

PRELIMINARY SITE PLAN

44 PARK LANE NORTH

44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
JERSEY CITY, NJ 07310

41 STORIES
355 RESIDENTIAL UNITS
5,716 SF INDOOR AMENITY
336 PARKING SPACES

RESIDENTIAL CALCS

LEVEL	BEDROOM COUNT	NUMBER OF UNITS
2ND FLOOR	ST	1
2ND FLOOR	1 BR	4
2ND FLOOR	2 BR	2
3RD-5TH FLOOR	ST	3
3RD-5TH FLOOR	1 BR	12
3RD-5TH FLOOR	2 BR	6
6TH FLOOR	1 BR	3
6TH FLOOR	2 BR	2
7TH-17TH FLOOR	1 BR	66
7TH-17TH FLOOR	2 BR	44
18TH-29TH	1 BR	48
18TH-29TH	2 BR	48
18TH-29TH	3 BR	12
30TH-40TH	1 BR	44
30TH-40TH	2 BR	44
30TH-40TH	3 BR	11
41ST FLOOR	1 BR	1
41ST FLOOR	2 BR	3
41ST FLOOR	3 BR	1
TOTAL		355

UNIT MIX	BEDROOM COUNT	NUMBER OF UNITS
1%	ST	4
50%	1 BR	178
42%	2 BR	149
7%	3 BR	24
100%		355

AVG. UNIT SF BY TYPE	
ST	519
1 BR	744
2 BR	1033
3 BR	1474

BUILDING AREA

LEVEL	GROSS AREA
<varies>	0 SF
GROUND FLOOR	39,321 SF
2ND FLOOR	32,033 SF
3RD-5TH FLOOR	96,047 SF
6TH FLOOR	32,230 SF
7TH-17TH FLOOR	147,222 SF
18TH-29TH	160,602 SF
30TH-40TH	147,354 SF
41ST FLOOR	13,434 SF
ROOF	2,015 SF
TOTAL BUILDING AREA	670,256 SF

LEVEL	GROSS AREA
2ND FLOOR	5,313 SF
3RD-5TH FLOOR	15,940 SF
6TH FLOOR	4,341 SF
7TH-17TH FLOOR	94,779 SF
18TH-29TH	103,395 SF
30TH-40TH	94,779 SF
41ST FLOOR	5,381 SF
TOTAL NET RESIDENTIAL AREA	323,928 SF

LEVEL	GROSS AREA
6TH FLOOR	4,276 SF
41ST FLOOR	1,441 SF
TOTAL AMENITY AREA	5,716 SF

PARKING DISTRIBUTION

LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	ACCESSIBLE PARKING SPACE	8
GROUND FLOOR	ELECTRIC VEHICLE PARKING SPACE	27
GROUND FLOOR	REGULAR PARKING SPACE	25
2ND FLOOR	REGULAR PARKING SPACE	68
2ND FLOOR	REGULAR PARKING SPACE	30
3RD FLOOR	REGULAR PARKING SPACE	38
4TH FLOOR	REGULAR PARKING SPACE	70
5TH FLOOR	REGULAR PARKING SPACE	70
TOTAL RESIDENTIAL SPACES		336

LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	DOUBLE SIDED BIKE RACK	80
GROUND FLOOR	SINGLE SIDED BIKE RACK	102
TOTAL NUMBER OF PARKABLE BIKES		182



VIEW ALONG WASHINGTON BOULEVARD
SCALE: NOT TO SCALE



1 KEY MAP
SCALE: 1" = 100'-0"

PROJECT DATA

BLOCK NUMBER	7302
LOT NUMBERS	3.15
ZONING DISTRICT	NEWPORT REDEVELOPMENT PLAN
LOT AREA	63,058 SF
BUILDING FOOTPRINT	39,321 SF
BUILDING GSF	670,256 SF
RESIDENTIAL GSF	323,928 SF
DWELLING UNITS	355
PARKING SPACES	336

DRAWING LIST

A00.01	COVER SHEET
A02.01	GROUND FLOOR PLAN
A02.02	2ND FLOOR PLAN
A02.03	3RD - 5TH FLOOR PLAN
A02.06	6TH FLOOR PLAN
A02.33	7TH - 40TH FLOOR PLAN
A02.71	41ST FLOOR, ROOF, AND BULKHEAD PLAN
A03.01	EAST ELEVATION AND NORTH ELEVATION
A03.02	WEST ELEVATION AND NORTH ELEVATION
A04.01	ENLARGED BUILDING ELEVATIONS
A05.01	BUILDING SECTION

PLANNING BOARD APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF JERSEY CITY, NEW JERSEY, THIS ____ DAY OF _____, 2023.

BOARD CHAIRMAN

BOARD SECRETARY

BOARD PLANNER

BOARD ENGINEER

Dean Marchetto, FAIA, PP
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PROJECT NAME: 44 PARK LANE NORTH

44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
JERSEY CITY, NJ 07310

PREPARED FOR:
**NEWPORT ASSOCIATES
DEVELOPMENT CO.**
111 TOWN SQUARE PLACE, SUITE 300
JERSEY CITY, NJ 07310

ISSUE

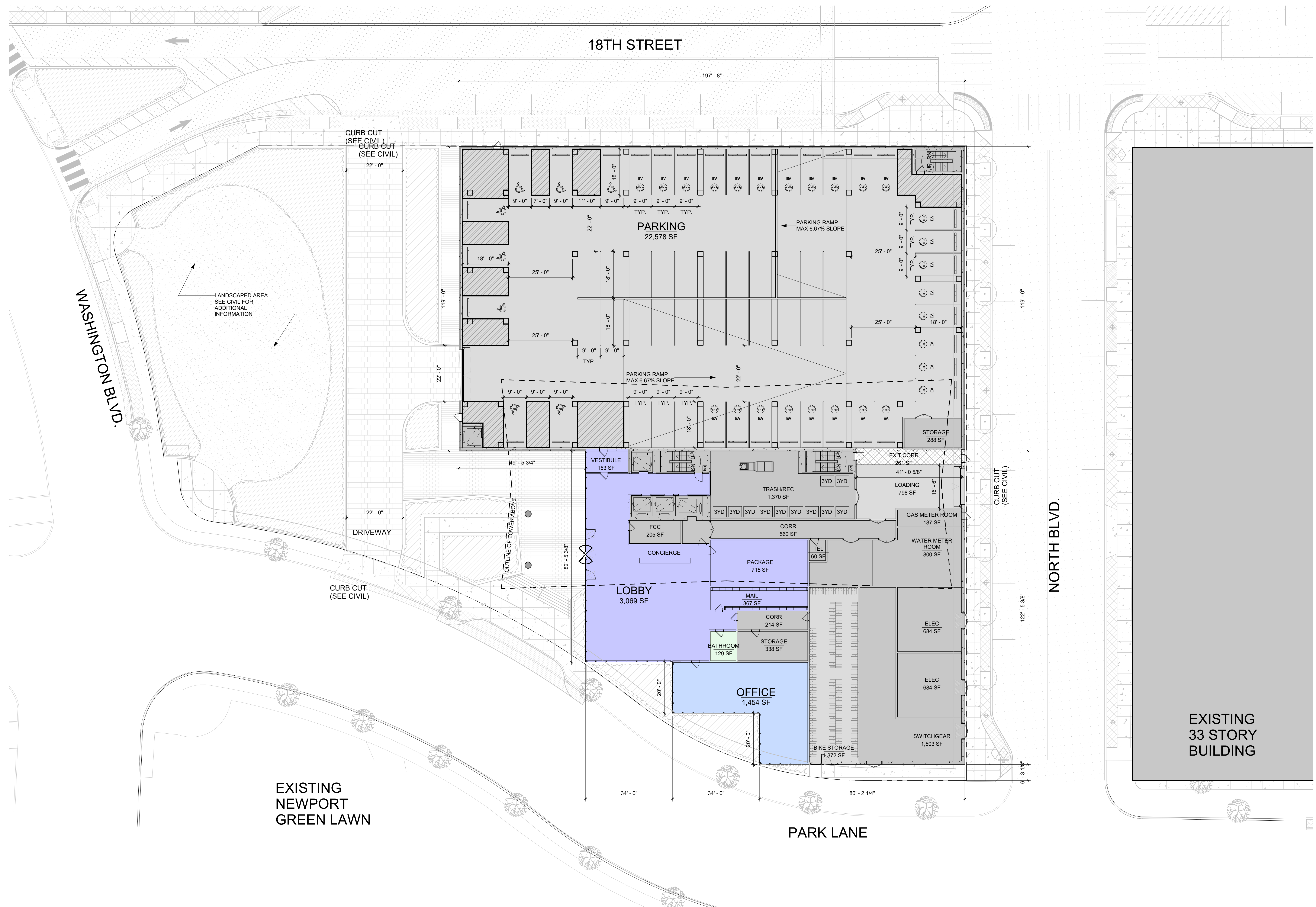
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01	08/18/23	PRELIMINARY SITE PLAN
02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

COVER SHEET

PROJECT NUMBER:	2322
SCALE:	As Indicated
DRAWN BY:	JR,WC
CHECKED BY:	MH

A00.01

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0 16 32 48
 FT
1 GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

KEYNOTES		
#	DESCRIPTION	
RESIDENTIAL PARKING		
LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	ACCESSIBLE PARKING SPACE	8
GROUND FLOOR	ELECTRIC VEHICLE PARKING SPACE	27
GROUND FLOOR	REGULAR PARKING SPACE	25
2ND FLOOR	REGULAR PARKING SPACE	68
2ND FLOOR	REGULAR PARKING SPACE	30
3RD FLOOR	REGULAR PARKING SPACE	38
4TH FLOOR	REGULAR PARKING SPACE	70
5TH FLOOR	REGULAR PARKING SPACE	70
TOTAL RESIDENTIAL SPACES		336

ELECTRIC VEHICLE AND MAKE READY PARKING PROVIDED		
TYPE	NUMBER OF SPACES	
ELECTRIC VEHICLE PARKING SPACE	27	
TOTAL ELECTRIC VEHICLE CHARGING AND MAKE READY SPACES	27	

BIKE PARKING		
LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	DOUBLE SIDED BIKE RACK	80
GROUND FLOOR	SINGLE SIDED BIKE RACK	102
TOTAL NUMBER OF PARKABLE BIKES		182

PARKING NOTES

SYMBOL DENOTES "MAKE READY" ELECTRIC VEHICLE CHARGING STATION

- 1/3 OF THE MAKE-READY SPACES MUST HAVE CHARGING STATIONS UPON COMPLETION OF CONSTRUCTION (COC), AN ADDITIONAL 1/3 WITHIN 3 YEARS, AND THE FINAL 1/3 WITHIN 6 YEARS.
- 5% OF ALL MAKE-READY SPACES MUST BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES.

PROJECT NAME:		
44 PARK LANE NORTH		
44 PARK LANE NORTH BLOCK 7302 LOT 3.15 JERSEY CITY, NJ 07310		
PREPARED FOR:		
NEWPORT ASSOCIATES DEVELOPMENT CO. 111 TOWN SQUARE PLACE, SUITE 300 JERSEY CITY, NJ 07310		
ISSUE		
#	DATE:	FOR:
01	08/18/23	PRELIMINARY SITE PLAN
02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

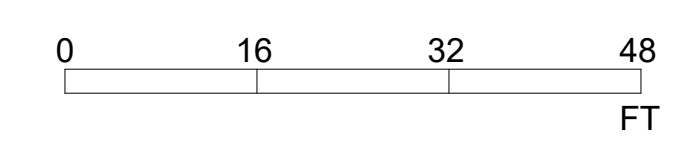
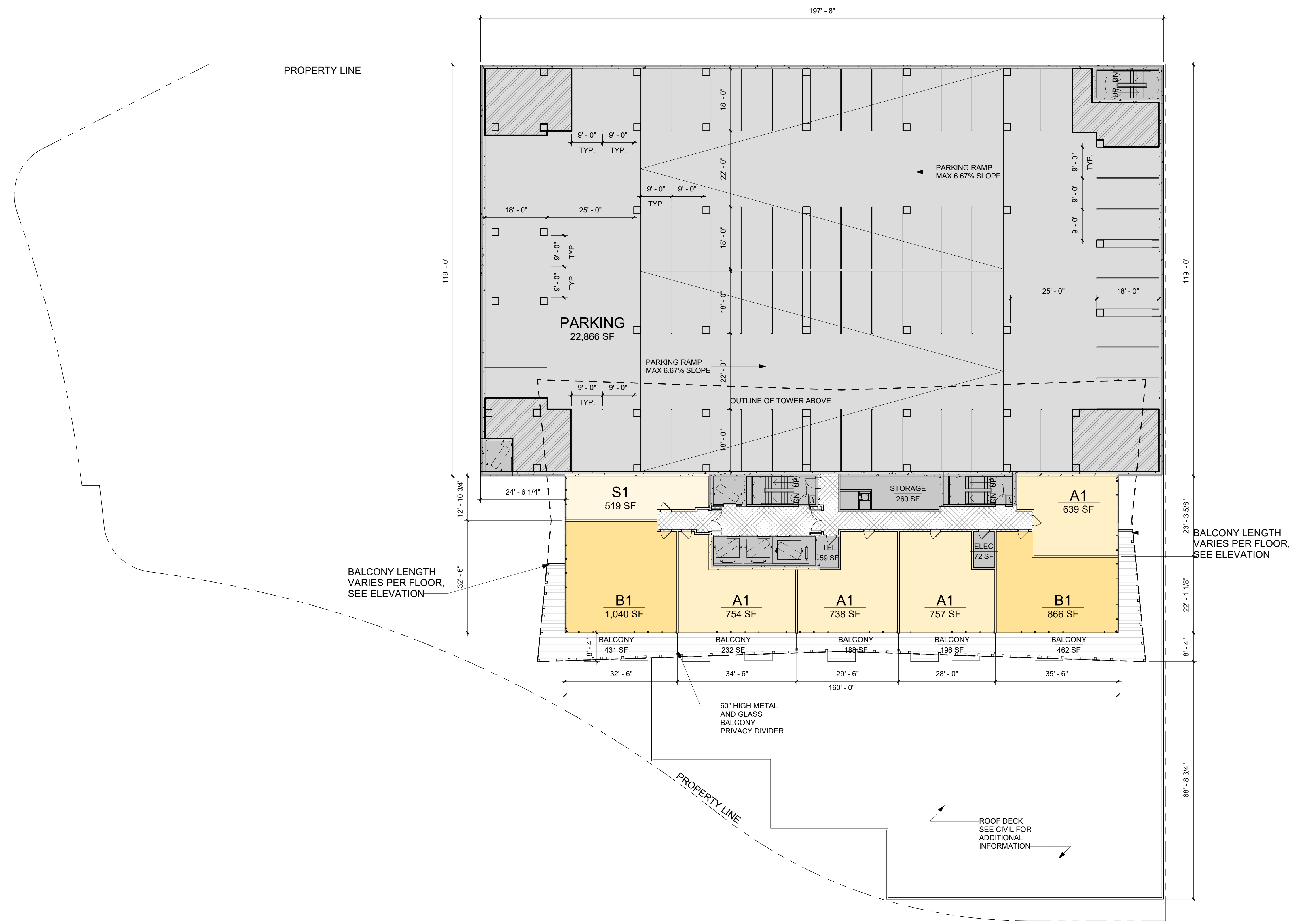
GROUND FLOOR PLAN		
N	PROJECT NUMBER:	2322
	SCALE:	As Indicated
	DRAWN BY:	JR,WC
	CHECKED BY:	MH

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1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

KEYNOTES		
#	DESCRIPTION	
RESIDENTIAL PARKING		
LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	ACCESSIBLE PARKING SPACE	8
GROUND FLOOR	ELECTRIC VEHICLE PARKING SPACE	27
GROUND FLOOR	REGULAR PARKING SPACE	25
2ND FLOOR	REGULAR PARKING SPACE	68
2ND FLOOR	REGULAR PARKING SPACE	30
3RD FLOOR	REGULAR PARKING SPACE	38
4TH FLOOR	REGULAR PARKING SPACE	70
5TH FLOOR	REGULAR PARKING SPACE	70
TOTAL RESIDENTIAL SPACES		336
ELECTRIC VEHICLE AND MAKE READY PARKING PROVIDED		
TYPE	NUMBER OF SPACES	
ELECTRIC VEHICLE PARKING SPACE	27	
TOTAL ELECTRIC VEHICLE CHARGING AND MAKE READY SPACES		27
LEVEL	BEDROOM COUNT	NUMBER OF UNITS
2ND FLOOR	ST	1
2ND FLOOR	1 BR	4
2ND FLOOR	2 BR	2
3RD-5TH FLOOR	ST	3
3RD-5TH FLOOR	1 BR	12
3RD-5TH FLOOR	2 BR	6
6TH FLOOR	1 BR	3
6TH FLOOR	2 BR	2
7TH-17TH FLOOR	1 BR	66
7TH-17TH FLOOR	2 BR	44
18TH-28TH	1 BR	48
18TH-28TH	2 BR	48
18TH-28TH	3 BR	12
30TH-40TH	1 BR	44
30TH-40TH	2 BR	44
30TH-40TH	3 BR	11
41ST FLOOR	1 BR	1
41ST FLOOR	2 BR	3
41ST FLOOR	3 BR	1
TOTAL		355
UNIT MIX	BEDROOM COUNT	NUMBER OF UNITS
1%	ST	4
50%	1 BR	178
42%	2 BR	149
7%	3 BR	24
100%		355

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PROJECT NAME:
44 PARK LANE NORTH

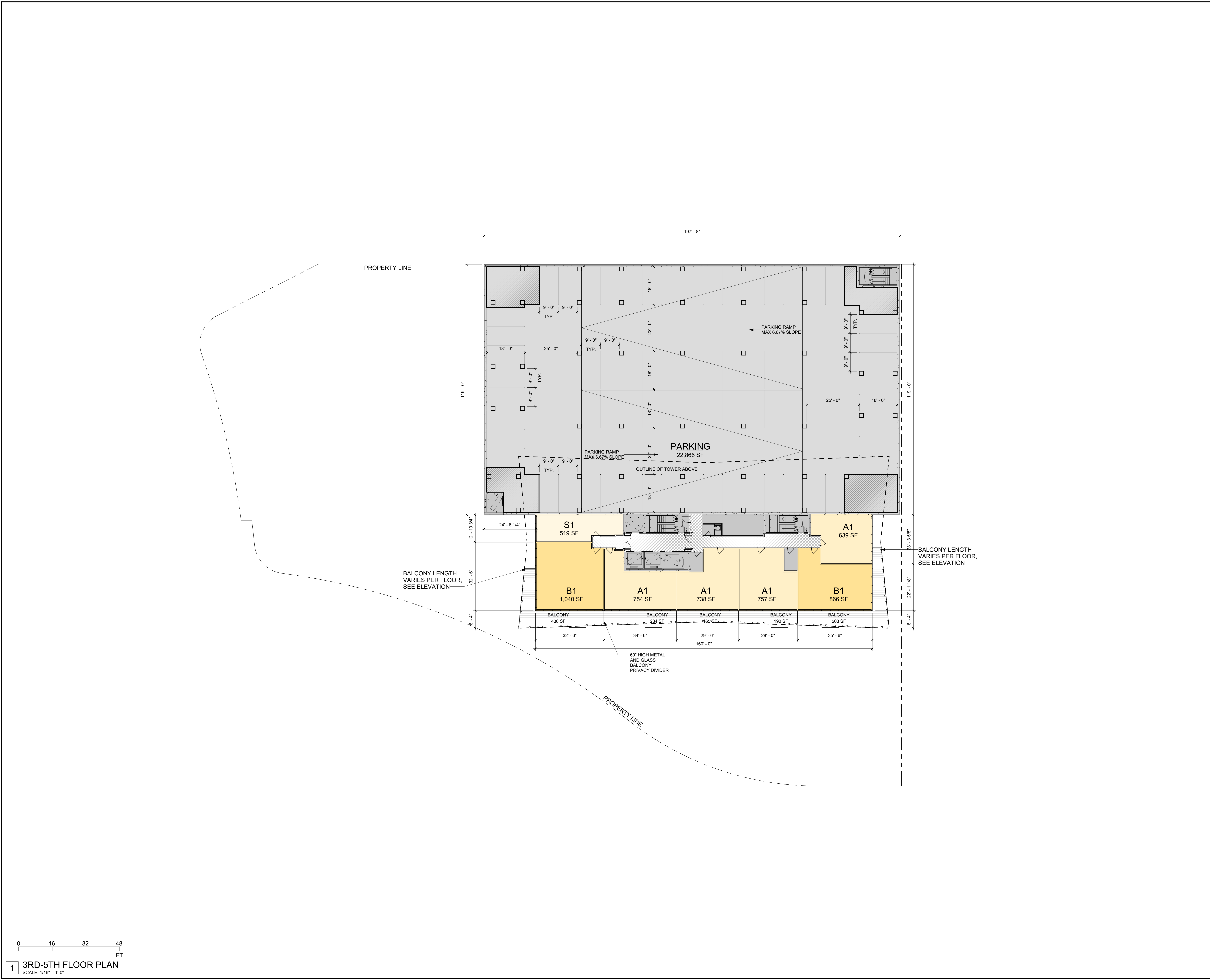
44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
JERSEY CITY, NJ 07310

PREPARED FOR:
NEWPORT ASSOCIATES DEVELOPMENT CO.
111 TOWN SQUARE PLACE, SUITE 300
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ISSUE		
#	DATE:	FOR:
01	08/18/23	PRELIMINARY SITE PLAN
02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

2ND FLOOR PLAN		
N	PROJECT NUMBER:	2322
	SCALE:	1/16" = 1'-0"
	DRAWN BY:	JR,WC
	CHECKED BY:	MH

A02.02



KEYNOTES		
#	DESCRIPTION	
RESIDENTIAL PARKING		
LEVEL	TYPE	NUMBER OF SPACES
GROUND FLOOR	ACCESSIBLE PARKING SPACE	8
GROUND FLOOR	ELECTRIC VEHICLE PARKING SPACE	27
GROUND FLOOR	REGULAR PARKING SPACE	25
2ND FLOOR	REGULAR PARKING SPACE	68
2ND FLOOR	REGULAR PARKING SPACE	30
3RD FLOOR	REGULAR PARKING SPACE	38
4TH FLOOR	REGULAR PARKING SPACE	70
5TH FLOOR	REGULAR PARKING SPACE	70
TOTAL RESIDENTIAL SPACES		336

ELECTRIC VEHICLE AND MAKE READY PARKING PROVIDED		
TYPE	NUMBER OF SPACES	
ELECTRIC VEHICLE PARKING SPACE	27	
TOTAL ELECTRIC VEHICLE CHARGING AND MAKE READY SPACES		27

LEVEL	BEDROOM COUNT	NUMBER OF UNITS
2ND FLOOR	ST	1
2ND FLOOR	1 BR	4
2ND FLOOR	2 BR	2
3RD-5TH FLOOR	ST	3
3RD-5TH FLOOR	1 BR	12
3RD-5TH FLOOR	2 BR	6
6TH FLOOR	1 BR	3
6TH FLOOR	2 BR	2
7TH-17TH FLOOR	1 BR	66
7TH-17TH FLOOR	2 BR	44
18TH-28TH	1 BR	48
18TH-28TH	2 BR	48
18TH-28TH	3 BR	12
30TH-40TH	1 BR	44
30TH-40TH	2 BR	44
30TH-40TH	3 BR	11
41ST FLOOR	1 BR	1
41ST FLOOR	2 BR	3
41ST FLOOR	3 BR	1
TOTAL		355

UNIT MIX	BEDROOM COUNT	NUMBER OF UNITS
1%	ST	4
50%	1 BR	178
42%	2 BR	149
7%	3 BR	24
100%		355

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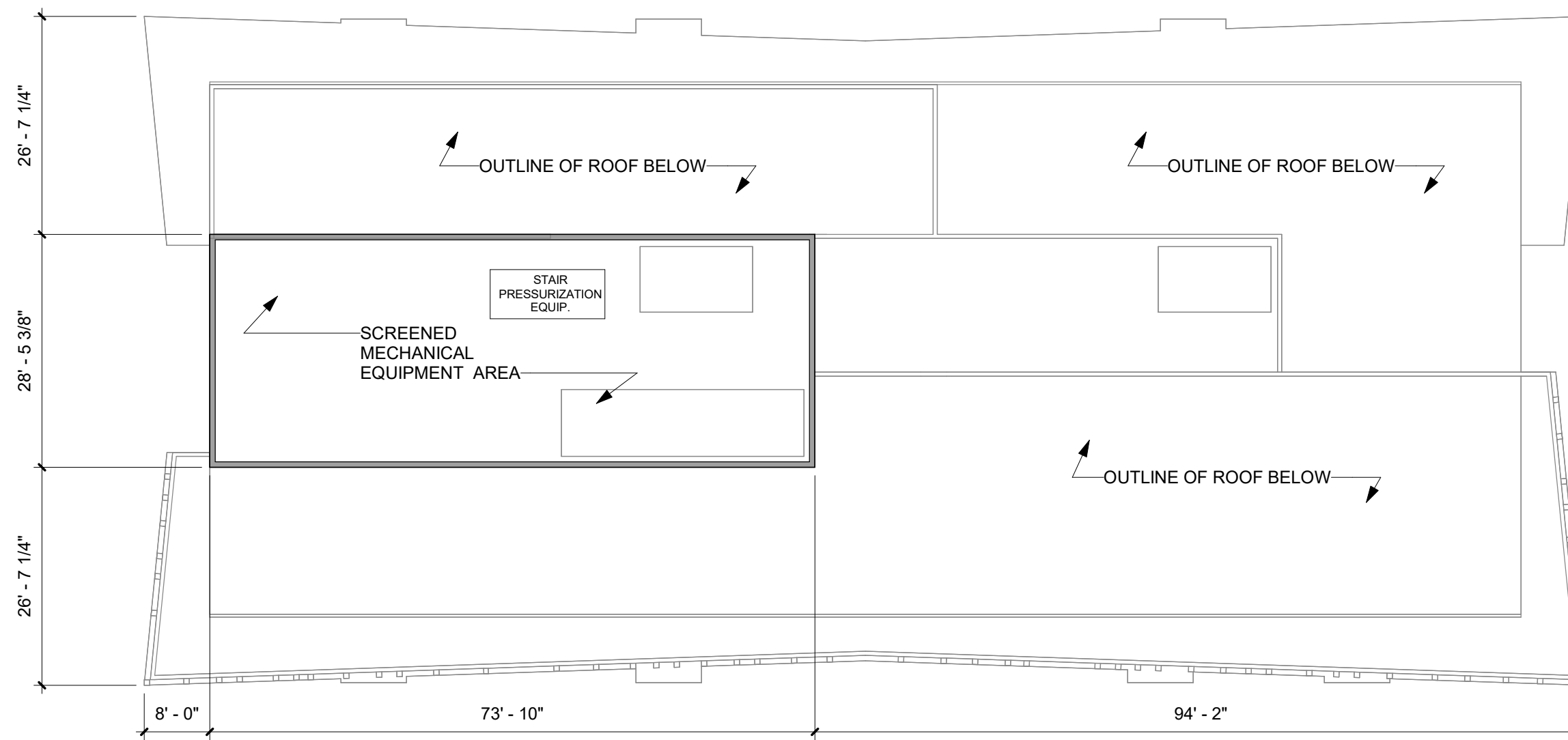
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111 TOWN SQUARE PLACE, SUITE 300
JERSEY CITY, NJ 07310

ISSUE		
#	DATE:	FOR:
01	08/18/23	PRELIMINARY SITE PLAN
02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

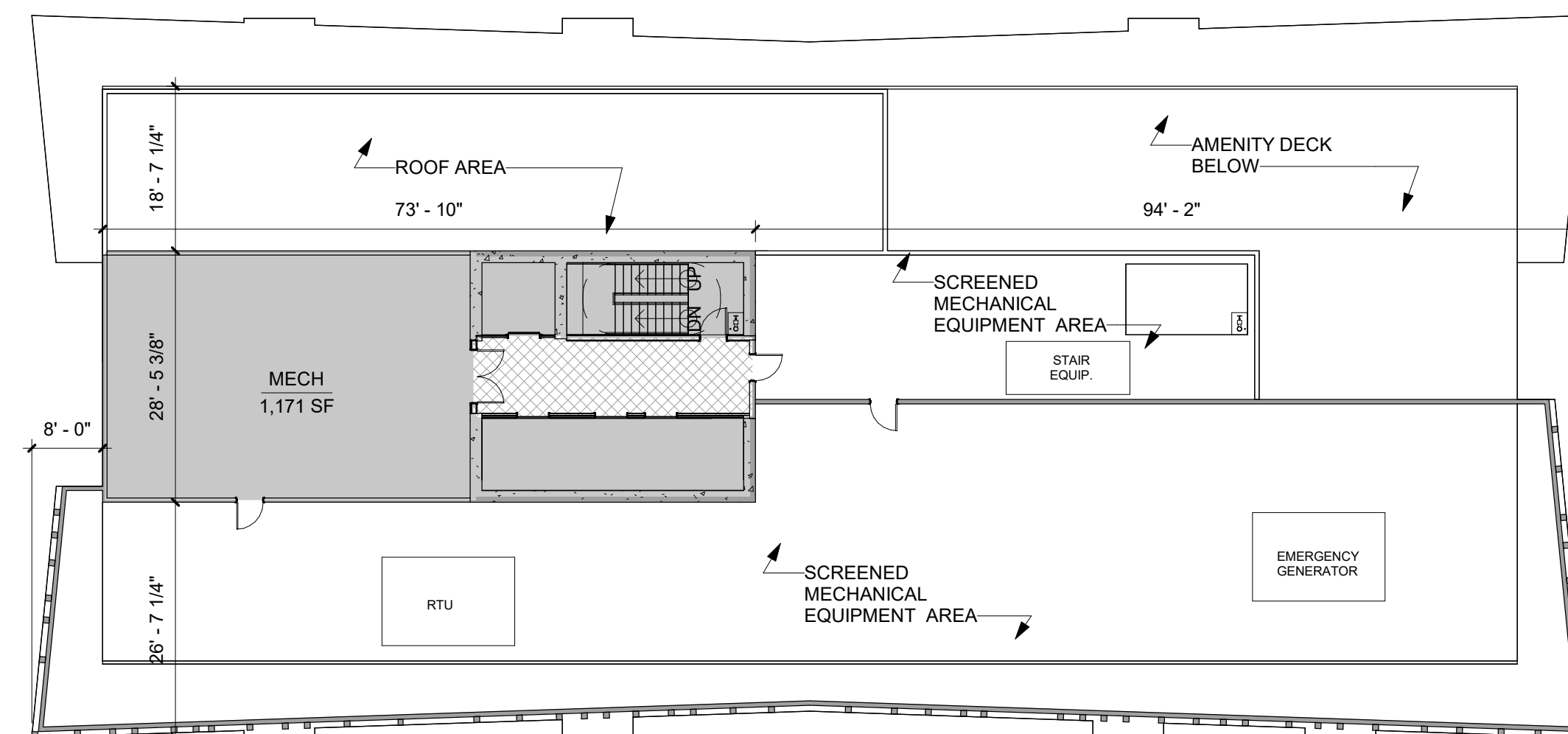
3RD-5TH FLOOR PLAN

N ↑	PROJECT NUMBER:	2322
	SCALE:	1/16" = 1'-0"
	DRAWN BY:	JR,WC
	CHECKED BY:	MH

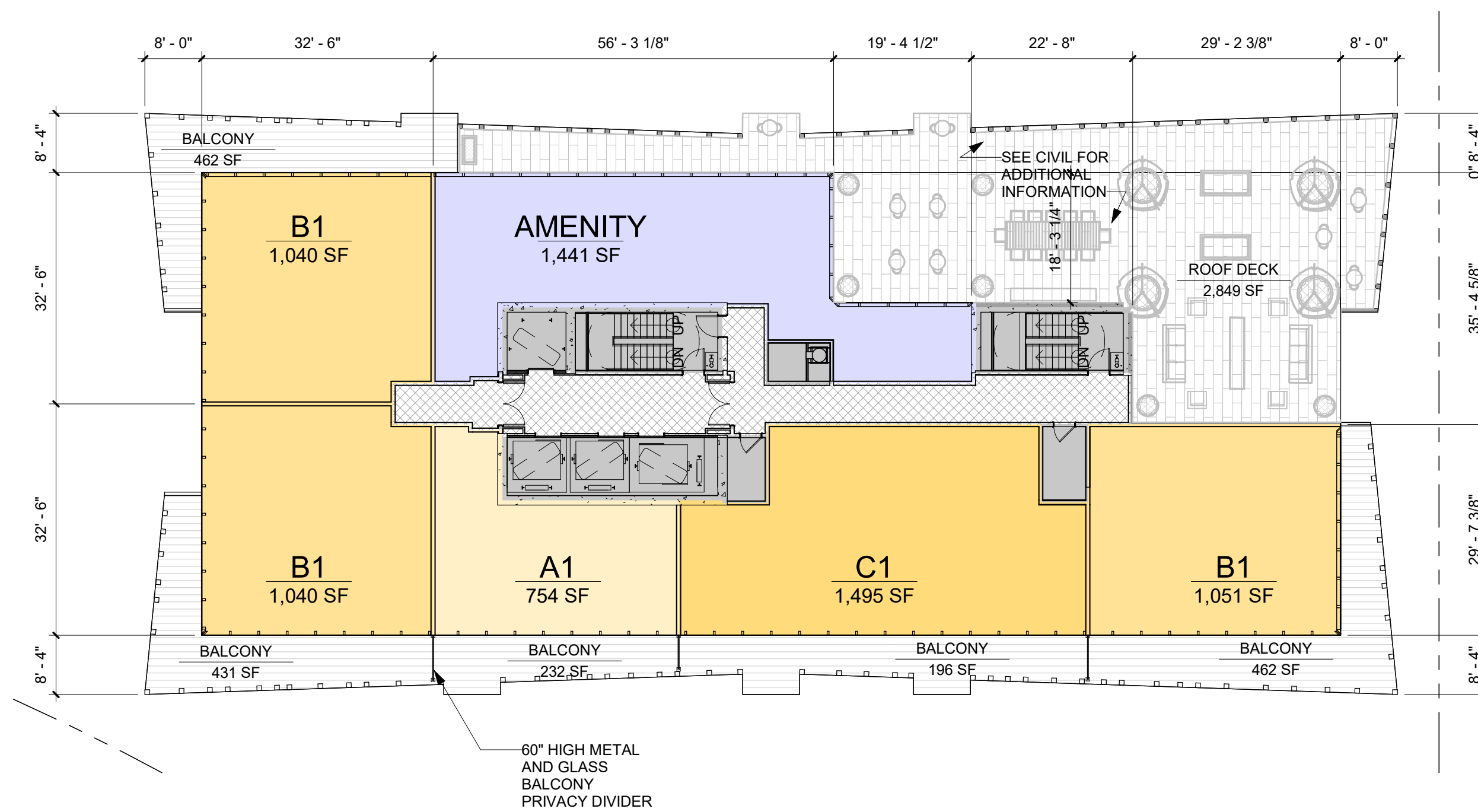
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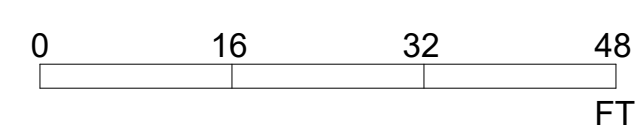
3 STAIR BULKHEAD PLAN
SCALE: 1/16" = 1'-0"



2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 41ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEYNOTES		
#	DESCRIPTION	
	LEVEL	BEDROOM COUNT
	2ND FLOOR	1 ST
	2ND FLOOR	1 BR
	2ND FLOOR	2 BR
	3RD-5TH FLOOR	ST
	3RD-5TH FLOOR	1 BR
	3RD-5TH FLOOR	2 BR
	6TH FLOOR	1 BR
	6TH FLOOR	2 BR
	7TH-17TH FLOOR	1 BR
	7TH-17TH FLOOR	2 BR
	18TH-29TH	1 BR
	18TH-29TH	2 BR
	18TH-29TH	3 BR
	30TH-40TH	1 BR
	30TH-40TH	2 BR
	30TH-40TH	3 BR
	41ST FLOOR	1 BR
	41ST FLOOR	2 BR
	41ST FLOOR	3 BR
	TOTAL	355
	UNIT MIX	BEDROOM COUNT
	1%	ST
	50%	1 BR
	42%	2 BR
	7%	3 BR
	100%	355

MHS ARCHITECTURE

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STATE OF NEW JERSEY
DIVISION OF CONSUMER AFFAIRS
REGISTERED ARCHITECT
07945

PROJECT NAME:
44 PARK LANE NORTH

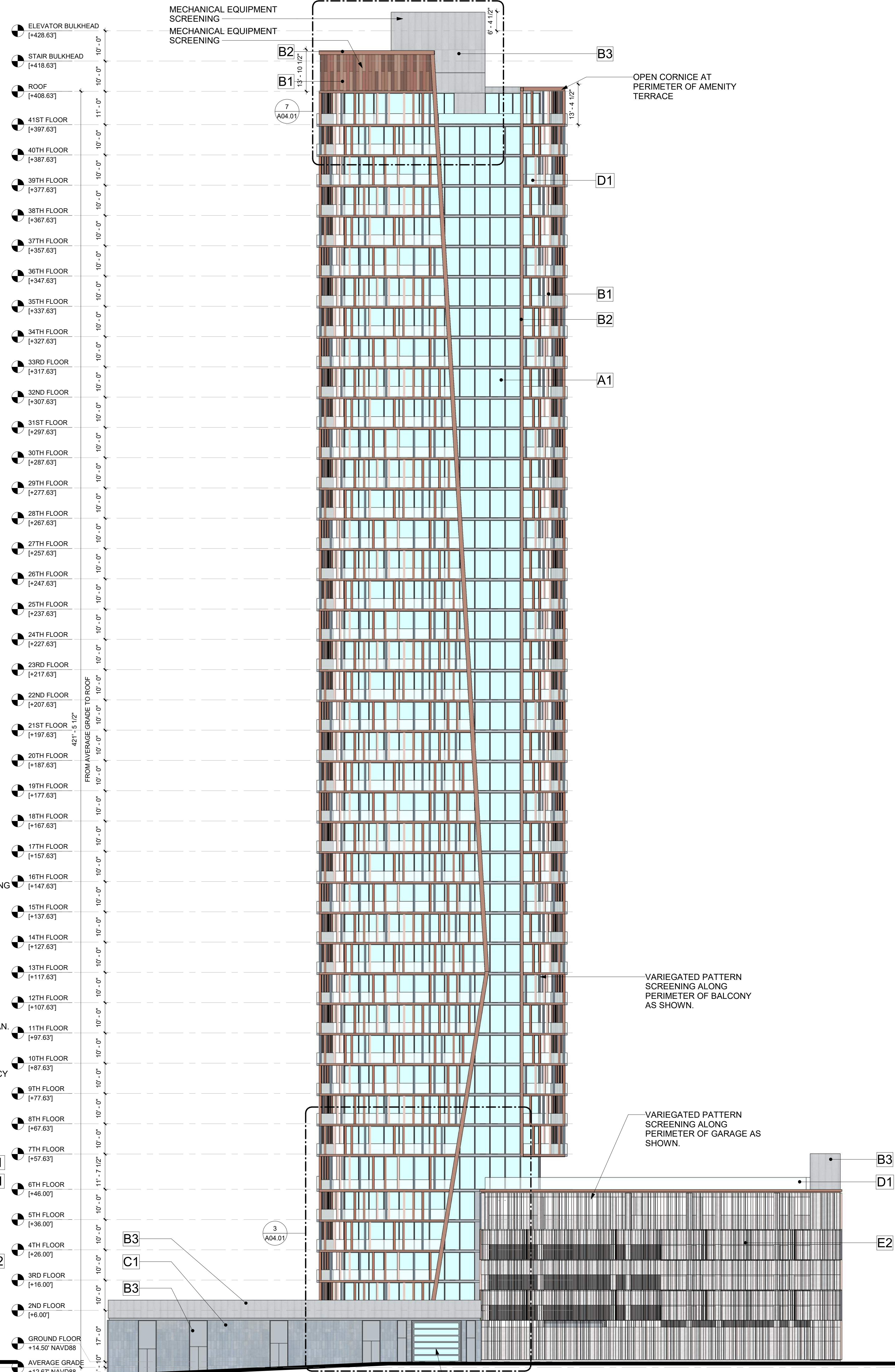
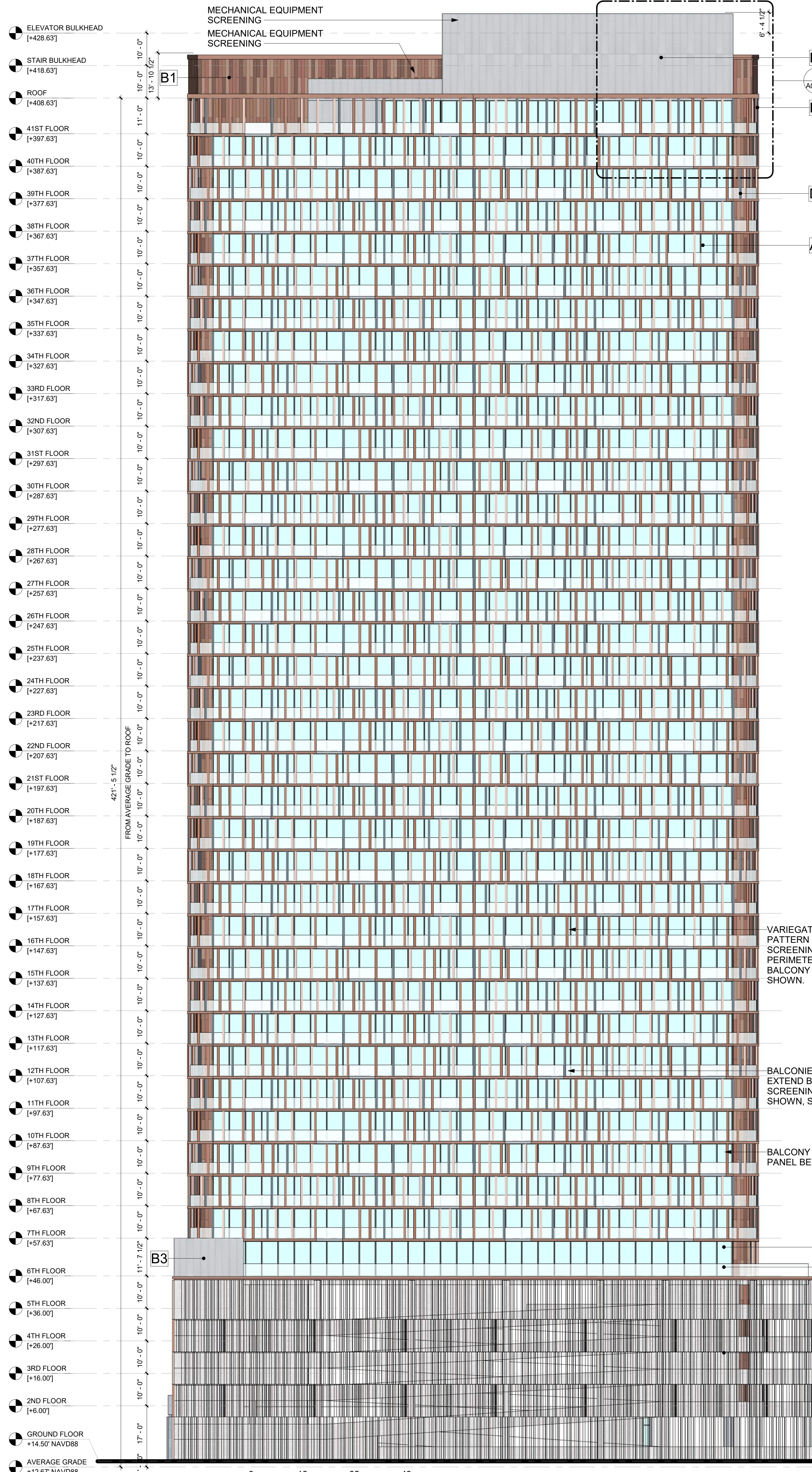
44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
JERSEY CITY, NJ 07310

PREPARED FOR:
NEWPORT ASSOCIATES DEVELOPMENT CO.
111 TOWN SQUARE PLACE, SUITE 300
JERSEY CITY, NJ 07310

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02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

41ST FLOOR, ROOF, AND BULKHEAD PLAN		
N	PROJECT NUMBER:	2322
	SCALE:	1/16" = 1'-0"
	DRAWN BY:	JR,WC
	CHECKED BY:	MH

A02.71



EXTERIOR FINISH NOTES

- COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
- ALL COLORS TO BE "OR APPROVED EQUAL".
- ALL MANUFACTURERS TO BE "OR APPROVED EQUAL".

A1
ALUMINUM WINDOW WALL
Manufacturer: Glasbri
Frame Color: Medium Gray
Glazing: 2 Panel Clear Igi With Black Spacer
OR APPROVED EQUAL BY ARCHITECT

A2
ALUMINUM STOREFRONT
Frame Color: Medium Gray
Glazing: 2 Panel Clear Igi With Black Spacer
OR APPROVED EQUAL BY ARCHITECT

B1
VARIEGATED METAL PANEL
Manufacturer: Reynobond
Line: Natural Collection
Color: Terracotta, Bronze, Antique, Architectural
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

B2
METAL PANEL TRIMCOPIING
Manufacturer: Reynobond
Line: Natural Collection
Color: Terracotta, Bronze, Antique, Architectural
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

B3
METAL PANEL
Manufacturer: Alucobond
Color: Cast Gray
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

C1
CAST STONE PANEL
Manufacturer: Bladen
Line: Concrete Skin
Color: Strategic Fern
OR APPROVED EQUAL BY ARCHITECT

D1
GLASS RAILING
Manufacturer: CR Lawrence
Type: laminated clear glass
OR APPROVED EQUAL BY ARCHITECT

E1
SCREENING
Manufacturer: Custom
Type: Shop painted metal
OR APPROVED EQUAL BY ARCHITECT

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STATE OF NEW JERSEY
DIANE W. WARDEN
ARCHITECTS REGISTRATION BOARD
07945
RENEWED ANNUALLY

PROJECT NAME:
44 PARK LANE NORTH

44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
JERSEY CITY, NJ 07310

PREPARED FOR:
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ISSUE

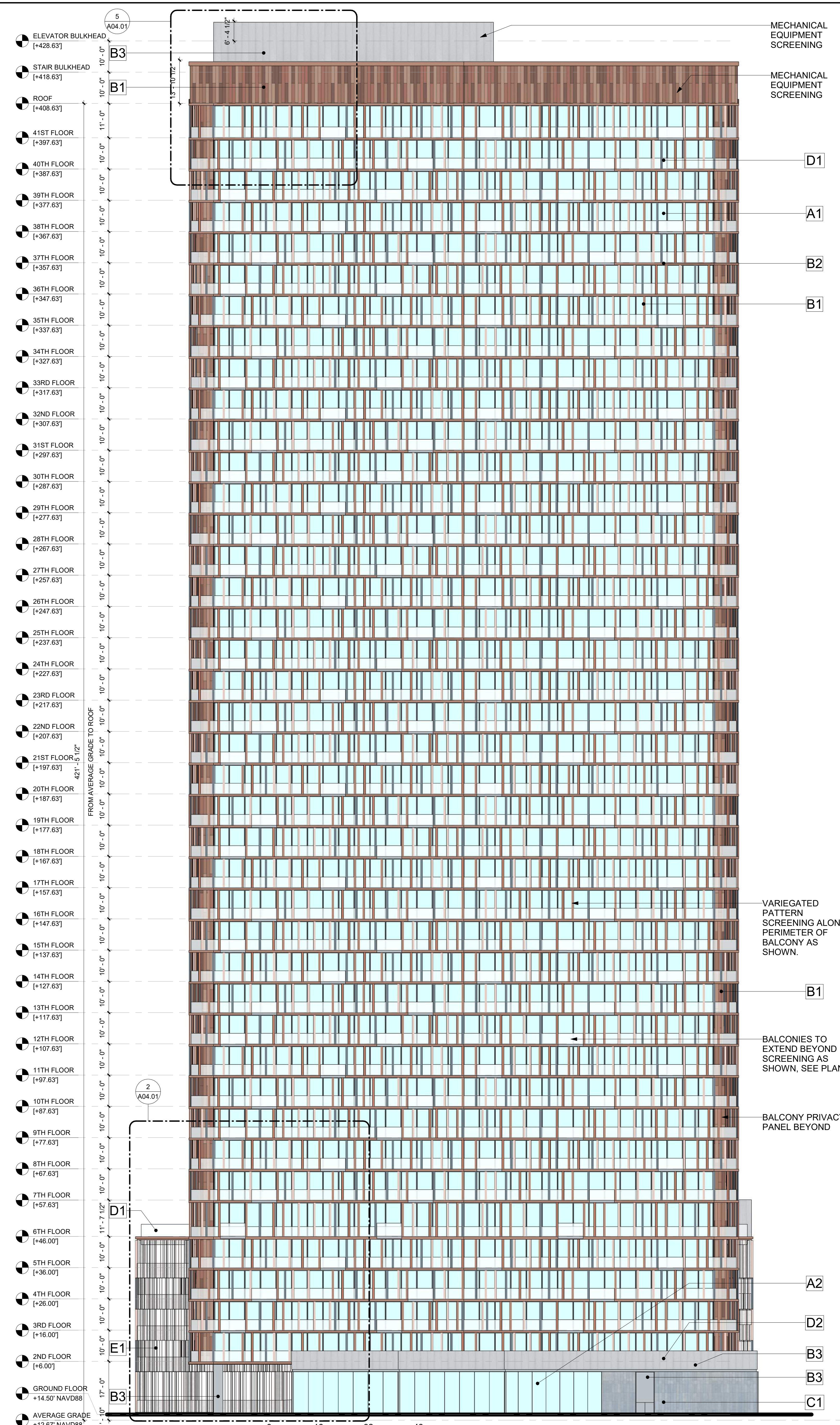
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02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

EAST ELEVATION AND NORTH ELEVATION

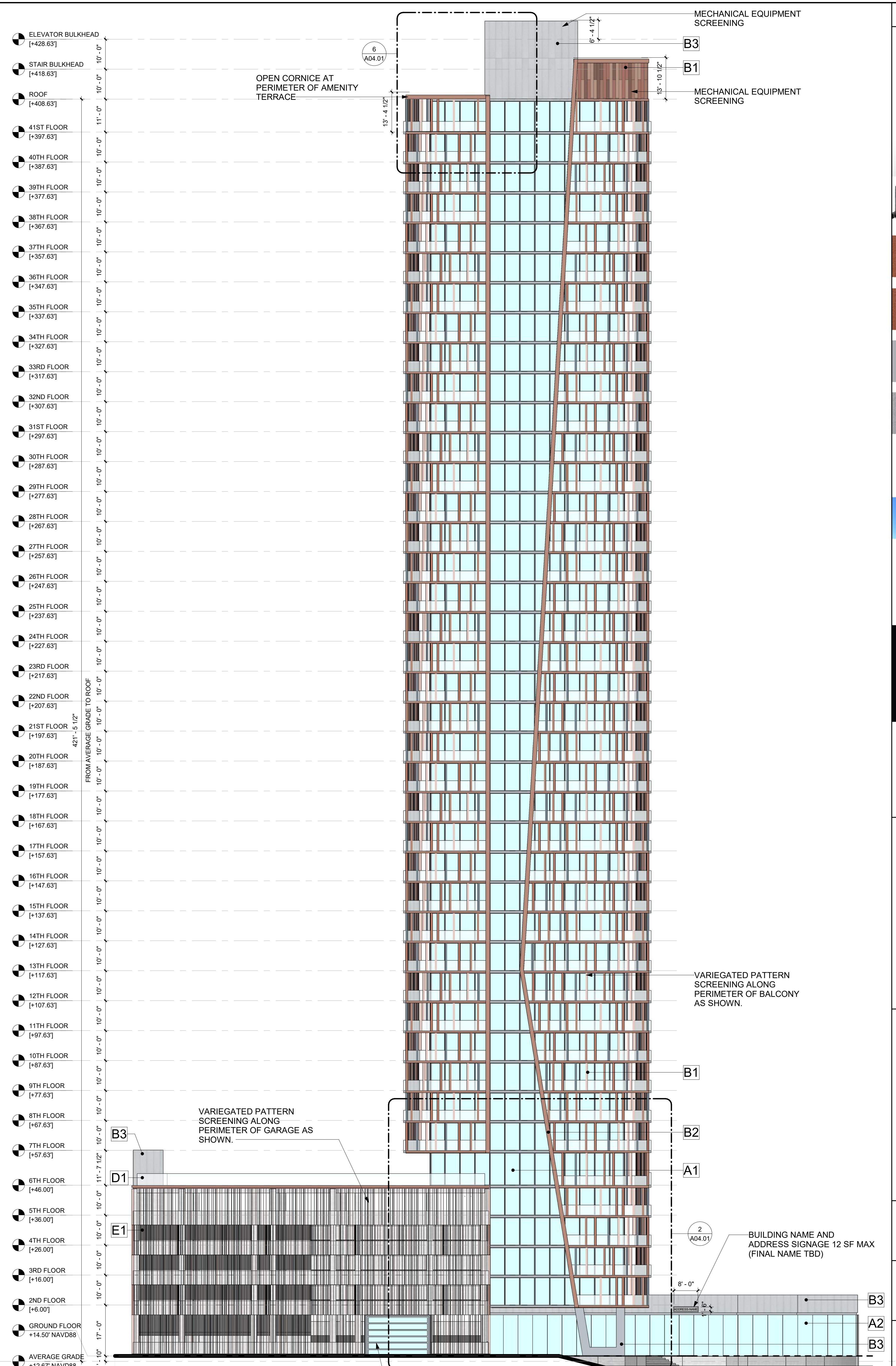
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DRAWN BY:	JR,WC
CHECKED BY:	MH

A03.01

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3 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH NOTES

- COLORS INDICATED REPRESENT BASIS-OF-DESIGN. FINAL COLOR SELECTION AND MANUFACTURER MAY VARY. FINAL COLOR SELECTION SUBJECT TO REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
- ALL COLORS TO BE "OR APPROVED EQUAL".
- ALL MANUFACTURERS TO BE "OR APPROVED EQUAL".

A1
ALUMINUM WINDOW WALL
Manufacturer: Glasbitt
Frame Color: Medium Gray
Glazing: 2 Panel Clear Iglu With Black Spacer
OR APPROVED EQUAL BY ARCHITECT

A2
ALUMINUM STOREFRONT
Frame Color: Medium Gray
Glazing: 2 Panel Clear Iglu With Black Spacer
OR APPROVED EQUAL BY ARCHITECT

B1
VARIEGATED METAL PANEL
Manufacturer: Reynobond
Line: Natural Collection
Color: Terracotta, Bronze, Angkor, Architectural
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

B2
METAL PANEL TRIMCOPIING
Manufacturer: Reynobond
Line: Natural Collection
Color: Terracotta
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

B3
METAL PANEL
Manufacturer: Alucobond
Color: Castal Gray
Type: Aluminum Composite
OR APPROVED EQUAL BY ARCHITECT

C1
CAST STONE PANEL
Manufacturer: Bladen
Line: Concrete Skin
Color: Straggles Fern
OR APPROVED EQUAL BY ARCHITECT

D1
GLASS RAILING
Manufacturer: CR Lawrence
Type: laminated clear glass
OR APPROVED EQUAL BY ARCHITECT

E1
SCREENING
Manufacturer: Custom
Type: Strip painted metal
OR APPROVED EQUAL BY ARCHITECT

MHS ARCHITECTURE

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STATE OF NEW JERSEY
07945
REGISTERED ARCHITECT

PROJECT NAME:
44 PARK LANE NORTH

44 PARK LANE NORTH
BLOCK 7302
LOT 3.15
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PREPARED FOR:
**NEWPORT ASSOCIATES
DEVELOPMENT CO.**
111 TOWN SQUARE PLACE, SUITE 300
JERSEY CITY, NJ 07310

ISSUE

#	DATE:	FOR:
01	08/18/23	PRELIMINARY SITE PLAN
02	10/25/23	PRELIMINARY SITE PLAN REVISION 1

WEST ELEVATION AND NORTH ELEVATION

PROJECT NUMBER: 2322
SCALE: As Indicated
DRAWN BY: JR,WC
CHECKED BY: MH

A03.02

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