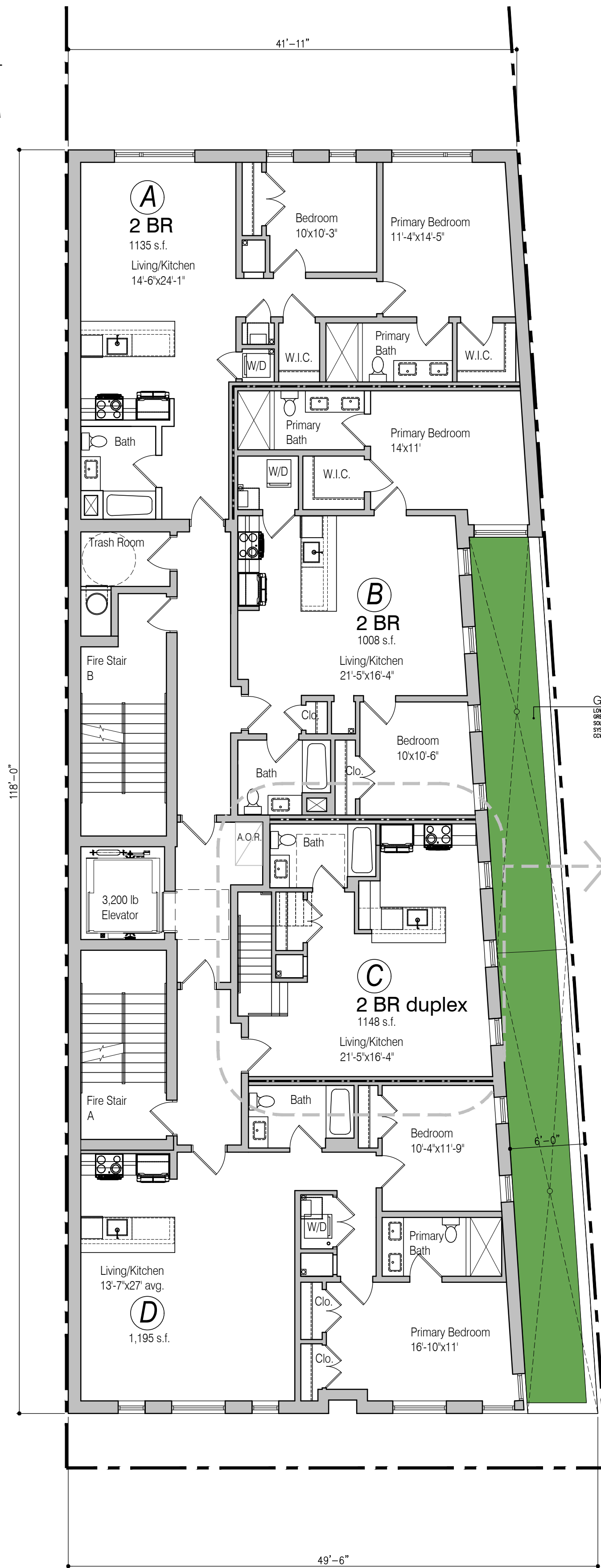
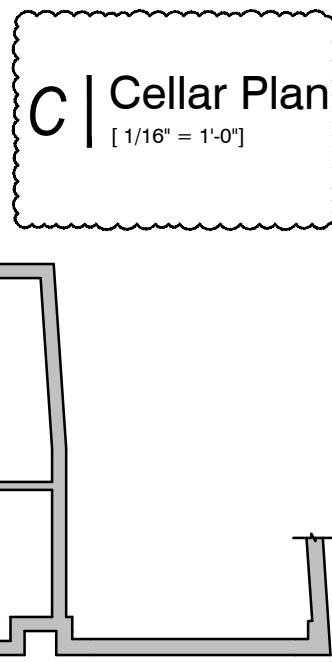
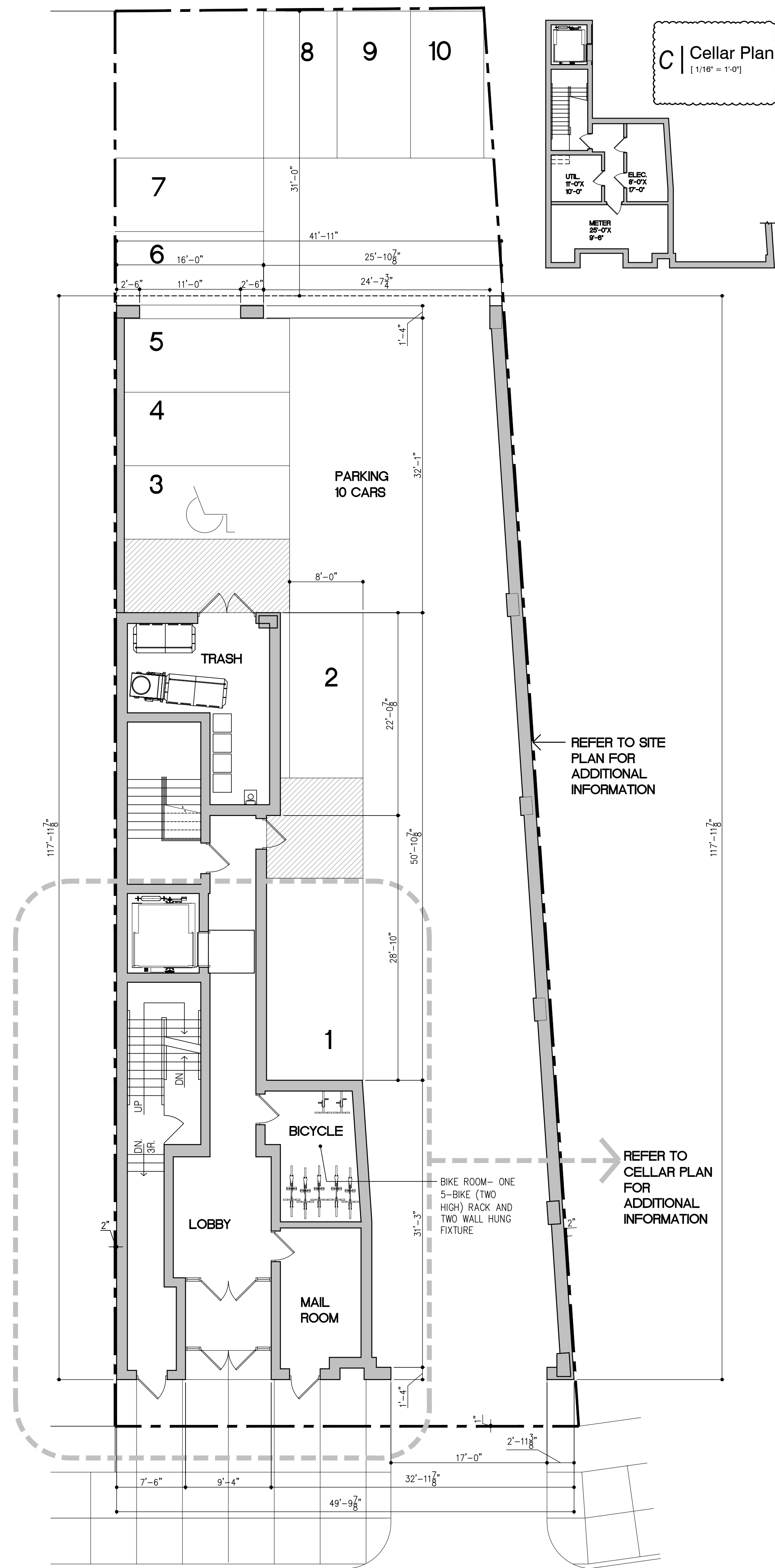
North | Building Elevation
[1/8" = 1'-0"]



West | Building Elevation
[1/8" = 1'-0"]



South | Building Elevation
[1/8" = 1'-0"]



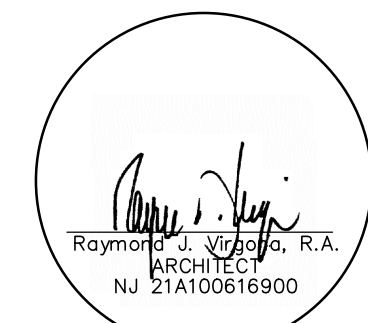
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- 1. 8/1/2022 REVISED FOR SUBMISSION TO BOARD AND PLANNING OFFICE
 - 2. 11/18/2022 REVISED AS PER PRELIM. CITY PLANNING REVIEW
 - 3. 12/14/2022 ADDED ROOF DIMENSIONS

Contents	
Dwn.	JV
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Date	25 April 2022
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Dwg. No.	ZB-3.3