NEWPORT
20 LONG SLIP

JERSEY CITY, NJ 07310

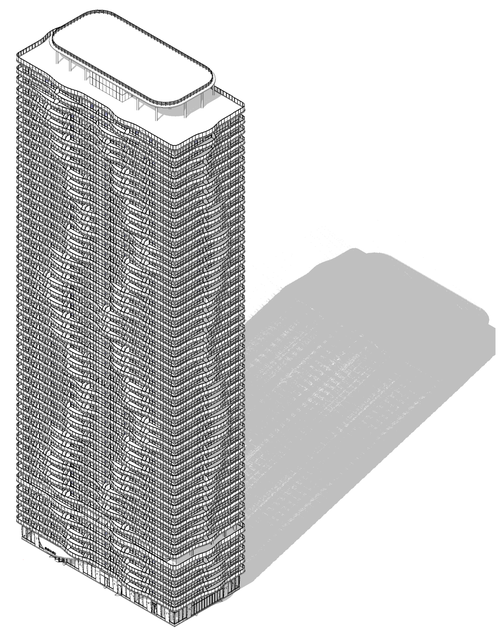
H | W

Project Name: Newport - Site 8 Building A
Project Location: Jersey City, NJ
Project No. 23A01

Page No.	DWG No. & Rev.	Drawing Title	Drawing Scale	Drawing Date	01/23/2024 Revised Per City Planning Comments	09/15/2023 Final Major Site Plan Application
1 of 36	SPA - 000 .01	Cover Sheet	N.T.S.	01/23/2024	X	X
2 of 36	SPA - 010 .01	Visual Assessment	N.T.S.	01/23/2024	X	X
3 of 36	SPA - 011 .01	Shadow Analysis	N.T.S.	01/23/2024	X	X
4 of 36	SPA - 030 .01	Unit Distribution Chart	N.T.S.	01/23/2024	X	X
5 of 36	SPA - 040 .00	Site Photos	N.T.S.	01/23/2024	X	
6 of 36	SPA - 050 .01	Project Set Out Plan	1" = 50'-0"	01/23/2024	X	X
7 of 36	SPA - 051 .01	Site Survey	As Noted	01/23/2024	X	X
8 of 36	SPA - 052 .01	FEMA Maps	N.T.S.	01/23/2024	X	X
9 of 36	SPA - 100 .01	Site Plan	1/8" = 1'-0"	01/23/2024	X	X
10 of 36	SPA - 101 .01	1st Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
11 of 36	SPA - 102 .01	Mezzanine Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
12 of 36	SPA - 103 .01	2nd - 5th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
13 of 36	SPA - 104 .01	6th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
14 of 36	SPA - 105 .01	7th - 14th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
15 of 36	SPA - 106 .01	15th - 17th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
16 of 36	SPA - 107 .01	18th - 33rd Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
17 of 36	SPA - 108 .01	34th - 45th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
18 of 36	SPA - 109 .01	46th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
19 of 36	SPA - 110 .01	47th Floor Plan	1/8" = 1'-0"	01/23/2024	X	X
20 of 36	SPA - 111 .01	Main Roof Plan	1/8" = 1'-0"	01/23/2024	X	X
21 of 36	SPA - 112 .01	EMR Plan	1/8" = 1'-0"	01/23/2024	X	X
22 of 36	SPA - 113 .01	Roof Over EMR Plan	1/8" = 1'-0"	01/23/2024	X	X
23 of 36	SPA - 400 .01	Exterior Elevations - South and East (ARQ)	1/32" = 1'-0"	01/23/2024	X	X
24 of 36	SPA - 401 .01	Exterior Elevations - North and West (ARQ)	1/32" = 1'-0"	01/23/2024	X	X
25 of 36	SPA - 420 .01	Ground Floor Enlarged Elevations (ARQ)	1/4" = 1'-0"	01/23/2024	X	X
26 of 36	SPA - 421 .01	Partial Elevations - Residential Floors (ARQ)	1/4" = 1'-0"	01/23/2024	X	X
27 of 36	SPA - 422 .01	Storefront Elevations (ARQ)	1/4" = 1'-0"	01/23/2024	X	X
28 of 36	SPA - 423 .01	Roof and Mechanical Bulkhead Elevations (ARQ)	1/4" = 1'-0"	01/23/2024	X	X
29 of 36	SPA - 425 .01	Northeast Rendered View (ARQ)	N.T.S.	01/23/2024	X	X
30 of 36	SPA - 426 .01	Northeast Rendered View (ARQ)	N.T.S.	01/23/2024	X	X
31 of 36	SPA - 427 .01	Southeast Rendered View (ARQ)	N.T.S.	01/23/2024	X	X
32 of 36	SPA - 450 .01	Exterior Lighting Concept (ARQ)	1/32" = 1'-0"	01/23/2024	X	X
33 of 36	SPA - 451 .01	Exterior Lighting Concept (ARQ)	1/32" = 1'-0"	01/23/2024	X	X
34 of 36	SPA - 480 .01	Envelope Material Board (ARQ)	N.T.S.	01/23/2024	X	X
35 of 36	SPA - 500 .01	Overall Building Section	1/32" = 1'-0"	01/23/2024	X	X
36 of 36	SPA - 600 .01	Exterior Details (ARQ)	1/2" = 1'-0"	01/23/2024	X	X

NEQ 8A LLC

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



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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
T: 201-217-0900

STATE OF NEW JERSEY
LICENSED
STEPHEN HILL
21AI01004500
REGISTERED ARCHITECT

REVISED PER CITY PLANNING COMMENTS 01-23-2024 SPA-000.01

12/4/2024 11:55:06 AM

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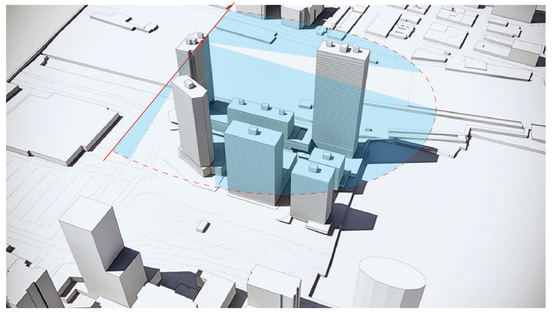
LEVEL 38



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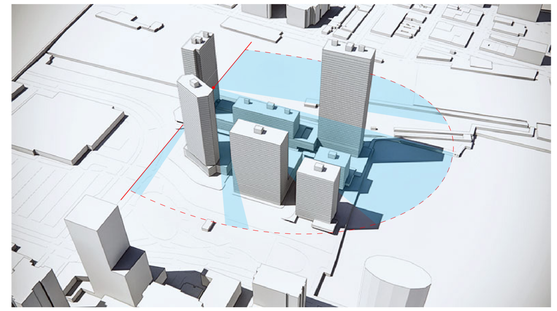

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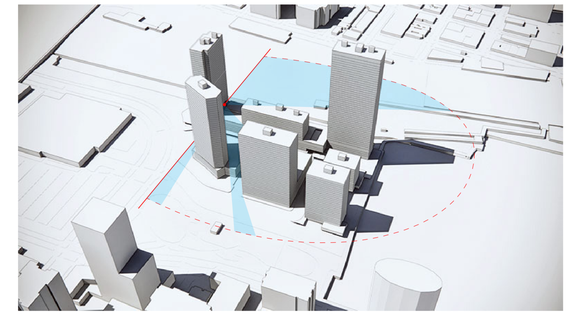

POINT 1

LEGEND
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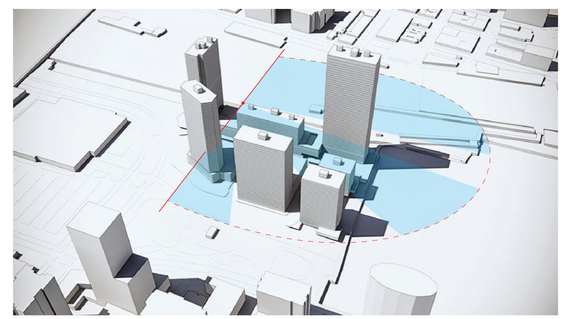

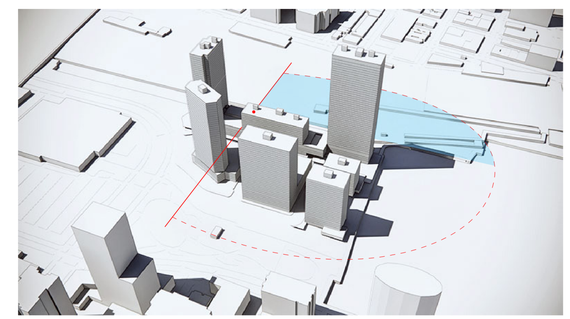

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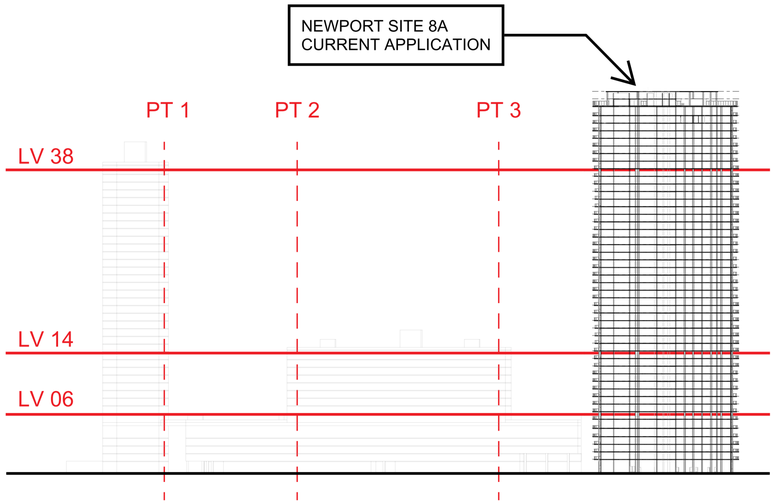

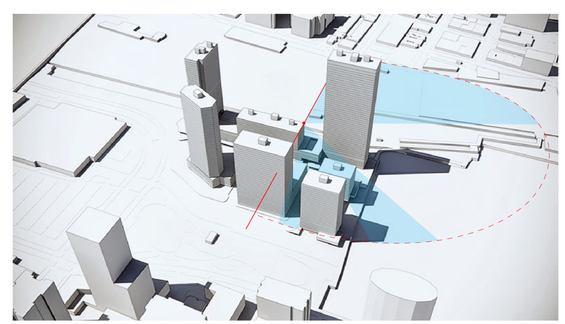

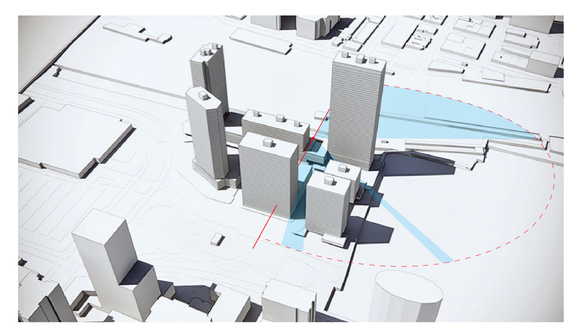

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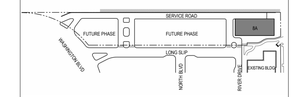

KEY PLAN

NOTES:
NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:
NEQ 8A LLC
111 TOWN SQUARE, SUITE 300, JERSEY CITY, NJ 07310

PROJECT:
NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:
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DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
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STAMPS & SIGNATURES:

DWG TITLE:
VISUAL ASSESSMENT

SEAL & SIGNATURE:

DATE: 01/23/24
PROJECT #: 23A01
SCALE: 1/8" = 1'-0"

SPA-010.01
DWG NO.

1/23/2024 5:54:53 PM

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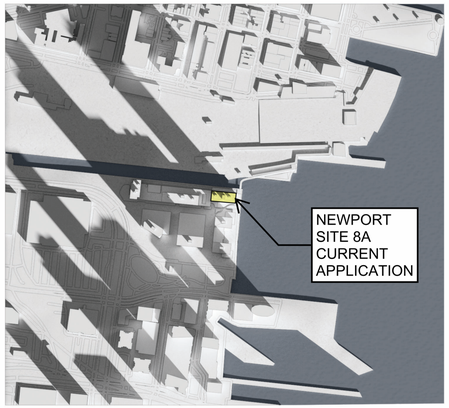
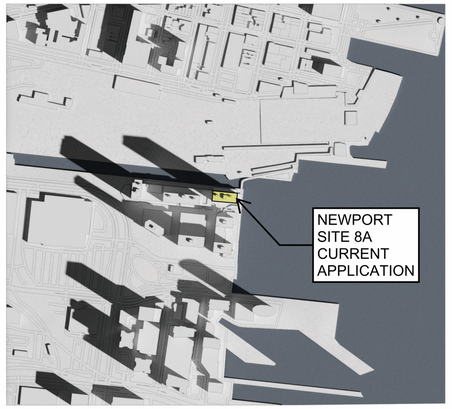
WINTER



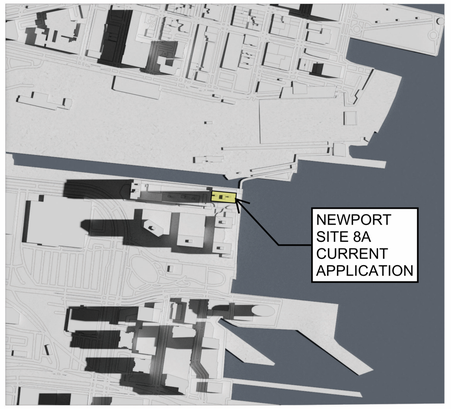
Winter
December 21st
9 am

SPRING/FALL

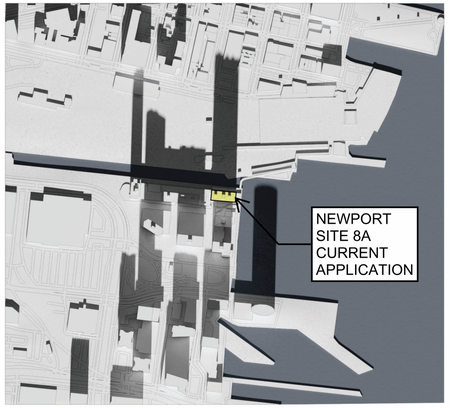


Spring/Fall
March 21st
9 am

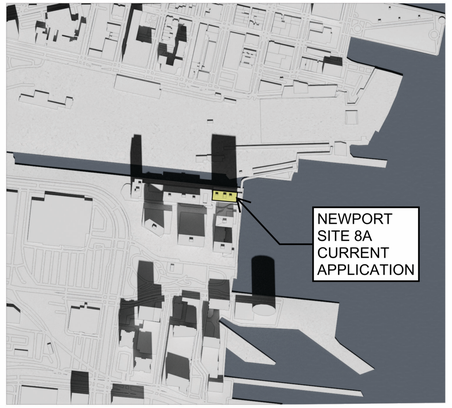
SUMMER



Summer
June 21st
9 am

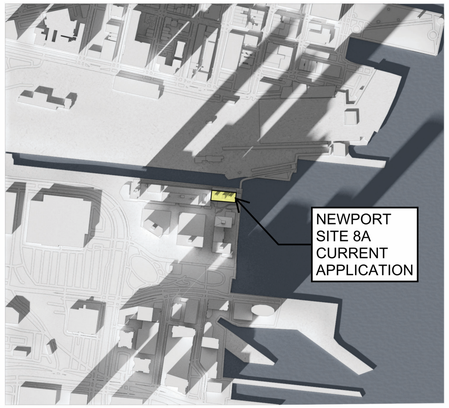


Winter
December 21st
12 pm

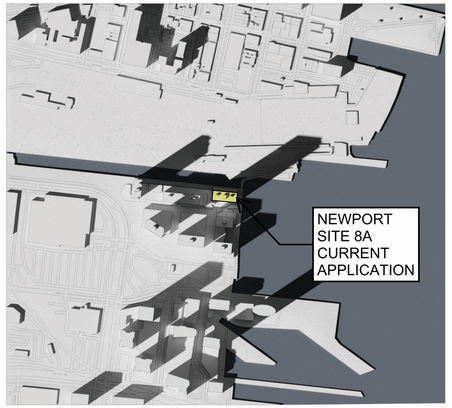


Spring/Fall
March 21st
12 pm

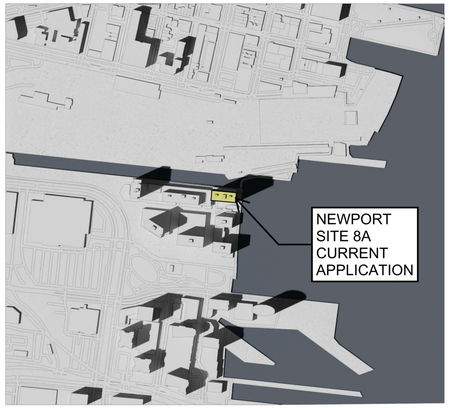
Summer
June 21st
12 pm



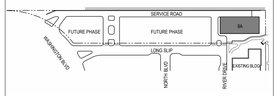
Winter
December 21st
3 pm



Spring/Fall
March 21st
3 pm



Summer
June 21st
3 pm



KEY PLAN

NOTES:

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1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

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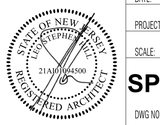
STAMPS & SIGNATURES:

DWG TITLE:

SHADOW ANALYSIS

SEAL & SIGNATURE:



DATE: **01/23/24**

PROJECT #: **23A01**

SCALE:

SPA-011.01

DWG NO.

1/23/2024 5:54:58 PM

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NEWPORT SITE 8A - UNIT DISTRIBUTION SUMMARY

01/23/2024

AS PER: 01/23/2024 FINAL MAJOR SITE PLAN APPLICATION

NOTE: GROSS AREA IS MEASURED TO THE OUTSIDE FACE OF THE PERIMETER WALL
NET AREA MEASURED FROM / TO CENTERLINE OF UNIT DEMISING WALLS / TO CENTERLINE OF PUBLIC CORRIDOR WALLS / TO UNIT SIDE FACE OF CONCRETE & CMU CORE WALLS / TO OUTSIDE FACE OF EXTERIOR WALL.

TOTAL UNIT COUNT	**529**	**UNITS**
TOTAL GROSS SQ FT (INCL. BULKHEAD LEVELS)	**659,125 sf**	**GSF**
TOTAL RESIDENTIAL GROSS SQ FT	**623,700 sf**	**GSF**
TOTAL RESI NET RENTABLE SQ FT	**511,663 sf**	**NSF**
RESIDENTIAL EFFICIENCY	**82.04%**	**EFF.**
AVERAGE UNIT AREA	**967 sf**	**AVG**

1

SUMMARY BY BUILDING

SITE 8A

	0BR	1BR	2BR	3BR	4BR	Total
TARGET: %						0.0%
TARGET: Avg Size						
Dwelling Units	0	298	180	49	2	529
Net Rentable	0 sf	227,224 sf	203,489 sf	75,952 sf	4,998 sf	511,663 sf
Percentage	0.0%	56.3%	34.0%	9.3%	0.4%	100.0%
Average Size	#DIV/0!	762 sf	1,130 sf	1,550 sf	2,499 sf	967 sf

OVERALL DEVELOPMENT SUMMARY

TOTAL	0BR	1BR	2BR	3BR	4BR	TOTALS
UNIT COUNT	0	298	180	49	2	529
PERCENTAGE	0.00%	56.33%	34.03%	9.26%	0.38%	100.00%
NET RENTABLE AREAS	0 sf	227,224 sf	203,489 sf	75,952 sf	4,998 sf	511,663 sf
AVERAGE NET AREAS	#DIV/0!	762 sf	1,130 sf	1,550 sf	2,499 sf	967 sf

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ISSUED ON: 1/23/2024

NEWPORT SITE 8A - UNIT DISTRIBUTION CHART

01/23/2024

AS PER: 01/23/2024 FINAL MAJOR SITE PLAN APPLICATION

NOTE: GROSS AREA IS MEASURED TO THE OUTSIDE FACE OF THE PERIMETER WALL.
NET AREA MEASURED FROM / TO CENTERLINE OF UNIT DEMISING WALLS / TO CENTERLINE OF PUBLIC CORRIDOR WALLS / TO UNIT SIDE FACE OF CONCRETE & CMU CORE WALLS / TO OUTSIDE FACE OF EXTERIOR WALL.

NEWPORT SITE 8A - UNIT DISTRIBUTION CHART

	Construction Marketing Fl.	FTF Height	Clearance Height	T.O.Slab Elevation	Total Unit Count	With Outdoor Space Unit Count	Without Outdoor Space Unit Count	Area Types	(x)01	(x)02	(x)03	(x)04	(x)05	(x)06	(x)07	(x)08	(x)09	(x)10	(x)11	(x)13		Net Residential Rentable	Core/Circulation/ Mechanical (on residential floors)	Gross Floor Area	Efficiency
BULKHEAD	50 EMR ROOF			528' - 2'-0"	BULKHEAD ROOF LEVEL																				
	49 EMR	10' - 1'-0"		518' - 1'-0"	EMR LEVEL																			2,144 sf	
	48 ROOF	9' - 5'-0"		508' - 8'-0"	MAIN ROOF LEVEL																			2,443 sf	
RESIDENTIAL (PENTHOUSE)	47 PH2	12' - 2'-0"		494' - 6'-0"	7	7	0		2BR	4BR	2BR	3BR	2BR	3BR	3BR							11,532 sf 2,365 sf	2,335 sf	13,868 sf	83.20%
								NET RENTABLE OUTDOOR [TYPE - L ALT]	2,200 sf 558 sf	2,499 sf 645 sf	1,248 sf 207 sf	1,195 sf 271 sf	1,595 sf 271 sf	1,283 sf 484 sf	1,512 sf 419 sf											
	46 PH1	10' - 2'-0"		484' - 4'-0"	7	7	0		2BR	4BR	2BR	3BR	2BR	3BR	3BR							11,532 sf 2,389 sf	2,335 sf	13,868 sf	83.20%
								NET RENTABLE OUTDOOR [TYPE - L ALT]	2,200 sf 552 sf	2,499 sf 647 sf	1,248 sf 238 sf	1,195 sf 242 sf	1,595 sf 237 sf	1,283 sf 518 sf	1,512 sf 455 sf											
RESIDENTIAL (TYPICAL)	45 46	11' - 2'-0"	9' - 2'-5"	473' - 2'-2"	12	12	0	NET RENTABLE OUTDOOR [TYPE - L]	2BR 1,150 sf 396 sf	3BR 1,534 sf 448 sf	1BR 813 sf 118 sf	2BR 1,227 sf 249 sf	1BR 797 sf 160 sf	1BR 767 sf 136 sf	1BR 692 sf 118 sf	1BR 691 sf 175 sf	1BR 799 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 363 sf		11,392 sf 2,894 sf	2,468 sf	13,860 sf	82.19%
	44 45	10' - 2'-0"	9' - 2'-5"	463' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - L]	2BR 1,150 sf 396 sf	3BR 1,534 sf 448 sf	1BR 813 sf 118 sf	2BR 1,227 sf 249 sf	1BR 797 sf 160 sf	1BR 767 sf 136 sf	1BR 692 sf 118 sf	1BR 691 sf 175 sf	1BR 799 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 363 sf		11,392 sf 2,894 sf	2,468 sf	13,860 sf	82.19%
	43 44	10' - 2'-0"	9' - 2'-5"	452' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	42 43	10' - 2'-0"	9' - 2'-5"	442' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	41 42	10' - 2'-0"	9' - 2'-5"	432' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	40 41	10' - 2'-0"	9' - 2'-5"	422' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	39 40	10' - 2'-0"	9' - 2'-5"	412' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	38 39	10' - 2'-0"	9' - 2'-5"	402' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	37 38	10' - 2'-0"	9' - 2'-5"	391' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 393 sf	3BR 1,534 sf 554 sf	1BR 813 sf 136 sf	2BR 1,227 sf 169 sf	1BR 797 sf 93 sf	1BR 767 sf 182 sf	1BR 692 sf 134 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 397 sf		11,392 sf 2,821 sf	2,468 sf	13,860 sf	82.19%
	36 37	10' - 2'-0"	9' - 2'-5"	381' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 393 sf	3BR 1,534 sf 554 sf	1BR 813 sf 136 sf	2BR 1,227 sf 169 sf	1BR 797 sf 93 sf	1BR 767 sf 182 sf	1BR 692 sf 134 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 397 sf		11,392 sf 2,821 sf	2,468 sf	13,860 sf	82.19%
	35 36	10' - 2'-0"	9' - 2'-5"	371' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 393 sf	3BR 1,534 sf 554 sf	1BR 813 sf 136 sf	2BR 1,227 sf 169 sf	1BR 797 sf 93 sf	1BR 767 sf 182 sf	1BR 692 sf 134 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 397 sf		11,392 sf 2,821 sf	2,468 sf	13,860 sf	82.19%
	34 35	10' - 2'-0"	9' - 2'-5"	361' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	33 34	10' - 2'-0"	9' - 2'-5"	351' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	32 33	10' - 2'-0"	9' - 2'-5"	341' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	31 32	10' - 2'-0"	9' - 2'-5"	330' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	30 31	10' - 2'-0"	9' - 2'-5"	320' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	29 30	10' - 2'-0"	9' - 2'-5"	310' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	28 29	10' - 2'-0"	9' - 2'-5"	300' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 396 sf	3BR 1,534 sf 448 sf	1BR 813 sf 118 sf	2BR 1,227 sf 249 sf	1BR 797 sf 160 sf	1BR 767 sf 136 sf	1BR 692 sf 118 sf	1BR 691 sf 175 sf	1BR 799 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 363 sf		11,392 sf 2,894 sf	2,468 sf	13,860 sf	82.19%
	27 28	10' - 2'-0"	9' - 2'-5"	290' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 396 sf	3BR 1,534 sf 448 sf	1BR 813 sf 118 sf	2BR 1,227 sf 249 sf	1BR 797 sf 160 sf	1BR 767 sf 136 sf	1BR 692 sf 118 sf	1BR 691 sf 175 sf	1BR 799 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 363 sf		11,392 sf 2,894 sf	2,468 sf	13,860 sf	82.19%
	26 27	10' - 2'-0"	9' - 2'-5"	280' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 396 sf	3BR 1,534 sf 448 sf	1BR 813 sf 118 sf	2BR 1,227 sf 249 sf	1BR 797 sf 160 sf	1BR 767 sf 136 sf	1BR 692 sf 118 sf	1BR 691 sf 175 sf	1BR 799 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 363 sf		11,392 sf 2,894 sf	2,468 sf	13,860 sf	82.19%
	25 26	10' - 2'-0"	9' - 2'-5"	269' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	24 25	10' - 2'-0"	9' - 2'-5"	259' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	23 24	10' - 2'-0"	9' - 2'-5"	249' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 692 sf 97 sf	1BR 691 sf 146 sf	1BR 799 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,392 sf 2,879 sf	2,468 sf	13,860 sf	82.19%
	22 23	10' - 2'-0"	9' - 2'-5"	239' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	21 22	10' - 2'-0"	9' - 2'-5"	229' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	20 21	10' - 2'-0"	9' - 2'-5"	219' - 0'-0"	11	11	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	2BR 979 sf 145 sf	1BR 767 sf 204 sf		1BR 691 sf 117 sf	2BR 1,109 sf 230 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,198 sf 2,862 sf	2,661 sf	13,860 sf	80.80%
	19 20	10' - 2'-0"	9' - 2'-5"	208' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 394 sf	3BR 1,534 sf 560 sf	1BR 813 sf 130 sf	2BR 1,227 sf 171 sf	1BR 797 sf 91 sf	1BR 767 sf 182 sf	1BR 692 sf 135 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 383 sf		11,392 sf 2,889 sf	2,468 sf	13,860 sf	82.19%
	18 19	10' - 2'-0"	9' - 2'-5"	198' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 394 sf	3BR 1,534 sf 560 sf	1BR 813 sf 130 sf	2BR 1,227 sf 171 sf	1BR 797 sf 91 sf	1BR 767 sf 182 sf	1BR 692 sf 135 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 383 sf		11,392 sf 2,889 sf	2,468 sf	13,860 sf	82.19%
	17 18	10' - 2'-0"	9' - 2'-5"	188' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - G]	2BR 1,150 sf 394 sf	3BR 1,534 sf 560 sf	1BR 813 sf 130 sf	2BR 1,227 sf 171 sf	1BR 797 sf 91 sf	1BR 767 sf 182 sf	1BR 692 sf 135 sf	1BR 691 sf 115 sf	1BR 799 sf 135 sf	2BR 1,019 sf 397 sf	1BR 813 sf 116 sf	2BR 1,100 sf 383 sf		11,392 sf 2,889 sf	2,468 sf	13,860 sf	82.19%
	16 17	10' - 2'-0"	9' - 2'-5"	178' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 692 sf 104 sf	1BR 691 sf 117 sf	1BR 799 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,392 sf 2,867 sf	2,468 sf	13,860 sf	82.19%
	15 16	10' - 2'-0"	9' - 2'-5"	168' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 654 sf 104 sf	1BR 691 sf 117 sf	1BR 781 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,316 sf 2,867 sf	2,544 sf	13,860 sf	81.65%
	14 15	10' - 2'-0"	9' - 2'-5"	158' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - g]	2BR 1,150 sf 362 sf	3BR 1,534 sf 508 sf	1BR 813 sf 176 sf	2BR 1,227 sf 225 sf	1BR 797 sf 106 sf	1BR 767 sf 204 sf	1BR 654 sf 104 sf	1BR 691 sf 117 sf	1BR 781 sf 170 sf	2BR 1,019 sf 395 sf	1BR 813 sf 118 sf	2BR 1,100 sf 382 sf		11,316 sf 2,867 sf	2,544 sf	13,860 sf	81.65%
	13 14	10' - 2'-0"	9' - 2'-5"	147' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 654 sf 97 sf	1BR 691 sf 146 sf	1BR 781 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,316 sf 2,879 sf	2,544 sf	13,860 sf	81.65%
	12 13	10' - 2'-0"	9' - 2'-5"	137' - 8'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 654 sf 97 sf	1BR 691 sf 146 sf	1BR 781 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,316 sf 2,879 sf	2,544 sf	13,860 sf	81.65%
	11 12	10' - 2'-0"	9' - 2'-5"	127' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 380 sf	3BR 1,534 sf 465 sf	1BR 813 sf 142 sf	2BR 1,227 sf 246 sf	1BR 797 sf 142 sf	1BR 767 sf 172 sf	1BR 654 sf 97 sf	1BR 691 sf 146 sf	1BR 781 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 360 sf		11,316 sf 2,879 sf	2,544 sf	13,860 sf	81.65%
	10 11	10' - 2'-0"	9' - 2'-5"	117' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 362 sf	3BR 1,534 sf 457 sf	1BR 813 sf 118 sf	2BR 1,227 sf 250 sf	1BR 797 sf 158 sf	1BR 767 sf 136 sf	1BR 654 sf 117 sf	1BR 691 sf 175 sf	1BR 781 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 353 sf		11,316 sf 2,855 sf	2,544 sf	13,860 sf	81.65%
	9 10	10' - 2'-0"	9' - 2'-5"	107' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 362 sf	3BR 1,534 sf 457 sf	1BR 813 sf 118 sf	2BR 1,227 sf 250 sf	1BR 797 sf 158 sf	1BR 767 sf 136 sf	1BR 654 sf 117 sf	1BR 691 sf 175 sf	1BR 781 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 353 sf		11,316 sf 2,855 sf	2,544 sf	13,860 sf	81.65%
	8 9	10' - 2'-0"	9' - 2'-5"	97' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 362 sf	3BR 1,534 sf 457 sf	1BR 813 sf 118 sf	2BR 1,227 sf 250 sf	1BR 797 sf 158 sf	1BR 767 sf 136 sf	1BR 654 sf 117 sf	1BR 691 sf 175 sf	1BR 781 sf 157 sf	2BR 1,019 sf 448 sf	1BR 813 sf 176 sf	2BR 1,100 sf 353 sf		11,316 sf 2,855 sf	2,544 sf	13,860 sf	81.65%
	7 8	10' - 2'-0"	9' - 2'-5"	86' - 10'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 374 sf	3BR 1,534 sf 475 sf	1BR 813 sf 141 sf	2BR 1,227 sf 247 sf	1BR 797 sf 138 sf	1BR 767 sf 172 sf	1BR 654 sf 96 sf	1BR 691 sf 146 sf	1BR 781 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 344 sf		11,316 sf 2,862 sf	2,544 sf	13,860 sf	81.65%
AMENITIES, MECHANICAL	6 6	12' - 2'-0"		74' - 8'-0"	0	0	0	OUTDOOR [TYPE - E ALT]	NO UNITS - AMENITIES, MECHANICAL															13,860 sf	
RESIDENTIAL (TYPICAL)	5 5	11' - 2'-0"	9' - 2'-5"	63' - 6'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - i]	2BR 1,150 sf 374 sf	3BR 1,534 sf 475 sf	1BR 813 sf 141 sf	2BR 1,227 sf 247 sf	1BR 797 sf 138 sf	1BR 748 sf 172 sf	1BR 654 sf 96 sf	1BR 691 sf 146 sf	1BR 781 sf 142 sf	2BR 1,019 sf 436 sf	1BR 813 sf 151 sf	2BR 1,100 sf 344 sf		11,297 sf 2,862 sf	2,563 sf	13,860 sf	81.51%
	4 4	10' - 2'-0"	9' - 2'-5"	53' - 4'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 359 sf	3BR 1,534 sf 516 sf	1BR 813 sf 173 sf	2BR 1,227 sf 227 sf	1BR 797 sf 103 sf	1BR 748 sf 204 sf	1BR 654 sf 103 sf	1BR 691 sf 116 sf	1BR 781 sf 170 sf	2BR 1,019 sf 413 sf	1BR 813 sf 118 sf	2BR 1,100 sf 366 sf		11,297 sf 2,868 sf	2,563 sf	13,860 sf	81.51%
	3 3	10' - 2'-0"	9' - 2'-5"	43' - 2'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 359 sf	3BR 1,534 sf 516 sf	1BR 813 sf 173 sf	2BR 1,227 sf 227 sf	1BR 797 sf 103 sf	1BR 748 sf 204 sf	1BR 654 sf 103 sf	1BR 691 sf 116 sf	1BR 781 sf 170 sf	2BR 1,019 sf 413 sf	1BR 813 sf 118 sf	2BR 1,100 sf 366 sf		11,297 sf 2,868 sf	2,563 sf	13,860 sf	81.51%
	2 2	10' - 2'-0"	9' - 2'-5"	33' - 0'-0"	12	12	0	NET RENTABLE OUTDOOR [TYPE - E]	2BR 1,150 sf 359 sf	3BR 1,534 sf 516 sf	1BR 813 sf 173 sf	2BR 1,227 sf 227 sf	1BR 797 sf 103 sf	1BR 748 sf 204 sf	1BR 654 sf 103 sf	1BR 691 sf 116 sf	1BR 781 sf 170 sf	2BR 1,019 sf 413 sf	1BR 813 sf 118 sf	2BR 1,100 sf 366 sf		11,297 sf 2,868 sf	2,563 sf	13,860 sf	81.51%
LOBBY, RES BOH, MECHANICAL, RETAIL	1 Mezz 1M	9' - 5'-0"		24' - 0'-0"	NO UNITS - AMENITIES, BACK OF HOUSE, MECHANICAL																			3,945 sf	
	1 1	9' - 6'-0"		14' - 6'-0"	NO UNITS - LOBBY, BACK OF HOUSE, MECHANICAL, RETAIL																			13,963 sf	
TOTAL RESIDENTIAL UNIT COUNT					529	529

6 VIEW NORTH FROM SOUTH

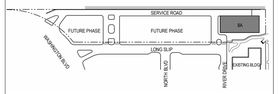
4 VIEW EAST FROM NORTH WEST

2 VIEW WEST FROM NORTH EAST CORNER

5 VIEW WEST FROM SOUTH EAST

3 VIEW SOUTH WEST FROM NORTH EAST CORNER

1 VIEW NORTH FROM SOUTH EAST CORNER



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

SITE PHOTOS

SEAL & SIGNATURE:

STATE OF NEW JERSEY
LEO STEPHEN HILL
21A101004500
REGISTERED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE:

SPA-040.00

DWG NO.

1/23/2024 5:54:59 PM

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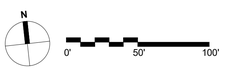

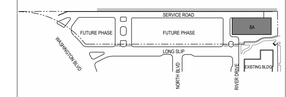

KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST
ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

PROJECT SET OUT PLAN

SEAL & SIGNATURE:

DATE:	01/23/24
PROJECT #:	23A01
SCALE:	1" = 50'-0"

SPA-050.01

DWG NO.

1/23/2024 5:55:01 PM

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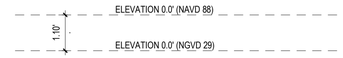
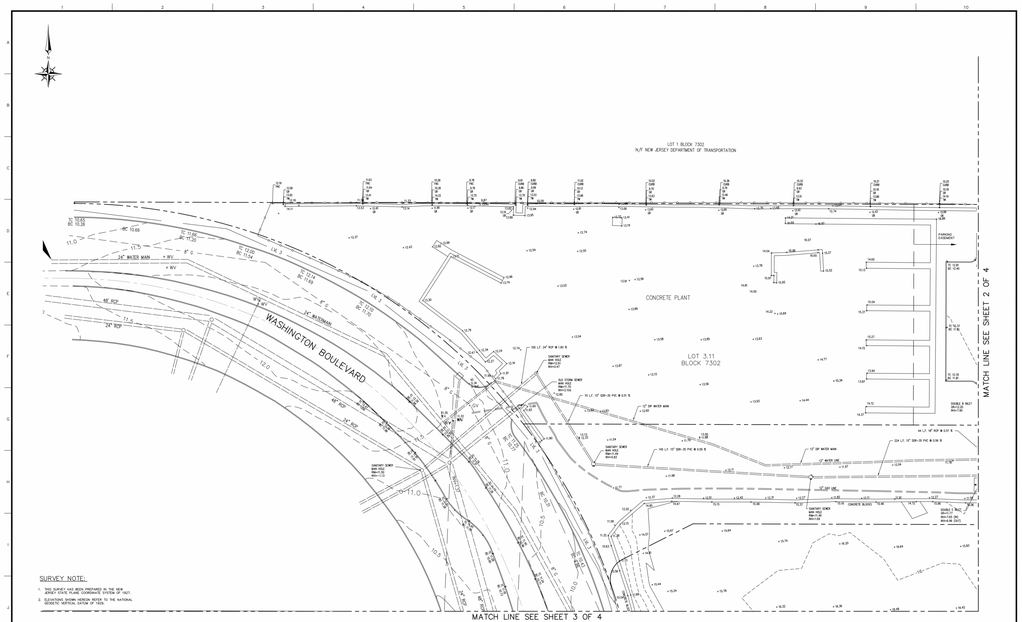
ELEVATIONS SHOWN ON FEMA MAP ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SEE BELOW CHART WHICH DEMONSTRATES THE RELATION BETWEEN THE VARIOUS DATUMS.





SURVEY NOTE:

1. THIS SURVEY HAS BEEN PREPARED IN THE NEW JERSEY STATE PLANE COORDINATES, NAD 83 US FEET.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

NO:	DATE:	BY	CHECKED	DESCRIPTION
3	02/17/23			
2	03/08/23			
1	04/07/22			
0	12/08/21			

SCALE 1"=20'

CERTIFICATE OF AUTHORIZATION 24GA28139400

FIELD WORK BY: AB/JJR
DRAWN BY: AB
DESIGNED BY: N/A
CHECKED BY: EL
APPROVED BY: MB
CLASSIFICATION: SURVEYING

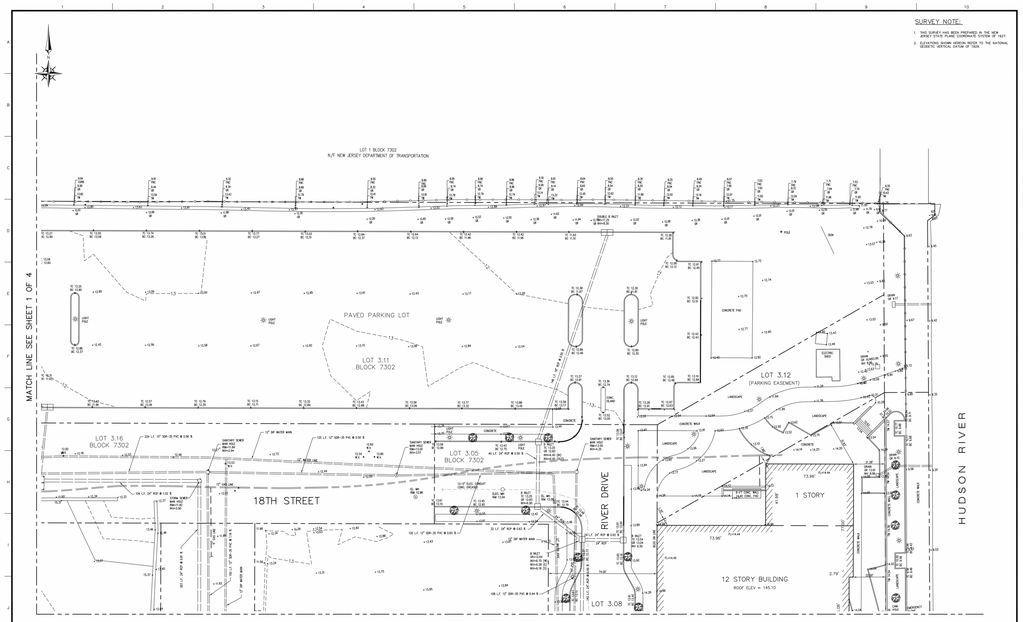
50 STATES ENGINEERING
ENGINEERING SURVEYING PLANNING
www.50StatesEngineering.com
43 MOONACHIE ROAD PH (201) 50-0345
HACKENSACK, NJ 07601 FM (201) 391-7867

PROJECT NAME
NEWPORT
CITY OF JERSEY CITY
HUDSON COUNTY NEW JERSEY

DRAWING TITLE
AS-BUILT SURVEY
OF
NORTHEAST QUADRANT

PROJECT NUMBER
21-124

DRAWING NUMBER
21-124-101



SURVEY NOTE:

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2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

NO:	DATE:	BY	CHECKED	DESCRIPTION
3	02/17/23			
2	03/08/23			
1	04/07/22			
0	12/08/21			

SCALE 1"=20'

CERTIFICATE OF AUTHORIZATION 24GA28139400

FIELD WORK BY: AB/JJR
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NEWPORT
CITY OF JERSEY CITY
HUDSON COUNTY NEW JERSEY

DRAWING TITLE
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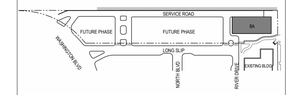
OF
NORTHEAST QUADRANT

PROJECT NUMBER
21-124

DRAWING NUMBER
21-124-102



KEY PLAN

NOTES:

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NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

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11 BROADWAY
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NEW YORK, NY 10004
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DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

SITE SURVEY

SEAL & SIGNATURE:

STATE OF NEW JERSEY
ELIZABETH MEYER
21AI01004500
REGISTERED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE:

SPA-051.01

DWG NO.

1/23/2024 5:55:07 PM

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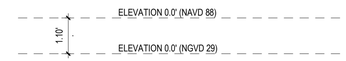
SEE BELOW CHART WHICH DEMONSTRATES THE RELATION BETWEEN THE VARIOUS DATUMS.



THE SITE LIES WITHIN AE12 ZONE

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The methodologies used in the preparation of this map were New Jersey State Plane FIPS 0900. The **horizontal datum** was NAD83, GRS 80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems (OGIS) in digital format. This map was produced and plotted at a scale of 1:2400 (1"=200') with a 1 foot pixel resolution from photography dated 2012.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The flood hazard areas were refined using hydraulic data in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road and drainage relationships for unmeasured streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

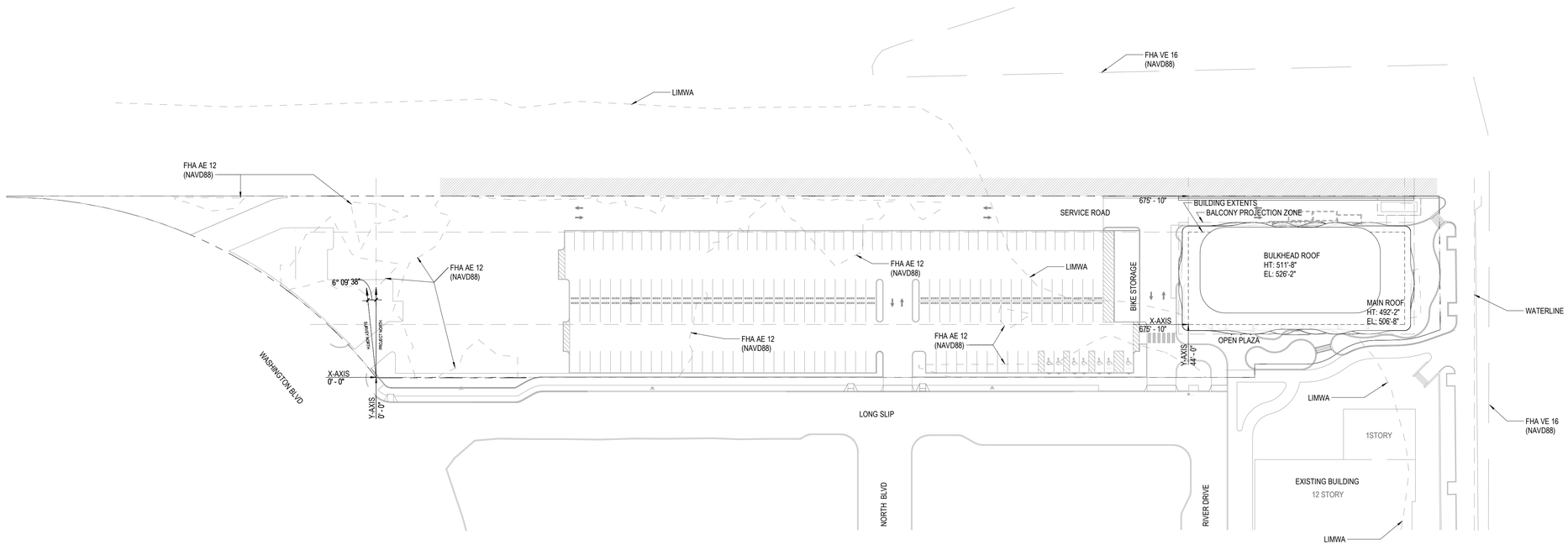
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

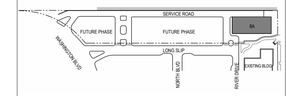
The AE Zone category has been divided by a **Limit of Moderate Wave Action** (LiMWA) or coastal high hazard area boundary that is depicted on the FIRM as a breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Contact the **FEMA Map Information eXchange** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange (FMIX) is staffed by Fax at 1-800-358-9620 and their website at http://www.msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

ZONE AE
(EL. EL.)
619000 FT
JOINS PANEL 0045
620000 FT
74°31'15" W
40°45'00" N
ZONE AE
(EL. EL.)
ZONE AE
(EL. EL.)
ZONE AE
(EL. EL.)





KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST
ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

SITE PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
LEO STEPHEN HILL
21A101094500
REGISTERED ARCHITECT

DATE:	01/23/24
PROJECT #:	23A01
SCALE:	1" = 50'-0"

SPA-100.01

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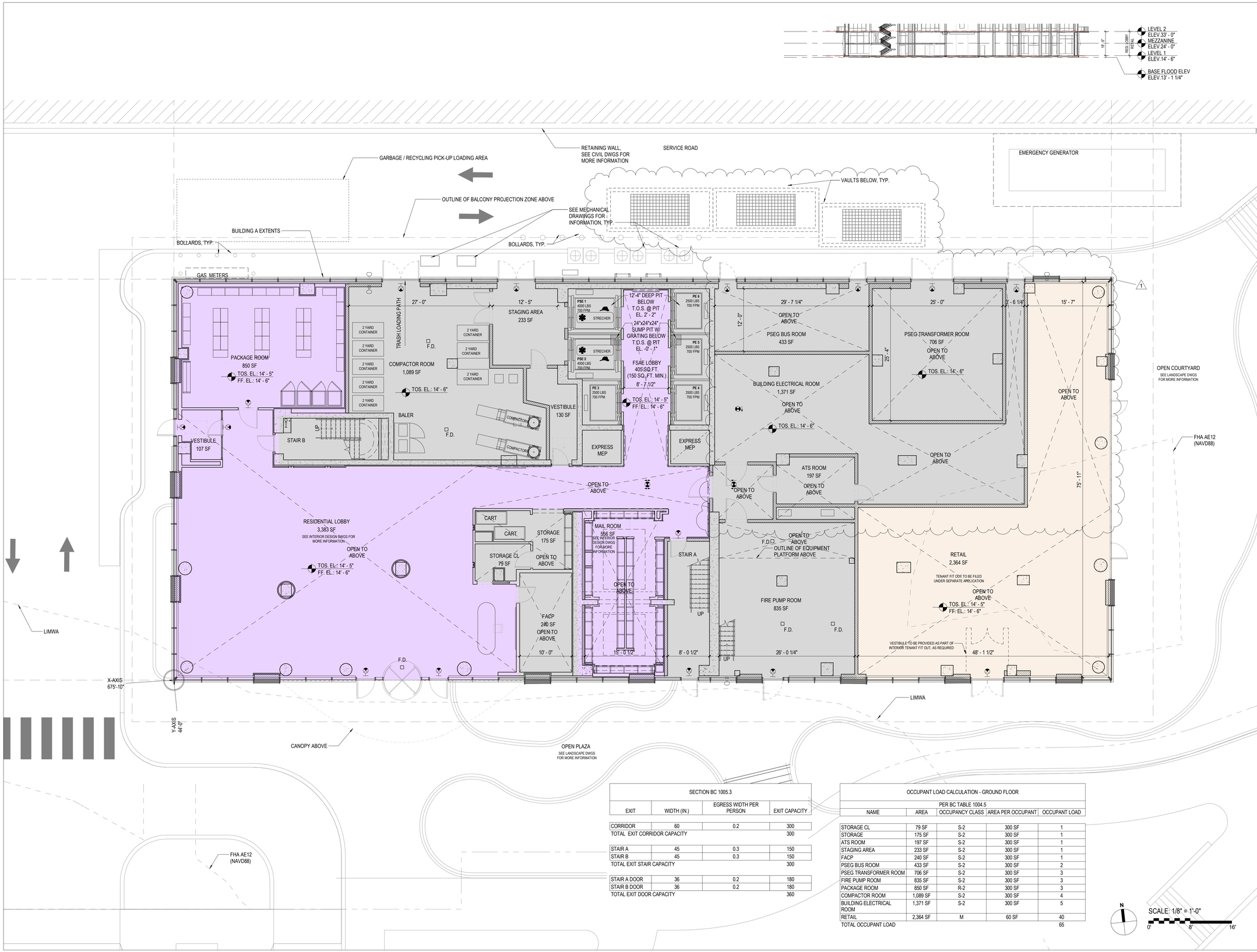
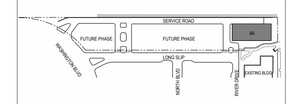


SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - GROUND FLOOR				
PER BC TABLE 1004.5				
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
STORAGE CL	79 SF	S-2	300 SF	1
STORAGE	175 SF	S-2	300 SF	1
ATS ROOM	197 SF	S-2	300 SF	1
STAGING AREA	233 SF	S-2	300 SF	1
FACP	240 SF	S-2	300 SF	1
PSEG BUS ROOM	433 SF	S-2	300 SF	2
PSEG TRANSFORMER ROOM	706 SF	S-2	300 SF	3
FIRE PUMP ROOM	835 SF	S-2	300 SF	3
PACKAGE ROOM	850 SF	R-2	300 SF	3
COMPACTOR ROOM	1,089 SF	S-2	300 SF	4
BUILDING ELECTRICAL ROOM	1,371 SF	S-2	300 SF	5
RETAIL	2,364 SF	M	60 SF	40
TOTAL OCCUPANT LOAD				65



KEY PLAN

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	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS

11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

1ST FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
STEPHEN J. HILL
21A01044500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **As indicated**

SPA-101.01

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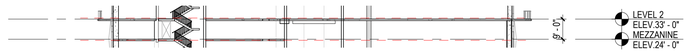
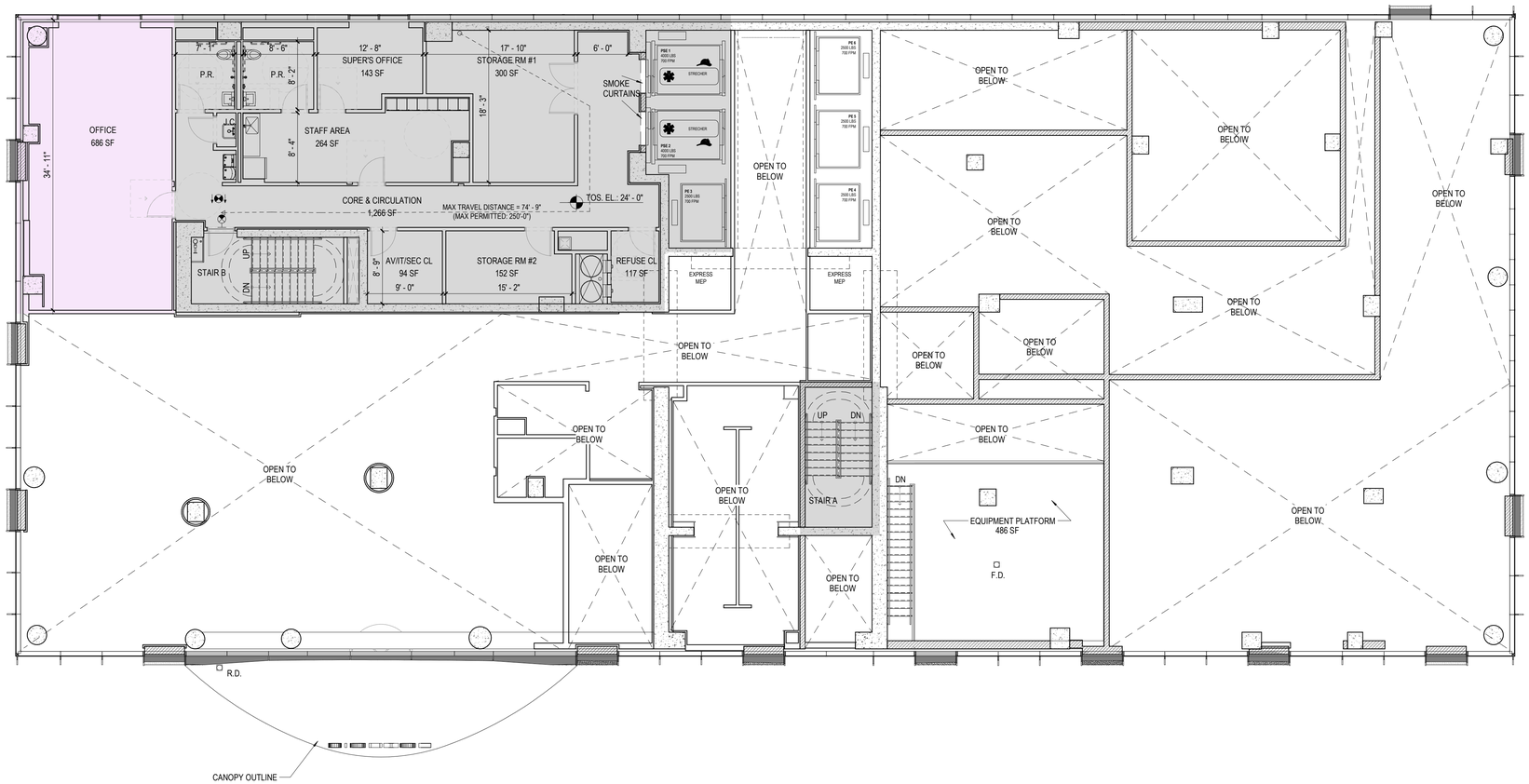
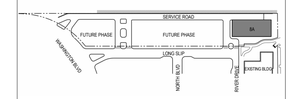




SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - MEZZANINE				
PER BC TABLE 1004.5				
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
SUPER'S OFFICE	143 SF	R-2	150 SF	1
STORAGE RM #2	152 SF	S-2	300 SF	1
STAFF AREA	264 SF	R-2	150 SF	2
STORAGE RM #1	300 SF	S-2	300 SF	1
OFFICE	686 SF	R-2	150 SF	5
TOTAL OCCUPANT LOAD				10



KEY PLAN

N

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PROJECT:

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JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS

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17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

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TEL: (212) 254-2700

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DRESDNER ROBIN

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TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

MEZZANINE FLOOR PLAN

SEAL & SIGNATURE:

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

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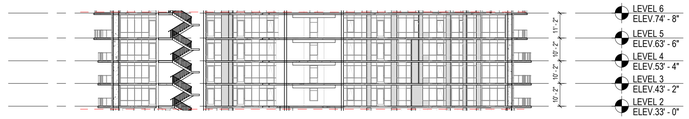

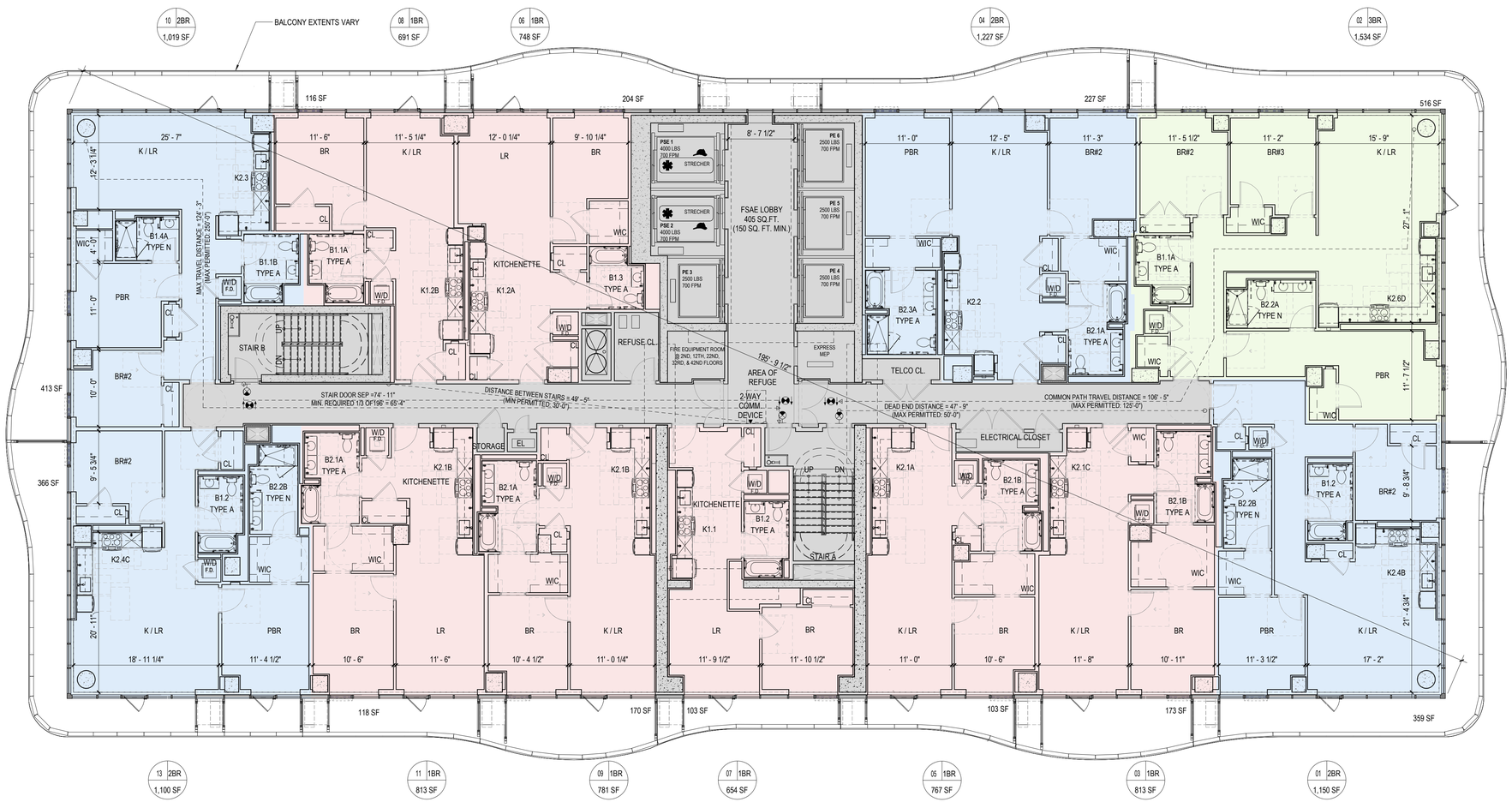

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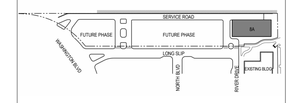
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOORS 2ND-5TH				
	PER BC TABLE 1004.5			
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	1,150 SF	R-2	200 SF	6
UNIT 02	1,534 SF	R-2	200 SF	8
UNIT 03	813 SF	R-2	200 SF	5
UNIT 04	1,227 SF	R-2	200 SF	7
UNIT 05	767 SF	R-2	200 SF	4
UNIT 06	748 SF	R-2	200 SF	4
UNIT 07	654 SF	R-2	200 SF	4
UNIT 08	691 SF	R-2	200 SF	4
UNIT 09	781 SF	R-2	200 SF	4
UNIT 10	1,019 SF	R-2	200 SF	6
UNIT 11	813 SF	R-2	200 SF	5
UNIT 13	1,100 SF	R-2	200 SF	6
TOTAL OCCUPANT LOAD				63

SCALE: 1/8" = 1'-0"
0' 8' 16'



KEY PLAN

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	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

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NEQ 8A LLC

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PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA
104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

2ND TO 5TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
JOSEPH PETRILLO
21A01004500
REGISTERED ARCHITECT

DATE: **01/23/24**
PROJECT #: **23A01**
SCALE: **As indicated**

SPA-103.01
DWG NO.

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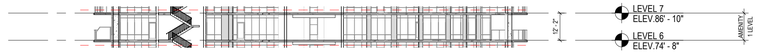
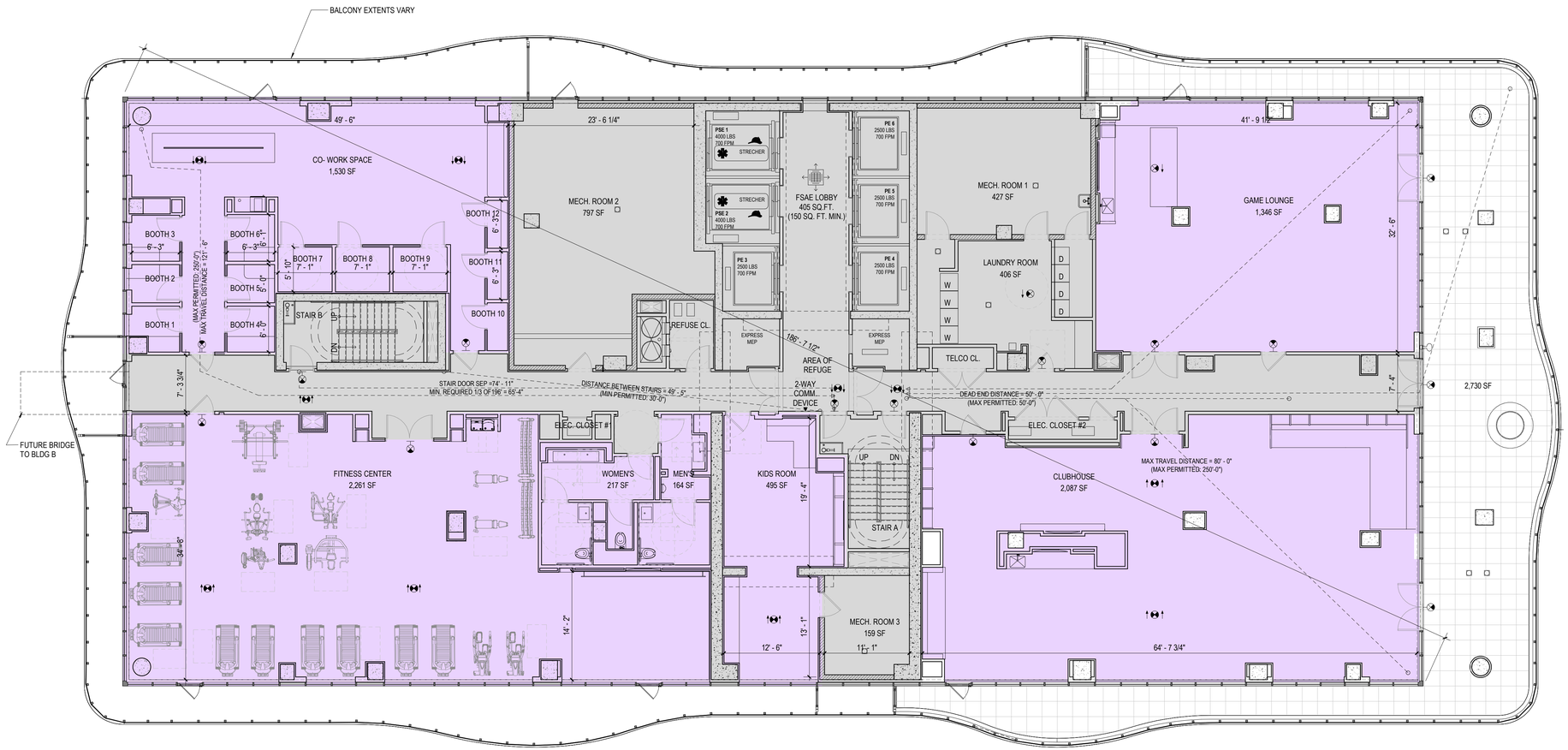




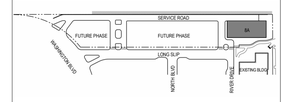
SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOOR 6TH				
PER BC TABLE 1004.5				
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
MECH. ROOM 3	159 SF	S-2	300 SF	1
LAUNDRY ROOM	406 SF	S-2	150 SF	3
MECH. ROOM 1	427 SF	S-2	300 SF	2
KIDS ROOM	495 SF	R-2	50 SF	10
MECH. ROOM 2	797 SF	S-2	300 SF	3
GAME LOUNGE	1,346 SF	R-2	50 SF	27
OUTDOOR TERRACE	1,348 SF	R-2	50 SF	27
CO- WORK SPACE	1,530 SF	R-2	50 SF	31
CLUBHOUSE	2,087 SF	R-2	50 SF	42
FITNESS CENTER	2,261 SF	R-2	50 SF	46
TOTAL OCCUPANT LOAD				192

N

SCALE: 1/8" = 1'-0"

0' 8' 16'



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

6TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
TIMOTHY PETER STONE
21AI01004500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **As indicated**

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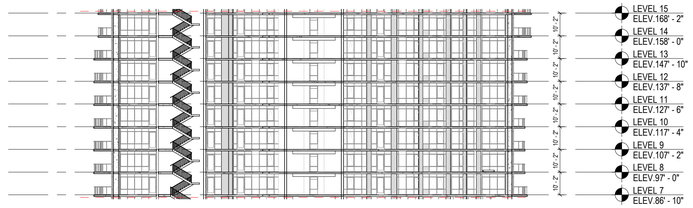
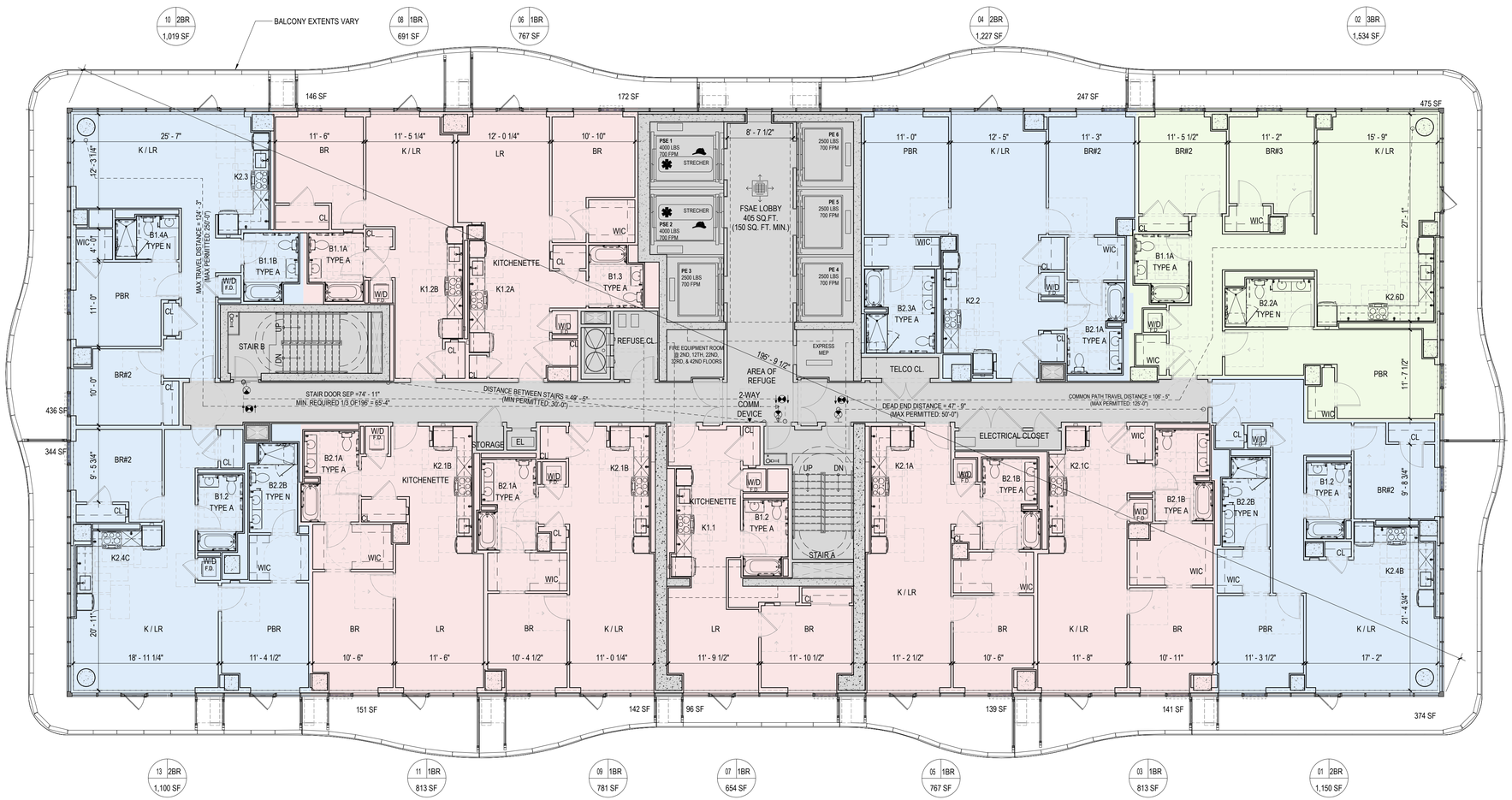
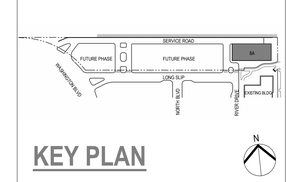




SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOORS 7TH-15TH				
NAME	PER BC TABLE 1004.5			
	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	1,150 SF	R-2	200 SF	6
UNIT 02	1,534 SF	R-2	200 SF	8
UNIT 03	813 SF	R-2	200 SF	5
UNIT 04	1,227 SF	R-2	200 SF	7
UNIT 05	767 SF	R-2	200 SF	4
UNIT 06	767 SF	R-2	200 SF	4
UNIT 07	654 SF	R-2	200 SF	4
UNIT 08	691 SF	R-2	200 SF	4
UNIT 09	781 SF	R-2	200 SF	4
UNIT 10	1,019 SF	R-2	200 SF	6
UNIT 11	813 SF	R-2	200 SF	5
UNIT 13	1,100 SF	R-2	200 SF	6
TOTAL OCCUPANT LOAD				63

SCALE: 1/8" = 1'-0"
0' 8' 16'



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA
104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

7TH - 14TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
JOSEPH E. HILL
21AI01004500
REGISTERED ARCHITECT

DATE: **01/23/24**
PROJECT #: **23A01**
SCALE: **As indicated**

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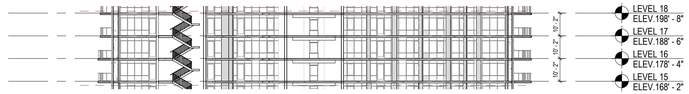
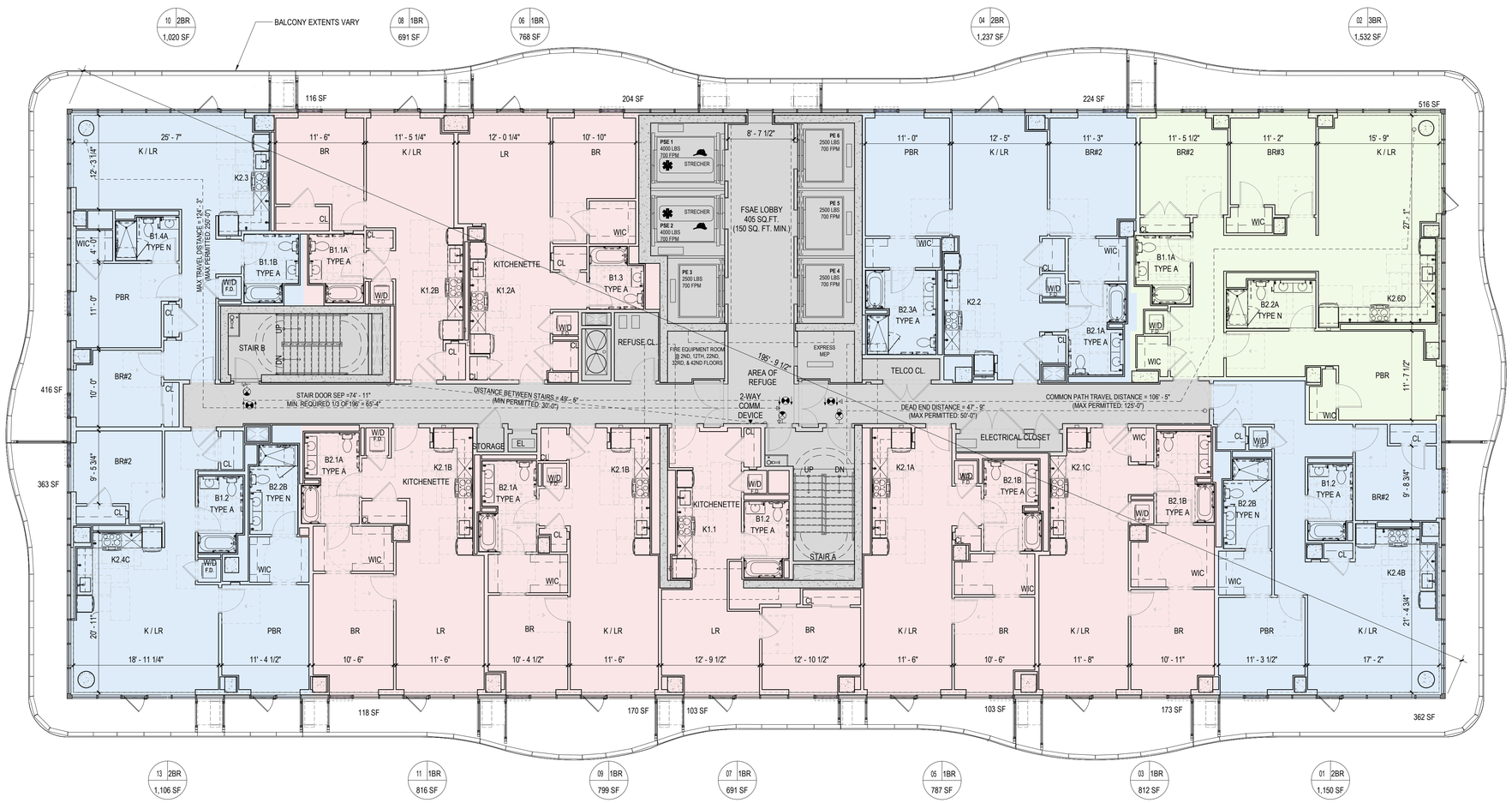
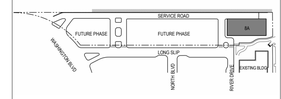




SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOORS 15TH-17TH				
	PER BC TABLE 1004.5			
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	1,150 SF	R-2	200 SF	6
UNIT 02	1,532 SF	R-2	200 SF	8
UNIT 03	812 SF	R-2	200 SF	5
UNIT 04	1,237 SF	R-2	200 SF	7
UNIT 05	787 SF	R-2	200 SF	4
UNIT 06	768 SF	R-2	200 SF	4
UNIT 07	691 SF	R-2	200 SF	4
UNIT 08	691 SF	R-2	200 SF	4
UNIT 09	799 SF	R-2	200 SF	4
UNIT 10	1,020 SF	R-2	200 SF	6
UNIT 11	816 SF	R-2	200 SF	5
UNIT 13	1,106 SF	R-2	200 SF	6
TOTAL OCCUPANT LOAD				63

SCALE: 1/8" = 1'-0"
0' 8' 16'



KEY PLAN

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NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

15TH - 17TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
JOSEPHINE HILL
21AI00044500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **As indicated**

SPA-106.01

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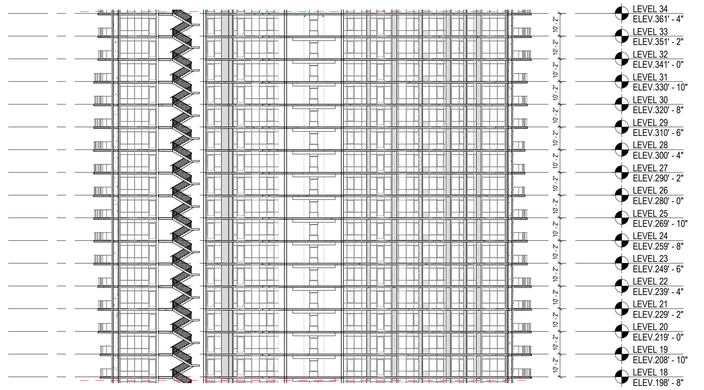
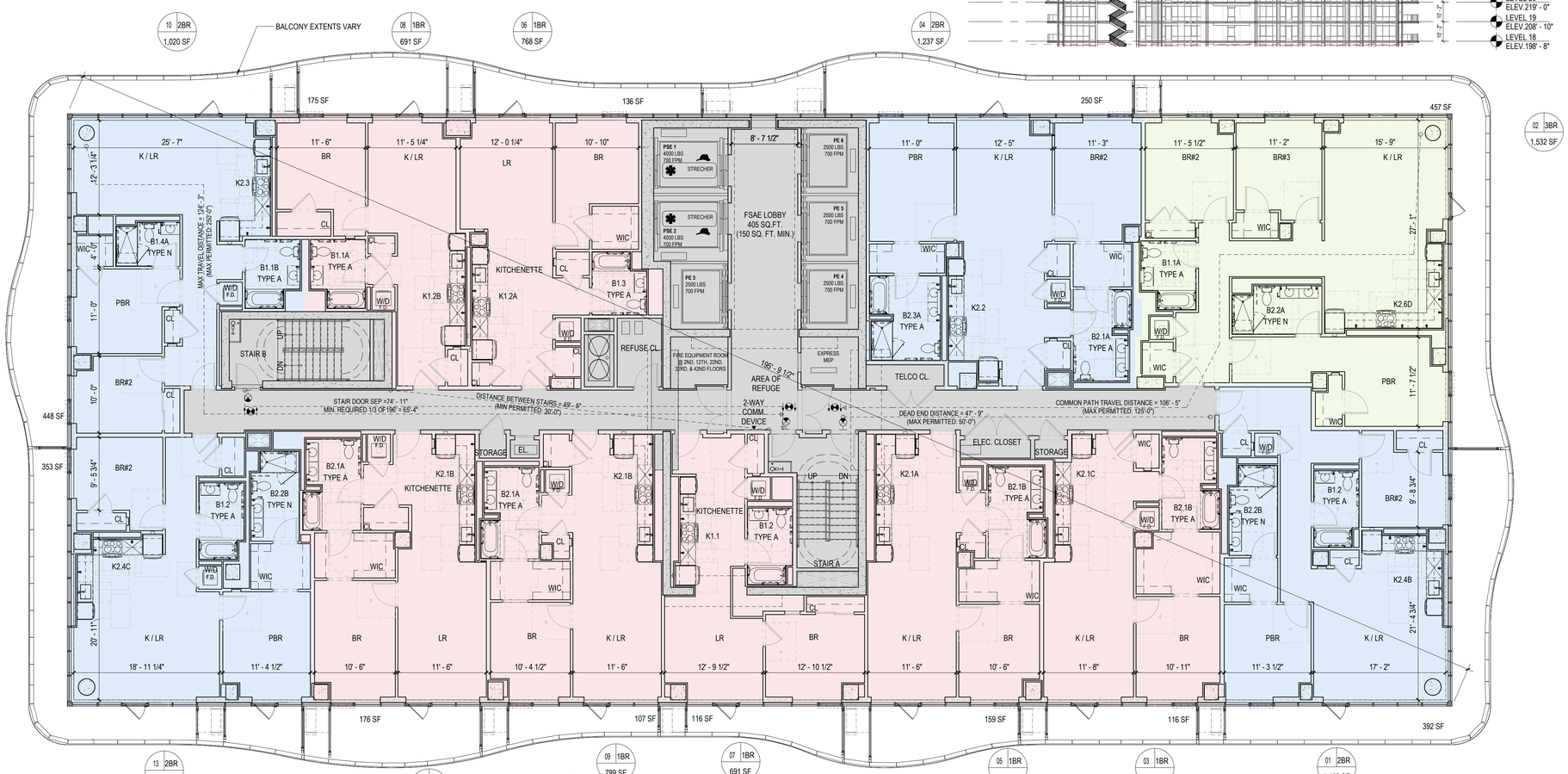
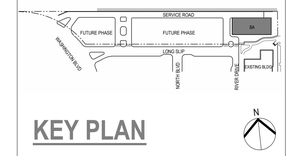




SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOORS 18TH-33RD				
		PER BC TABLE 1004.5		
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	1,150 SF	R-2	200 SF	6
UNIT 02	1,532 SF	R-2	200 SF	8
UNIT 03	812 SF	R-2	200 SF	5
UNIT 04	1,237 SF	R-2	200 SF	7
UNIT 05	787 SF	R-2	200 SF	4
UNIT 06	768 SF	R-2	200 SF	4
UNIT 07	691 SF	R-2	200 SF	4
UNIT 08	691 SF	R-2	200 SF	4
UNIT 09	799 SF	R-2	200 SF	4
UNIT 10	1,020 SF	R-2	200 SF	6
UNIT 11	816 SF	R-2	200 SF	5
UNIT 13	1,106 SF	R-2	200 SF	6
TOTAL OCCUPANT LOAD				63

SCALE: 1/8" = 1'-0"



KEY PLAN

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NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA
104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

18TH - 33RD FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
JOSEPH PEPE III
21AI01044500
REGISTERED ARCHITECT

DATE: 01/23/24
PROJECT #: 23A01
SCALE: As indicated

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SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
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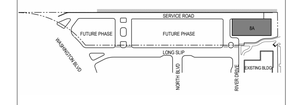
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOORS 34TH-45TH				
	PER BC TABLE 1004.5			
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	1,150 SF	R-2	200 SF	6
UNIT 02	1,534 SF	R-2	200 SF	8
UNIT 03	813 SF	R-2	200 SF	5
UNIT 04	1,227 SF	R-2	200 SF	7
UNIT 05	767 SF	R-2	200 SF	4
UNIT 06	767 SF	R-2	200 SF	4
UNIT 07	654 SF	R-2	200 SF	4
UNIT 08	691 SF	R-2	200 SF	4
UNIT 09	781 SF	R-2	200 SF	4
UNIT 10	1,019 SF	R-2	200 SF	6
UNIT 11	813 SF	R-2	200 SF	5
UNIT 13	1,100 SF	R-2	200 SF	6
TOTAL OCCUPANT LOAD				63

N

SCALE: 1/8" = 1'-0"

0' 8' 16'



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP

JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS

11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

34TH - 45TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
JOSEPH E. HILL
21A01004500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **As indicated**

SPA-108.01

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1/23/2024 5:57:16 PM

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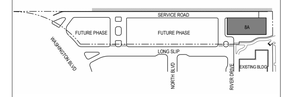
SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOOR 46TH-47TH				
NAME	PER BC TABLE 1004.5			
	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	2,200 SF	R-2	200 SF	12
UNIT 02	2,499 SF	R-2	200 SF	13
UNIT 03	1,248 SF	R-2	200 SF	7
UNIT 04	1,195 SF	R-2	200 SF	6
UNIT 05	1,595 SF	R-2	200 SF	8
UNIT 06	1,283 SF	R-2	200 SF	7
UNIT 07	1,512 SF	R-2	200 SF	8
TOTAL OCCUPANT LOAD				61

SCALE: 1/8" = 1'-0"
0' 8' 16'



KEY PLAN

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1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

46TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
STEPHEN HILL
21AI01004500
REGISTERED ARCHITECT

DATE: **01/23/24**
PROJECT #: **23A01**
SCALE: **As indicated**

SPA-109.01
DWG NO.

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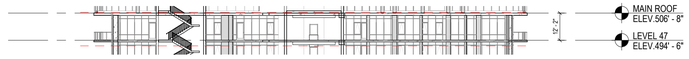
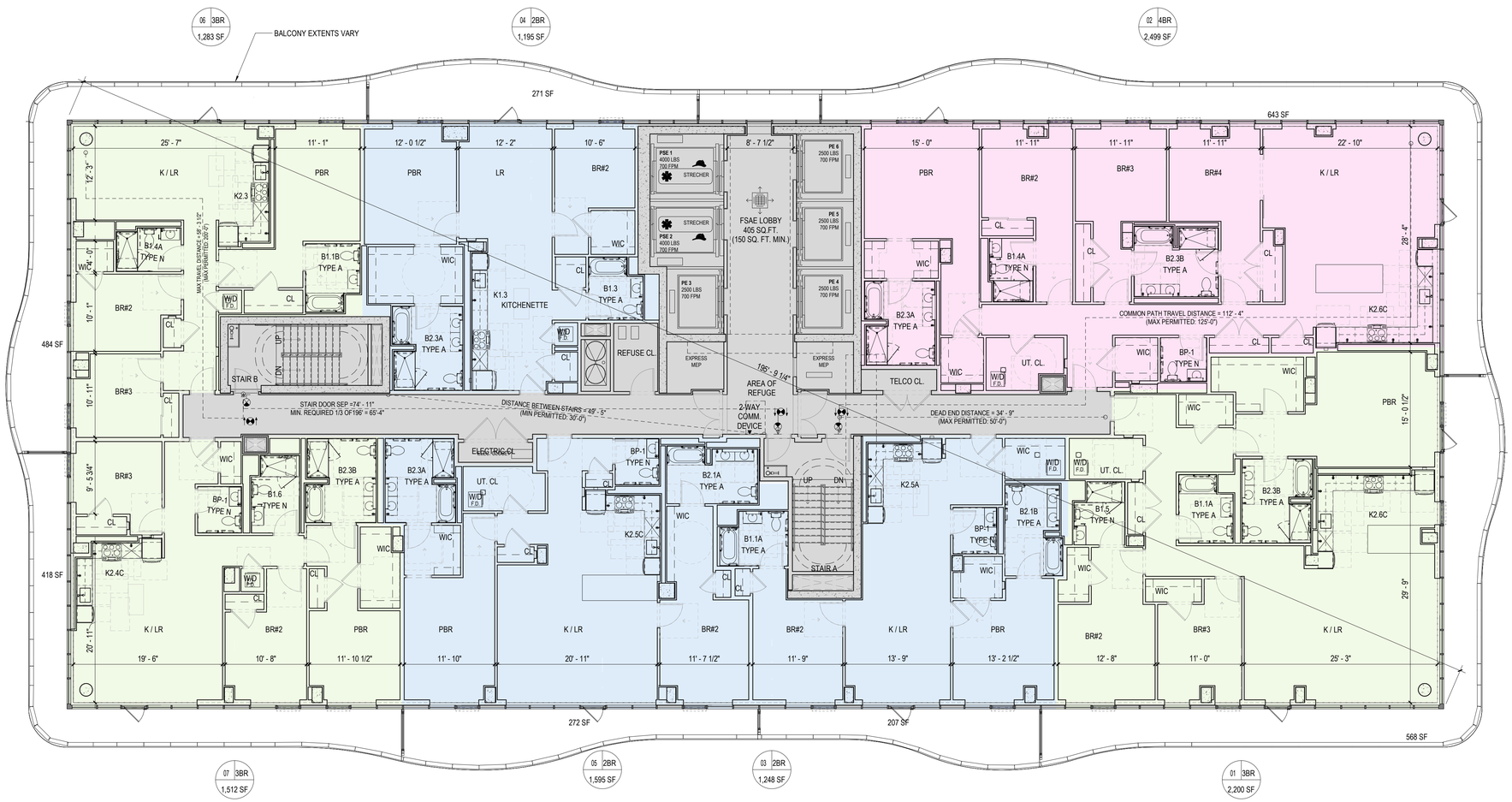




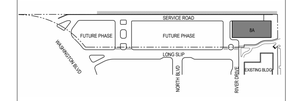
SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - FLOOR 47TH				
	PER BC TABLE 1004.5			
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
UNIT 01	2,200 SF	R-2	200 SF	12
UNIT 02	2,499 SF	R-2	200 SF	13
UNIT 03	1,248 SF	R-2	200 SF	7
UNIT 04	1,195 SF	R-2	200 SF	6
UNIT 05	1,595 SF	R-2	200 SF	8
UNIT 06	1,283 SF	R-2	200 SF	7
UNIT 07	1,512 SF	R-2	200 SF	8
TOTAL OCCUPANT LOAD				61

N

SCALE: 1/8" = 1'-0"

0' 8' 16'



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO.	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS

11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

47TH FLOOR PLAN

SEAL & SIGNATURE:

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-110.01

DWG NO.

1/23/2024 5:57:38 PM

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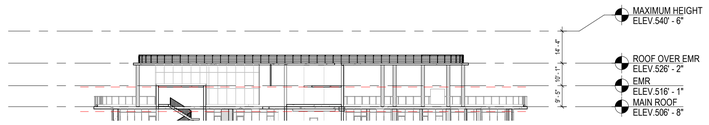
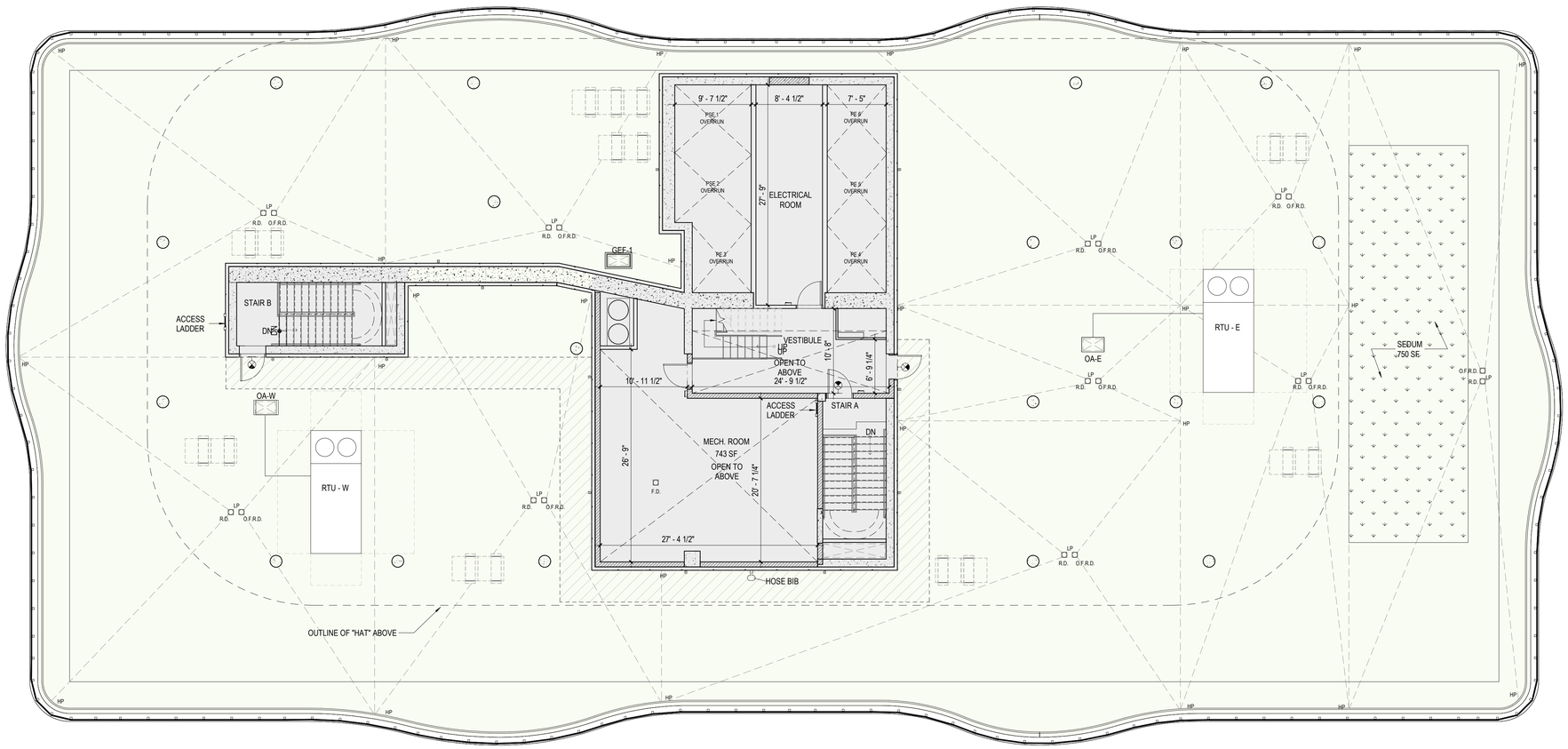


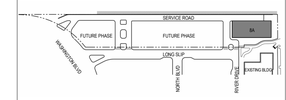


SECTION BC 1005.3			
EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT CAPACITY
CORRIDOR	60	0.2	300
TOTAL EXIT CORRIDOR CAPACITY			300
STAIR A	45	0.3	150
STAIR B	45	0.3	150
TOTAL EXIT STAIR CAPACITY			300
STAIR A DOOR	36	0.2	180
STAIR B DOOR	36	0.2	180
TOTAL EXIT DOOR CAPACITY			360

OCCUPANT LOAD CALCULATION - MAIN ROOF				
PER BC TABLE 1004.5				
NAME	AREA	OCCUPANCY CLASS	AREA PER OCCUPANT	OCCUPANT LOAD
MECH. ROOM	743 SF	S-2	300 SF	3
TOTAL OCCUPANT LOAD				3

SCALE: 1/8" = 1'-0"

0' 8' 16'



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO.	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

MAIN ROOF LEVEL FLOOR PLAN

SEAL & SIGNATURE:

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-111.01

DWG NO.

1/23/2024 5:57:52 PM

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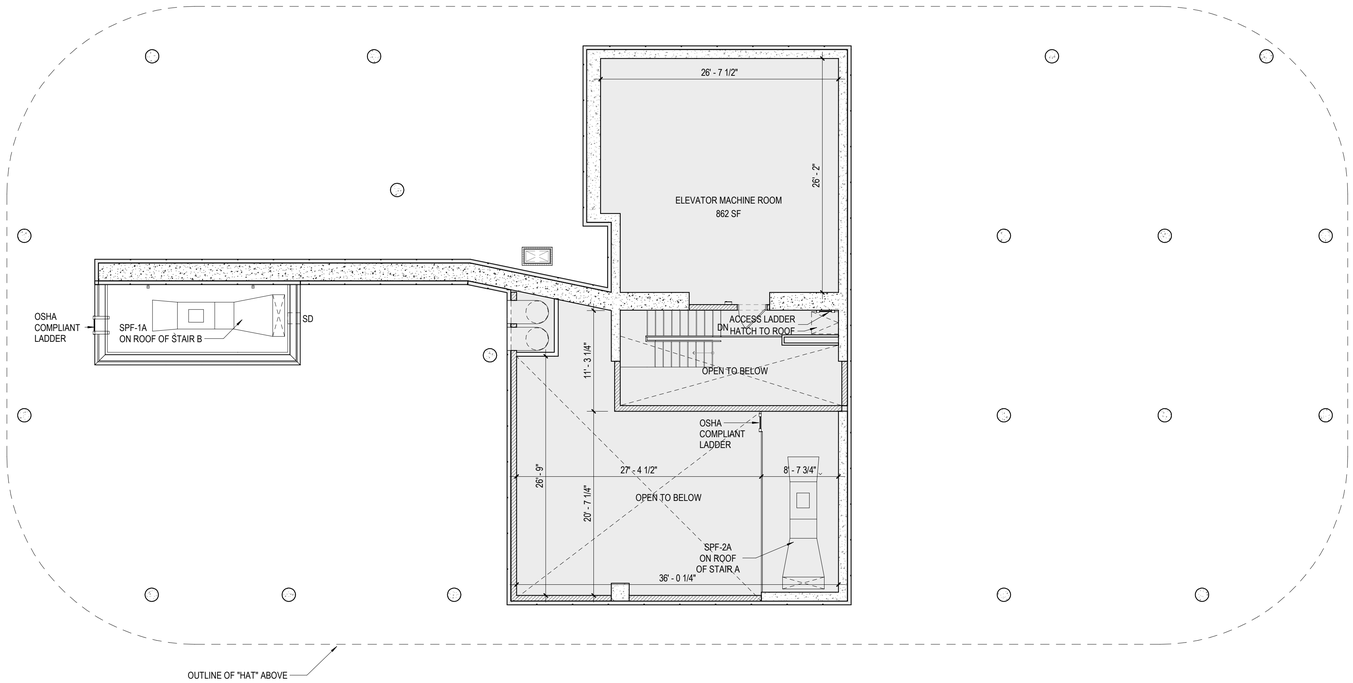

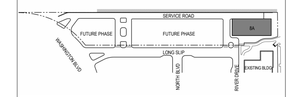

KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

EMR FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW JERSEY
CHRISTOPHER WEST
21A01004500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **As indicated**

SPA-112.01

DWG NO.

SCALE: 1/8" = 1'-0"
0' 8' 16'

1/23/2024 5:57:58 PM

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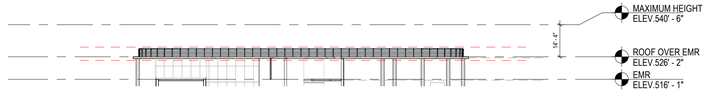

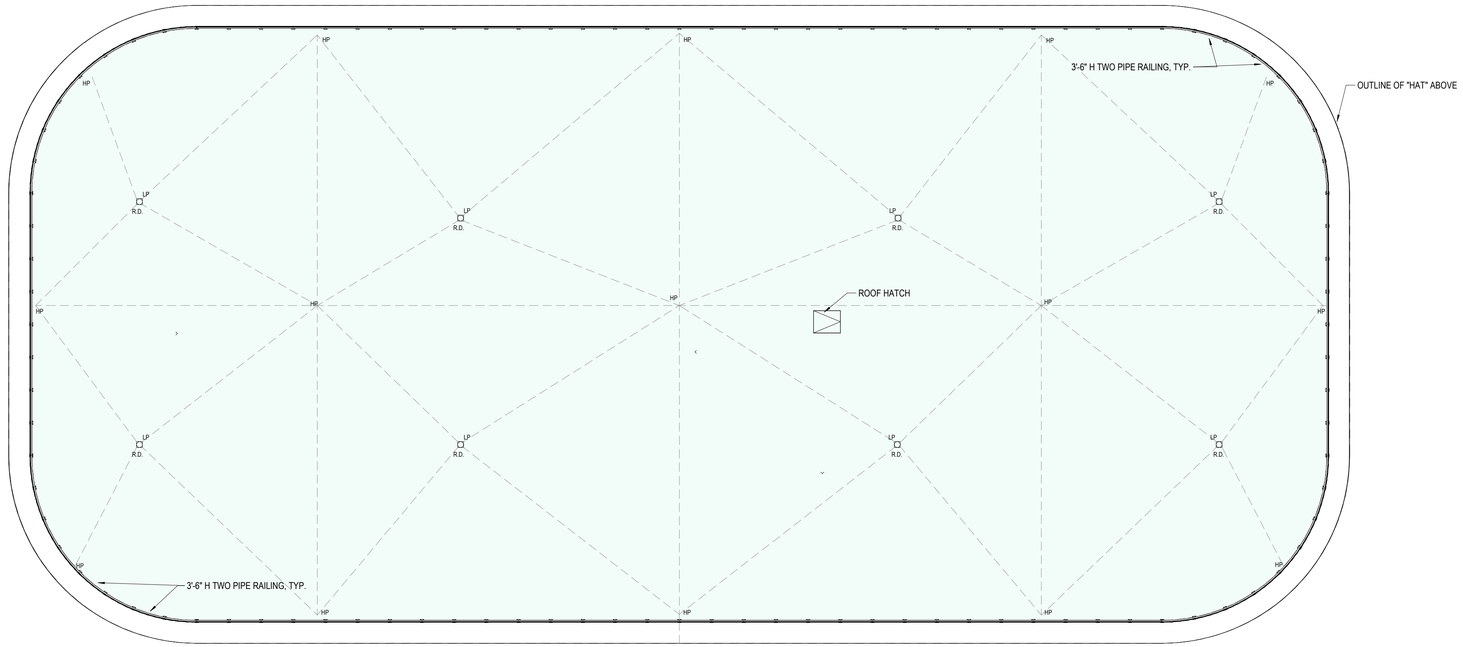

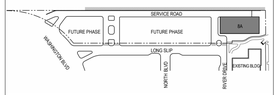

KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE PLAN APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST
ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

ROOF OVER EMR FLOOR PLAN

SEAL & SIGNATURE:

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-113.01

DWG NO.

N

SCALE: 1/8" = 1'-0"

0' 8' 16'

1/23/2024 5:58:11 PM

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EXTERIOR ELEVATIONS LEGEND

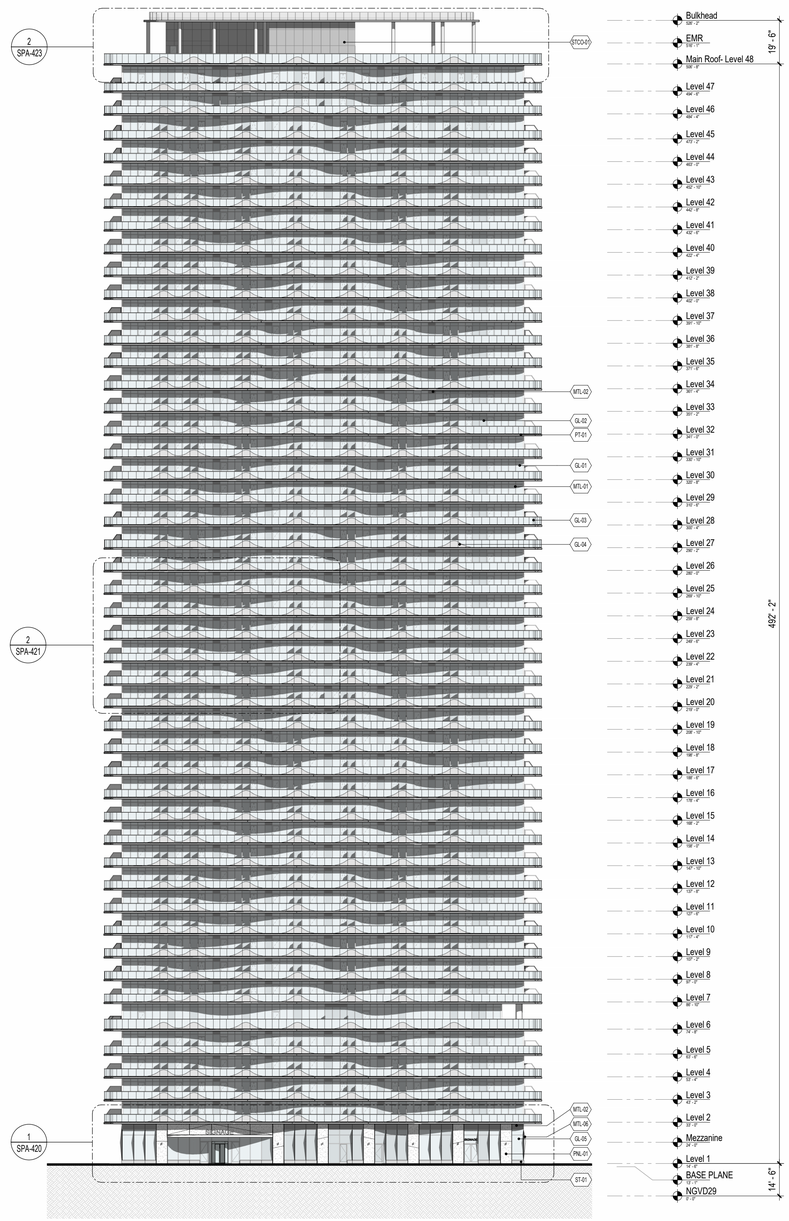
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

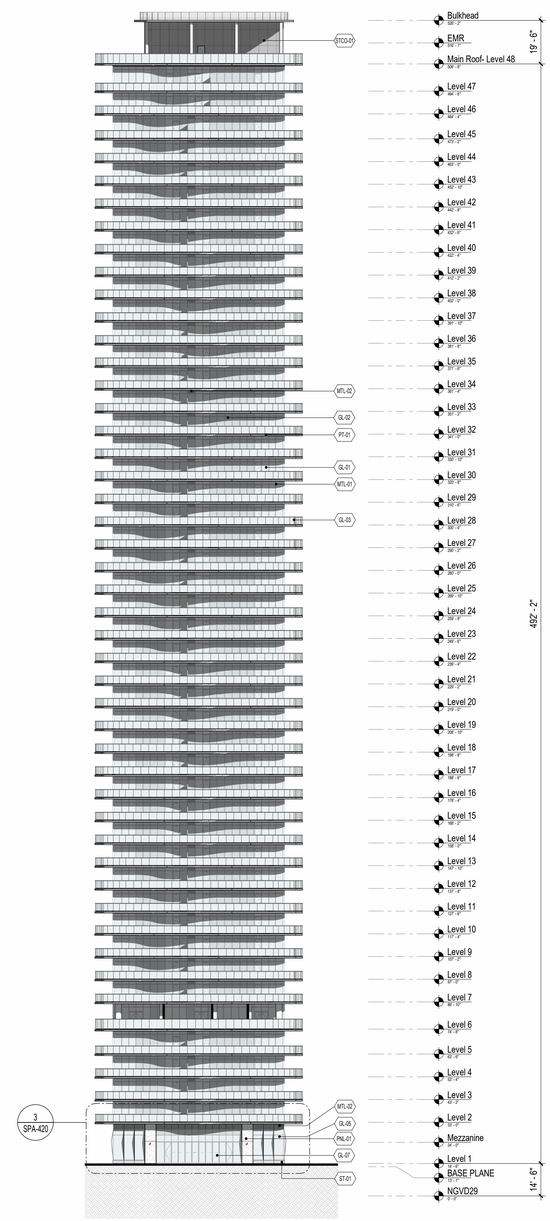
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		



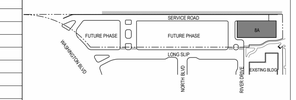
SOUTH ELEVATION | 2
1/32" = 1'-0" | SPA-400



EAST ELEVATION | 1
1/32" = 1'-0" | SPA-400

0' 32' 64'

KEY PLAN



NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Exterior Elevations - South and East

SEAL & SIGNATURE:

STATE OF NEW JERSEY — JOSEPH CARPENITO — 21AI00104500 — REGISTERED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-400.01

DWG NO.

1/23/2024 5:34:07 PM

EXTERIOR ELEVATIONS LEGEND

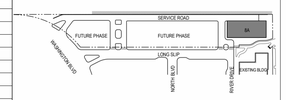
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

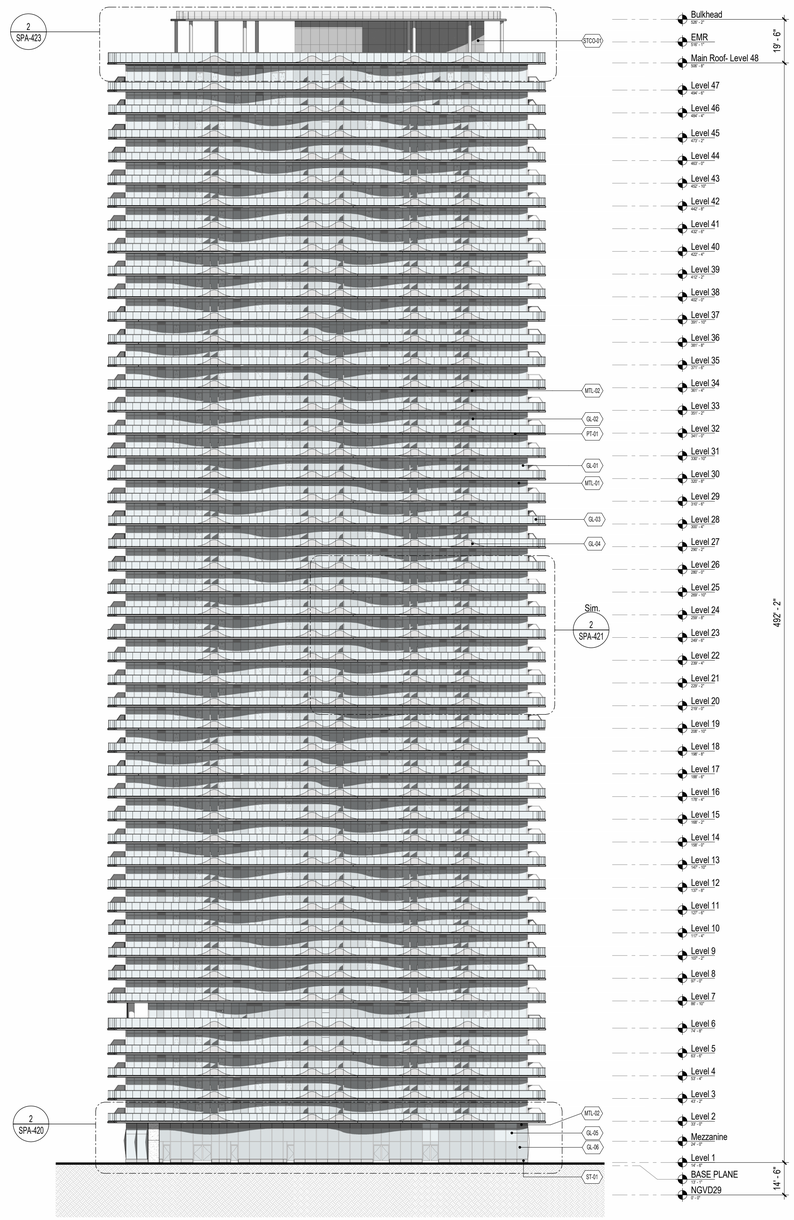
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

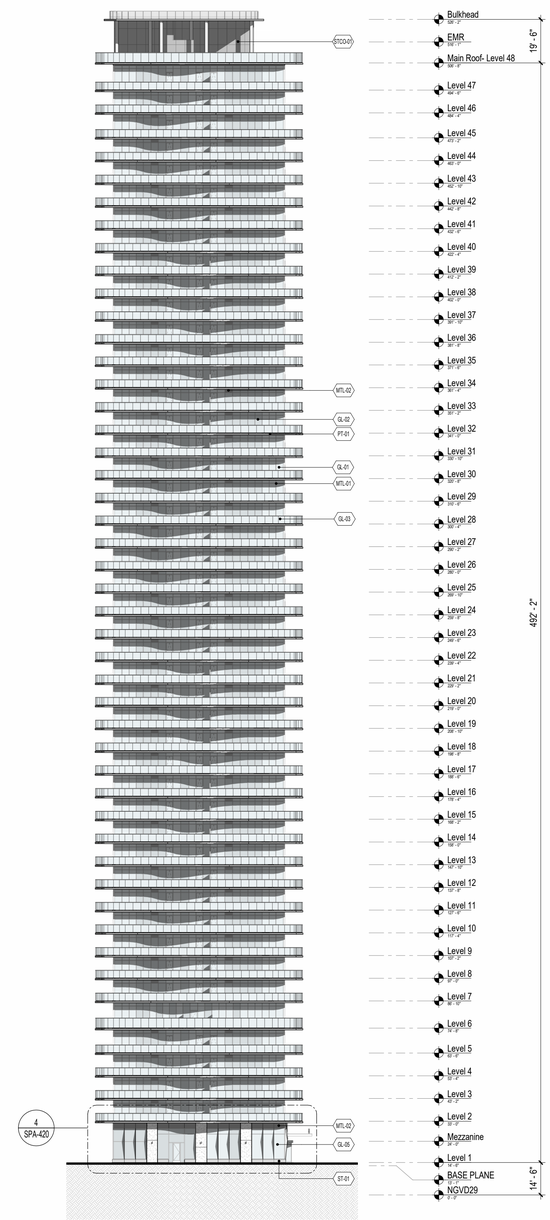
MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		



KEY PLAN



NORTH ELEVATION 2
1/32" = 1'-0" SPA-401



WEST ELEVATION 1
1/32" = 1'-0" SPA-401

0' 32' 64'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Exterior Elevations - North and West

SEAL & SIGNATURE:

STATE OF NEW JERSEY — STEPHEN HILL — 21AI00184300 — REGISTERED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-401.01

DWG NO.

1/23/2024 5:43:31 PM

LEGEND

SIGNAGE LOCATION TO BE COORDINATED

EXTERIOR ELEVATIONS LEGEND

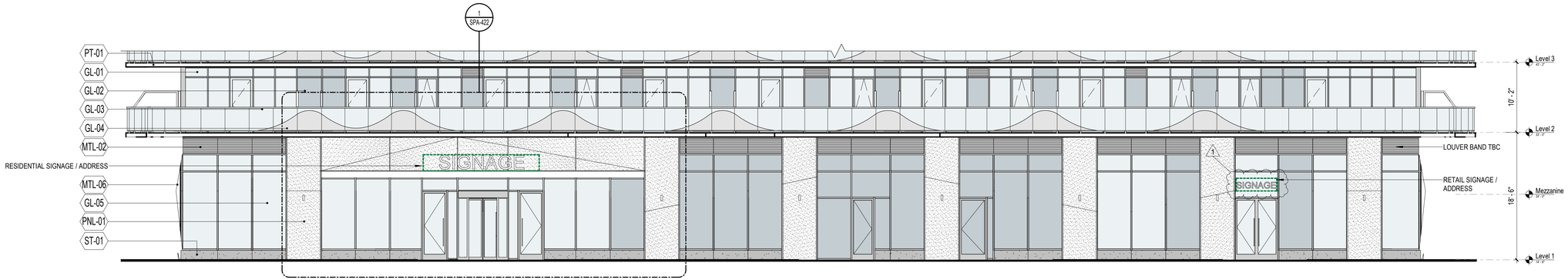
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

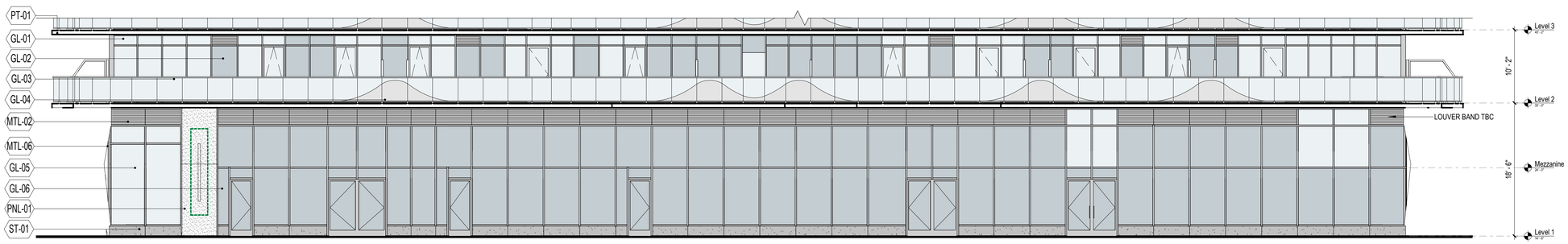
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		

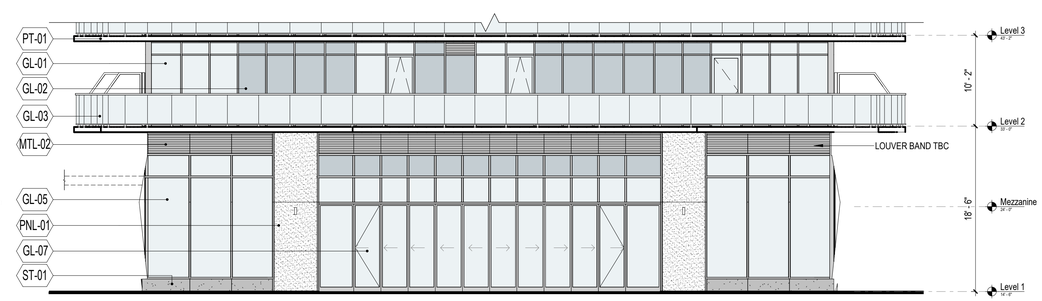


GROUND FLOOR - SOUTH ELEVATION 1 / SPA-420
1/8" = 1'-0"



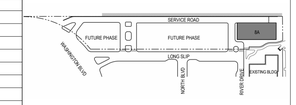
GROUND FLOOR - NORTH ELEVATION 2 / SPA-420
1/8" = 1'-0"

GROUND FLOOR - WEST ELEVATION 4 / SPA-420
1/8" = 1'-0"



GROUND FLOOR - EAST ELEVATION 3 / SPA-420
1/8" = 1'-0"

0' 8' 16'



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Ground Floor Enlarged Elevations

SEAL & SIGNATURE:

STATE OF NEW JERSEY
LEONTEPHE HILL
21A101094500
REGISTERED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-420.01

DWG NO.

1/23/2024 5:40:39 PM

EXTERIOR ELEVATIONS LEGEND

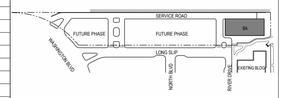
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

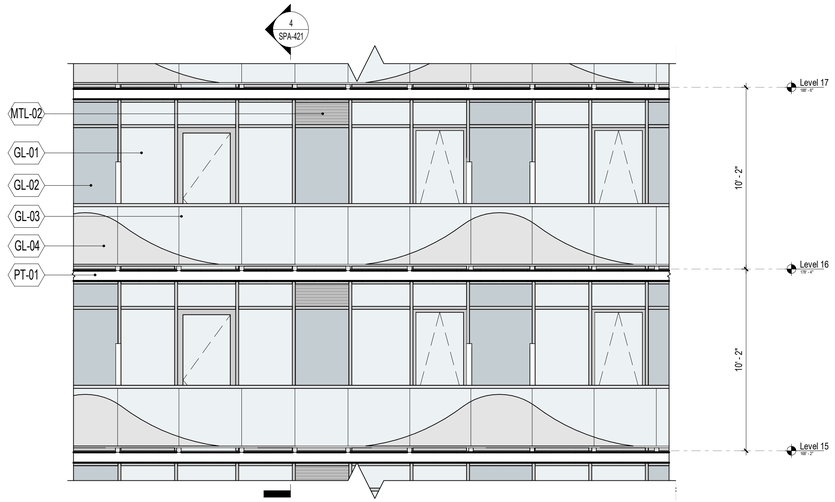
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

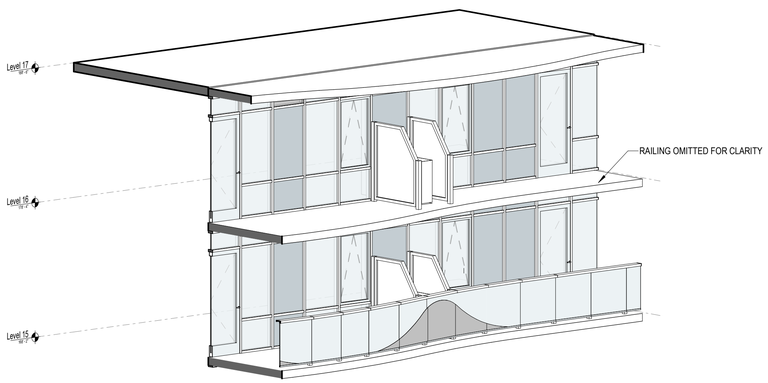
MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		



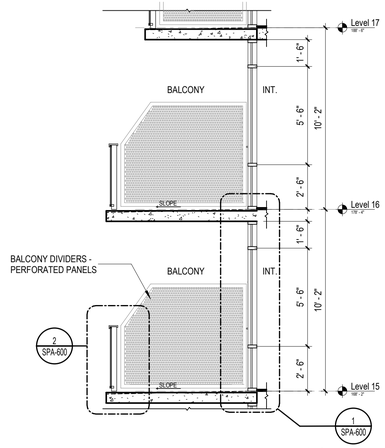
KEY PLAN



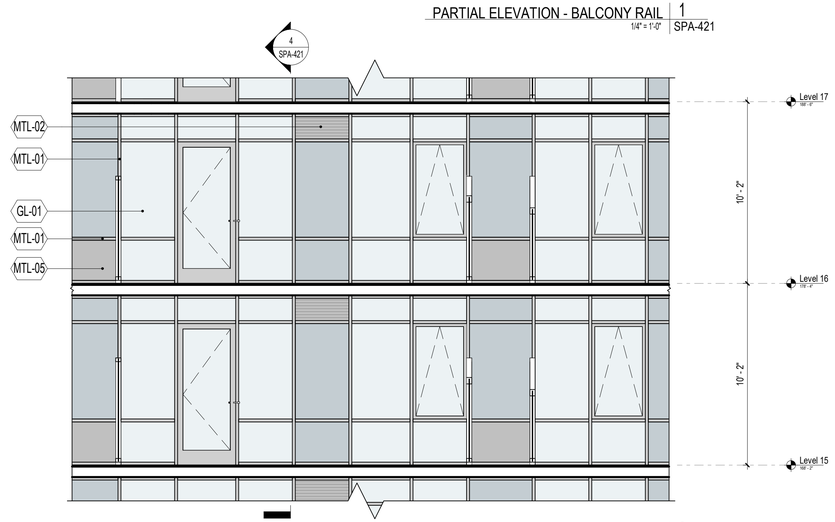
PARTIAL ELEVATION - BALCONY RAIL | 1 | SPA-421
1/4" = 1'-0"



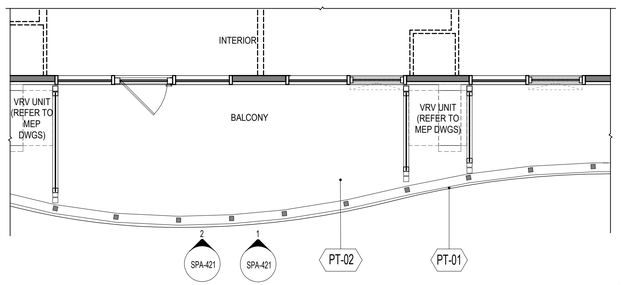
TYPICAL BALCONY - PARTIAL 3D VIEW | 5 | SPA-421
N.T.S



PARTIAL SECTION - TYP. BALCONY | 4 | SPA-421
1/4" = 1'-0"



PARTIAL ELEVATION - WINDOW WALL | 2 | SPA-421
1/4" = 1'-0"



PARTIAL PLAN - LVL 16 TYP. BALCONY | 3 | SPA-421
1/4" = 1'-0"

0' 4' 8'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
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	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Partial Elevation - Residential Floors

SEAL & SIGNATURE:

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-421.01

DWG NO.

1/23/2024 5:40:57 PM

EXTERIOR ELEVATIONS LEGEND

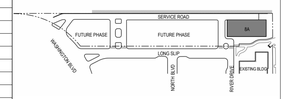
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

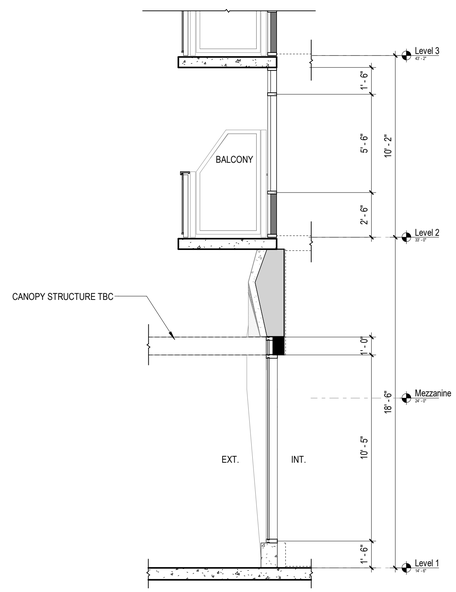
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		

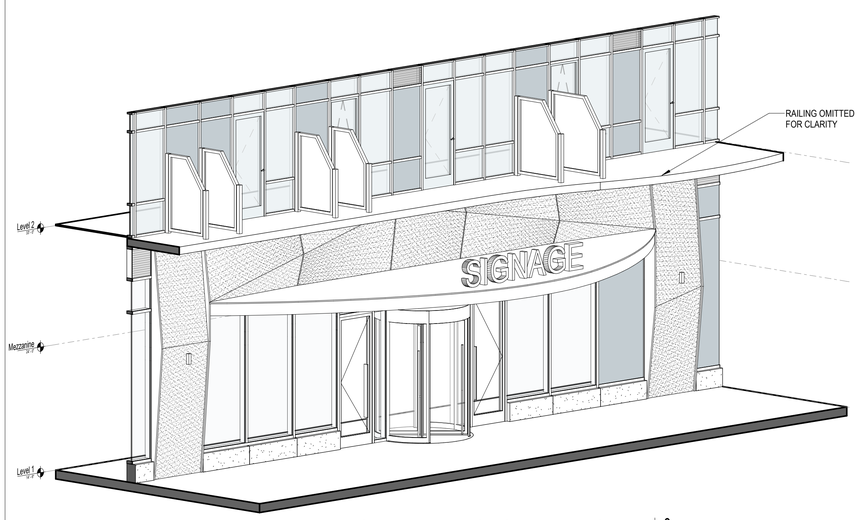


KEY PLAN

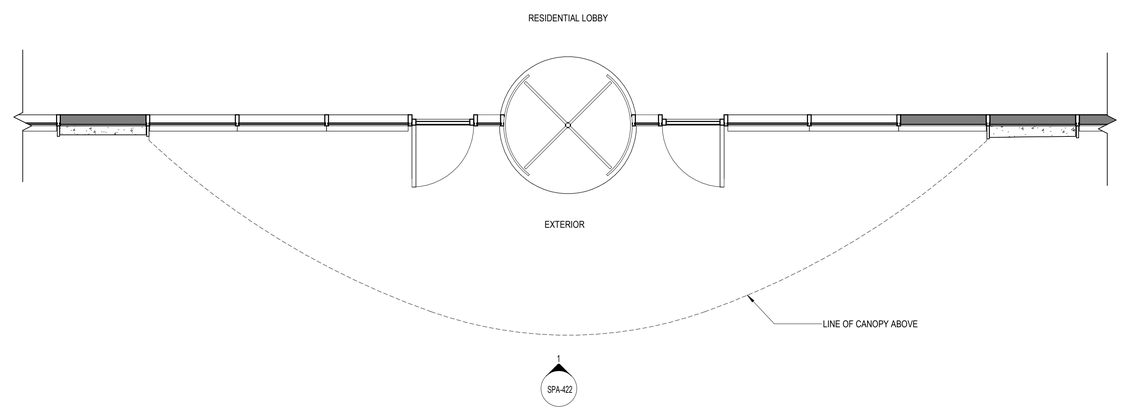


PARTIAL SECTION - STOREFRONT | 4
1/4" = 1'-0" | SPA-422

RESIDENTIAL ENTRY | 1
1/4" = 1'-0" | SPA-422



RESIDENTIAL ENTRY CANOPY - PARTIAL 3D VIEW | 3
N.T.S | SPA-422



PARTIAL PLAN - LVL 1 RESIDENTIAL LOBBY | 2
1/4" = 1'-0" | SPA-422

0' 4' 8'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
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	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Storefront Elevations

SEAL & SIGNATURE:

STATE OF NEW JERSEY — STEPHEN J. WEST — 21AI01004500 — REGISTERED ARCHITECT

DATE: 01/23/24
PROJECT #: 23A01
SCALE: As indicated

SPA-422.01
DWG NO.

1/23/2024 6:41:08 PM

EXTERIOR ELEVATIONS LEGEND

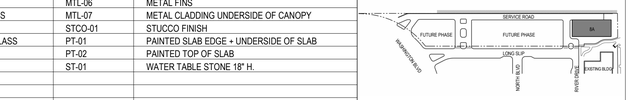
MATERIAL TAG — ? — REFER TO SCHEDULE

SECTION SYMBOL — 1 / A101 — SECTION IDENTIFICATION / SHEET NUMBER

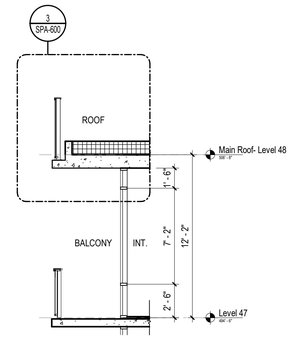
CALLOUT DETAIL — 1 / A101 — DRAWING IDENTIFICATION / SHEET NUMBER

MATERIAL LEGEND

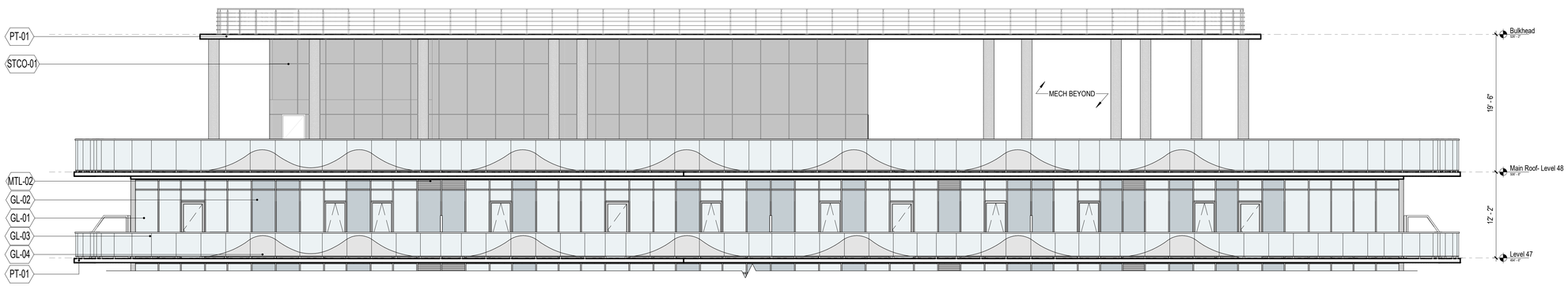
MATERIAL TAG	MATERIAL DESCRIPTION	MATERIAL TAG	MATERIAL DESCRIPTION
GL-01	VISION GLASS - RESIDENTIAL FLOORS	MTL-06	METAL FINS
GL-02	SPANDREL GLASS - RESIDENTIAL FLOORS	MTL-07	METAL CLADDING UNDERSIDE OF CANOPY
GL-03	RAILING GLASS - LAMINATED GLASS	STCO-01	STUCCO FINISH
GL-04	RAILING GLASS FRITTED - LAMINATED GLASS	PT-01	PAINTED SLAB EDGE + UNDERSIDE OF SLAB
GL-05	STOREFRONT - VISION GLASS	PT-02	PAINTED TOP OF SLAB
GL-06	STOREFRONT - SPANDREL	ST-01	WATER TABLE STONE 18" H.
GL-07	NANA WALL SYSTEM		
PNL-01	COMPOSITE PANEL		
MTL-01	RESIDENTIAL FLOORS - PAINTED METAL MULLION		
MTL-02	METAL LOUVER		
MTL-03	STOREFRONT SYSTEM - PAINTED METAL MULLION		
MTL-04	PERFORATED METAL PANEL		
MTL-05	RESIDENTIAL FLOORS - PAINTED METAL PANEL		



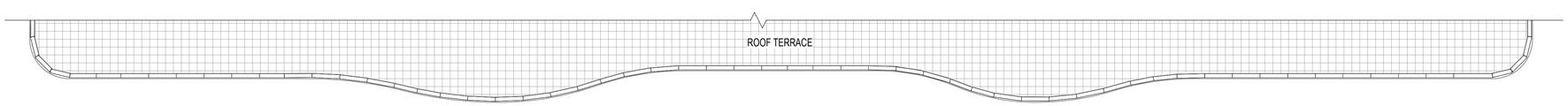
KEY PLAN



PARTIAL SECTION - ROOF | 1
3/16" = 1'-0" | SPA-423



ROOF PARTIAL ELEVATION | 2
1/8" = 1'-0" | SPA-423



PARTIAL PLAN - LVL 48 ROOF TERRACE | 3
1/8" = 1'-0" | SPA-423

0' 4' 8'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
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OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Roof and Mech. Bulkhead Elevations

SEAL & SIGNATURE:

STATE OF NEW JERSEY
LEO STEPHEN HILL
21A101094500
REGISTERED ARCHITECT

DATE: 01/23/24

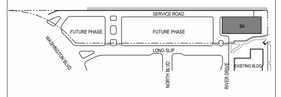
PROJECT #: 23A01

SCALE: As indicated

SPA-423.01

DWG NO.

1/23/2024 5:41:30 PM



KEY PLAN

NOTES:

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OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST
ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Northeast Rendered View

SEAL & SIGNATURE:

DATE: 01/23/24

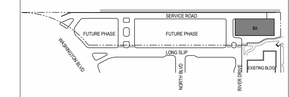
PROJECT #: 23A01

SCALE:

SPA-425.01

DWG NO.

1/23/2024 5:41:39 PM



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Northwest Rendered View

SEAL & SIGNATURE:

DATE: 01/23/24

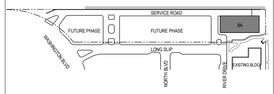
PROJECT #: 23A01

SCALE:

SPA-426.01

DWG NO.

1/23/2024 5:41:49 PM



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Southeast Rendered View

SEAL & SIGNATURE:

DATE: 01/23/24

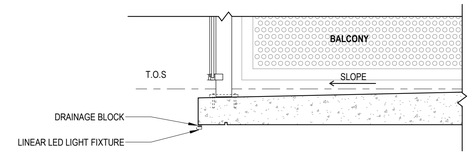
PROJECT #: 23A01

SCALE:

SPA-427.01

DWG NO.

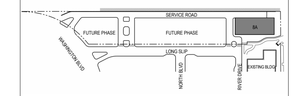
1/23/2024 5:41:58 PM



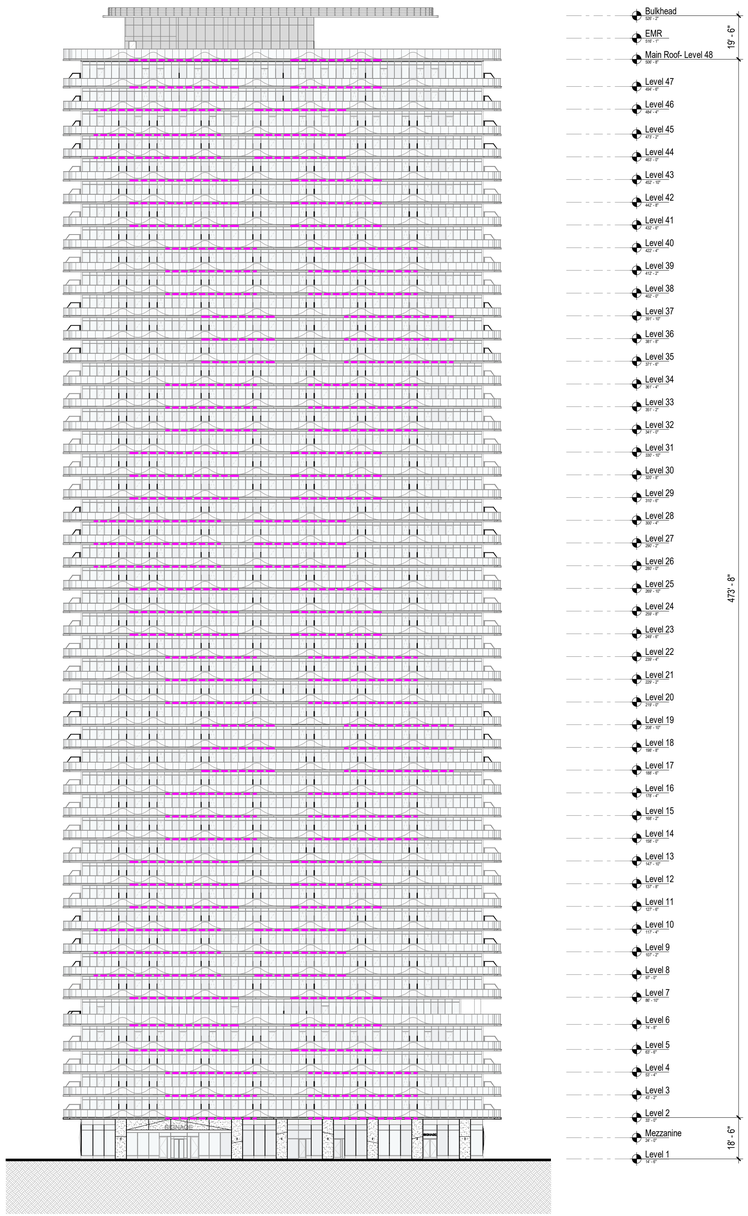
EXTERIOR LIGHTING DETAIL AT SLAB EDGE | 1
3/4" = 1'-0" | SPA-450

LEGEND

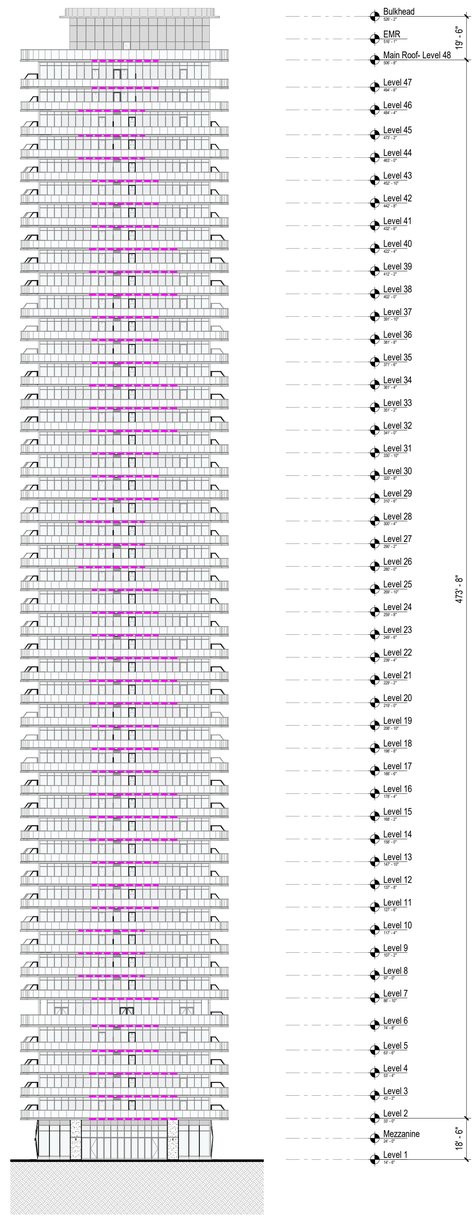
EXTERIOR LIGHTING



KEY PLAN



SOUTH ELEVATION | 3
1/32" = 1'-0" | SPA-450



EAST ELEVATION - EXTERIOR LIGHTING | 2
1/32" = 1'-0" | SPA-450

0' 32' 64'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
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	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Exterior Lighting - Concept

SEAL & SIGNATURE:

DATE: 01/23/24

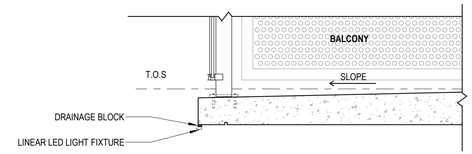
PROJECT #: 23A01

SCALE: As indicated

SPA-450.01

DWG NO.

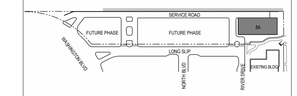
1/23/2024 5:43:15 PM



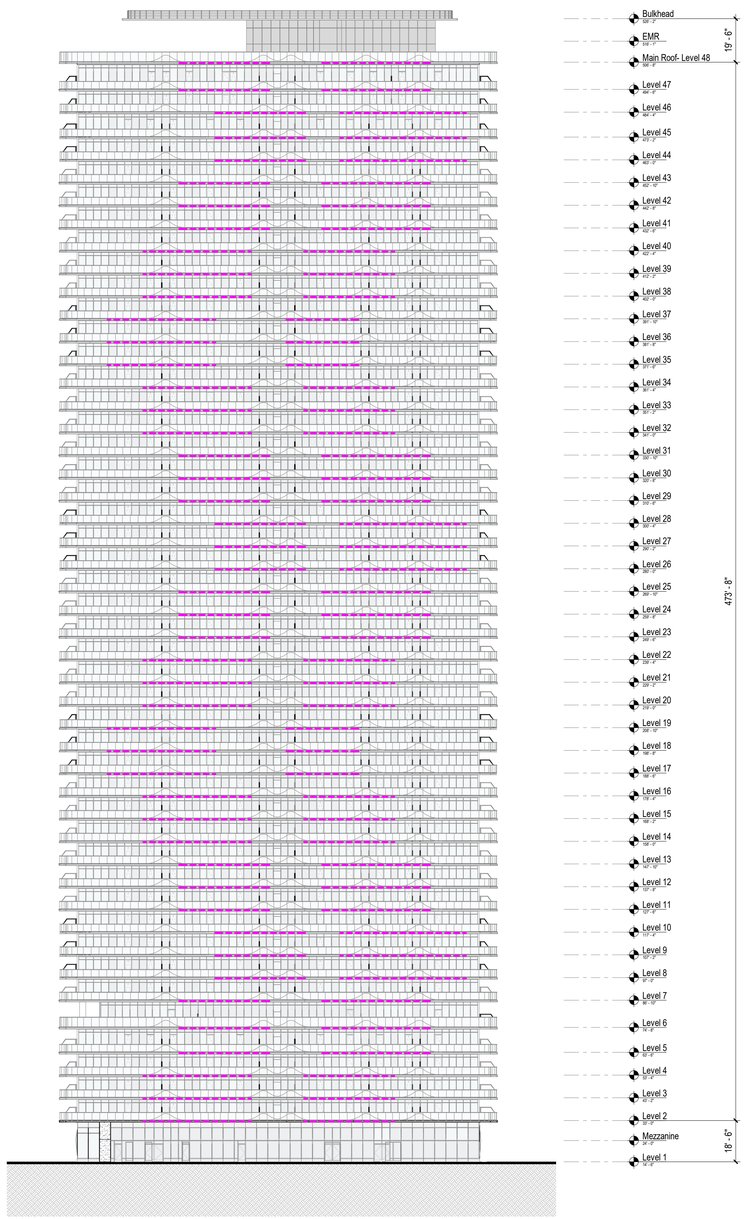
EXTERIOR LIGHTING DETAIL AT SLAB EDGE | 1
3/4" = 1'-0" | SPA-451

LEGEND

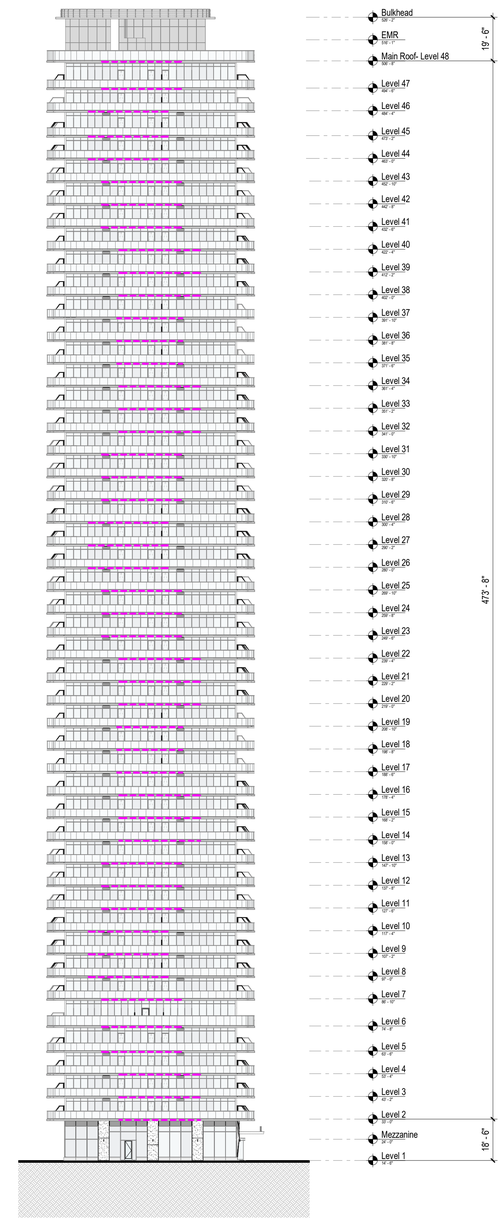
EXTERIOR LIGHTING



KEY PLAN



NORTH ELEVATION - EXTERIOR LIGHTING | 3
1/32" = 1'-0" | SPA-451



WEST ELEVATION - EXTERIOR LIGHTING | 2
1/32" = 1'-0" | SPA-451

0' 32' 64'

NOTES:

NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:

NEQ 8A LLC

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

PROJECT:

NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:

ARQUITECTONICA

104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:

DRESDNER ROBIN

1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

Exterior Lighting - Concept

SEAL & SIGNATURE:

STATE OF NEW JERSEY
CONSTANTINE PHILIPPIDES
21A01004500
LICENSED ARCHITECT

DATE: 01/23/24

PROJECT #: 23A01

SCALE: As indicated

SPA-451.01

DWG NO.

1/23/2024 5:44:32 PM

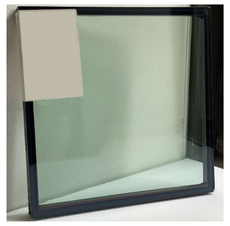
GLAZING

GL-01
VISION GLASS, 1" IGU
RESIDENTIAL FLOORS

GL-02
SPANDREL GLASS
RESIDENTIAL FLOORS

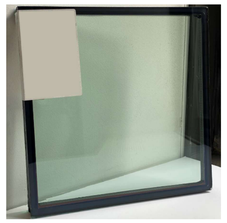
GL-03
RAILING GLASS CLEAR
LAMINATED GLASS

GL-04
RAILING GLASS FRITTED
LAMINATED GLASS



GL-05
STOREFRONT SYSTEM
VISION GLASS

GL-06
STOREFRONT SYSTEM
SPANDREL GLASS

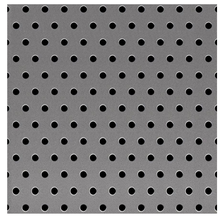


GL-07
NANA WALL SYSTEM
VISION GLASS

METAL

MTL-01 + MTL-03 + MTL-05
PAINTED METAL MULLION & PANEL
PPG DURANAR SUNSTORM PEWTER
UC70191F

MTL-02
METAL LOUVER
STORM RESISTANT
FINISH COLOR: PPG DURANAR SUNSTORM PEWTER
UC70191F



MTL-04
PERFORATED PANEL
FINISH COLOR: PPG DURANAR SUNSTORM PEWTER
UC70191F

MTL-06
PAINTED METAL FIN
PPG DURANAR SUNSTORM PEWTER
UC70191F

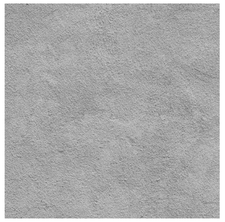
MTL-07
METAL CLADDING; WOOD FINISH UNDERSIDE CANOPY
SPRING VALLEY CORP

PAINT

PT-01
PAINTED SLAB EDGE AND UNDERSIDE OF SLAB
PPG DURANAR BONE WHITE COATING
UC43350

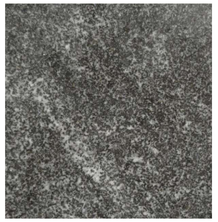
PT-02
PAINTED TRAFFIC COATING ON TOP OF SLAB
PPG DURANAR BONE WHITE COATING
UC43350

STUCCO



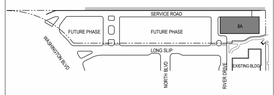
STCO-01
STUCCO FINISHING ON CMU

STONE + COMPOSITE PANELS



ST-01
WATER TABLE STONE

PNL-01
SOLID PANEL



KEY PLAN

NOTES:
NOT FOR CONSTRUCTION

NO:	DATE:	REV:	ISSUE:
1	01-23-2024		REVISED PER CITY PLANNING COMMENTS
	09-15-2023		FINAL MAJOR SITE APPLICATION

OWNER:
NEQ 8A LLC
111 TOWN SQUARE, SUITE 300, JERSEY CITY, NJ 07310

PROJECT:
NEWPORT
20 LONG SLIP
JERSEY CITY, NJ 07310

EXECUTIVE ARCHITECT:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DESIGN ARCHITECT:
ARQUITECTONICA
104 FIFTH AVENUE, 6TH FLOOR NEW YORK, NY 10011
TEL: (212) 254-2700

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & PLANNER:
DRESDNER ROBIN
1 EVERTRUST PLAZA, SUITE 901 JERSEY CITY, NJ 07302
TEL: (201) 217-0900

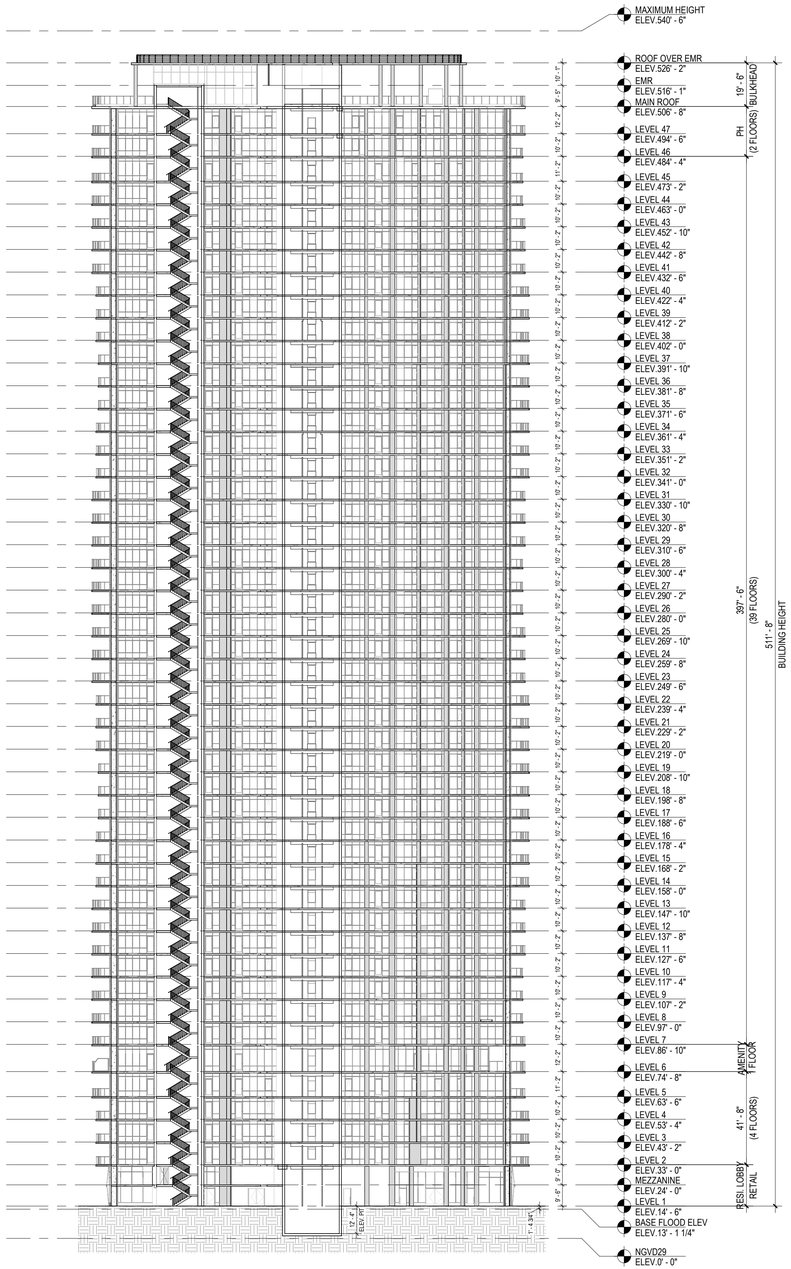
STAMPS & SIGNATURES:

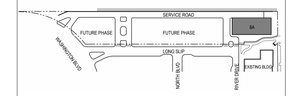
DWG TITLE:
Envelope Material Board

SEAL & SIGNATURE:

DATE: 01/23/24
PROJECT #: 23A01
SCALE:
SPA-480.01
DWG NO.

1/23/2024 5:44:33 PM





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TEL: (201) 217-0900

STAMPS & SIGNATURES:

DWG TITLE:

OVERALL BUILDING SECTION

SEAL & SIGNATURE:

STATE OF NEW JERSEY
NICHOLAS STEPHEN SCHUTTE
21AS00048500
REGISTERED ARCHITECT

DATE: **01/23/24**

PROJECT #: **23A01**

SCALE: **1/32" = 1'-0"**

SPA-500.01

DWG NO.

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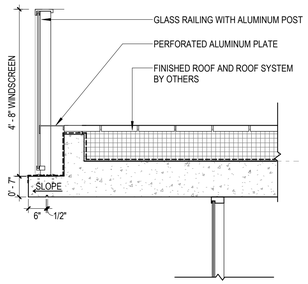
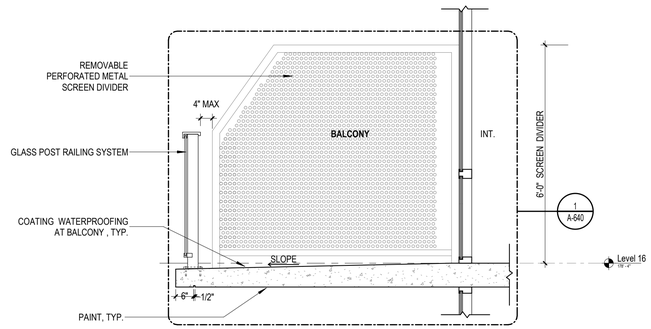
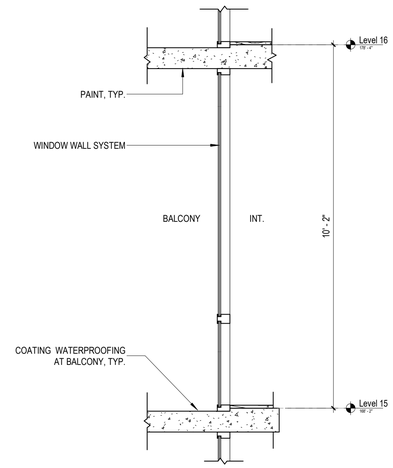


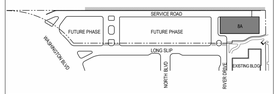
LEVEL 6 TERRACE AND ROOF | 3
1/2" = 1'-0" | SPA-600



TYP. BALCONY RAIL AND SCREEN DIVIDER | 2
1/2" = 1'-0" | SPA-600



TYP. WINDOW WALL | 1
1/2" = 1'-0" | SPA-600



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STAMPS & SIGNATURES:

DWG TITLE:

Exterior Details

SEAL & SIGNATURE:

DATE: 01/23/24
PROJECT #: 23A01
SCALE: 1/2" = 1'-0"

SPA-600.01

DWG NO.

1/23/2024 5:44:45 PM