

- GENERAL NOTES
- INTERIOR WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE
 - REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL SITE INFORMATION

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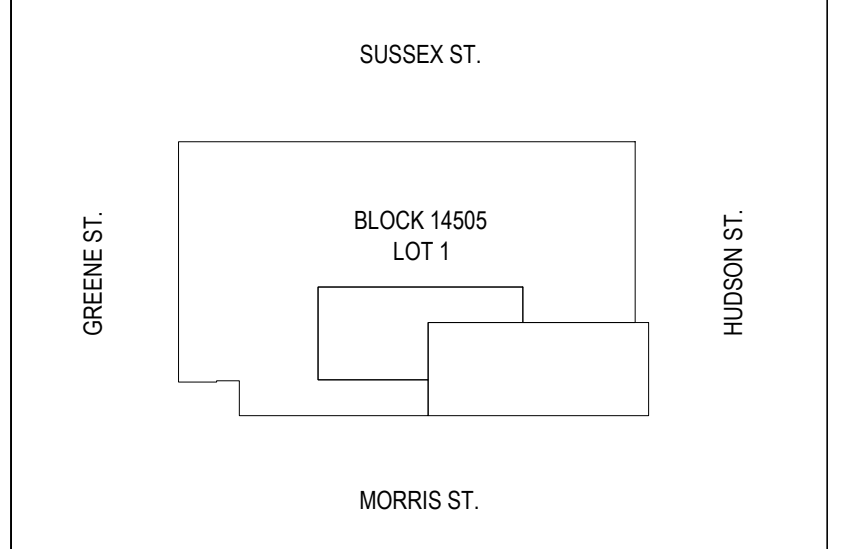
CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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NO.	DATE	REVISION
05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
07/01/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/26/2022	ISSUED FOR NJDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	

KEYED NOTES

KEY PLAN



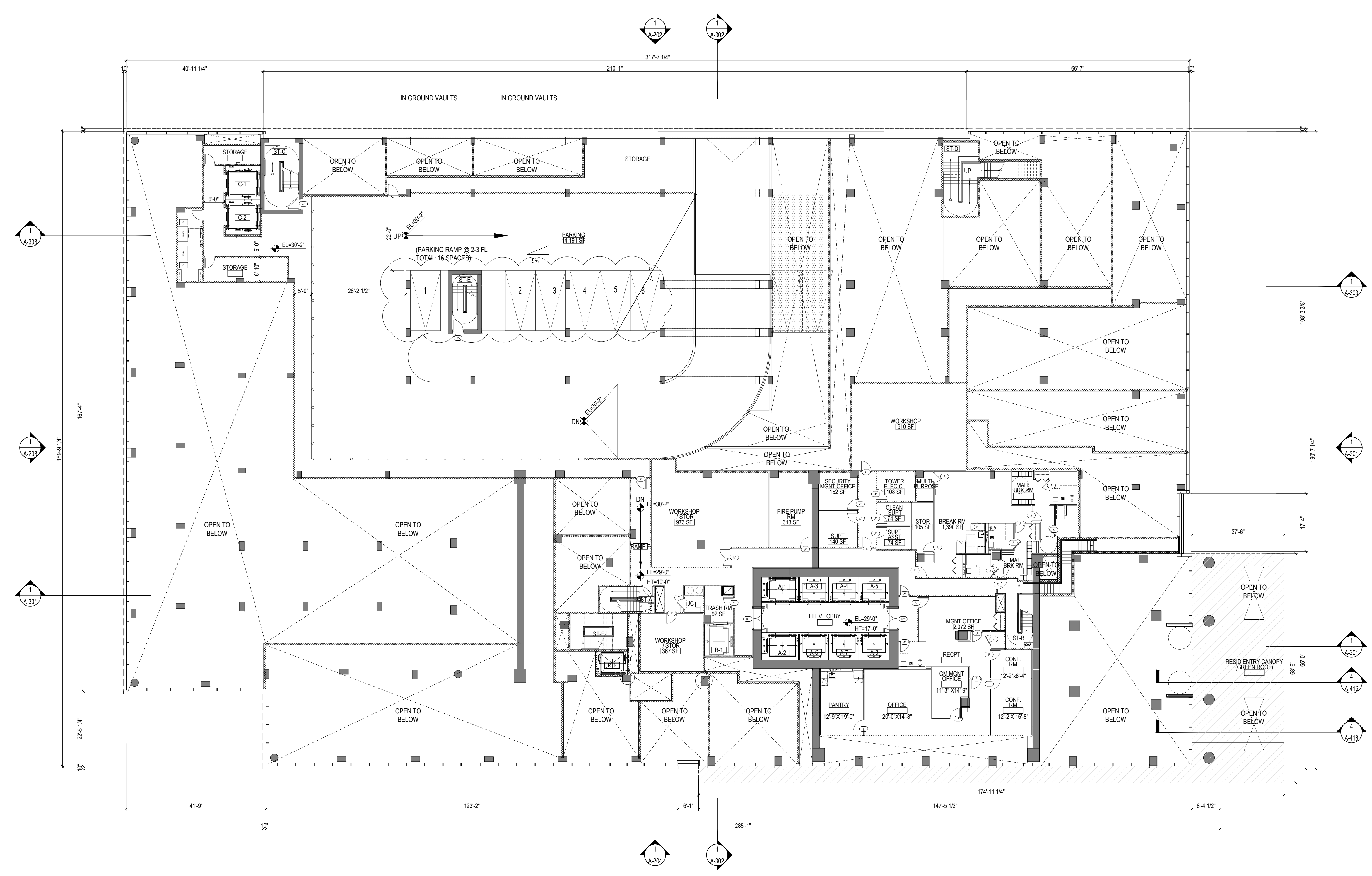
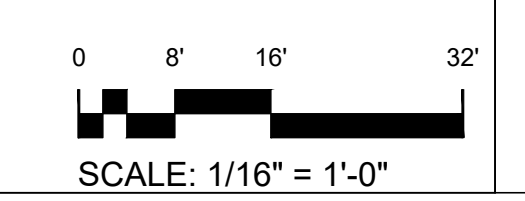
NOT FOR CONSTRUCTION

SCALE
PROJECT NO: 1252
SEAL & SIGNATURE

DRAWING TITLE:
2ND FLOOR PLAN

DRAWING NO:

A-102



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

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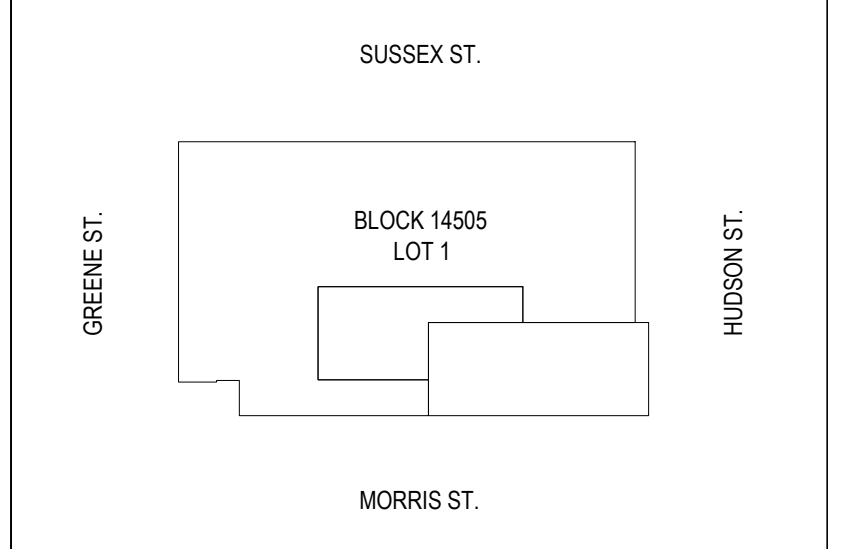
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KEYED NOTES

KEY PLAN

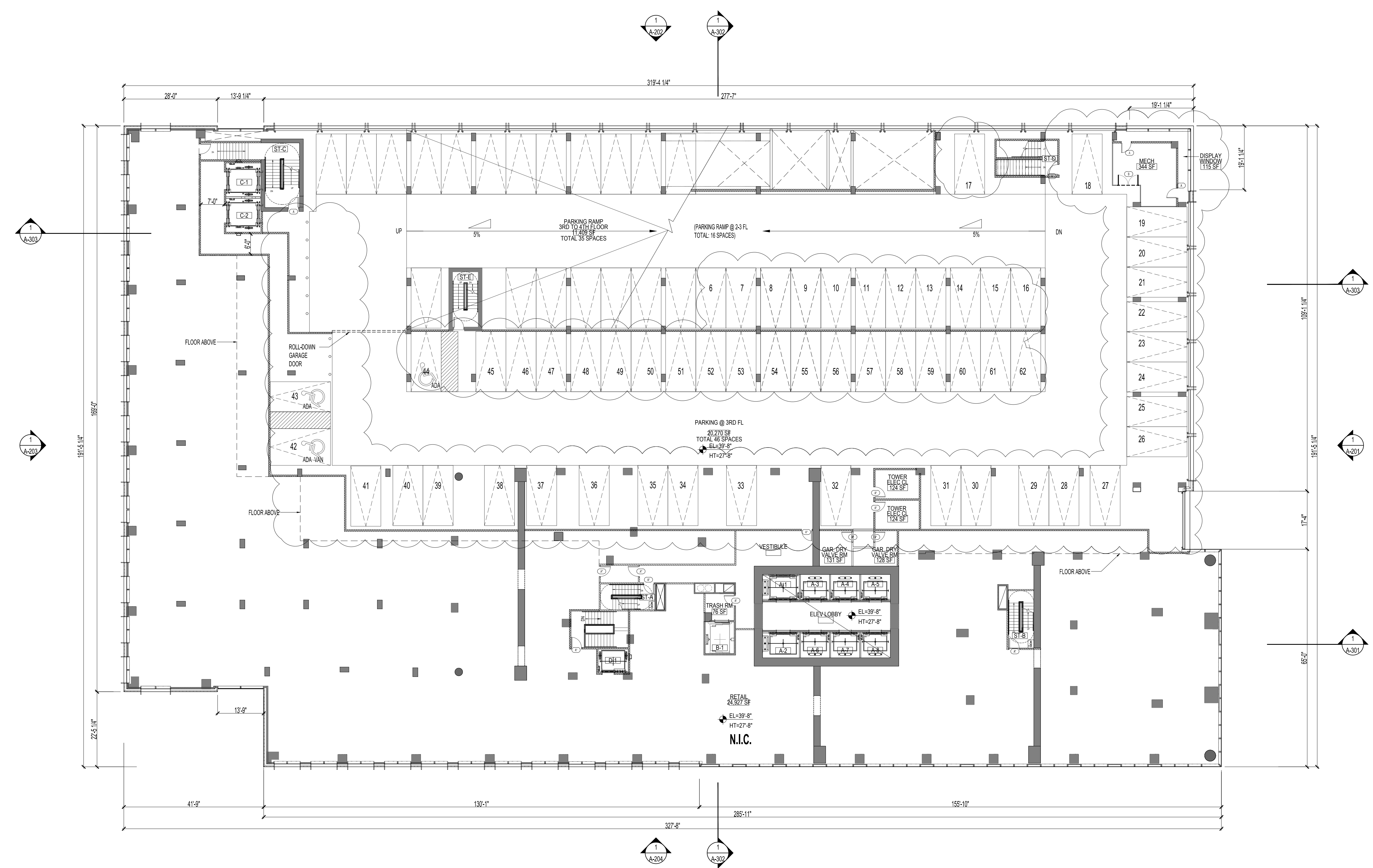
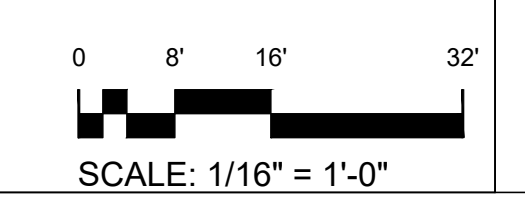


NOT FOR CONSTRUCTION

SCALE PROJECT NO. 1252
SEAL & SIGNATURE

DRAWING TITLE:
3RD FLOOR PLAN

DRAWING NO. A-103



1 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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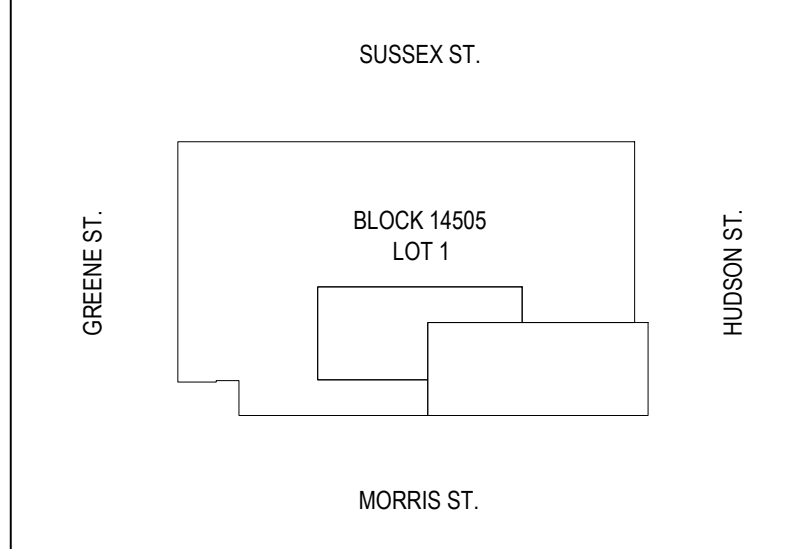
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KEYED NOTES

KEY PLAN

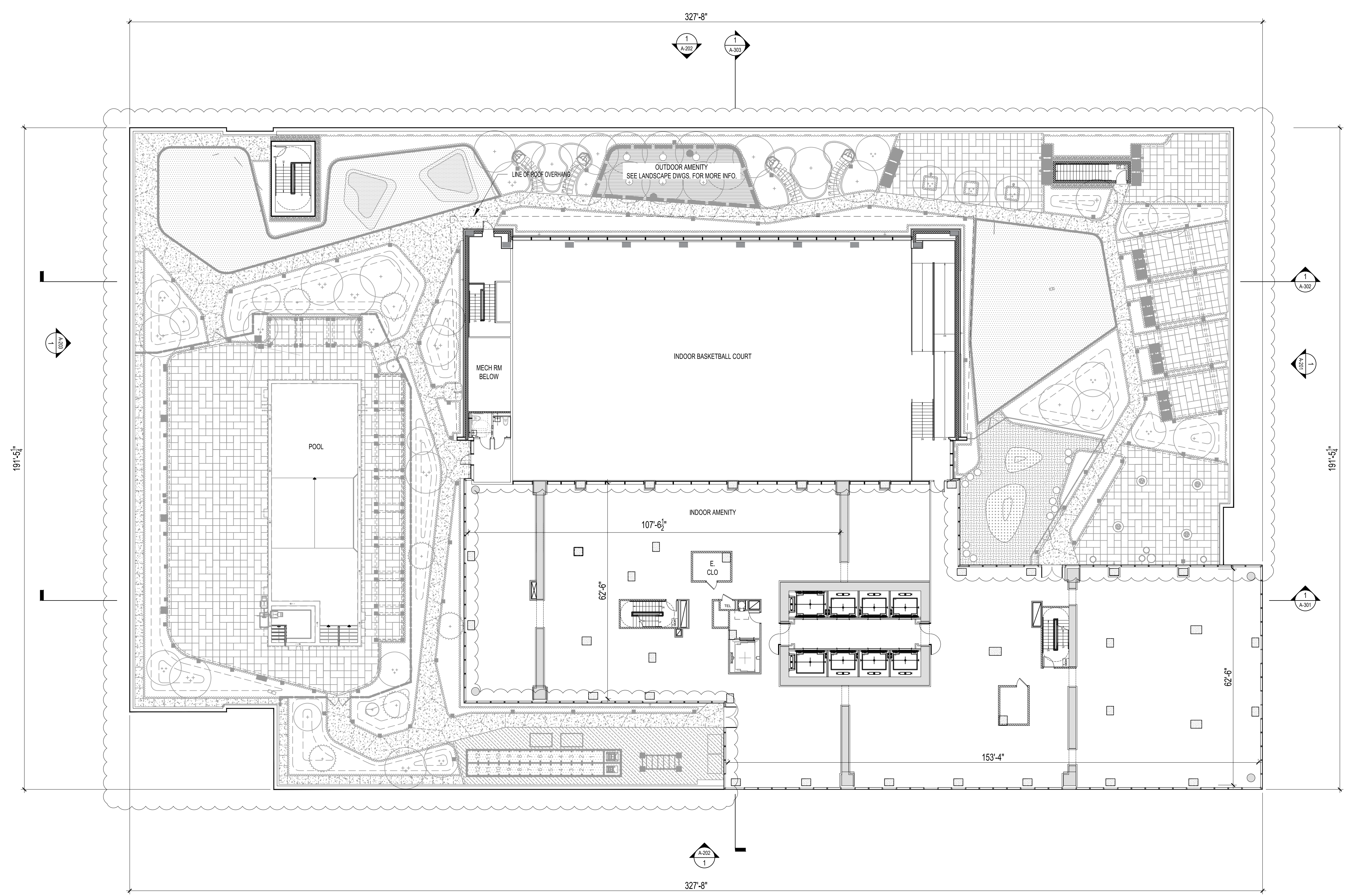
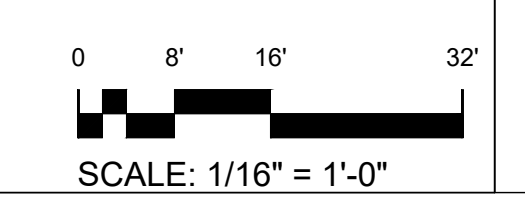


NOT FOR CONSTRUCTION

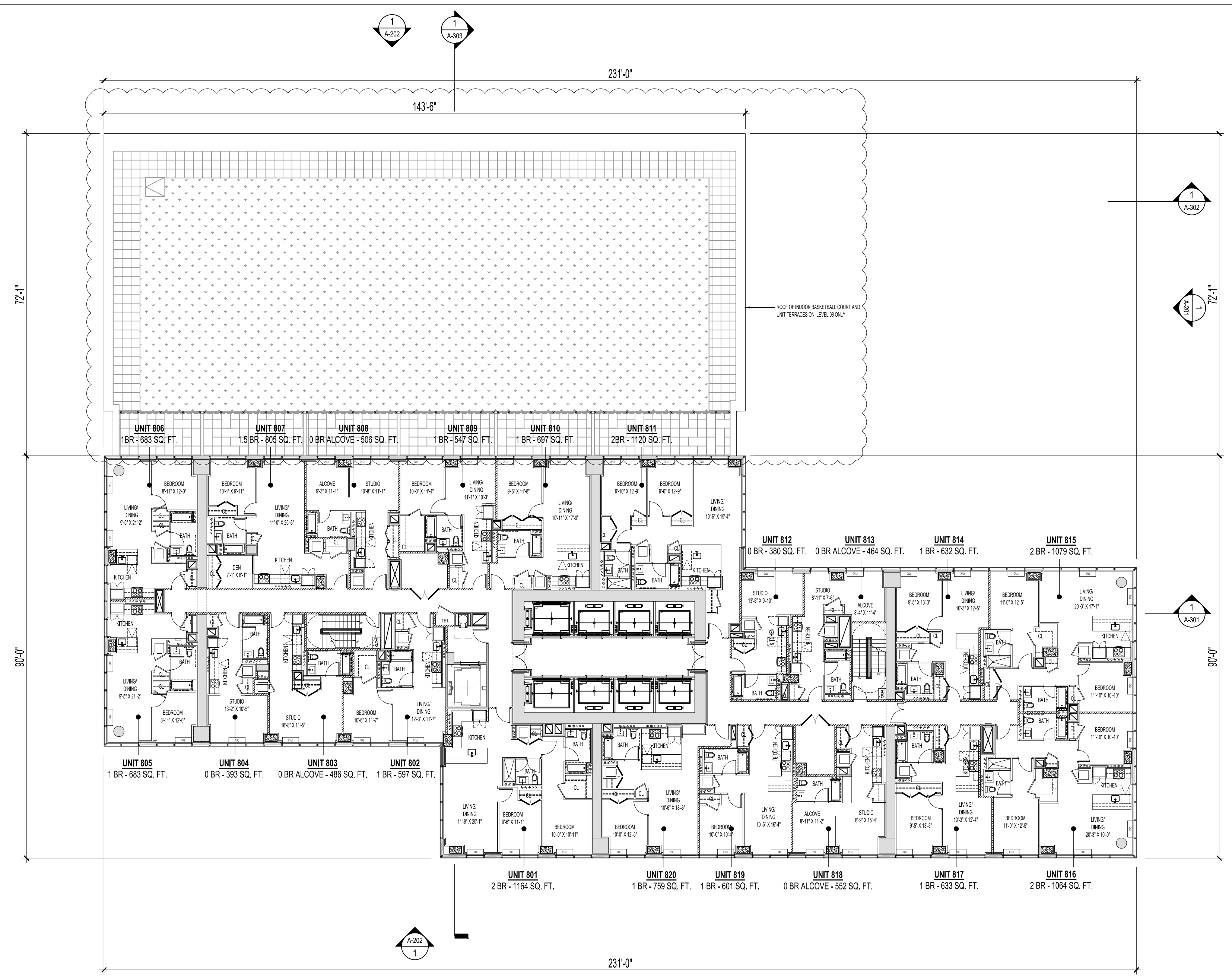
SCALE: 1/16" = 1'-0"
PROJECT NO.: 1252
SEAL & SIGNATURE

DRAWING TITLE:
LEVEL 07 FLOOR PLAN

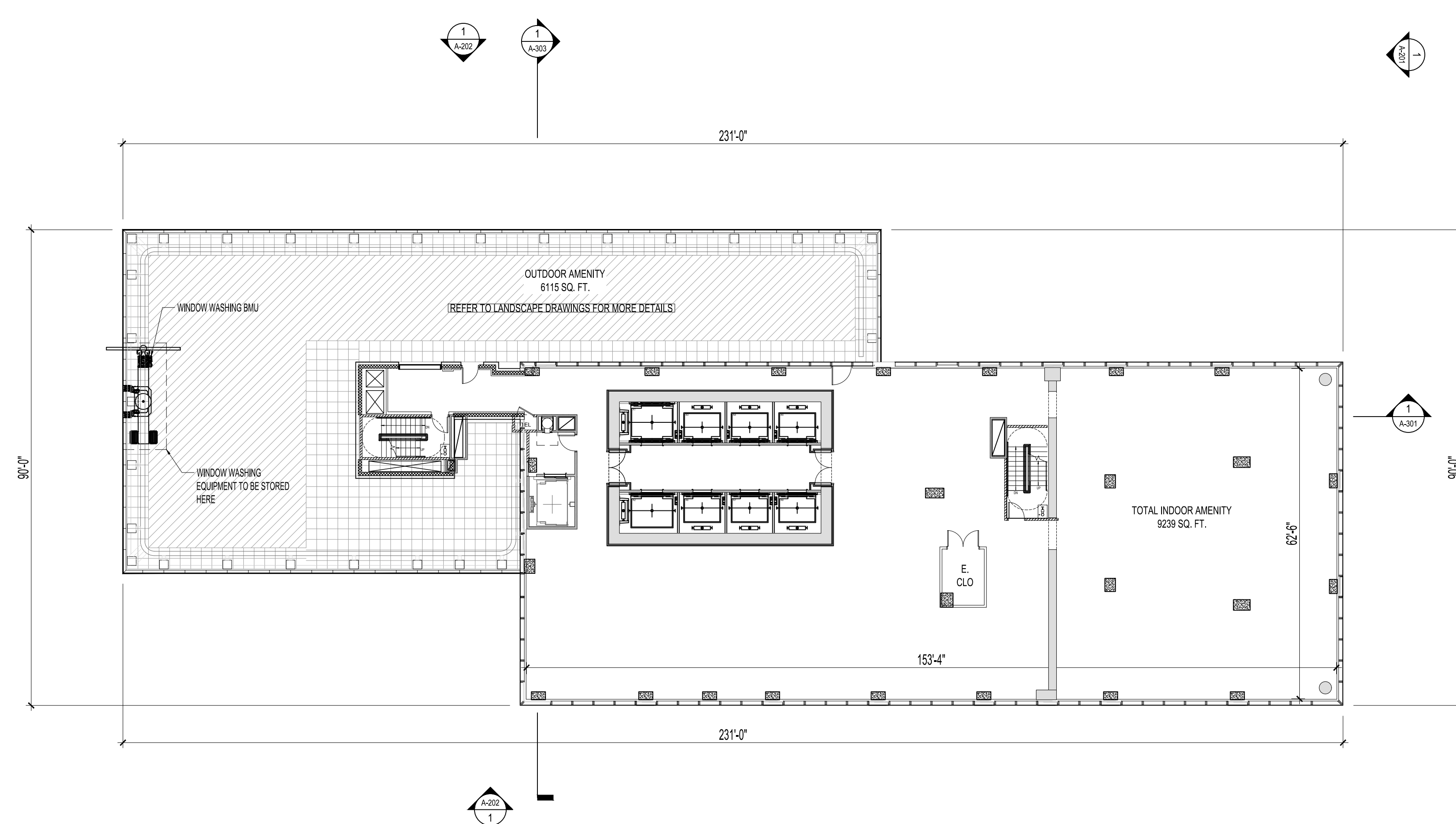
DRAWING NO.: **A-107**



1 LEVEL 07 FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 LEVEL 08-56 FLOOR PLAN*
SCALE: 1/16" = 1'-0"



2 LEVEL 57 FLOOR PLAN
SCALE: 1/16" = 1'-0"

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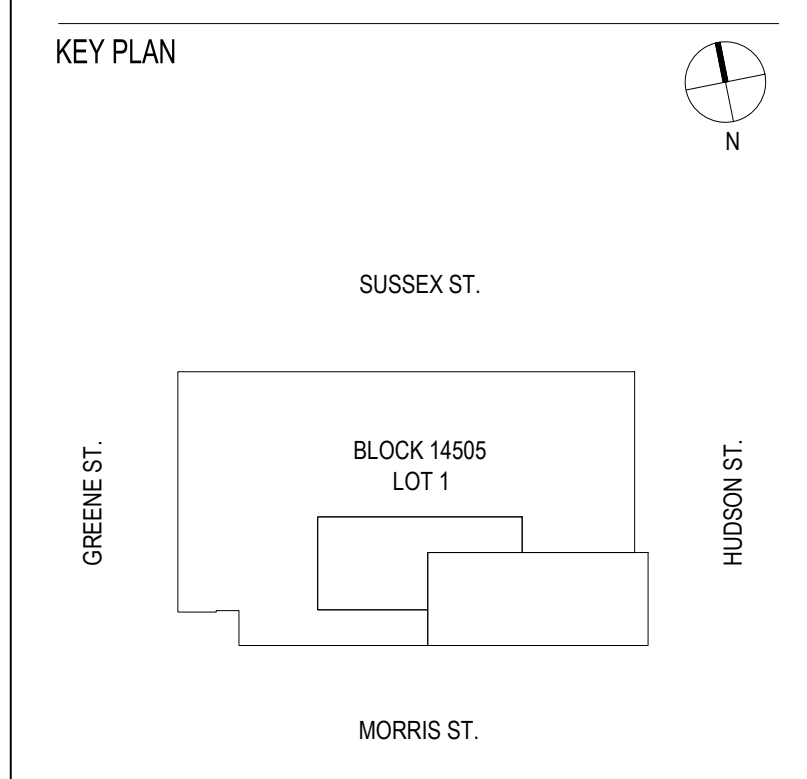
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01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	

- KEYED NOTES
- LEVEL 32 WILL HAVE 19 UNITS INSTEAD OF 20. FIRE PUMP ROOM AND PLUMBING PRV ROOM WILL TAKE THE PLACE OF UNIT 801.



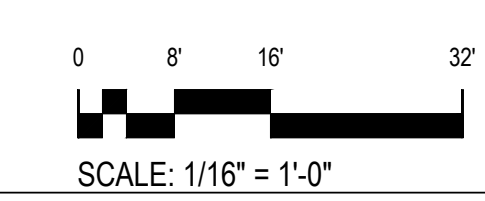
NOT FOR CONSTRUCTION

SCALE: 1/16" = 1'-0"
PROJECT NO: 1252
SEAL & SIGNATURE

DRAWING TITLE:
LEVEL 8-56 AND 57 FLOOR PLANS

DRAWING NO:

A-108



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

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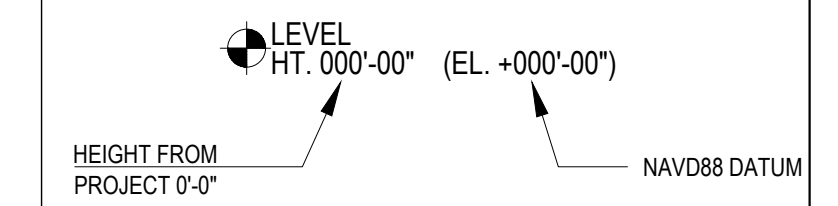
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LEGEND



GENERAL NOTES

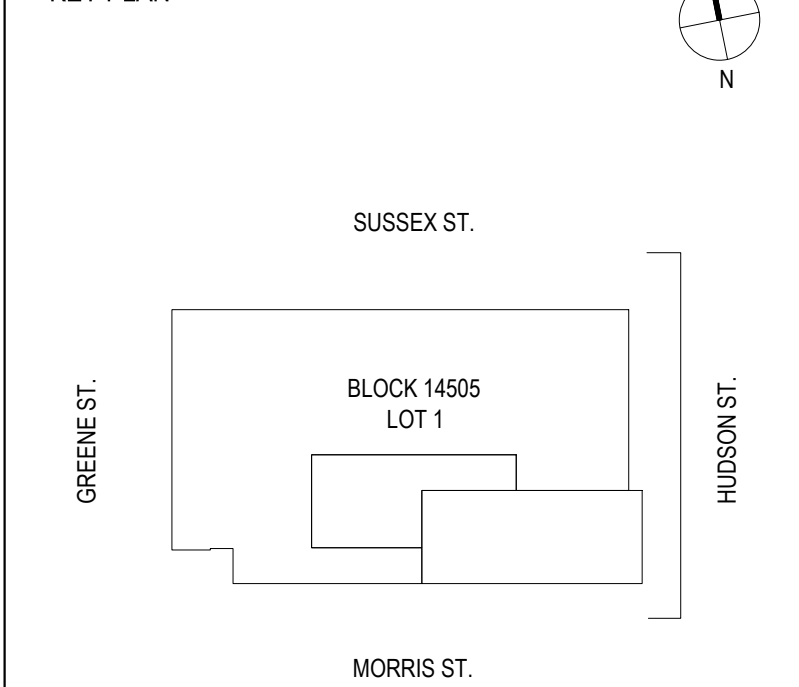
1. THE DATUM POINT IS THE AVERAGE FINISHED GRADE LEVEL AT THE INTERSECTION OF SUSSEX STREET AND GREENE STREET ESTABLISHED AT 21.5 FEET ABOVE SEA LEVEL. EQUIVALENT TO ELEVATION 20' NAVD88, PER V.A.11 IN THE COLEGATE REDEVELOPMENT PLAN.
2. REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.

KEY NOTES

1. [MTL-1]: PAINTED METAL PTAC LOUVER - MEDIUM GREY
2. [GL-1]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
3. [GL-1]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
4. [GL-1A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - DARK SILVER BLUE
5. [MTL-2]: PAINTED METAL PTAC LOUVER - SILVER
6. [GL-2]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
7. [GL-2]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
8. [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - LIGHT SILVER BLUE
9. [MTL-2]: PAINTED METAL PTAC LOUVER
10. [GL-3]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS
11. [GL-3]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS
12. [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS
13. [GL-3]: PAINTED ALUMINUM FRAMED STOREFRONT W/ INSULATED GLASS
14. [MTL-3]: PAINTED METAL LOUVER - PARKING
15. [BR-1]: GREY BRICK
16. METAL GUARDRAIL WITH METAL NETTING / INFILL
17. [ST-1]: STONE PANEL - POLISHED GREY
18. METAL PANEL @ L1
19. COILING LOADING / PARKING DOOR
20. [MTL-3]: PAINTED ALUMINUM WINDOW FRAME
21. [MTL-3]: METAL PANEL COLUMN COVER / CANOPY
22. [MTL-4]: DECORATIVE METAL SCREEN @ BOH
23. VERTICAL LIGHT STRIP INTEGRATED IN WINDOW SYSTEM
24. [MTL-3]: MECH LOUVER @ STOREFRONT
25. [MTL-5]: DECORATIVE PERFORATED METAL - PAINTED
26. [MTL-3 + GL-3]: PAINTED METAL FINS IN FRONT OF GLASS
27. [MTL-1A]: METAL PANEL - GRANITE GREY
28. [EIFS-01]: EXTERIOR INSULATION AND FINISH SYSTEM - MEDIUM GREY
29. [PT-1]: WHITE ACRYLIC PRIMER COATING ON EIFS-01

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	08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
	09/28/2022	ISSUED FOR NJDEP PERMITTING
	09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
	01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



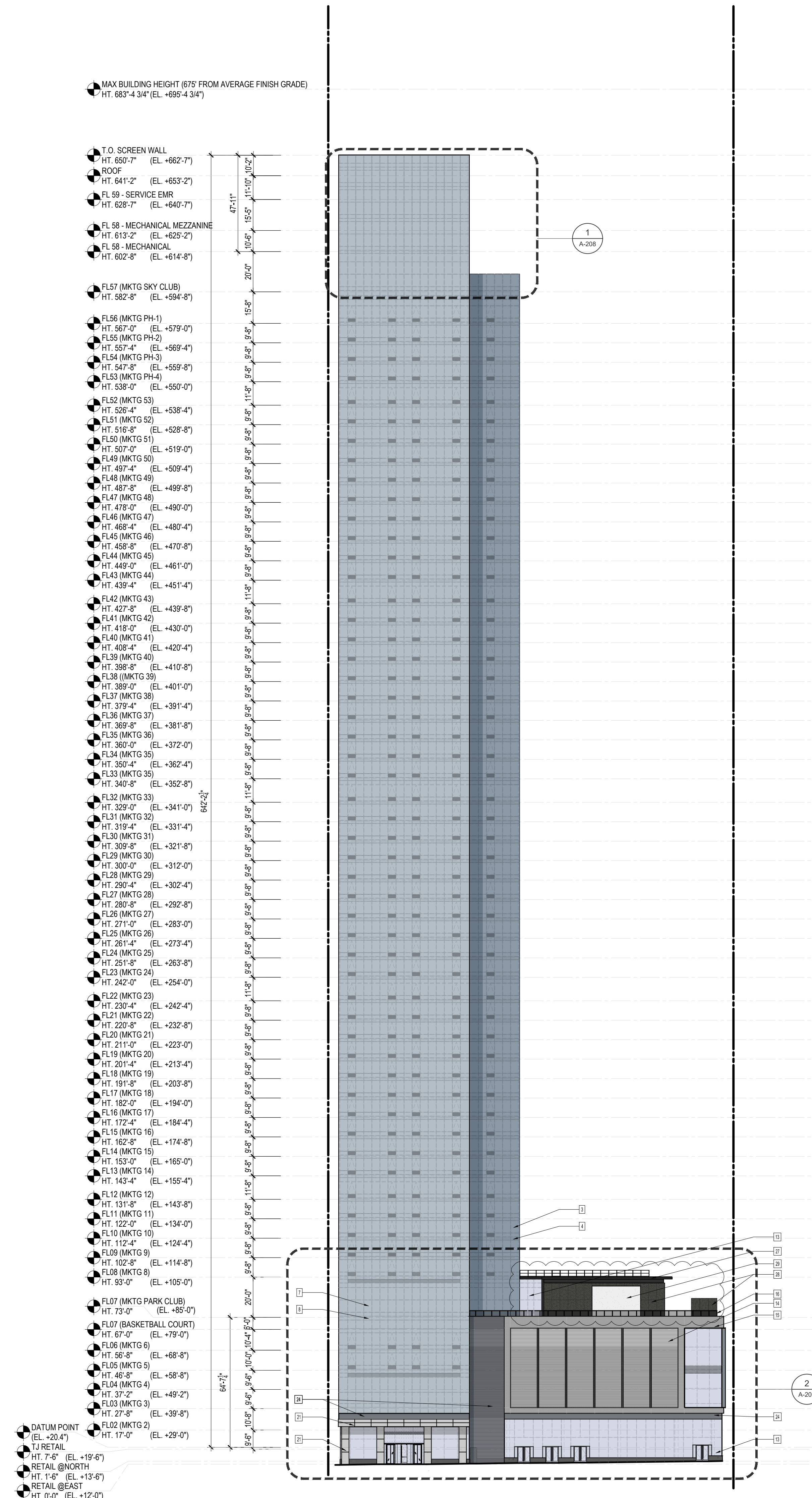
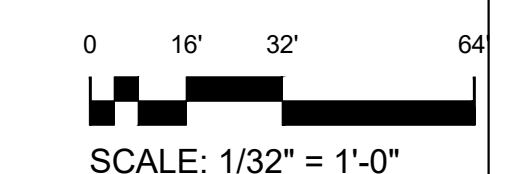
NOT FOR CONSTRUCTION

SCALE: 1/32" = 1'-0"
PROJECT NO.: 1252
SEAL & SIGNATURE



DRAWING NO.:

A-201



1 EAST ELEVATION
SCALE: 1/32" = 1'-0"

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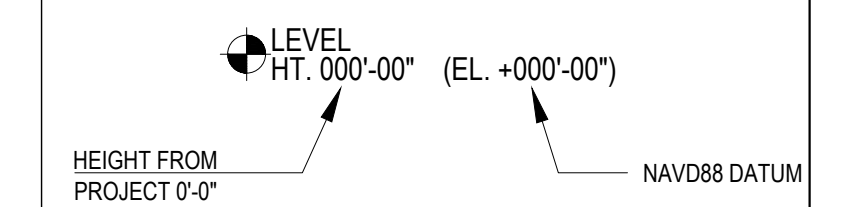
DESIGN ARCHITECT
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LEGEND



GENERAL NOTES

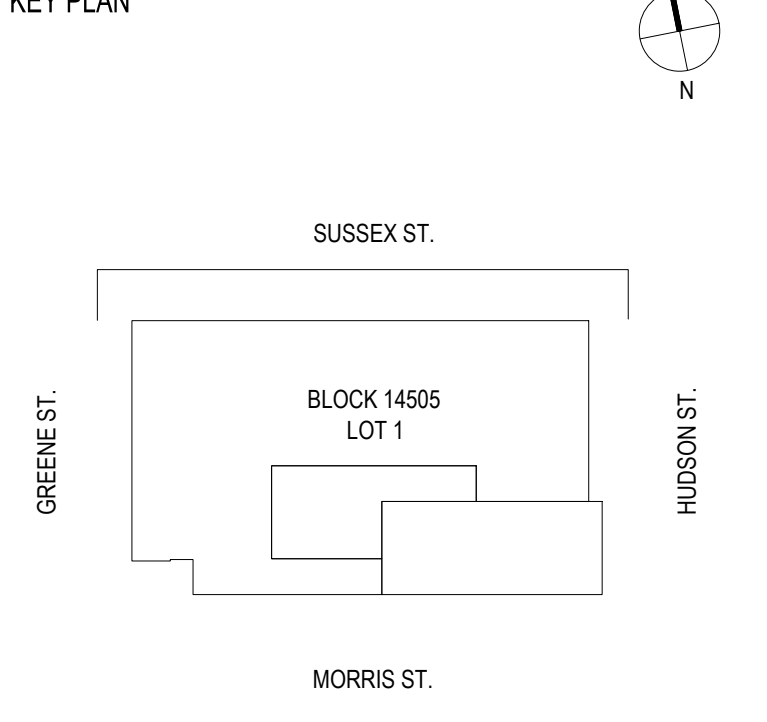
1. THE DATUM POINT IS THE AVERAGE FINISHED GRADE LEVEL AT THE INTERSECTION OF SUSSEX STREET AND GREENE STREET ESTABLISHED AT 21.5 FEET ABOVE SEA LEVEL, EQUIVALENT TO ELEVATION 20'4" NAVD88, PER V.A.11 IN THE COLGATE REDEVELOPMENT PLAN.
2. REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.

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09/09/2022	09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
01/31/2024	01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY NOTES

1. [MTL-1]: PAINTED METAL PTAC LOUVER - MEDIUM GREY
2. [GL-1]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
3. [GL-1]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
4. [GL-1A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - DARK SILVER BLUE
5. [MTL-2]: PAINTED METAL PTAC LOUVER - SILVER
6. [GL-2]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
7. [GL-2]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
8. [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - LIGHT SILVER BLUE
9. [MTL-2]: PAINTED METAL PTAC LOUVER
10. [GL-3]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS
11. [GL-3]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS
12. [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS
13. [GL-3]: PAINTED ALUMINUM FRAMED STOREFRONT W/ INSULATED GLASS
14. [MTL-3]: PAINTED METAL LOUVER - PARKING
15. [BR-1]: GREY BRICK
16. METAL GUARDRAIL WITH METAL NETTING / INFILL
17. [ST-1]: STONE PANEL - POLISHED GREY
18. METAL PANEL @ L1
19. COILING LOADING / PARKING DOOR
20. [MTL-3]: PAINTED ALUMINUM WINDOW FRAME
21. [MTL-3]: METAL PANEL COLUMN COVER / CANOPY
22. [MTL-4]: DECORATIVE METAL SCREEN @ BOH
23. VERTICAL LIGHT STRIP INTEGRATED IN WINDOW SYSTEM
24. [MTL-3]: MECH LOUVER @ STOREFRONT
25. [MTL-5]: DECORATIVE PERFORATED METAL - PAINTED
26. [MTL-3 + GL-3]: PAINTED METAL FINS IN FRONT OF GLASS
27. [MTL-1A]: METAL PANEL - GRAPHITE GREY
28. [EIFS-01]: EXTERIOR INSULATION AND FINISH SYSTEM - MEDIUM GREY
29. [PT-1]: WHITE ACRYLIC PRIMER COATING ON EIFS-01

KEY PLAN

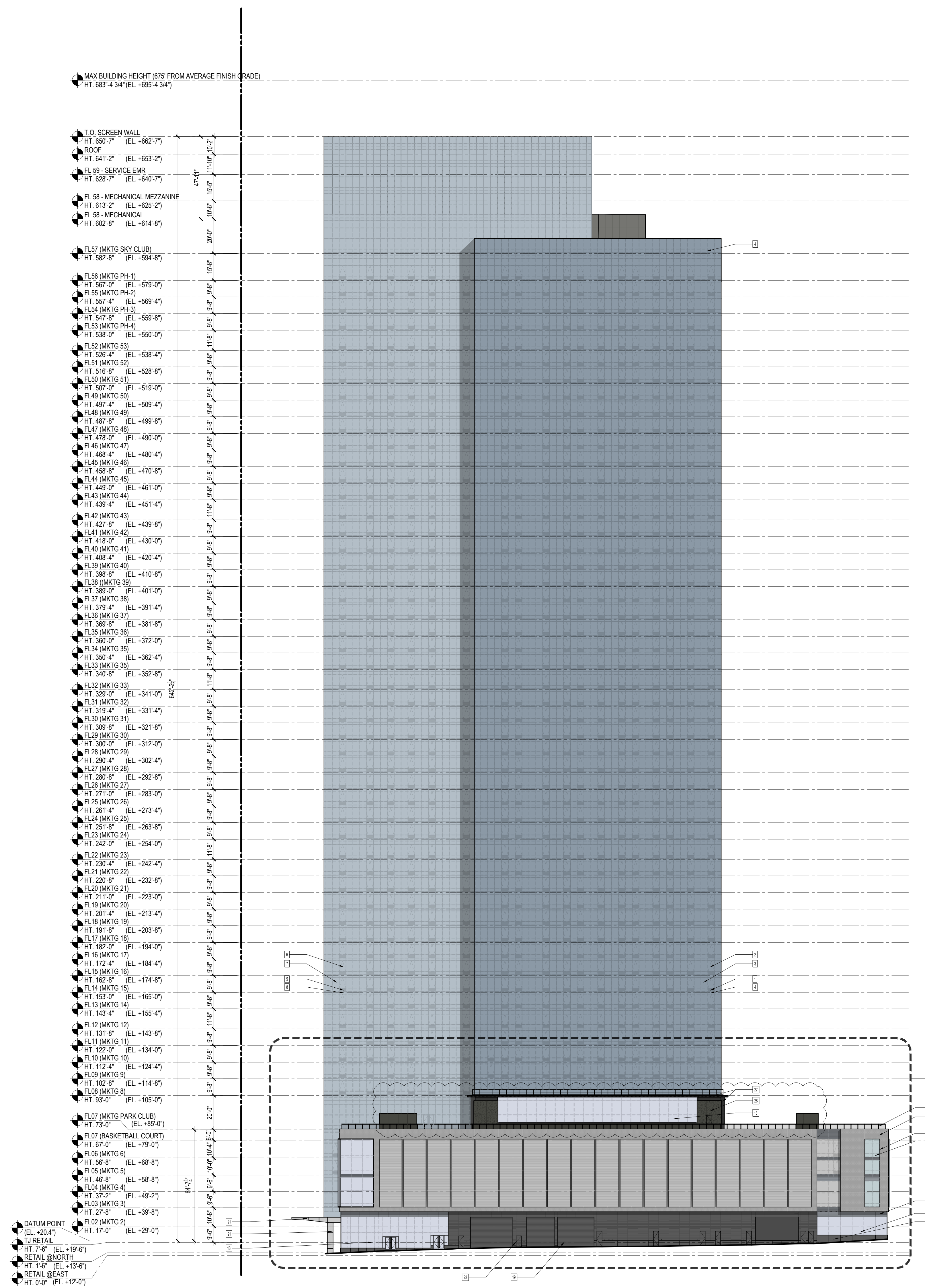
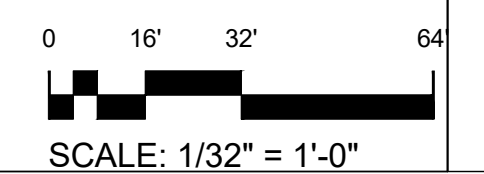


NOT FOR CONSTRUCTION

SCALE: 1/32" = 1'-0"
PROJECT NO: 1252
SEAL & SIGNATURE

DRAWING TITLE:
NORTH ELEVATION

DRAWING NO:
A-202



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

55 HUDSON

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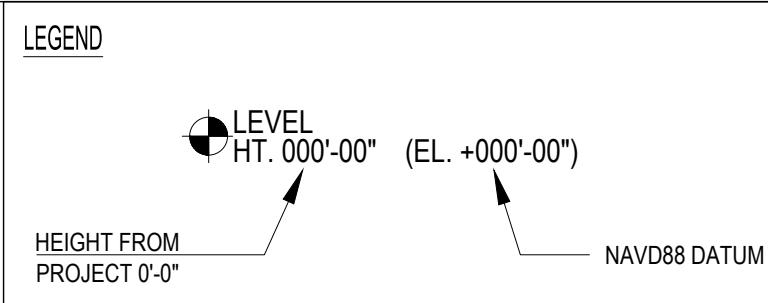
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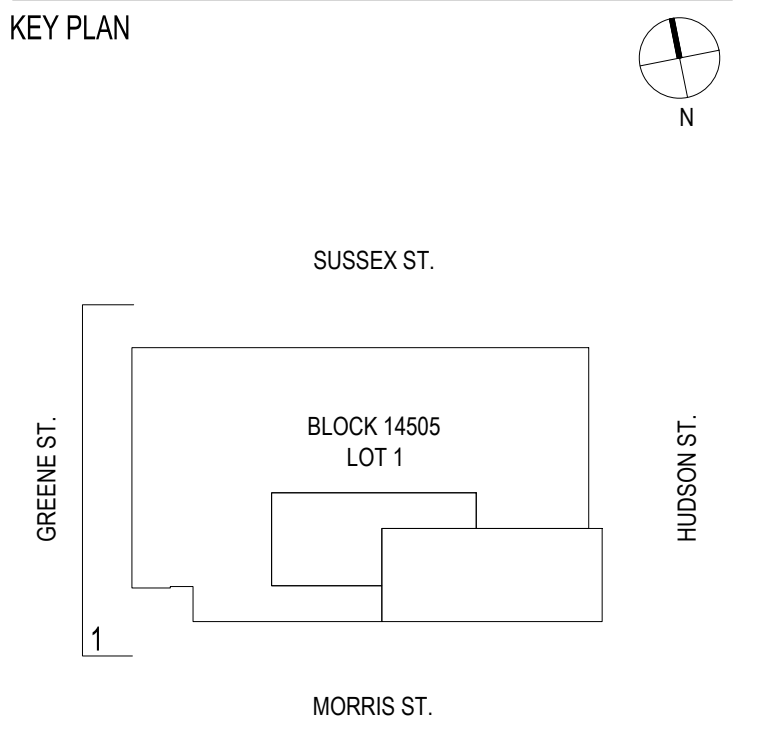


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 - [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - LIGHT SILVER BLUE
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 - [GL-3]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS
 - [GL-3]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS
 - [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS
 - [GL-3]: PAINTED ALUMINUM FRAMED STOREFRONT W/ INSULATED GLASS
 - [MTL-3]: PAINTED METAL LOUVER - PARKING
 - [BR-1]: GREY BRICK
 - METAL GUARDRAIL WITH METAL NETTING / INFILL
 - [ST-1]: STONE PANEL - POLISHED GREY
 - METAL PANEL @ L1
 - COLING LOADING / PARKING DOOR
 - [MTL-3]: PAINTED ALUMINUM WINDOW FRAME
 - [MTL-3]: METAL PANEL COLUMN COVER / CANOPY
 - [MTL-4]: DECORATIVE METAL SCREEN @ BOH
 - VERTICAL LIGHT STRIP INTEGRATED IN WINDOW SYSTEM
 - [MTL-5]: MECH LOUVER @ STOREFRONT
 - [MTL-6]: DECORATIVE PERFORATED METAL - PAINTED
 - [MTL-3]-[GL-3]: PAINTED METAL FINS IN FRONT OF GLASS
 - [MTL-1A]: METAL PANEL - GRANITE GREY
 - [EIFS-01]: EXTERIOR INSULATION AND FINISH SYSTEM - MEDIUM GREY
 - [PT-1]: WHITE ACRYLIC PRIMER COATING ON EIFS-01



NOT FOR CONSTRUCTION

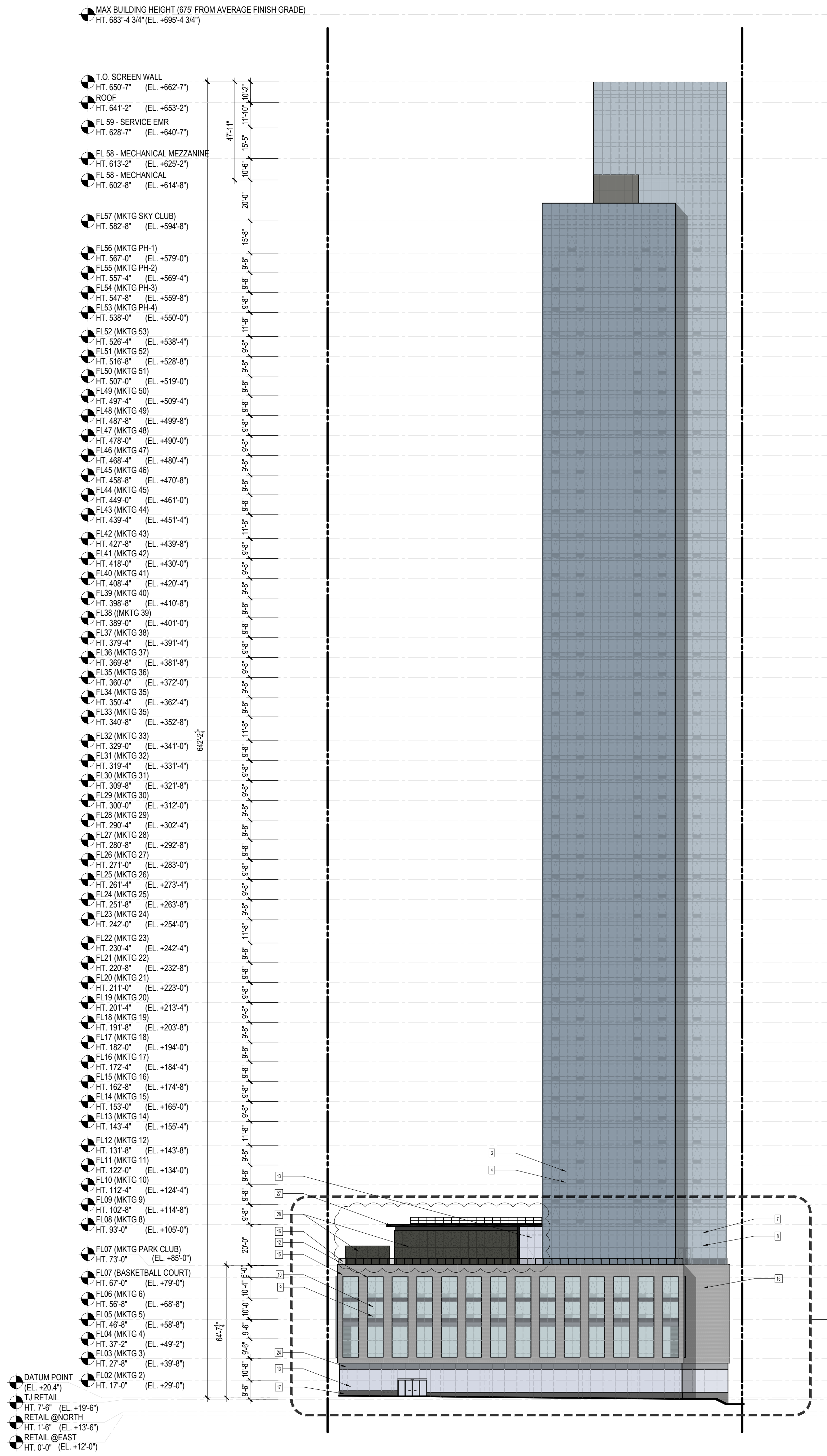
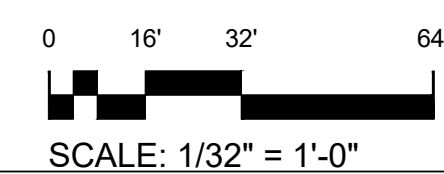
SCALE: 1/32" = 1'-0"

PROJECT NO: 1252

SEAL & SIGNATURE

DRAWING TITLE:
WEST ELEVATION

DRAWING NO:
A-203



1 WEST ELEVATION
SCALE: 1/32" = 1'-0"

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LANDSCAPE ARCHITECT

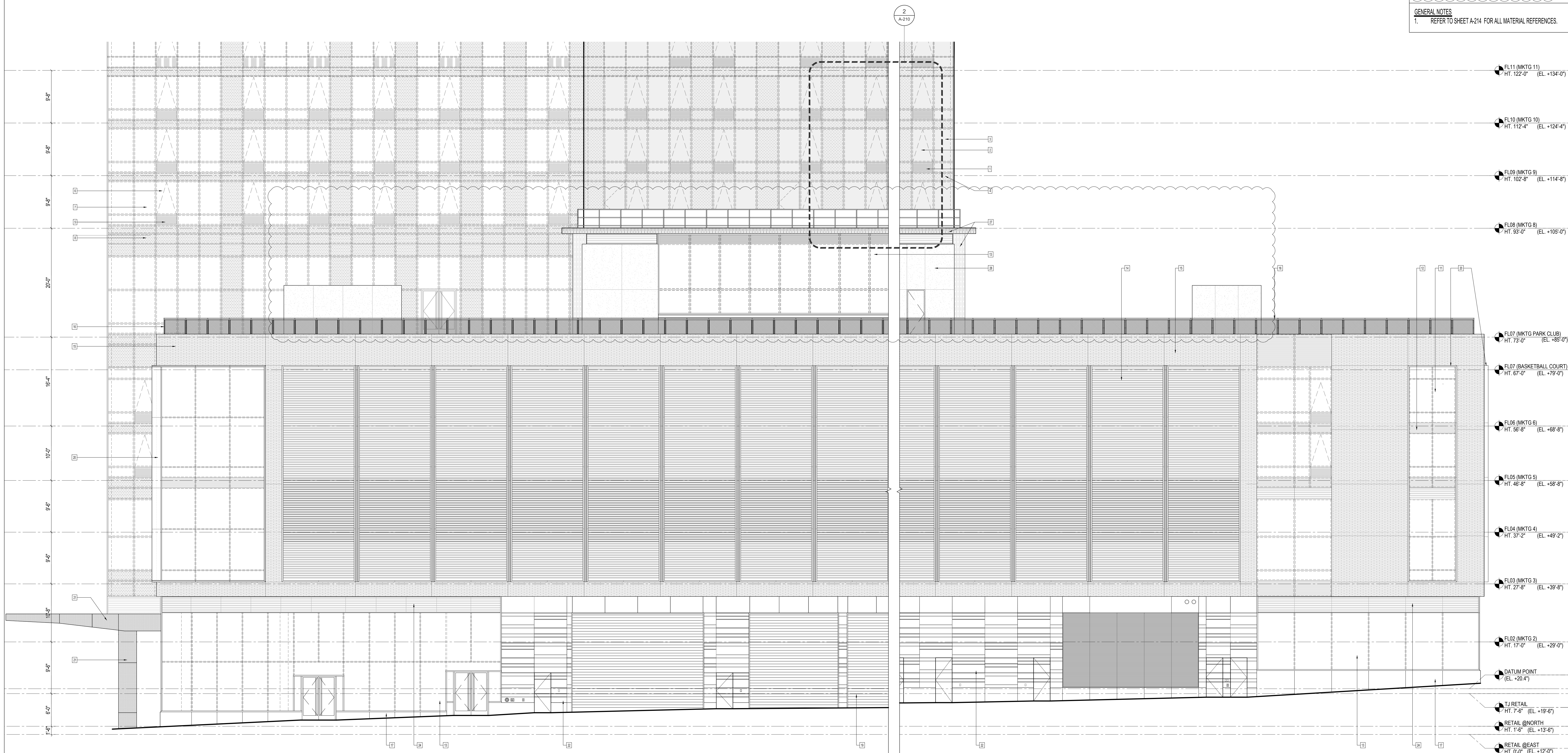
MEILLO, BAUER, CARMAN
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Brielle, NJ 08730
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KEY NOTES

1. [MTL-1]: PAINTED METAL PTAC LOUVER - MEDIUM GREY
2. [GL-1]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
3. [GL-1]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
4. [GL-1A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - DARK SILVER BLUE
5. [MTL-2]: PAINTED METAL PTAC LOUVER - SILVER
6. [GL-2]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
7. [GL-2]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
8. [GL-2A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - LIGHT SILVER BLUE
9. [MTL-2]: PAINTED METAL PTAC LOUVER
10. [GL-3]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS
11. [GL-3]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS
12. [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS
13. [GL-3]: PAINTED ALUMINUM FRAMED STOREFRONT W/ INSULATED GLASS
14. [MTL-3]: PAINTED METAL LOUVER - PARKING
15. [BR-1]: GREY BRICK
16. METAL GUARDRAIL WITH METAL NETTING / INFILL
17. [ST-1]: STONE PANEL - POLISHED GREY
18. METAL PANEL @ L1
19. COILING LOADING / PARKING DOOR
20. [MTL-3]: PAINTED ALUMINUM WINDOW FRAME
21. [MTL-3]: METAL PANEL COLUMN COVER / CANOPY
22. [MTL-4]: DECORATIVE METAL SCREEN @ BOH
23. VERTICAL LIGHT STRIP INTEGRATED IN WINDOW SYSTEM
24. [MTL-3]: MECH LOUVER @ STOREFRONT
25. [MTL-5]: DECORATIVE PERFORATED METAL PAINTED
26. [MTL-3 + GL-3]: PAINTED METAL FINS IN FRONT OF GLASS
27. [MTL-4]: METAL PANEL - GRAPHITE GREY
28. [EFS-01]: EXTERIOR INSULATION AND FINISH SYSTEM - MEDIUM GREY
29. [PT-1]: WHITE ACRYLIC PRIMER COATING ON EFS-01

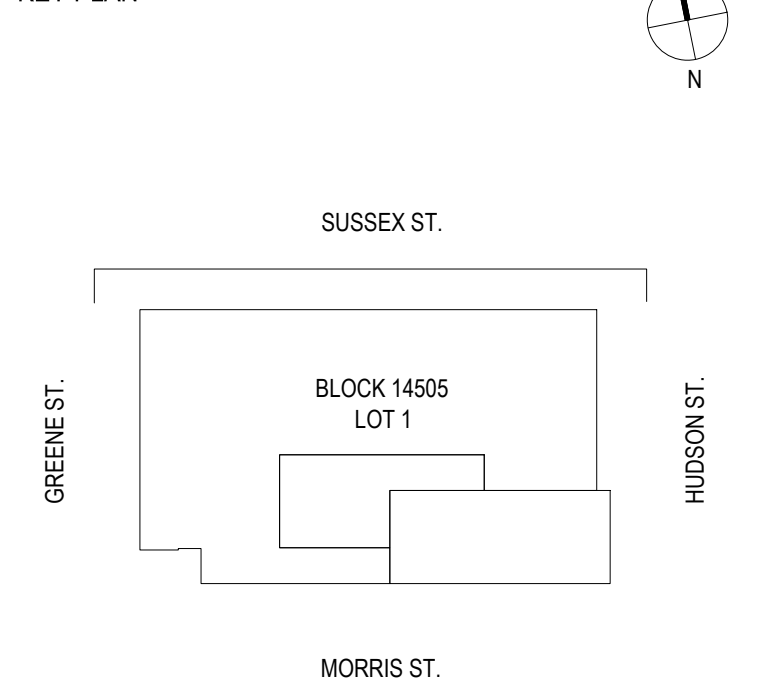
GENERAL NOTES

1. REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.



NO.	DATE	REVISION
05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
07/01/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/28/2022	ISSUED FOR NJDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	

KEY PLAN



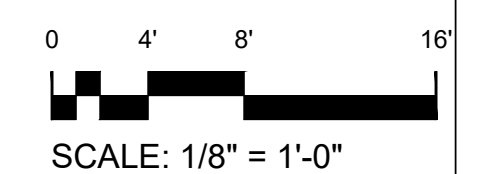
NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
PROJECT NO: 1252
SEAL & SIGNATURE

DRAWING TITLE:
ENLARGED PODIUM ELEVATIONS

DRAWING NO:

A-205



1 ENLARGED ELEVATION - NORTH PODIUM
SCALE: 1/8" = 1'-0"

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KEY NOTES

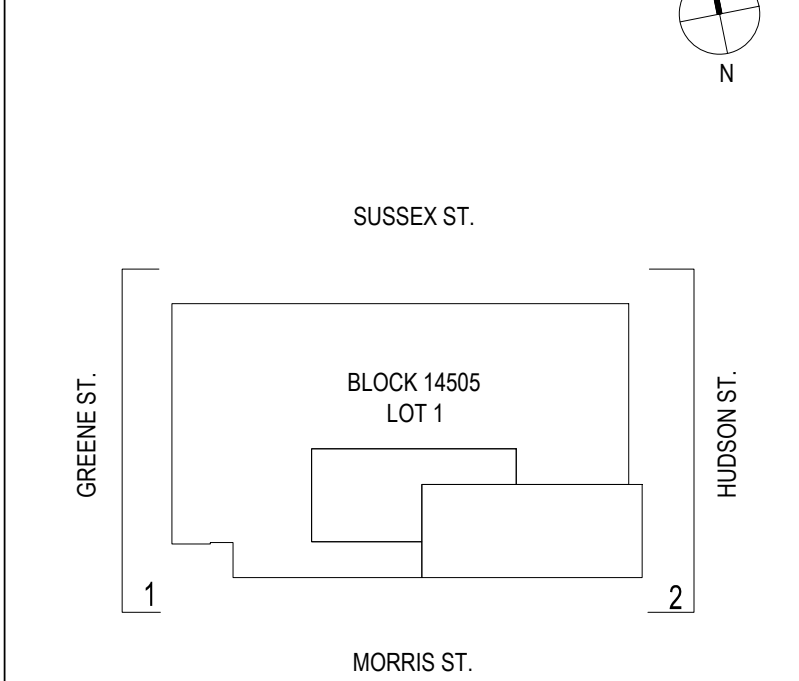
- [MTL-1]: PAINTED METAL PTAC LOUVER - MEDIUM GREY
- [GL-1]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
- [GL-1]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - DARK SILVER BLUE
- [GL-1A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - DARK SILVER BLUE
- [MTL-2]: PAINTED METAL PTAC LOUVER - SILVER
- [GL-2]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
- [GL-2]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS - LIGHT SILVER BLUE
- [GL-2A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS - LIGHT SILVER BLUE
- [MTL-2]: PAINTED METAL PTAC LOUVER
- [GL-3]: PAINTED ALUMINUM FRAMED OPERABLE WINDOW W/ INSULATED GLASS
- [GL-3]: PAINTED ALUMINUM FRAMED FIXED WINDOW W/ INSULATED GLASS
- [GL-3A]: PAINTED ALUMINUM FRAMED FIXED SPANDREL GLASS
- [GL-3]: PAINTED ALUMINUM FRAMED STOREFRONT W/ INSULATED GLASS
- [MTL-3]: PAINTED METAL LOUVER - PARKING
- [BR-1]: GREY BRICK
- METAL GUARDRAIL WITH METAL NETTING / INFILL
- [ST-1]: STONE PANEL - POLISHED GREY
- METAL PANEL @ L1
- COILING LOADING / PARKING DOOR
- [MTL-3]: PAINTED ALUMINUM WINDOW FRAME
- [MTL-3]: METAL PANEL COLUMN COVER / CANOPY
- [MTL-4]: DECORATIVE METAL SCREEN @ BOH
- VERTICAL LIGHT STRIP INTEGRATED IN WINDOW SYSTEM
- [MTL-3]: MECH LOUVER @ STOREFRONT
- [MTL-5]: DECORATIVE PERFORATED METAL PAINTED
- [MTL-3 + GL-3]: PAINTED METAL FINS IN FRONT OF GLASS
- [MTL-4]: METAL PANEL - GRAPHITE GREY
- [EFS-01]: EXTERIOR INSULATION AND FINISH SYSTEM - MEDIUM GREY
- [PT-1]: WHITE ACRYLIC PRIMER COATING ON EFS-01

GENERAL NOTES

- REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.

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05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
07/01/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
09/28/2022	ISSUED FOR NJDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	

KEY PLAN



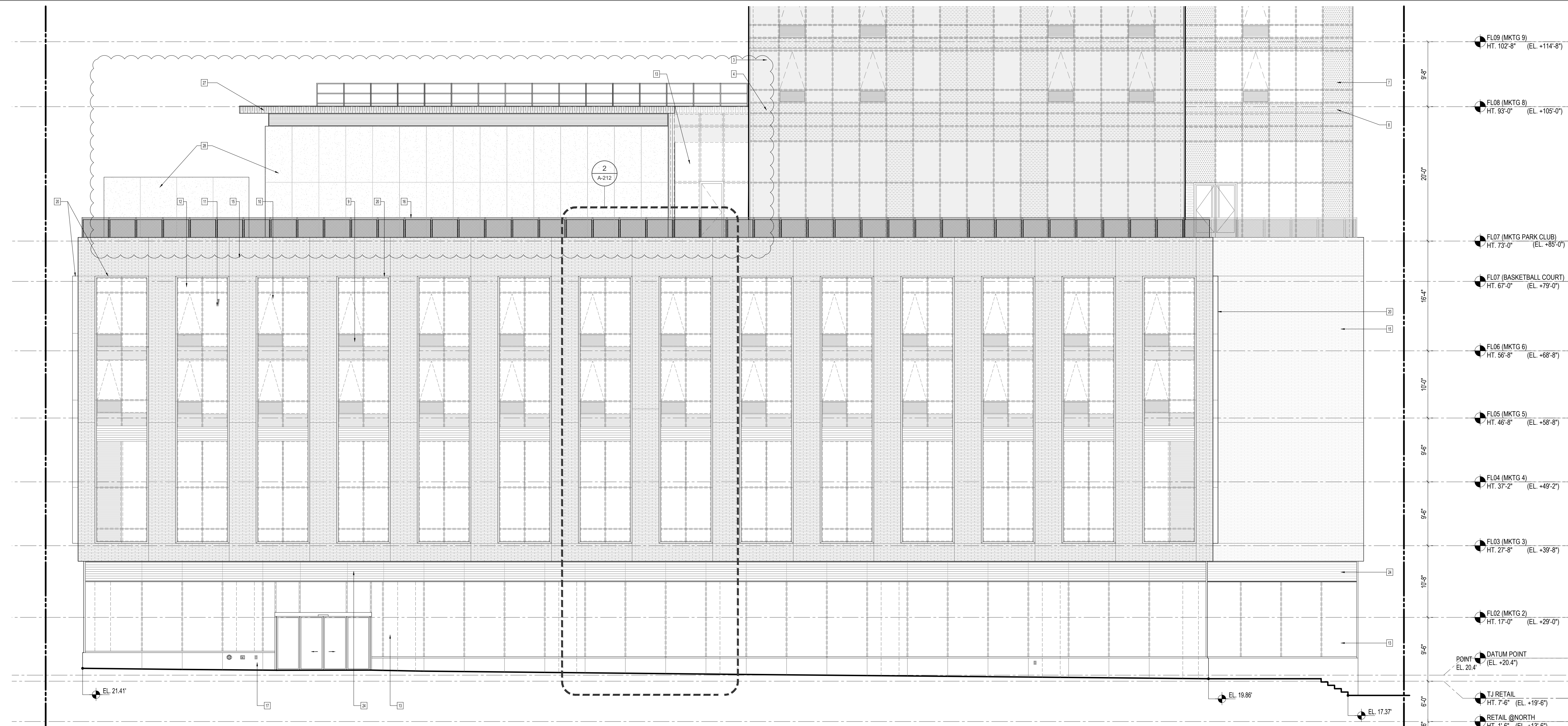
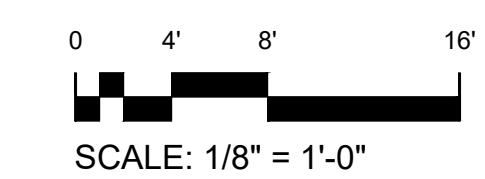
NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
PROJECT NO.: 1252
SEAL & SIGNATURE

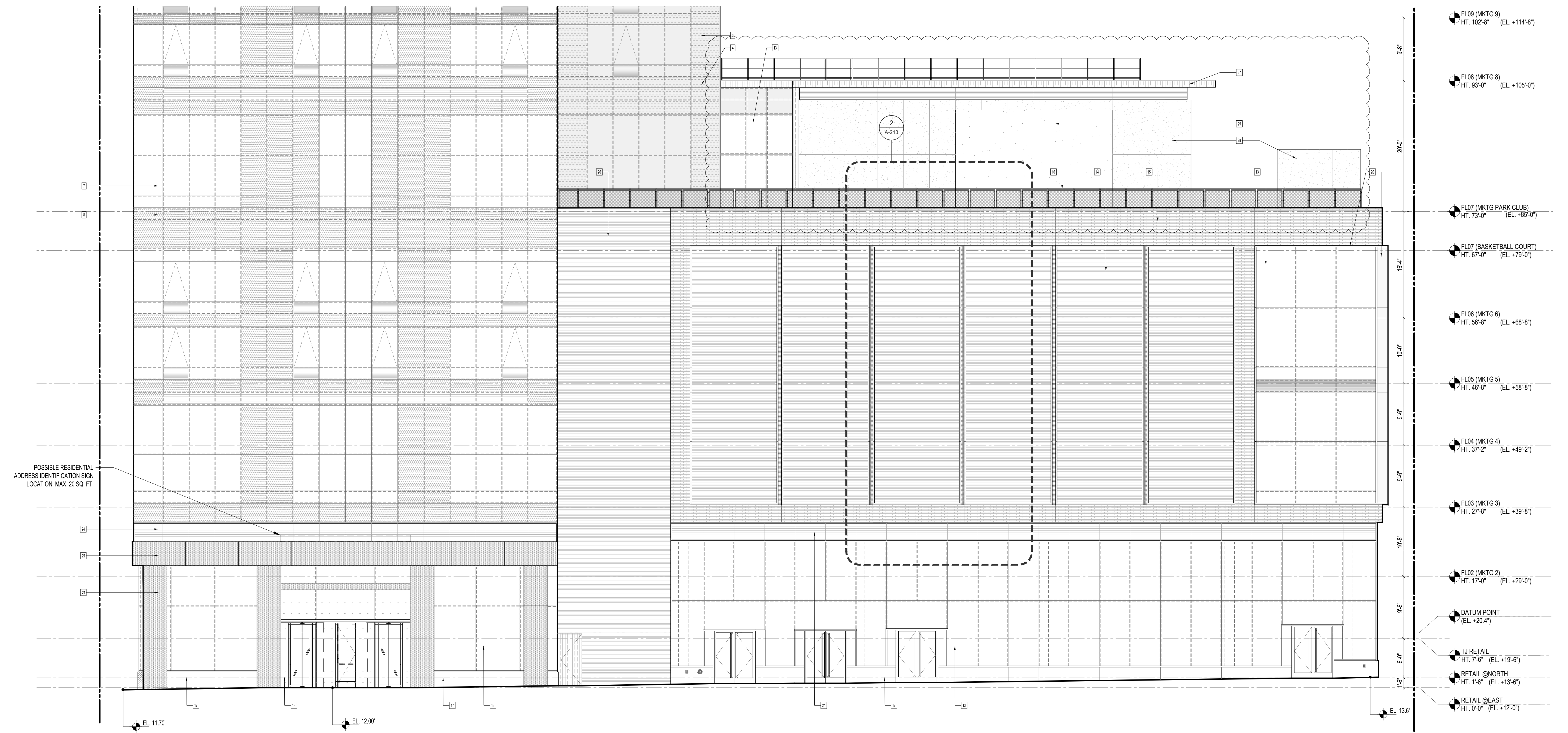
DRAWING TITLE:
Fram ENLARGED PODIUM ELEVATIONS

DRAWING NO.:

A-207



1 ENLARGED ELEVATION - WEST PODIUM
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEVATION - EAST PODIUM
SCALE: 1/8" = 1'-0"

POSSIBLE RESIDENTIAL ADDRESS IDENTIFICATION SIGN LOCATION MAX. 20 SQ. FT.

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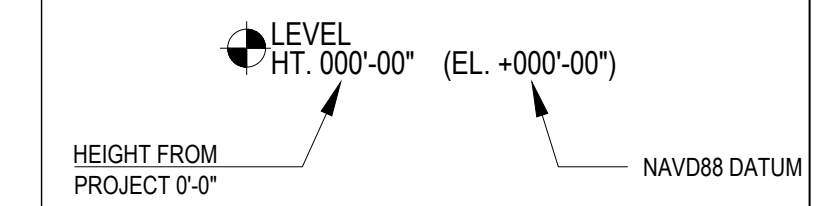
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LEGEND



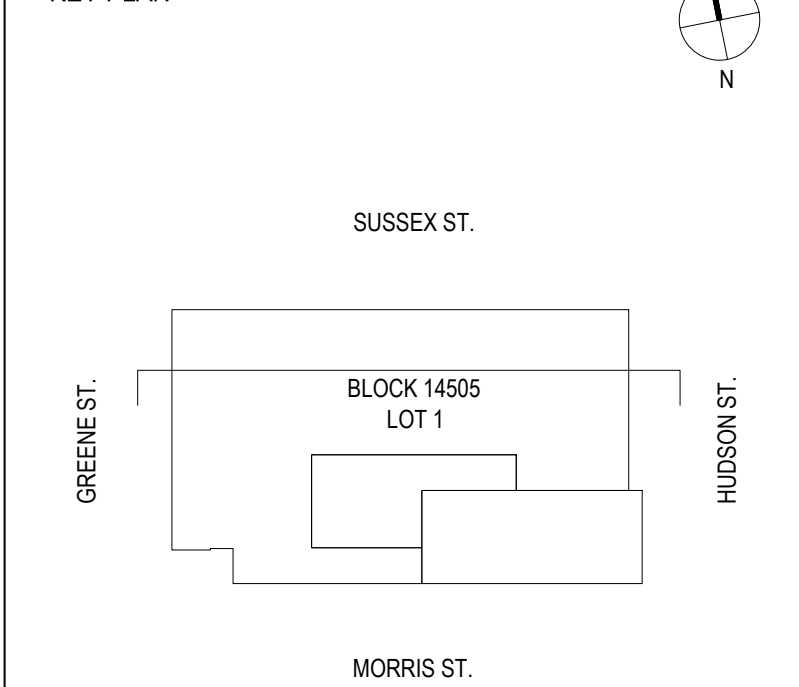
GENERAL NOTES

1. THE DATUM POINT IS THE AVERAGE FINISHED GRADE LEVEL AT THE INTERSECTION OF SUSSEX STREET AND GREENE STREET ESTABLISH AT 21.5 FEET ABOVE SEA LEVEL, EQUIVALENT TO ELEVATION 20.4 NAVD88, PER V.A.11 IN THE COLOGATE REDEVELOPMENT PLAN

NO.	DATE	REVISION
05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
07/01/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/28/2022	ISSUED FOR NUDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	

KEYED NOTES

KEY PLAN



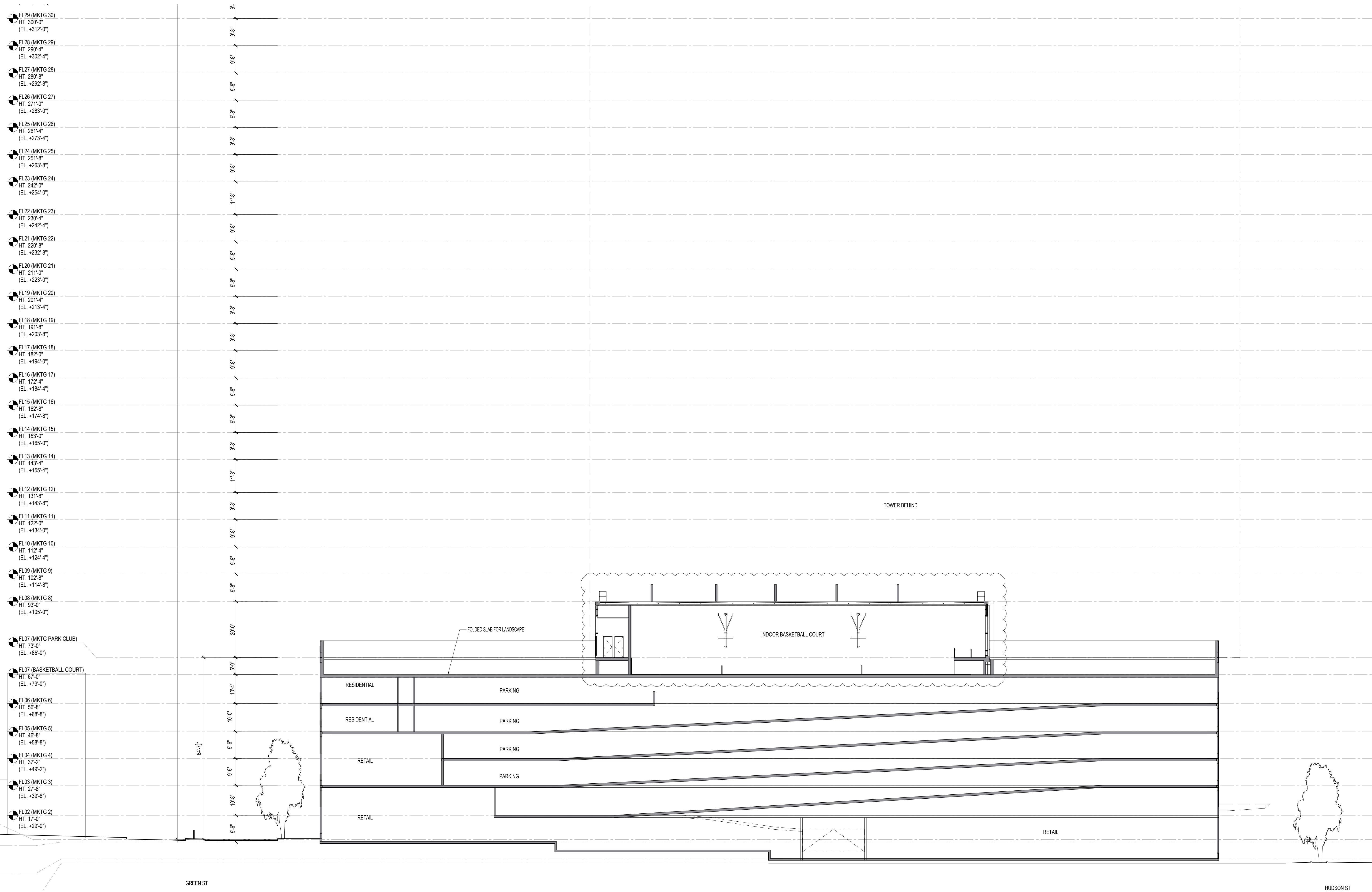
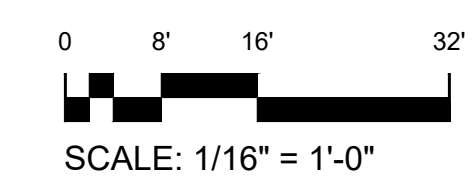
NOT FOR CONSTRUCTION

SCALE: 1/16" = 1'-0"
PROJECT NO: 1252
SEAL & SIGNATURE

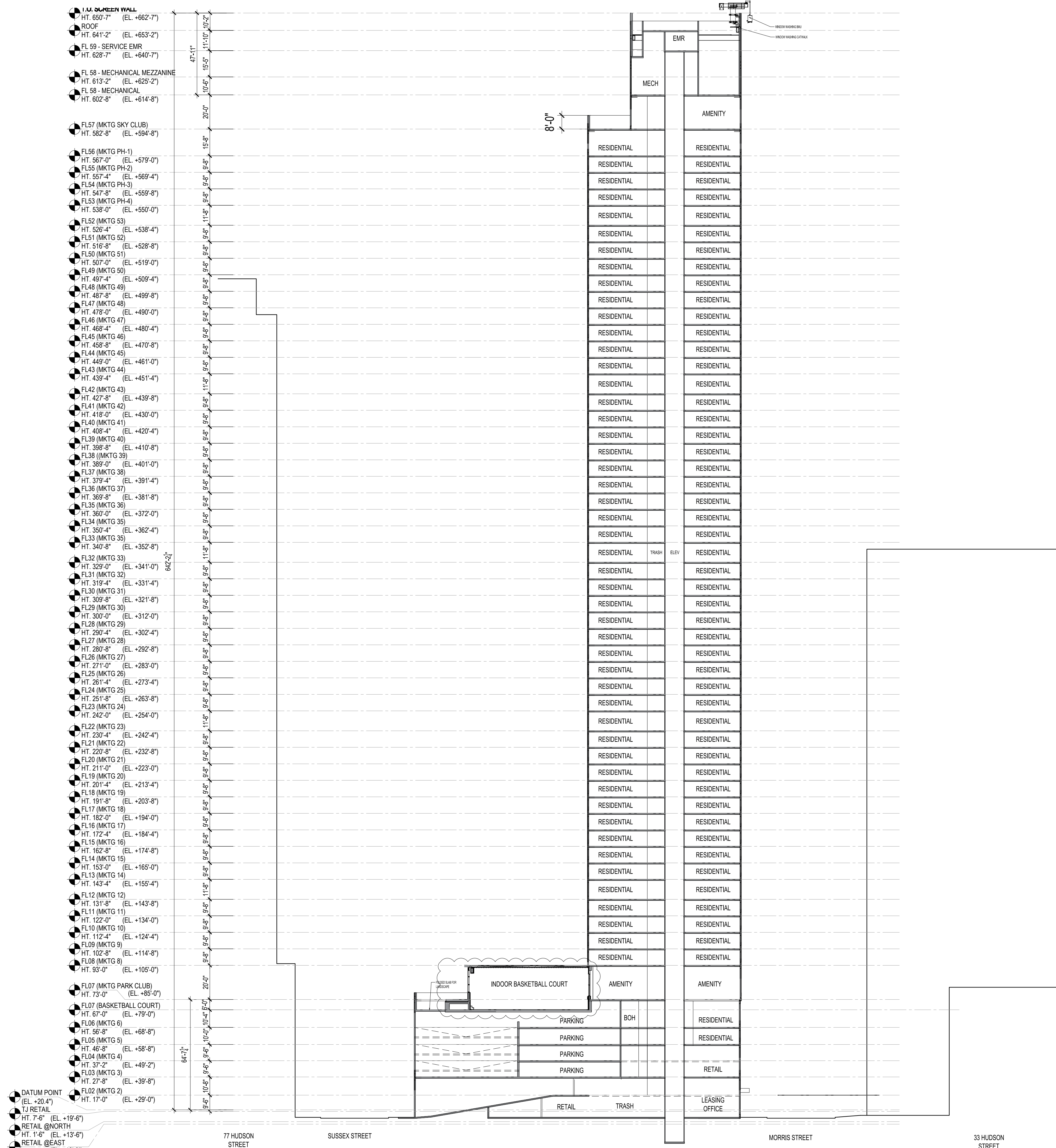
DRAWING TITLE:
SECTION EAST-WEST THRU PODIUM

DRAWING NO:

A-302

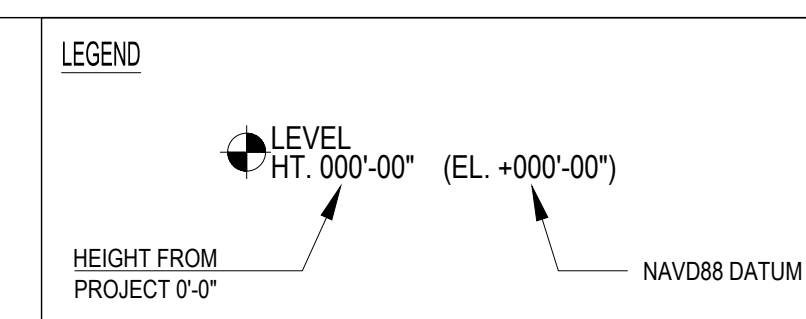


1 SECTION EAST-WEST THRU PODIUM
SCALE: 1/16" = 1'-0"



1. U. SCREEN WALL	HT. 650'-7" (EL. +662'-7")
ROOF	HT. 641'-2" (EL. +653'-2")
FL 60 - SERVICE EMR	HT. 628'-7" (EL. +640'-7")
FL 58 - MECHANICAL MEZZANINE	HT. 613'-2" (EL. +625'-2")
FL 58 - MECHANICAL	HT. 602'-8" (EL. +614'-8")
FL 57 (MKTG SKY CLUB)	HT. 582'-0" (EL. +594'-8")
FL 56 (MKTG PH-1)	HT. 567'-0" (EL. +579'-0")
FL 55 (MKTG PH-2)	HT. 557'-4" (EL. +569'-4")
FL 54 (MKTG PH-3)	HT. 547'-8" (EL. +559'-8")
FL 53 (MKTG PH-4)	HT. 538'-0" (EL. +550'-0")
FL 52 (MKTG 53)	HT. 526'-4" (EL. +538'-4")
FL 51 (MKTG 52)	HT. 516'-0" (EL. +528'-8")
FL 50 (MKTG 51)	HT. 507'-0" (EL. +519'-0")
FL 49 (MKTG 50)	HT. 497'-4" (EL. +509'-4")
FL 48 (MKTG 49)	HT. 487'-0" (EL. +499'-8")
FL 47 (MKTG 48)	HT. 478'-0" (EL. +490'-0")
FL 46 (MKTG 47)	HT. 468'-4" (EL. +480'-4")
FL 45 (MKTG 46)	HT. 458'-0" (EL. +470'-8")
FL 44 (MKTG 45)	HT. 449'-0" (EL. +461'-0")
FL 43 (MKTG 44)	HT. 439'-4" (EL. +451'-4")
FL 42 (MKTG 43)	HT. 427'-8" (EL. +439'-8")
FL 41 (MKTG 42)	HT. 418'-0" (EL. +430'-0")
FL 40 (MKTG 41)	HT. 408'-4" (EL. +420'-4")
FL 39 (MKTG 40)	HT. 398'-0" (EL. +410'-8")
FL 38 (MKTG 39)	HT. 389'-0" (EL. +401'-0")
FL 37 (MKTG 38)	HT. 379'-4" (EL. +391'-4")
FL 36 (MKTG 37)	HT. 369'-0" (EL. +381'-8")
FL 35 (MKTG 36)	HT. 360'-0" (EL. +372'-0")
FL 34 (MKTG 35)	HT. 350'-4" (EL. +362'-4")
FL 33 (MKTG 34)	HT. 340'-0" (EL. +352'-8")
FL 32 (MKTG 33)	HT. 329'-0" (EL. +341'-0")
FL 31 (MKTG 32)	HT. 319'-4" (EL. +331'-4")
FL 30 (MKTG 31)	HT. 309'-8" (EL. +321'-8")
FL 29 (MKTG 30)	HT. 300'-0" (EL. +312'-0")
FL 28 (MKTG 29)	HT. 290'-4" (EL. +302'-4")
FL 27 (MKTG 28)	HT. 280'-8" (EL. +292'-8")
FL 26 (MKTG 27)	HT. 271'-0" (EL. +283'-0")
FL 25 (MKTG 26)	HT. 261'-4" (EL. +273'-4")
FL 24 (MKTG 25)	HT. 251'-8" (EL. +263'-8")
FL 23 (MKTG 24)	HT. 242'-0" (EL. +254'-0")
FL 22 (MKTG 23)	HT. 230'-4" (EL. +242'-4")
FL 21 (MKTG 22)	HT. 220'-8" (EL. +232'-8")
FL 20 (MKTG 21)	HT. 211'-0" (EL. +223'-0")
FL 19 (MKTG 20)	HT. 201'-4" (EL. +213'-4")
FL 18 (MKTG 19)	HT. 191'-8" (EL. +203'-8")
FL 17 (MKTG 18)	HT. 182'-0" (EL. +194'-0")
FL 16 (MKTG 17)	HT. 172'-4" (EL. +184'-4")
FL 15 (MKTG 16)	HT. 162'-8" (EL. +174'-8")
FL 14 (MKTG 15)	HT. 153'-0" (EL. +165'-0")
FL 13 (MKTG 14)	HT. 143'-4" (EL. +155'-4")
FL 12 (MKTG 13)	HT. 133'-8" (EL. +145'-8")
FL 11 (MKTG 12)	HT. 122'-0" (EL. +134'-0")
FL 10 (MKTG 11)	HT. 112'-4" (EL. +124'-4")
FL 09 (MKTG 10)	HT. 102'-8" (EL. +114'-8")
FL 08 (MKTG 9)	HT. 92'-0" (EL. +105'-0")
FL 07 (MKTG PARK CLUB)	HT. 72'-0" (EL. +85'-0")
FL 07 (BASKETBALL COURT)	HT. 67'-0" (EL. +79'-0")
FL 06 (MKTG 6)	HT. 66'-8" (EL. +68'-8")
FL 05 (MKTG 5)	HT. 46'-8" (EL. +58'-8")
FL 04 (MKTG 4)	HT. 37'-2" (EL. +49'-2")
FL 03 (MKTG 3)	HT. 27'-8" (EL. +39'-8")
FL 02 (MKTG 2)	HT. 17'-0" (EL. +29'-0")
DATUM POINT (EL. +20.4')	
TJ RETAIL	HT. 7'-8" (EL. +19'-6")
RETAIL (NORTH)	HT. 1'-6" (EL. +13'-6")
RETAIL (EAST)	HT. 0'-0" (EL. +12'-0")

1 SECTION NORTH-SOUTH THRU TOWER
SCALE: 1/32" = 1'-0"



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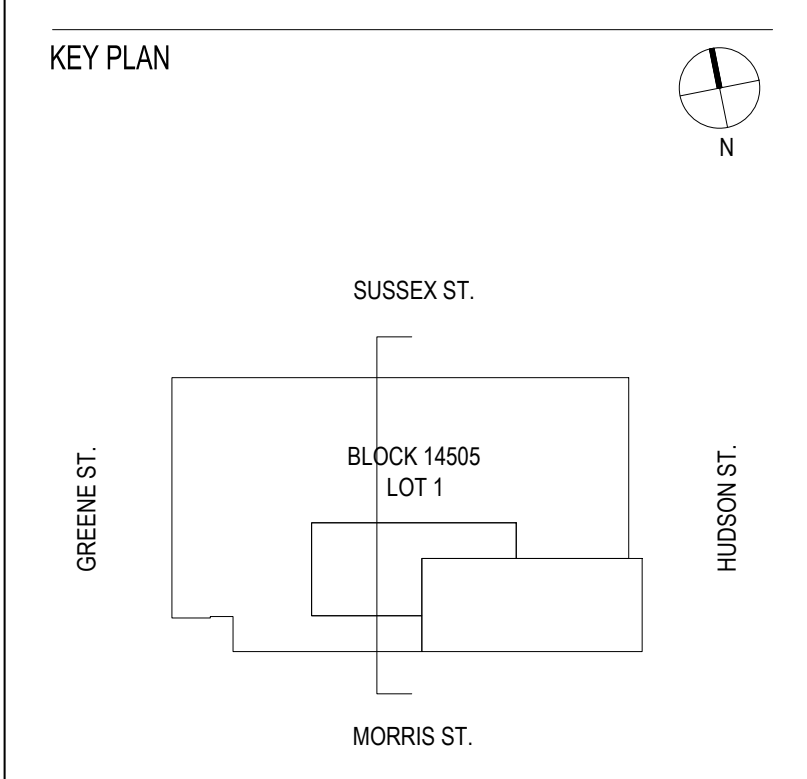
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GENERAL NOTES
1. THE DATUM POINT IS THE AVERAGE FINISHED GRADE LEVEL AT THE INTERSECTION OF SUSSEX STREET AND GREENE STREET ESTABLISH AT 21.5 FEET ABOVE SEA LEVEL, EQUIVALENT TO ELEVATION 20.4 NAVD88, PER V.A.11 IN THE COLGATE REDEVELOPMENT PLAN

NO.	DATE	REVISION
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07/01/2022		PRELIMINARY & FINAL MAJOR SITE PLAN
08/09/2022		PRELIMINARY & FINAL MAJOR SITE PLAN
08/28/2022		ISSUED FOR NUDEP PERMITTING
09/09/2022		PRELIMINARY & FINAL MAJOR SITE PLAN
01/31/2024		PRELIMINARY & FINAL MAJOR SITE PLAN

KEYED NOTES



NOT FOR CONSTRUCTION

SCALE 1/32" = 1'-0"
PROJECT NO: 1252
SEAL & SIGNATURE

DRAWING TITLE:
SECTION
NORTH-SOUTH THRU
TOWER

DRAWING NO: A-303



GENERAL NOTES
 1. REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.

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VISUAL IMPACT

IN REGARDS TO VISUAL IMPACT, THERE ARE TWO ITEMS THAT ARE TO BE ADDRESSED FROM THE COLGATE REDEVELOPMENT PLAN:

1. THE REDEVELOPMENT PLAN OBJECTIVES STATES THAT RENEWAL ACTIVITIES WILL BE UNDERTAKEN IN CONFORMITY WITH, AND WILL BE DESIGNED TO MEET THE FOLLOWING OBJECTIVE OF THIS REDEVELOPMENT PLAN:
 PRESERVATION, AND WHERE NECESSARY, RE-ESTABLISHMENT OF VIEW CORRIDORS CREATED BY PUBLIC STREETS TO ACCENTUATE VIEWS OF LOWER MANHATTAN, THE STATUE OF LIBERTY, ELLIS ISLAND AND LIBERTY STATE PARK (SECTION I.I.M).
2. THE URBAN DESIGN OBJECTIVES AND GUIDELINES HAS THE FOLLOWING BUILDING DESIGN OBJECTIVE FOR NEW CONSTRUCTION:
 VIEW CORRIDORS ALONG THE EXISTING STREET NETWORK SHALL BE CONSIDERED SO AS TO RESTORE AND PRESERVE, TO THE MAXIMUM EXTENT FEASIBLE, SIGHT-LINES OF THE LOWER MANHATTAN SKYLINE, STATUE OF LIBERTY, ELLIS ISLAND AND LIBERTY STATE PARK (SECTION V.A.4).

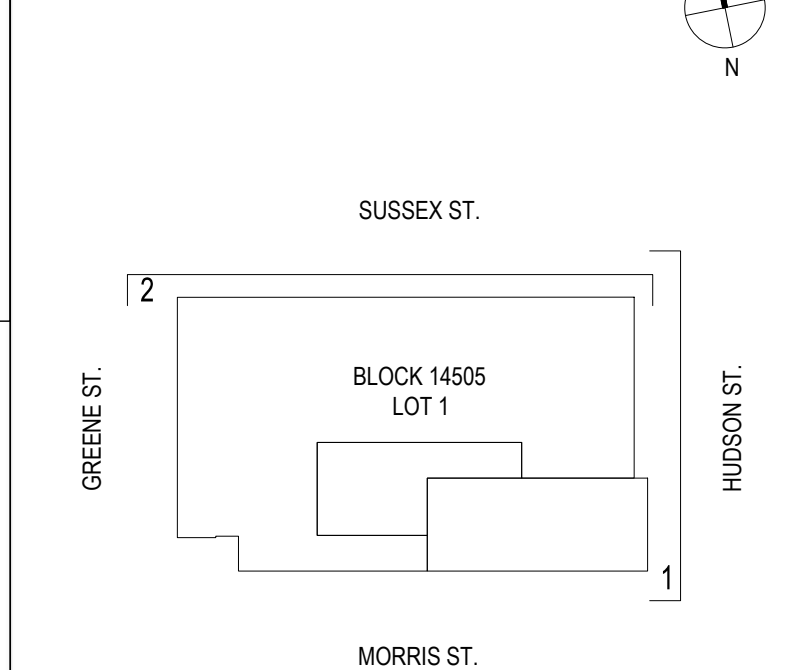
THE PROPOSED NEW CONSTRUCTION IS IN CONFORMANCE WITH THE ABOVE TWO OBJECTIVES. THE PROPOSED BUILDING IS ABIDING BY ALL SETBACK AND STEPBACK RULES AND THEREFORE MAINTAINS VIEW CORRIDORS ALONG EXISTING STREET NETWORKS AS WELL AS RELEVANT VIEWS/SITE-LINES NOTED ABOVE.

IN ADDITION TO COMPLYING WITH THE ABOVE, THE DESIGN OF THE PROPOSED CONSTRUCTION WILL ENHANCE THE URBAN DESIGN OF THE NEIGHBORHOOD, THROUGH THE FOLLOWING FEATURES:

- THE BUILDING IS ORIENTED PERPENDICULAR TO THE HUDSON RIVER TO MAXIMIZE VIEWS TO MANHATTAN THROUGH EXISTING STREET CORRIDORS.
- 55 HUDSON IS LOCATED ON THE SOUTH SIDE OF THE PROPERTY WHILE 50 HUDSON IS LOCATED ON THE NORTH SIDE OF THIS SITE IN ORDER TO ALLOW MORE SKY, VIEW AND SUNLIGHT TO PENETRATE TO THE SURROUNDING STREETS.
- SIMILARLY THE INDIVIDUAL BUILDING TOWERS OF 50 AND 55 HUDSON ARE BROKEN UP INTO TWO COMPONENTS TO REDUCE THE VISUAL IMPACT OF THEIR LENGTH AND STEP DOWN IN HEIGHT TO THE WATERFRONT.
- THE BASE HEIGHT REINFORCES THE EXISTING SCALE OF BUILDINGS ON GREENE STREET WHILE THE MASONRY MATERIALS COMPLIMENT THE NEIGHBORING BUILDINGS IN PAULLUS HOOK.
- THE PLAZA ON GREENE AND MORRIS STREETS CORRESPONDS WITH THE OTHER EXISTING CLUSTERED OPEN SPACES ON THE THREE CORNERS.
- THE PLAZA ON HUDSON STREET PROVIDES A WIDE NORTH/SOUTH VIEW CORRIDOR ALONG THE STREET, ENHANCING THE PEDESTRIAN EXPERIENCE.
- ALL LOADING IS INTERIOR TO THE BUILDING.

NO.	DATE	REVISION
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08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/26/2022	ISSUED FOR NJDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	
	UPDATED TO CONSIDER ADDITIONAL BULK	

KEY PLAN



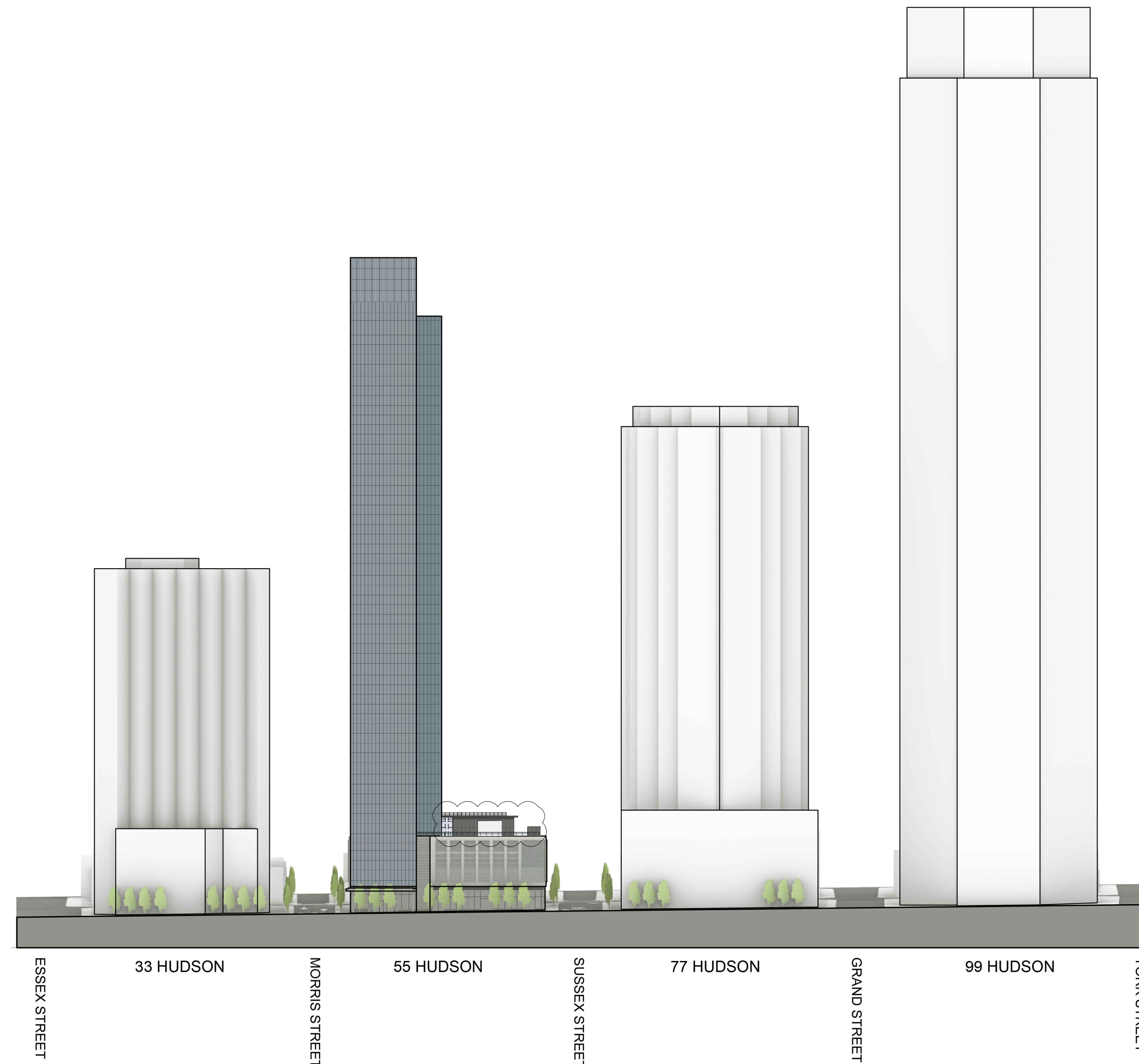
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 PROJECT NO: 1252
 SEAL & SIGNATURE

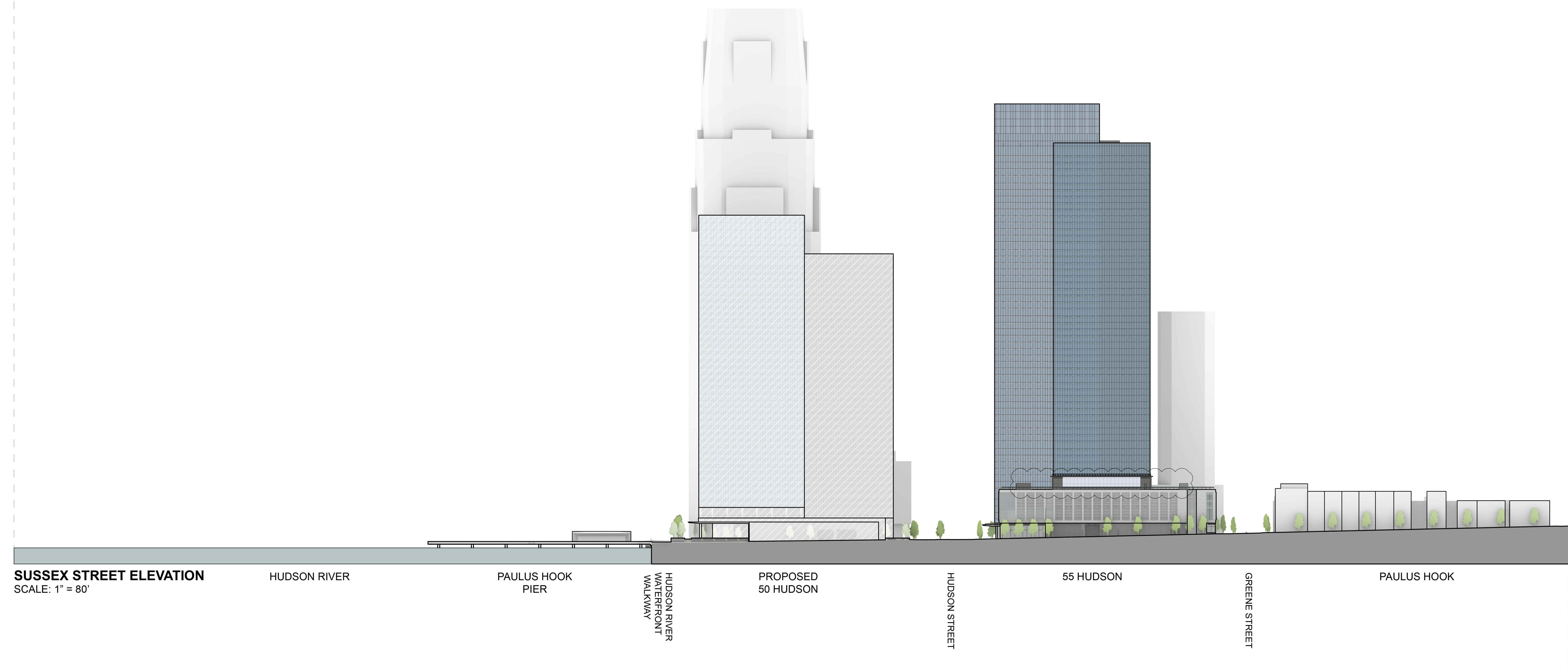
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VISUAL IMPACT ASSESSMENT

DRAWING NO:

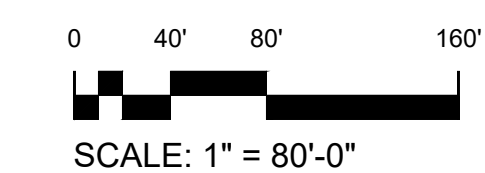
A-901



HUDSON STREET ELEVATION
 SCALE: 1" = 80'



SUSSEX STREET ELEVATION
 SCALE: 1" = 80'



SCALE: 1" = 80'-0"

GENERAL NOTES
 1. REFER TO SHEET A-214 FOR ALL MATERIAL REFERENCES.

55 HUDSON

55 HUDSON STREET
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OWNER
 55 HUDSON STREET, L.L.C.
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 T: 212.715.0300

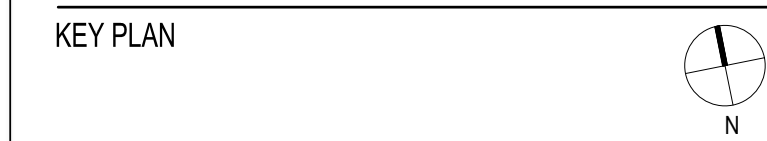
DESIGN ARCHITECT
 HANDEL ARCHITECTS, LLP
 120 Broadway, 8th Floor
 New York, NY 10271
 T: 212.595.4112 F: 212.595.9032

ARCHITECT OF RECORD
 MARCHETTO HIGGINS STIEVE
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 T: 201.795.1505

CIVIL ENGINEER
 DRESNER ROBIN
 1 Evertrust Plaza, Suite 901
 Jersey City, NJ 07302
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LANDSCAPE ARCHITECT
 MEILLO, BAUER, CARMAN
 200 Union Avenue
 Brielle, NJ 08730
 T: 732.528.0664 F: 732.528.1077

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UPDATED TO CONSIDER ADDITIONAL BULK		

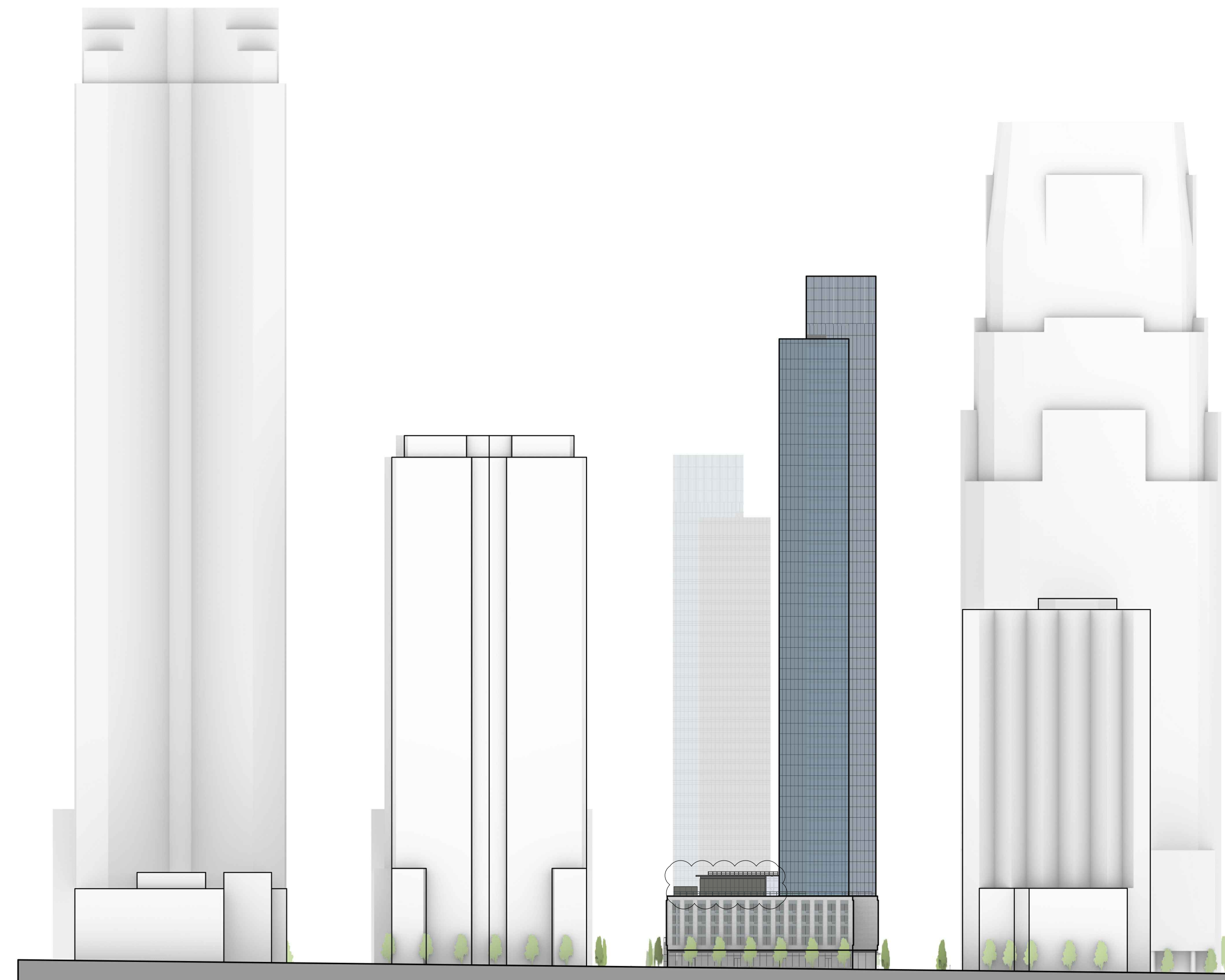
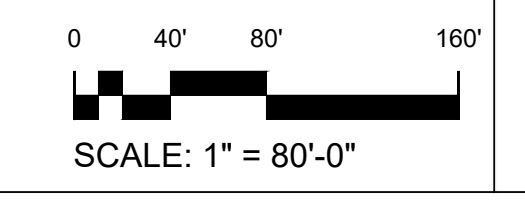


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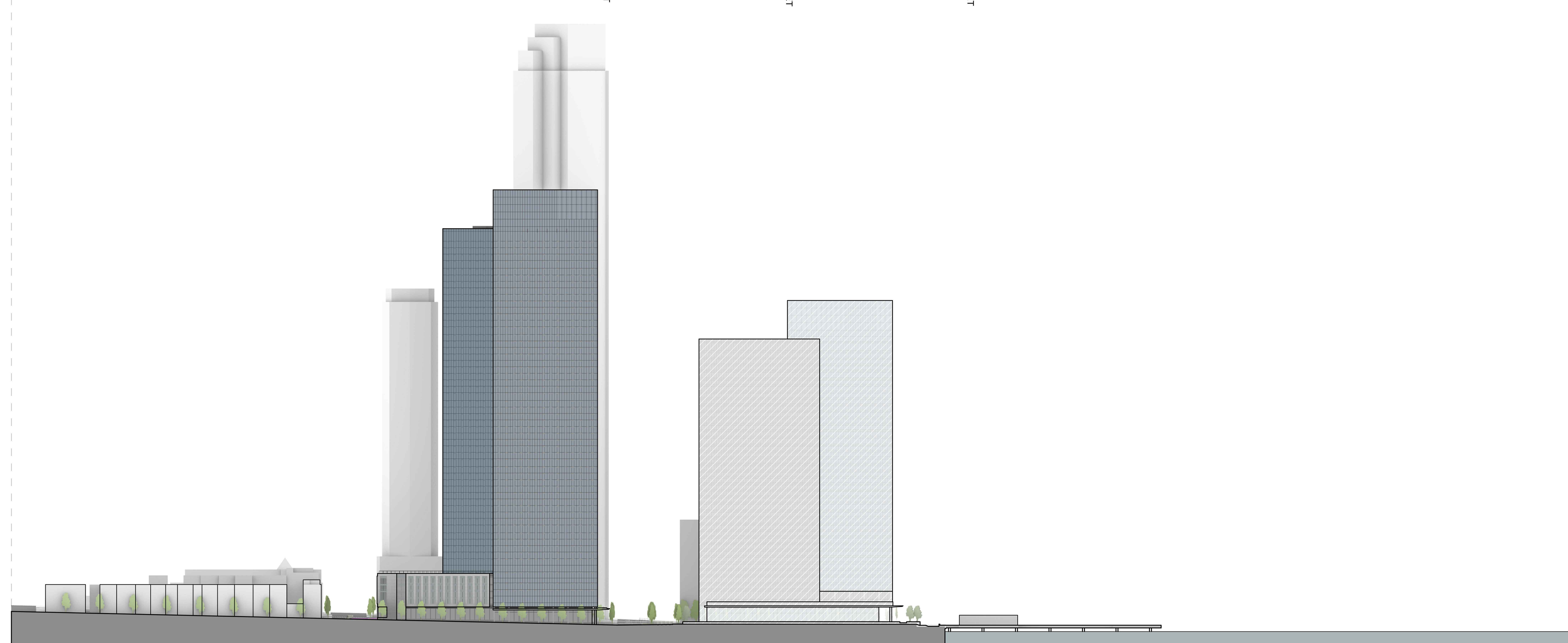
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 SEAL & SIGNATURE

DRAWING TITLE:
VISUAL IMPACT ASSESSMENT

DRAWING NO.: **A-902**



GREENE STREET ELEVATION
 SCALE: 1" = 80'



MORRIS STREET ELEVATION
 SCALE: 1" = 80'

PAULUS HOOK GREENE STREET 55 HUDSON HUDSON STREET HUDSON RIVER WATERFRONT WALKWAY PAULUS HOOK PIER HUDSON RIVER

55 HUDSON

55 HUDSON STREET
JERSEY CITY, NJ 07302

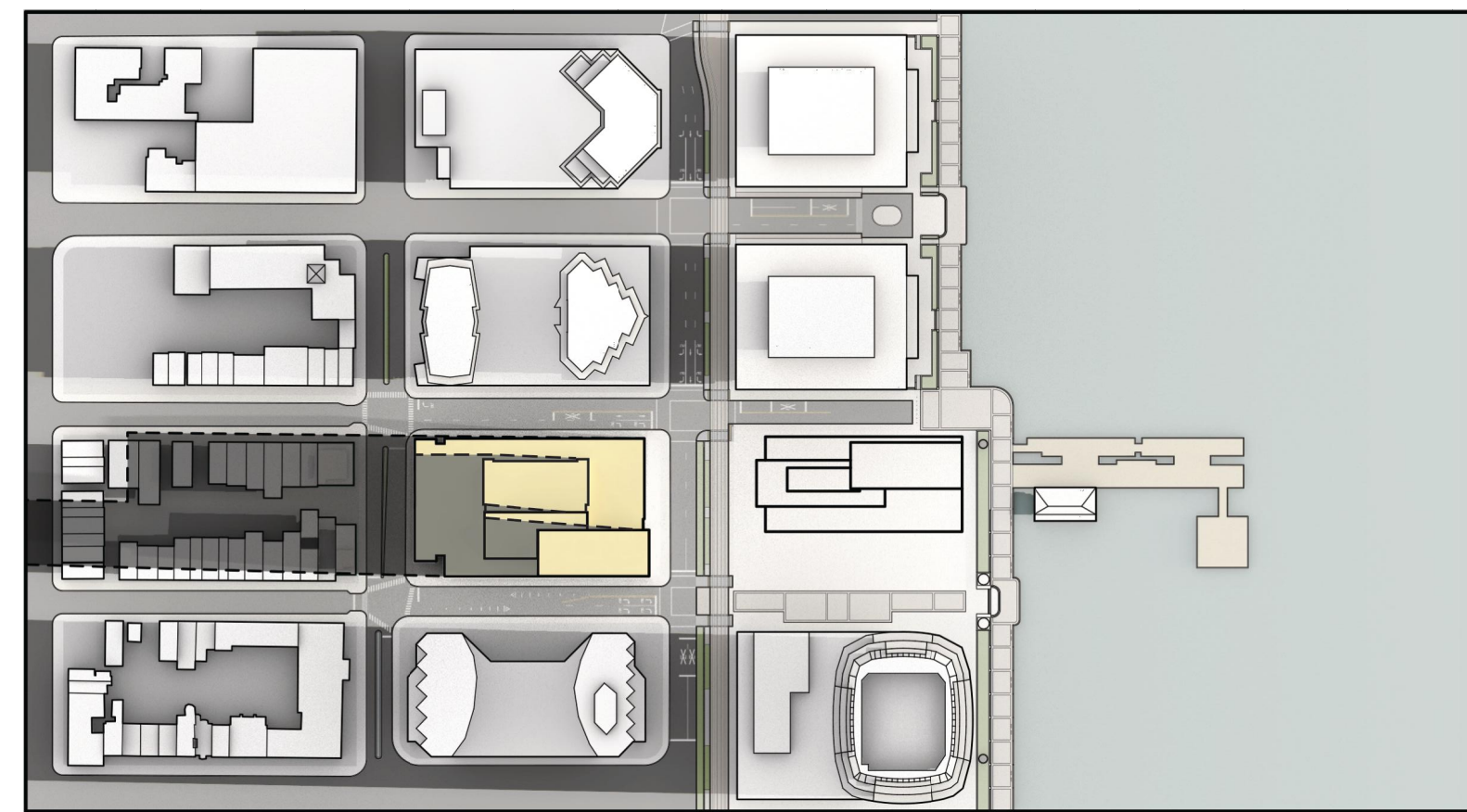
OWNER
55 HUDSON STREET, L.L.C.
C/O TISHMAN SPEYER
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DESIGN ARCHITECT
HANDEL ARCHITECTS, LLP
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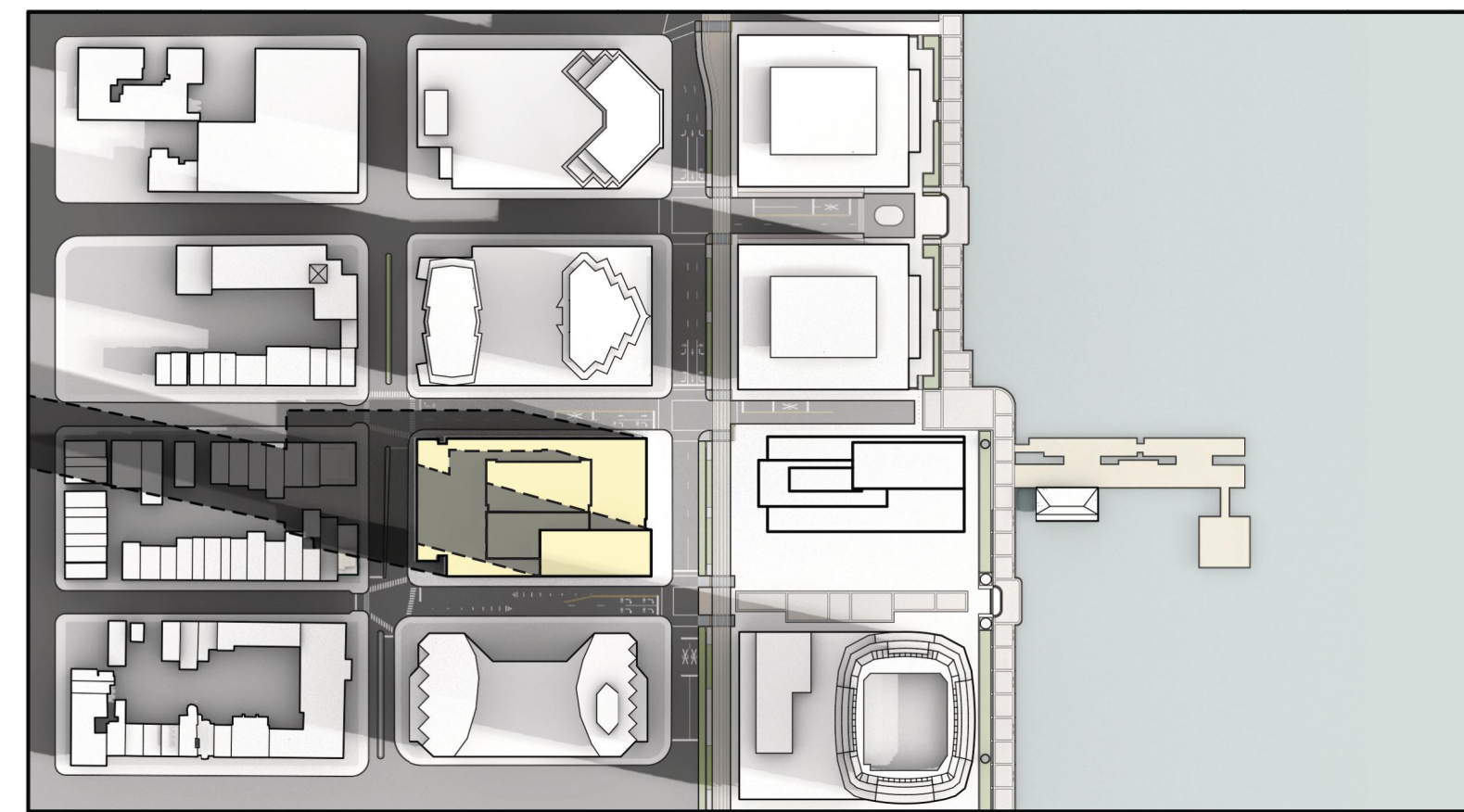
ARCHITECT OF RECORD
MARCHETTO HIGGINS STIEVE
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Hoboken, NJ 07030
T: 201.795.1505

CIVIL ENGINEER
DRESHDNER ROBIN
1 Evertrust Plaza, Suite 901
Jersey City, NJ 07302
T: 212.297.4205

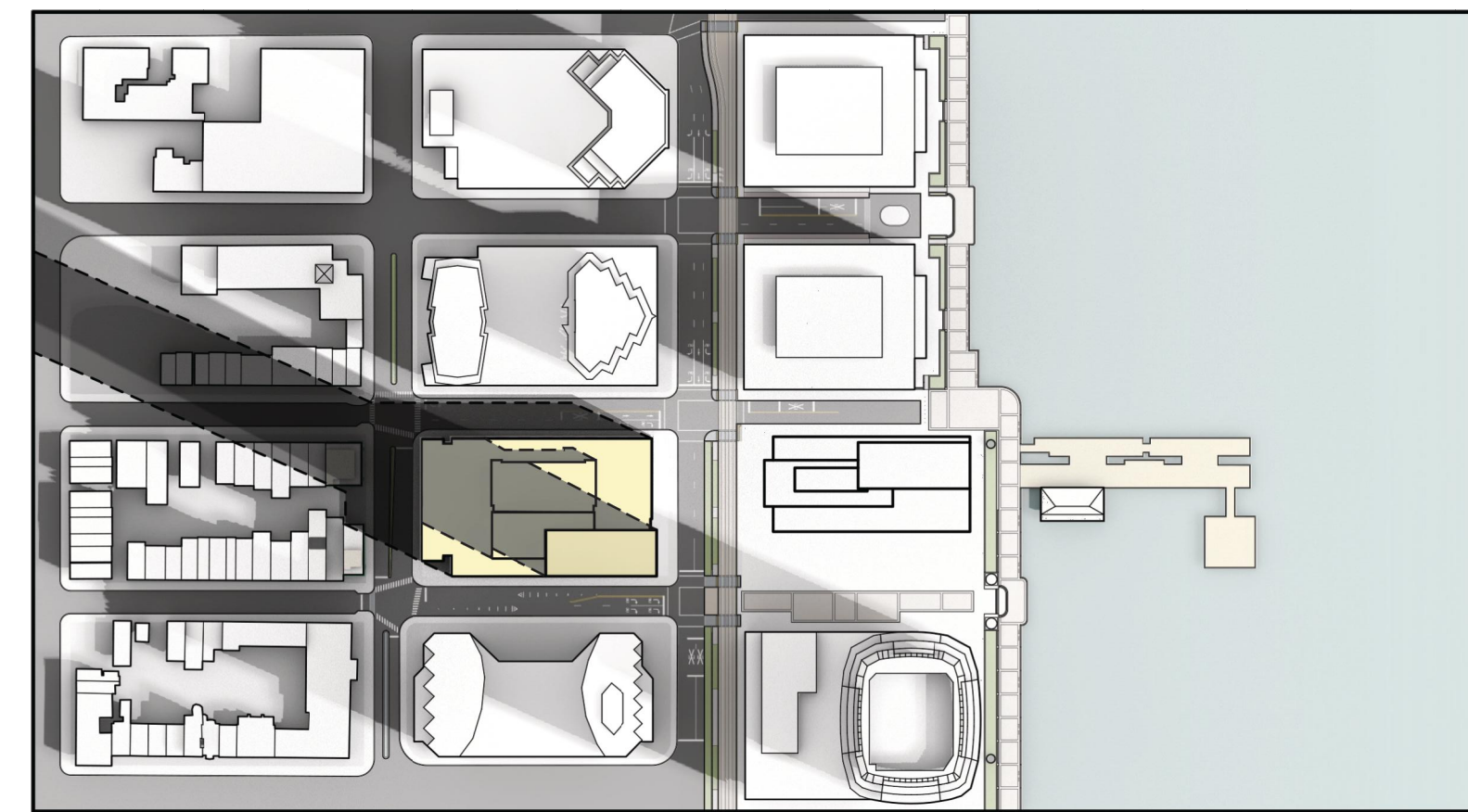
LANDSCAPE ARCHITECT
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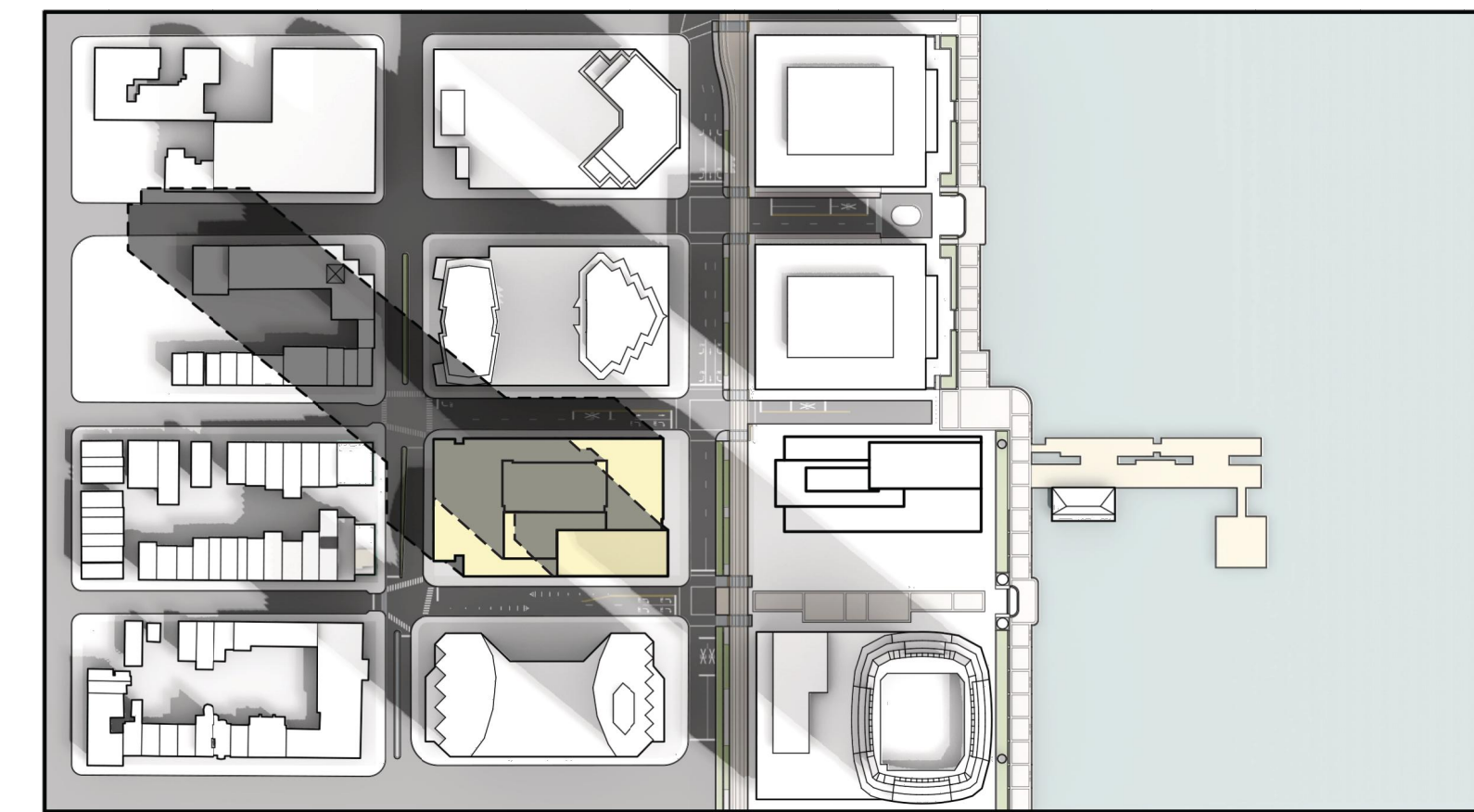
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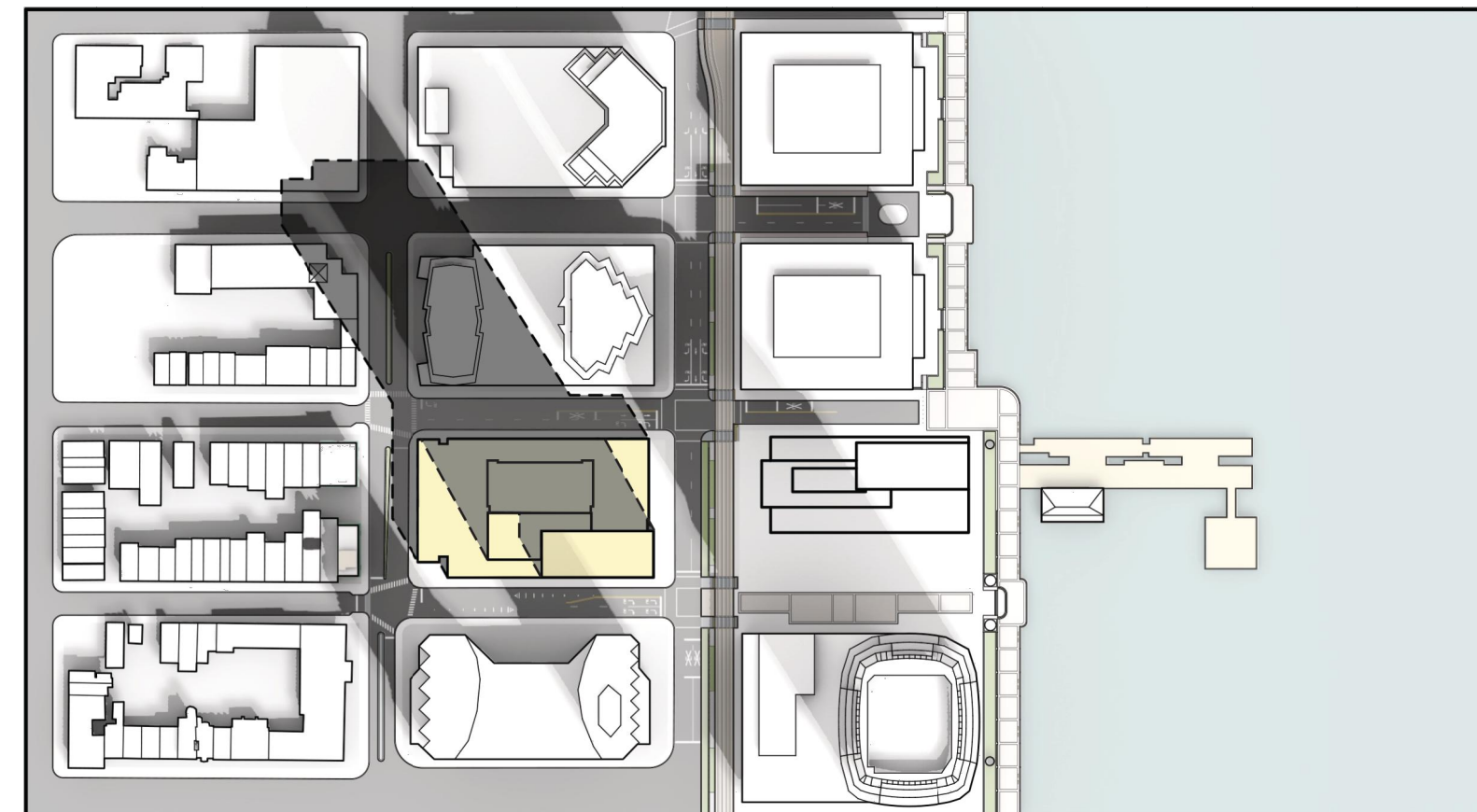
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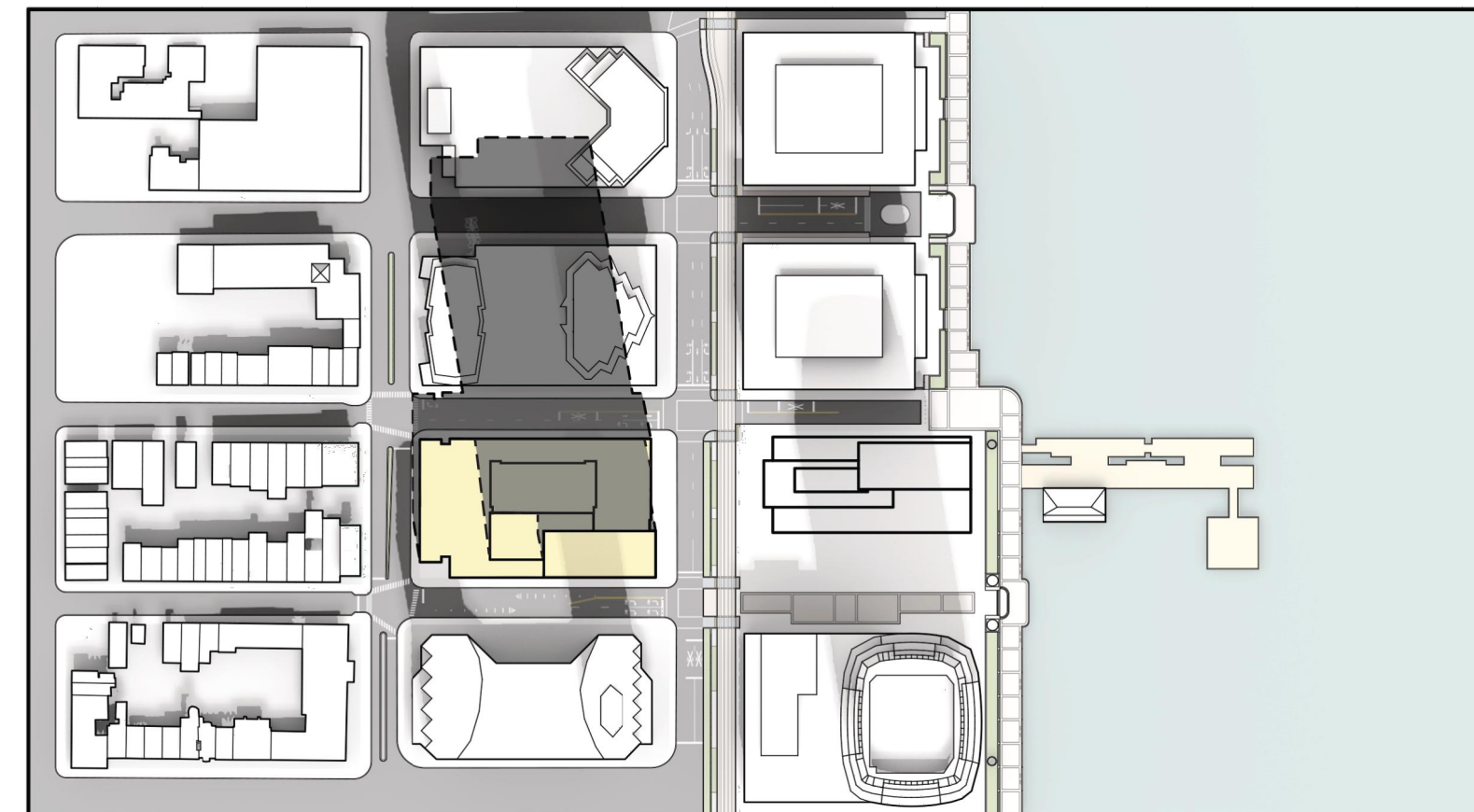
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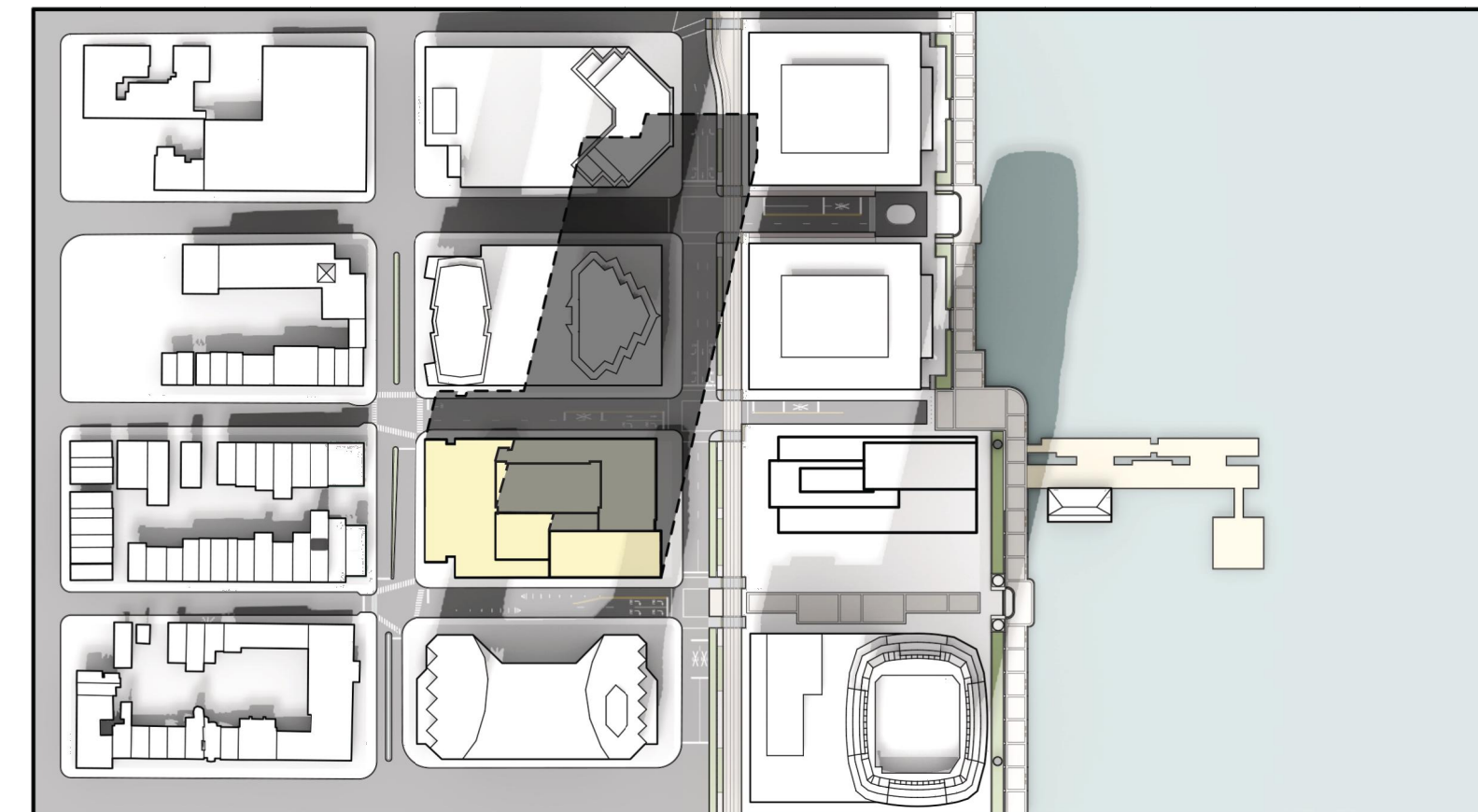
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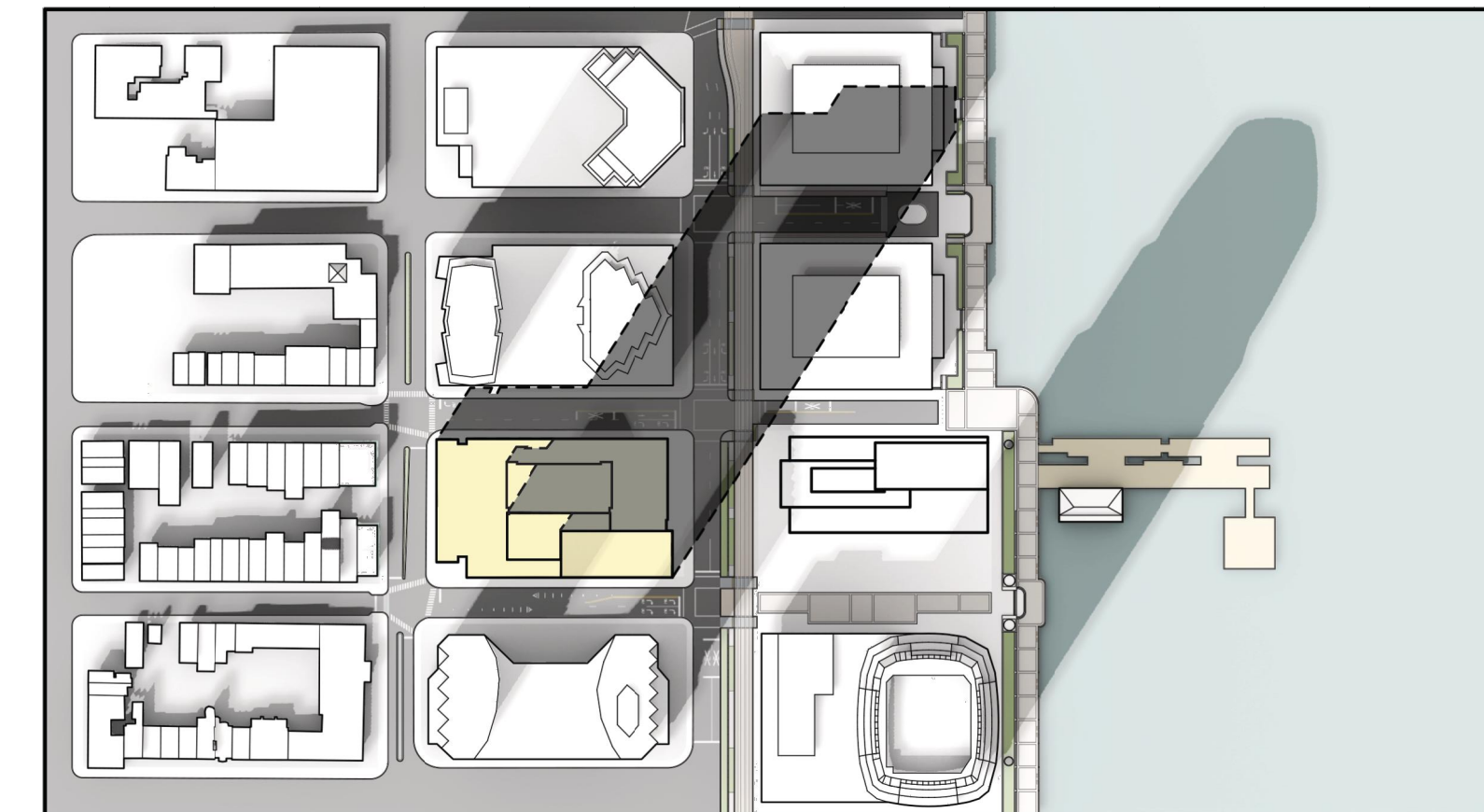
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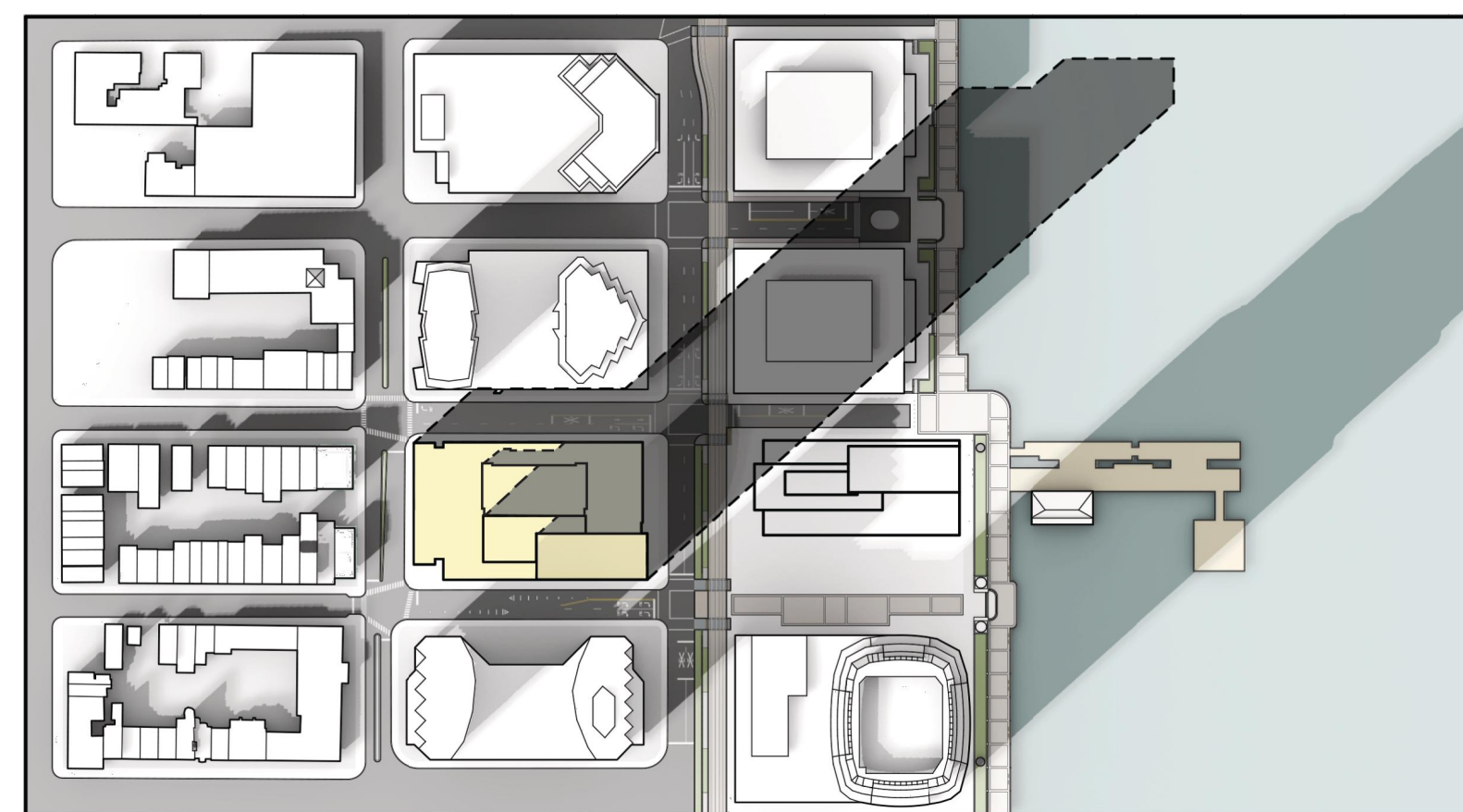
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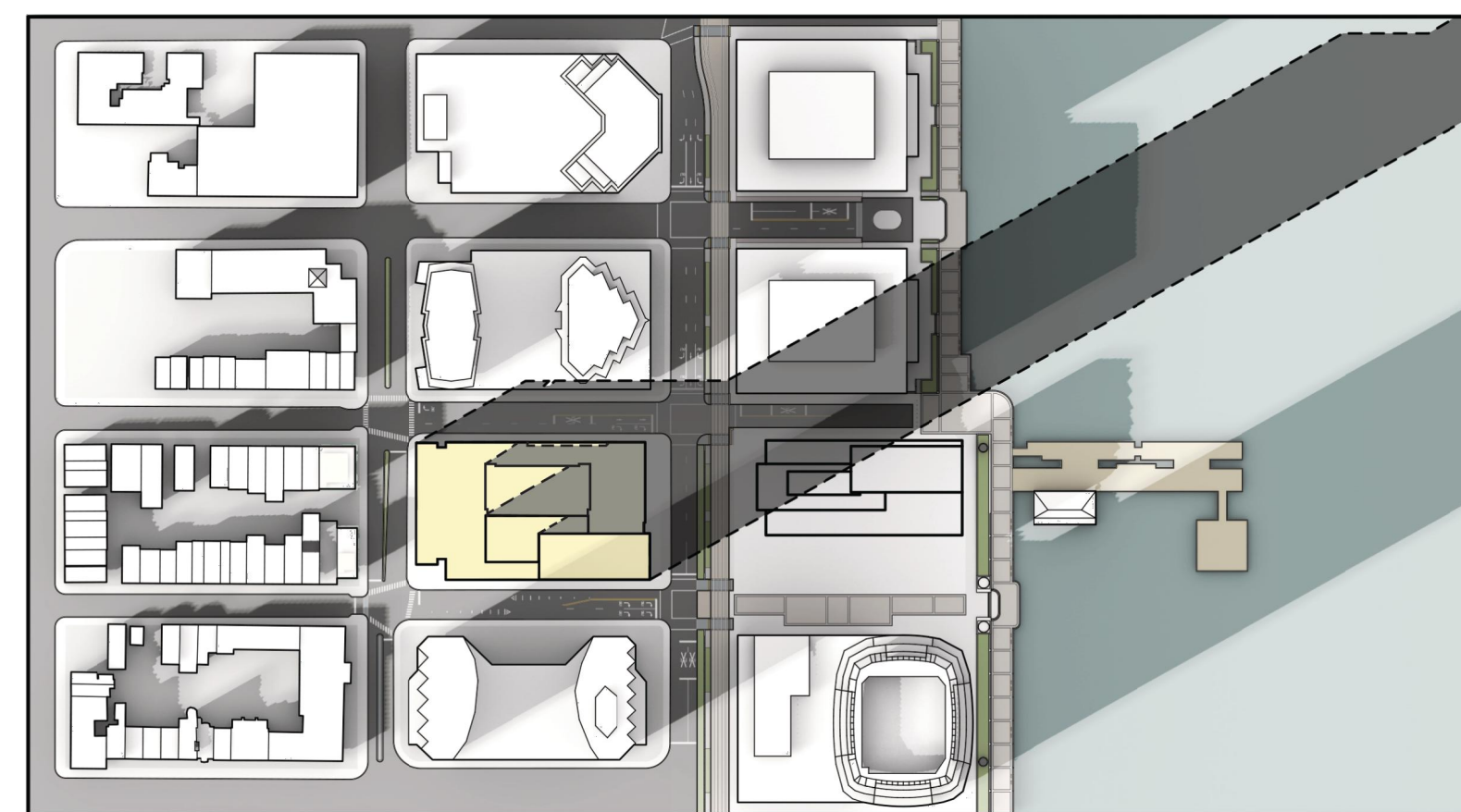
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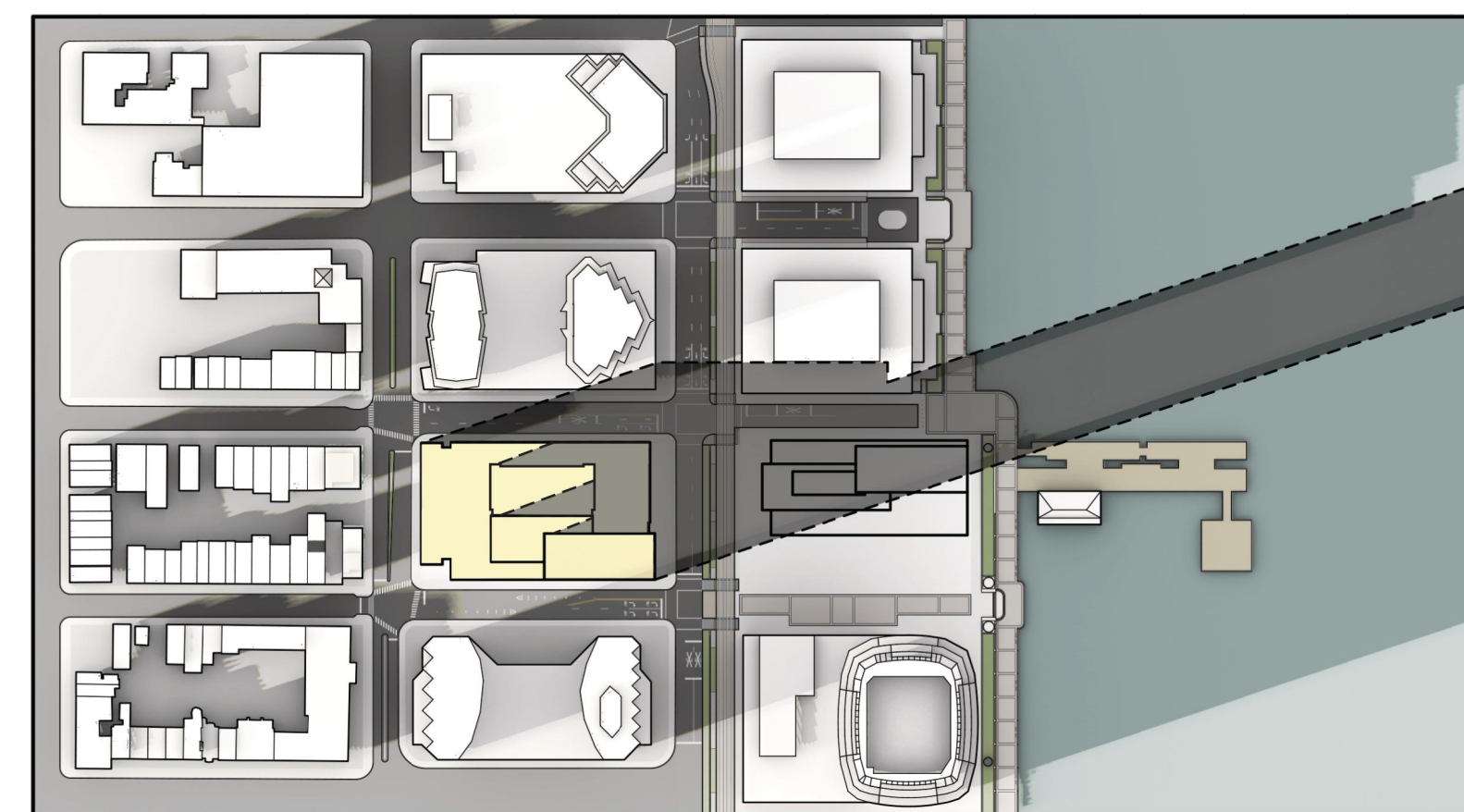
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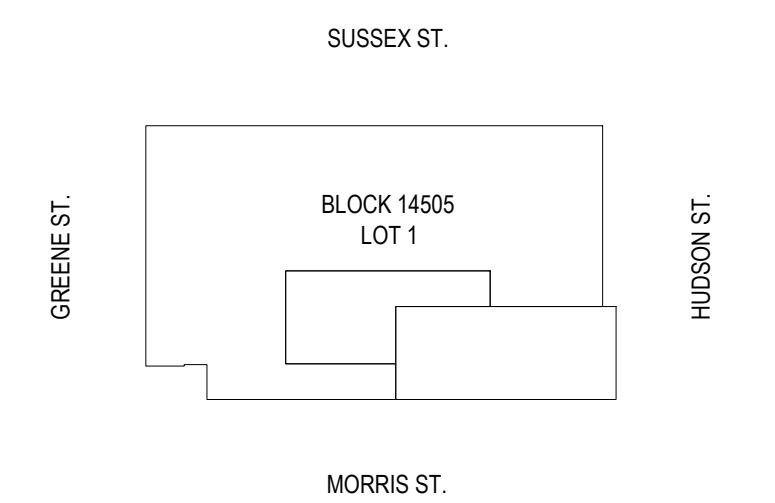
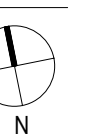
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NO.	DATE	REVISION
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KEY PLAN



NOT FOR CONSTRUCTION

SCALE: NOT TO SCALE
PROJECT NO.: 1252
SEAL & SIGNATURE

DRAWING TITLE:
SHADOW STUDIES

DRAWING NO.:

A-903

THE INDOOR BASKETBALL COURT DOES NOT HAVE AN ADVERSE IMPACT ON THE SHADOW STUDIES THAT WERE PREVIOUSLY REVIEWED AND APPROVED BY THE PLANNING BOARD.

SPRING EQUINOX
MARCH 20, 2022: SHADOW STUDY

55 HUDSON

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ARCHITECT OF RECORD

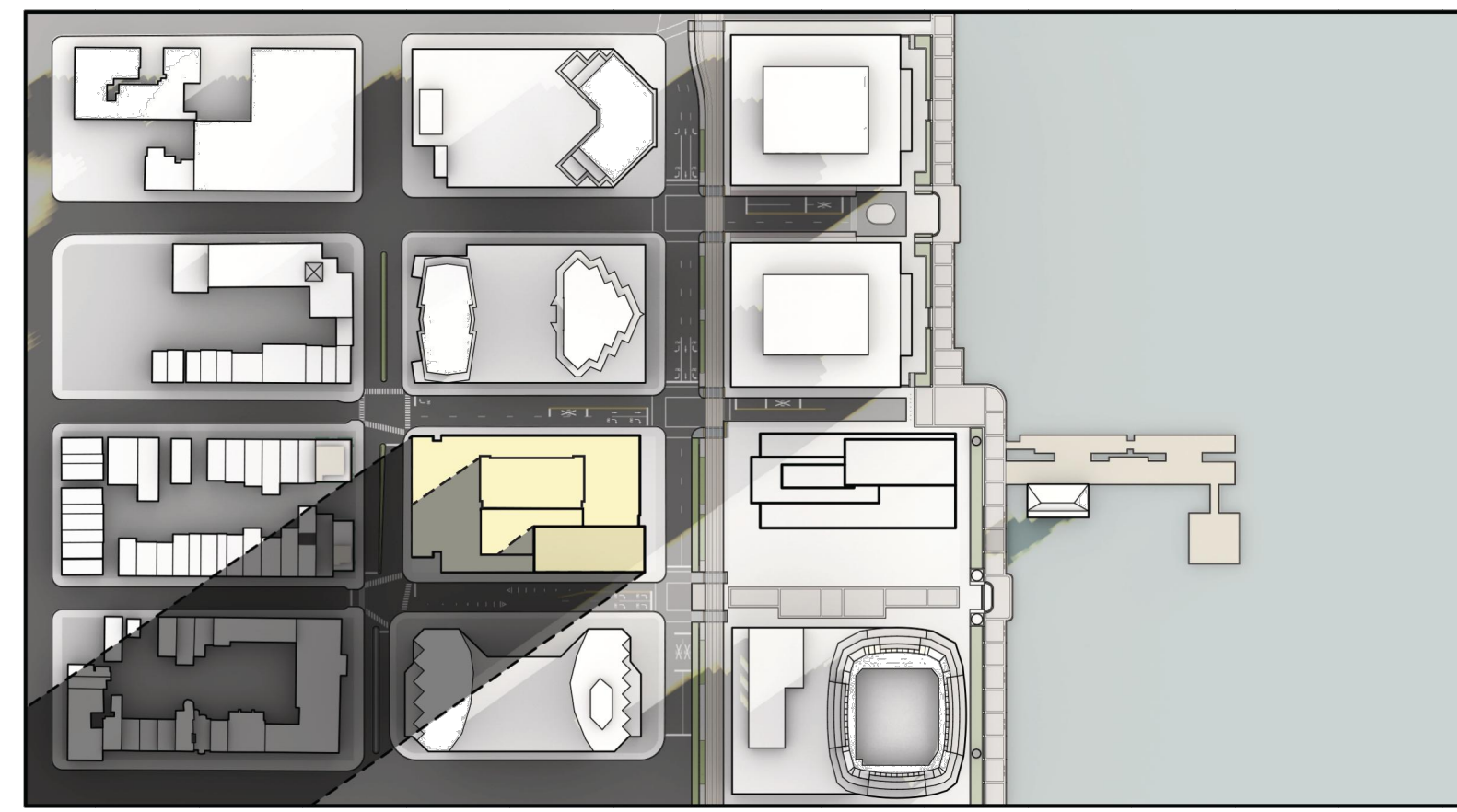
MARCHETTO HIGGINS STIEVE
1225 Willow Avenue
Hoboken, NJ 07030
T: 201.795.1505

CIVIL ENGINEER

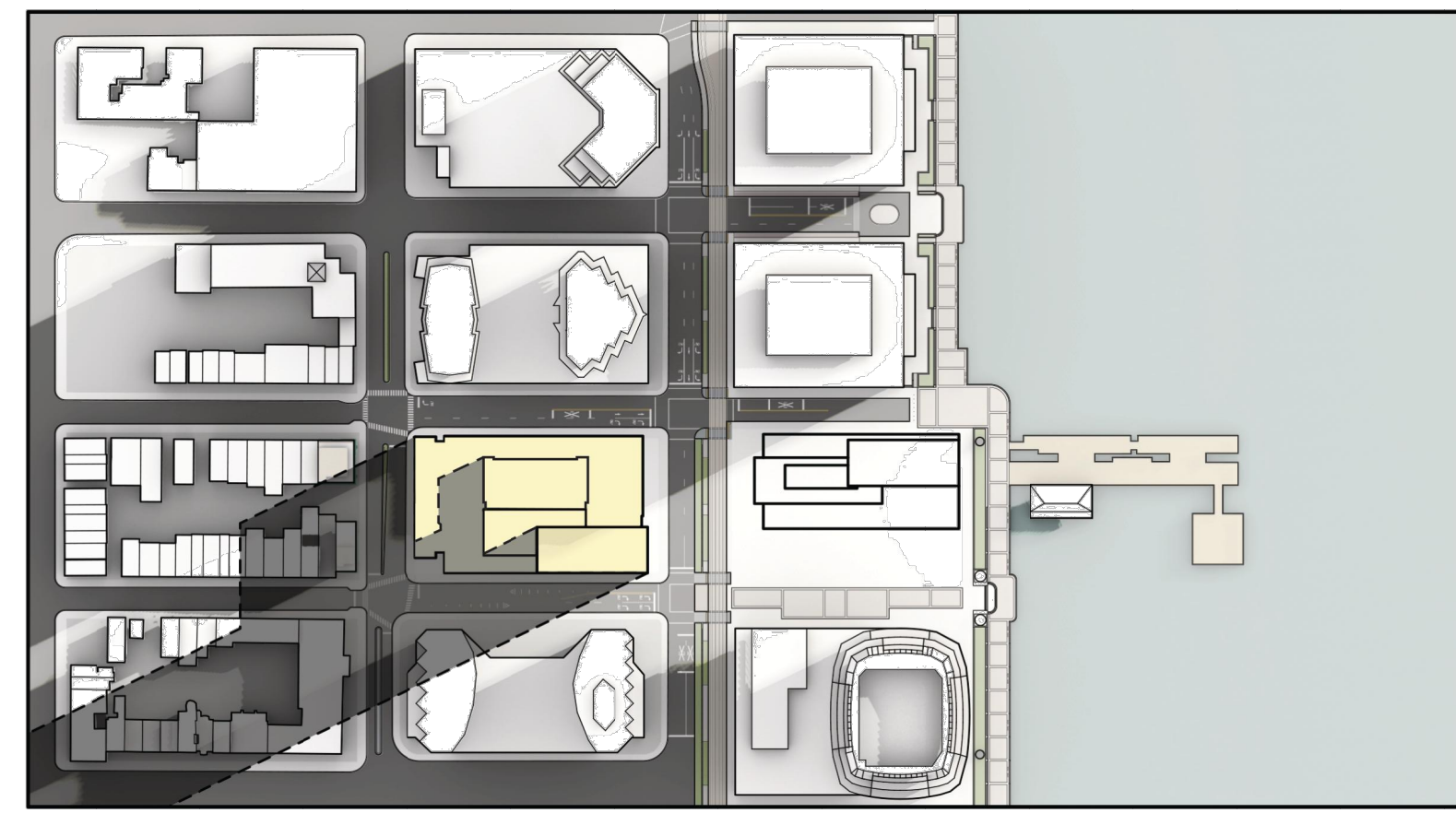
DRESHDNER ROBIN
1 Evertrust Plaza, Suite 901
Jersey City, NJ 07302
T: 212.297.4205

LANDSCAPE ARCHITECT

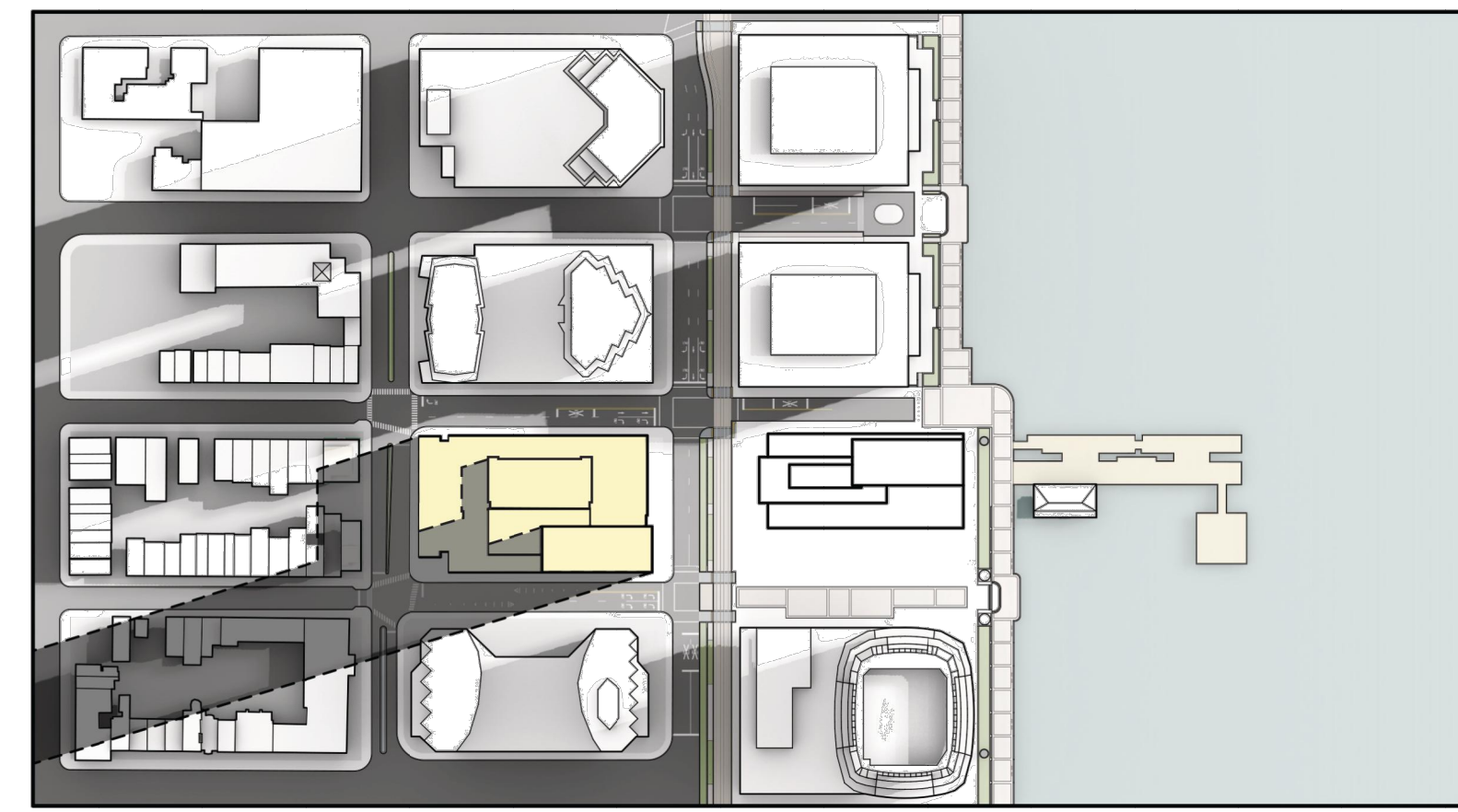
MEILLO, BAUER, CARMAN
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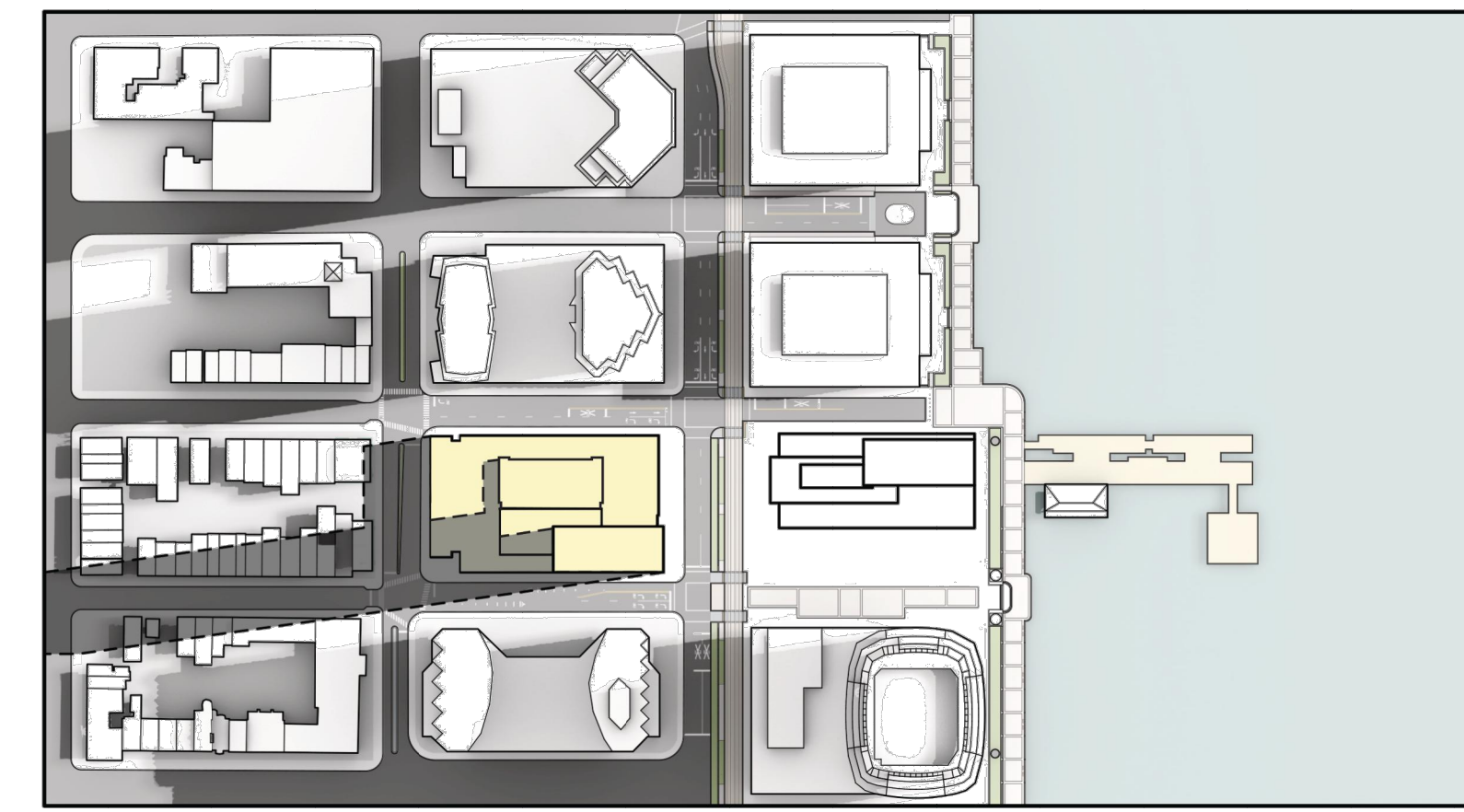
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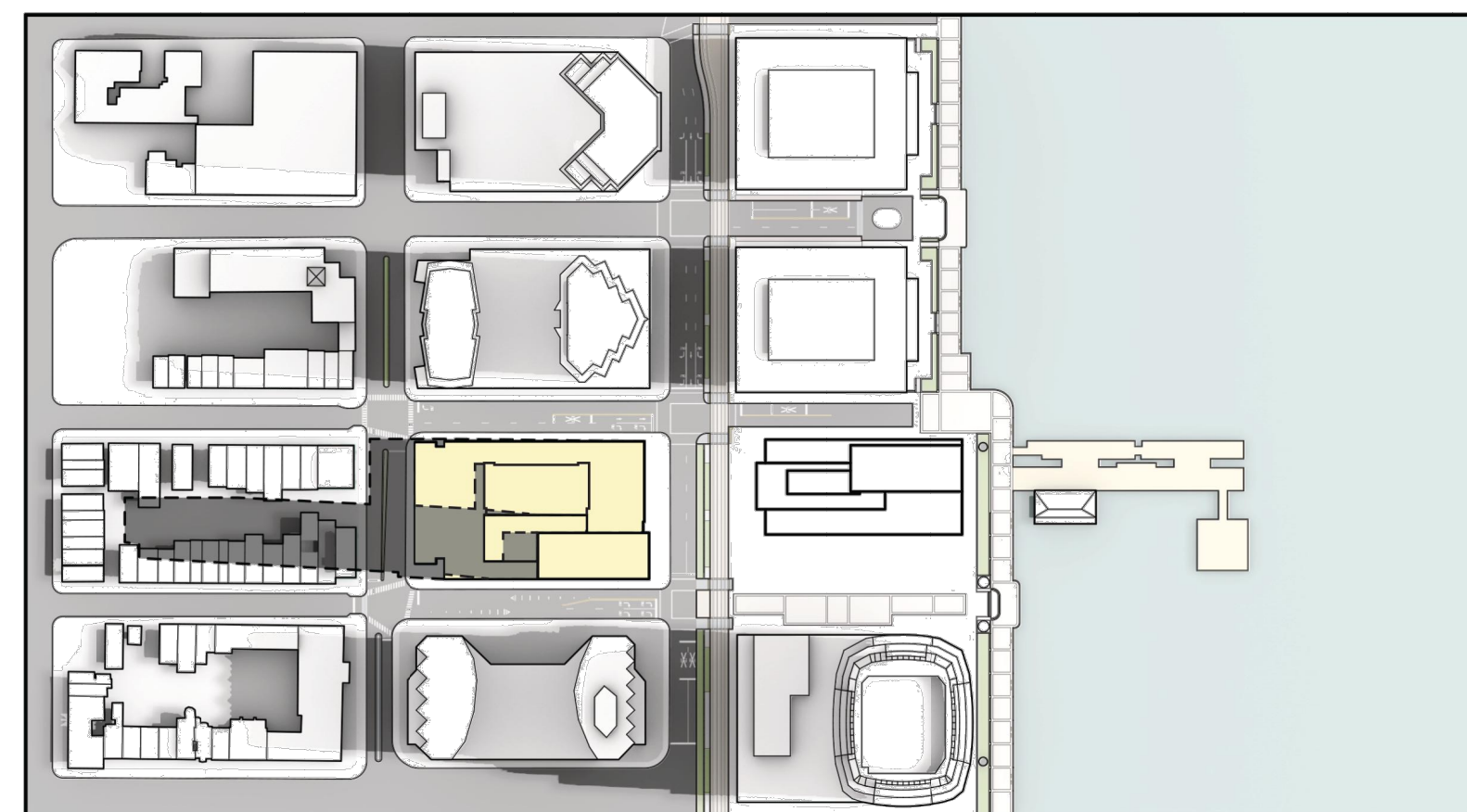
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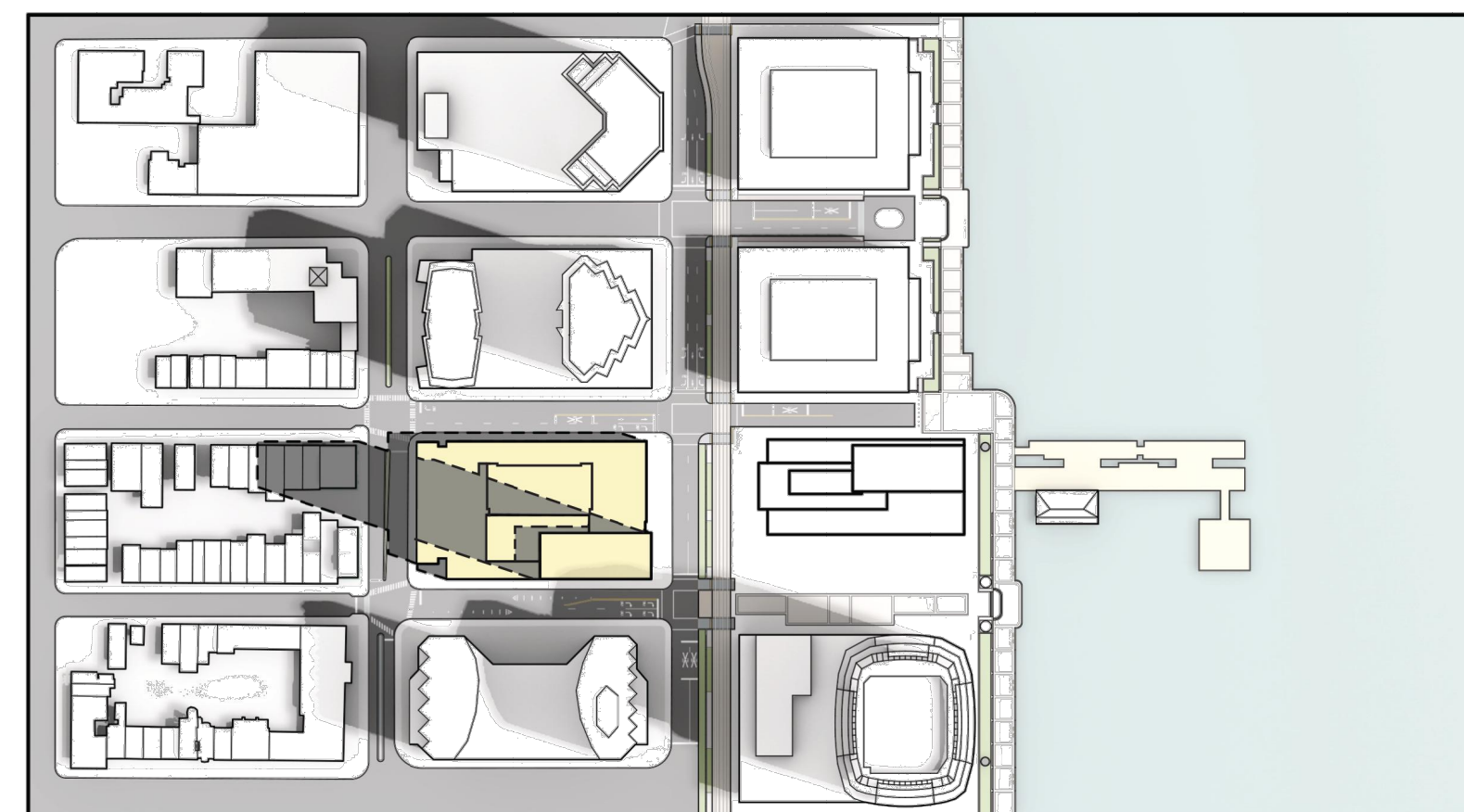
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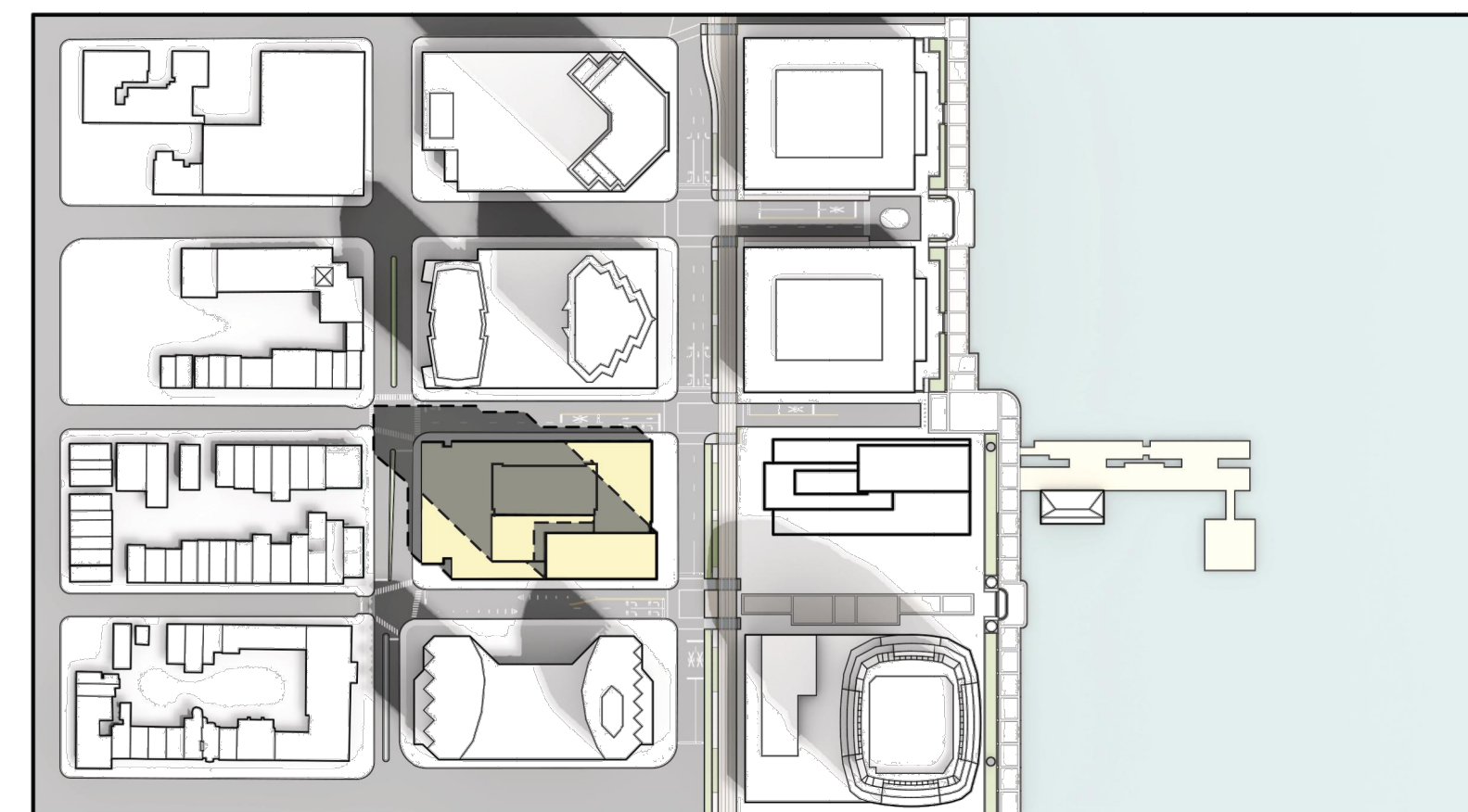
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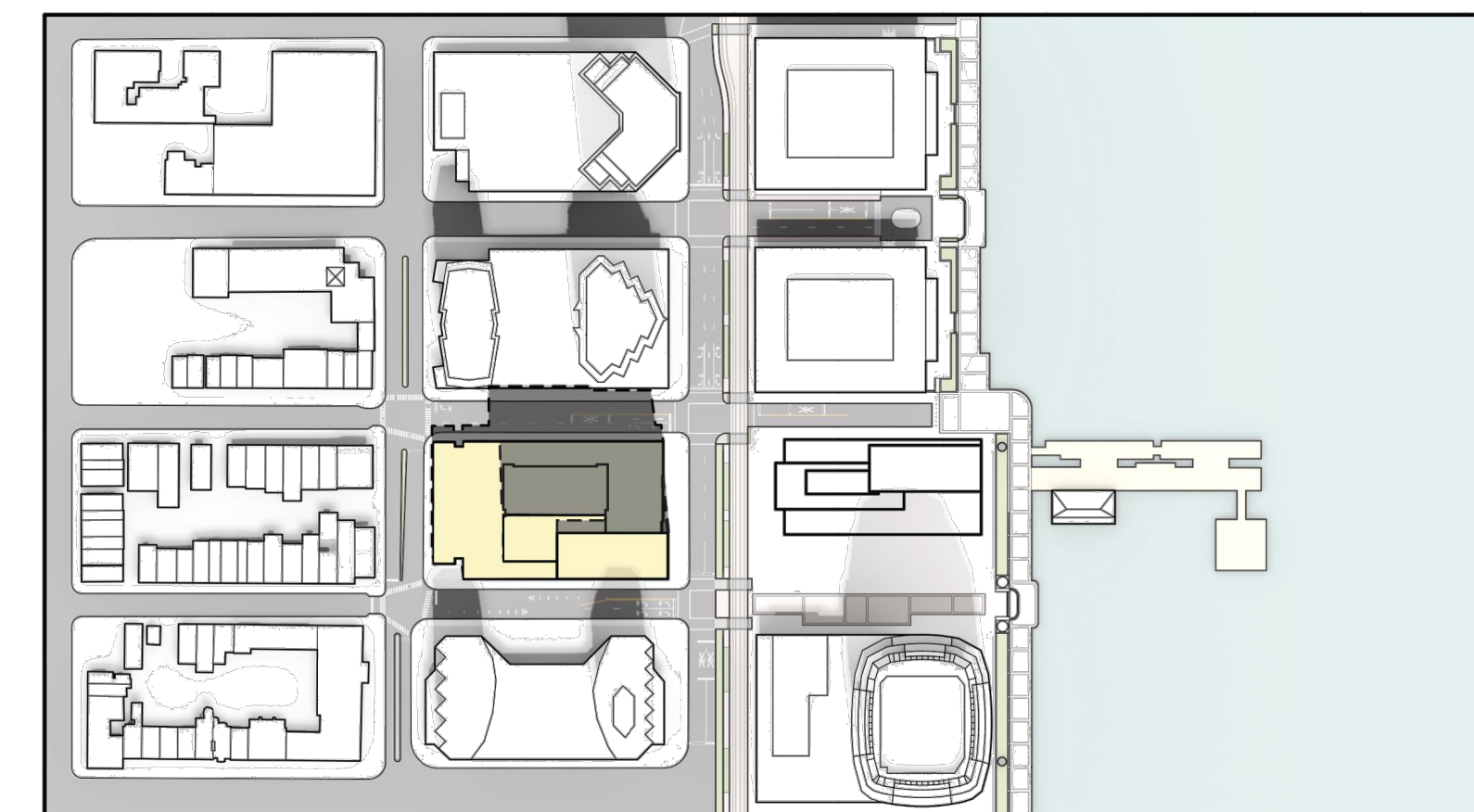
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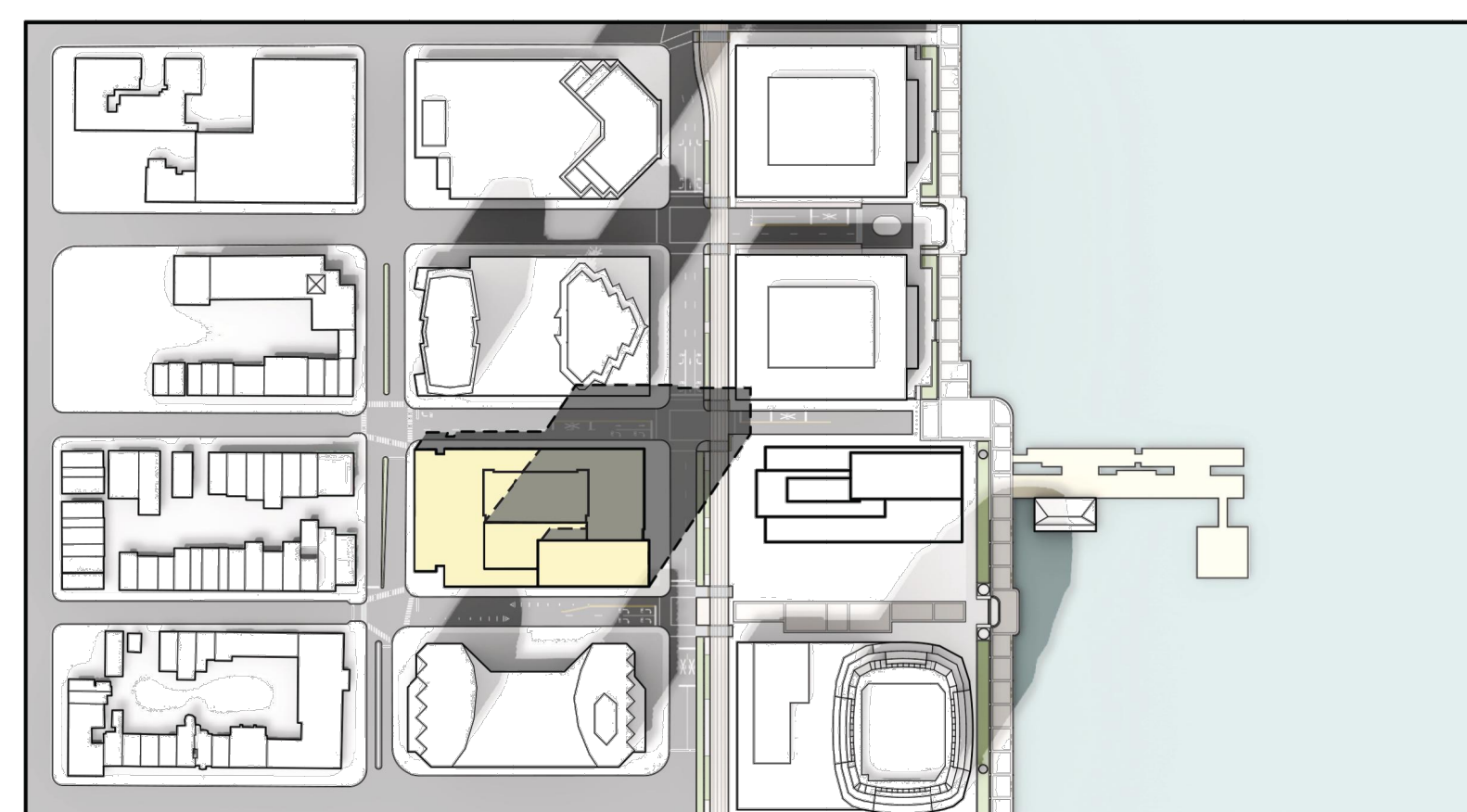
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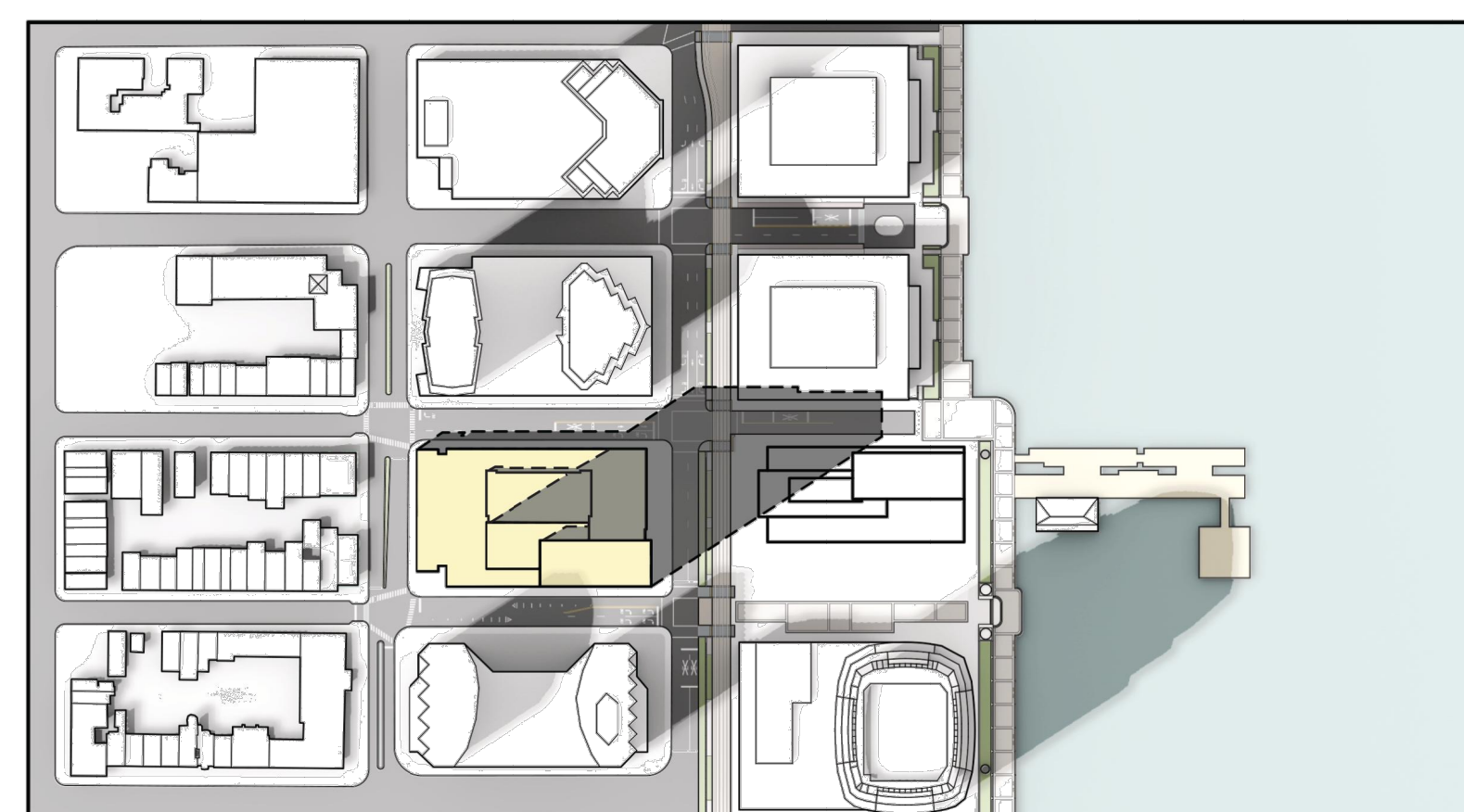
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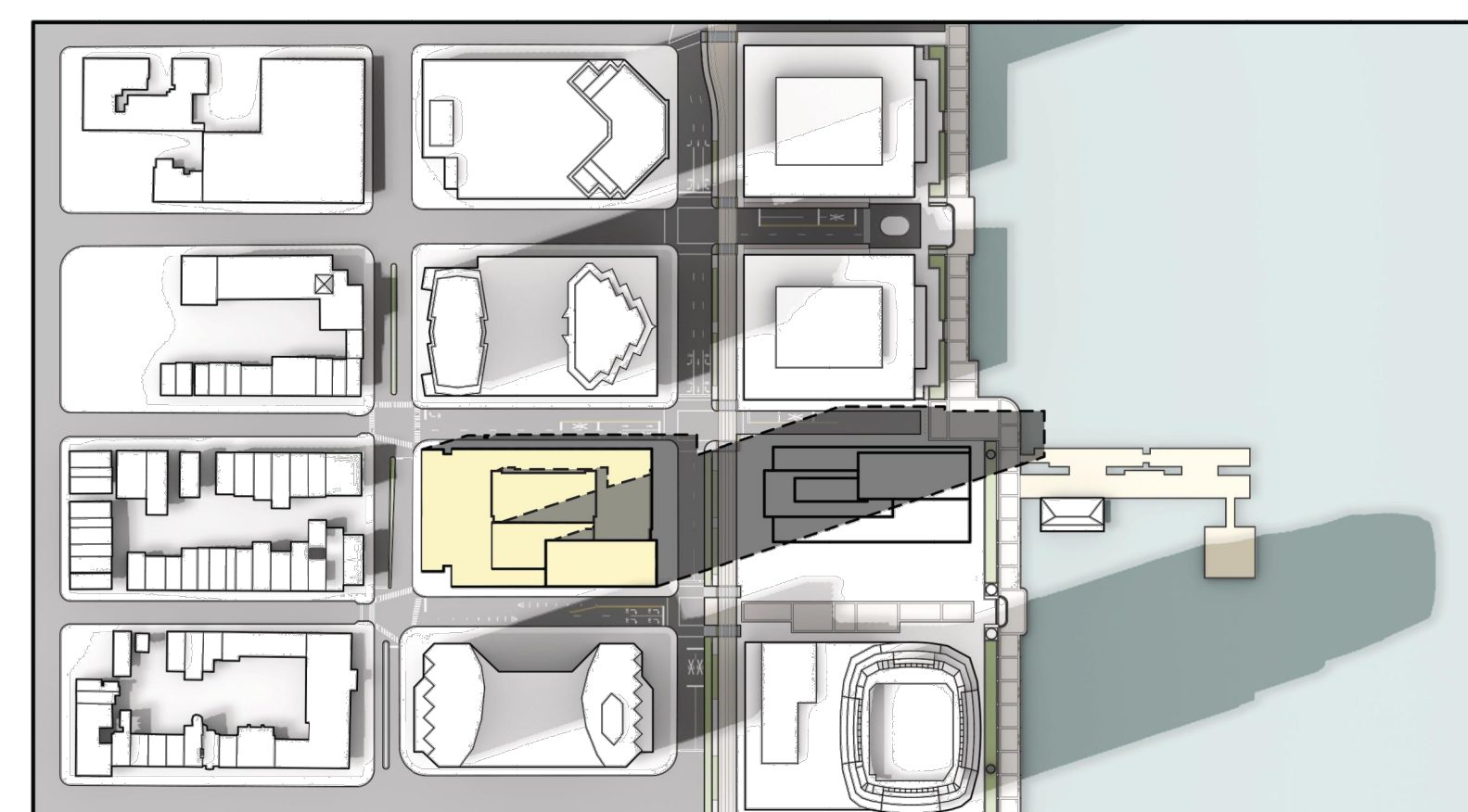
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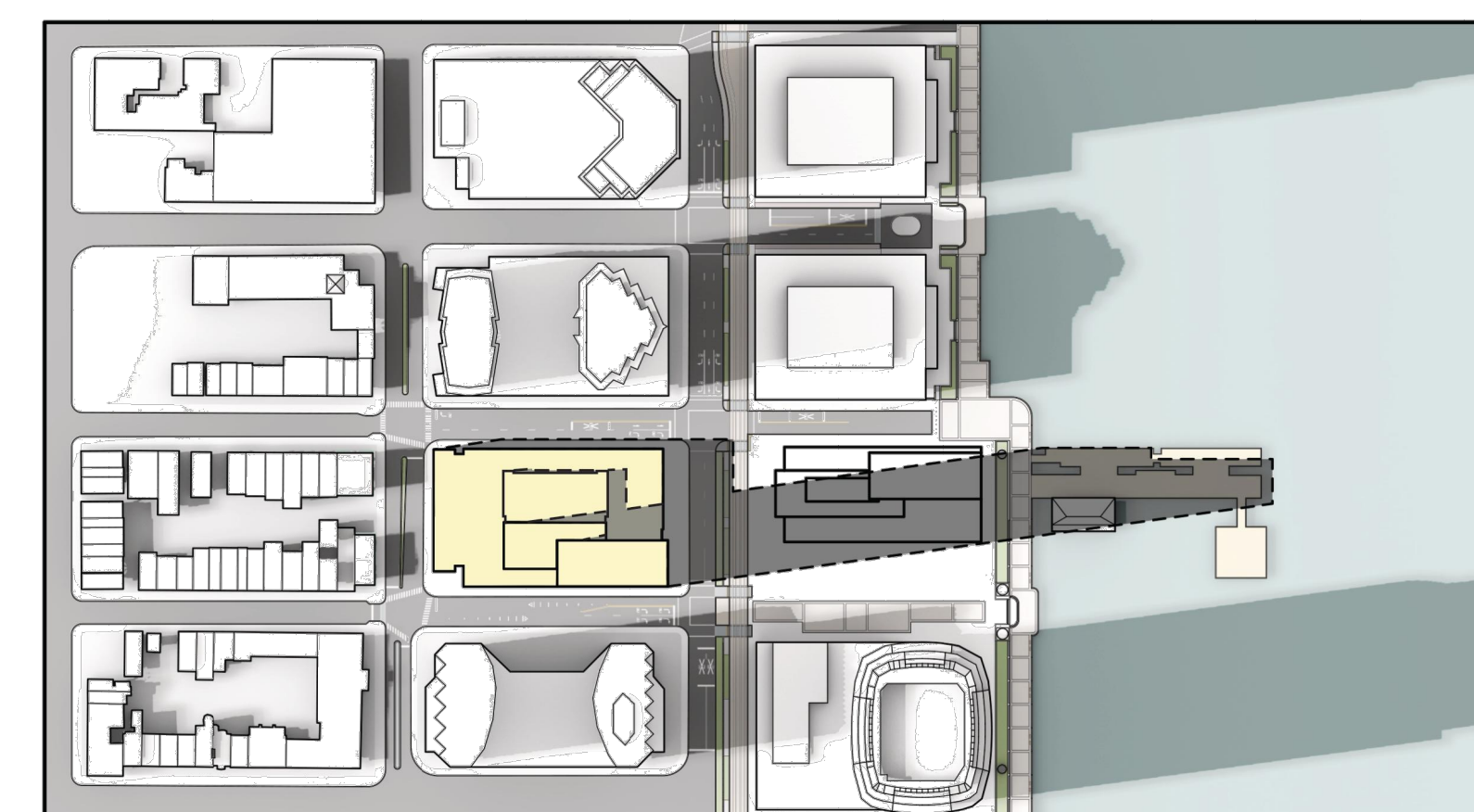
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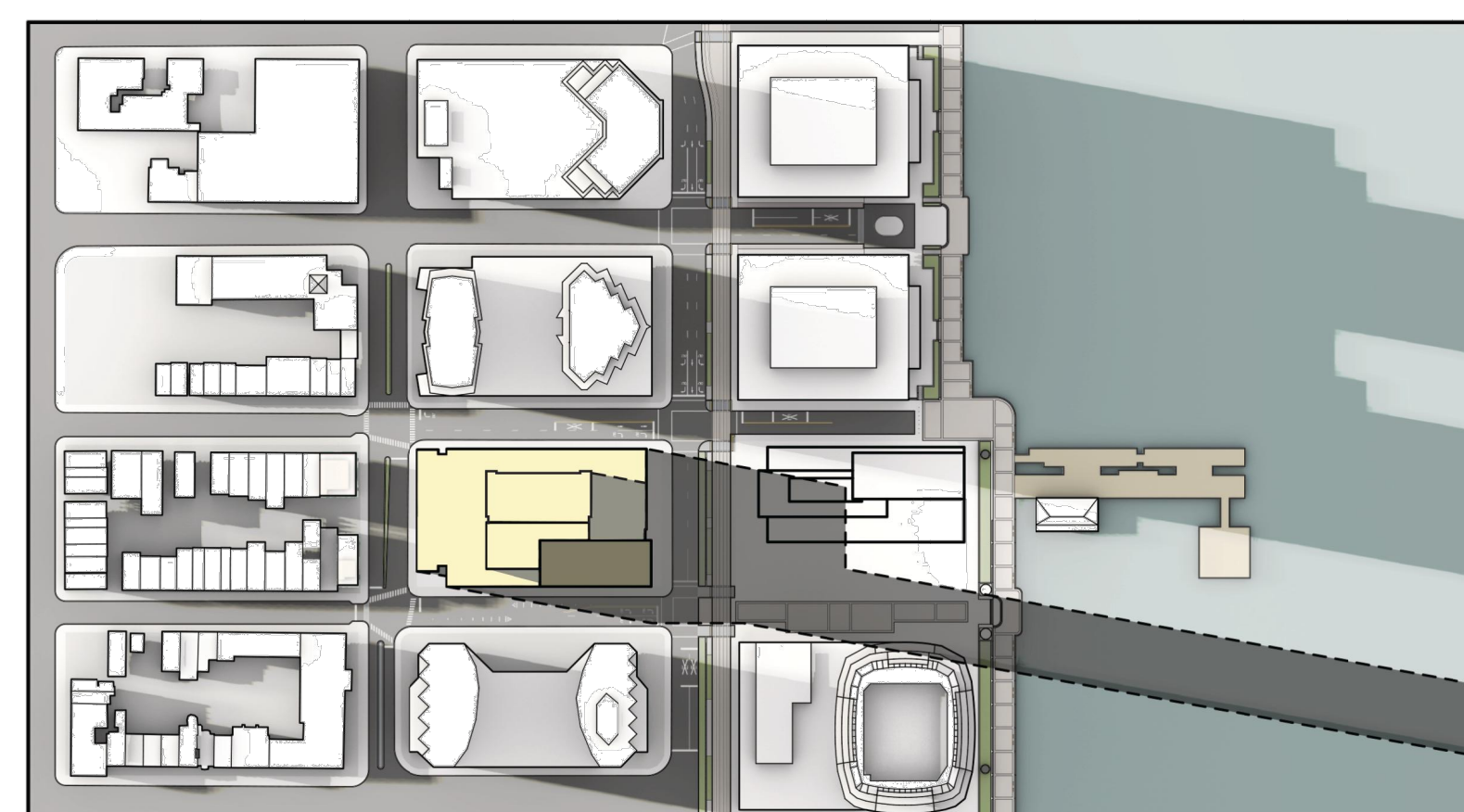
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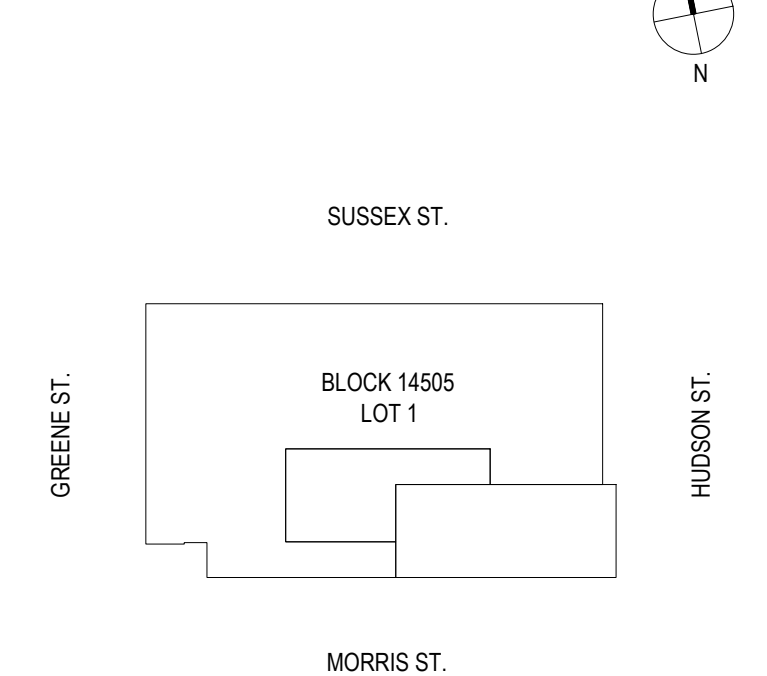


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SUMMER SOLSTICE
JUNE 21, 2022: SHADOW STUDY

NO.	DATE	REVISION
05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
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01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN	UPDATED TO CONSIDER ADDITIONAL BULK

KEY PLAN



NOT FOR CONSTRUCTION

SCALE: NOT TO SCALE
PROJECT NO: 1252
SEAL & SIGNATURE



DRAWING TITLE:
SHADOW STUDIES

DRAWING NO:

A-904

THE INDOOR BASKETBALL COURT DOES NOT HAVE AN ADVERSE IMPACT ON THE SHADOW STUDIES THAT WERE PREVIOUSLY REVIEWED AND APPROVED BY THE PLANNING BOARD.

55 HUDSON

55 HUDSON STREET
JERSEY CITY, NJ 07302

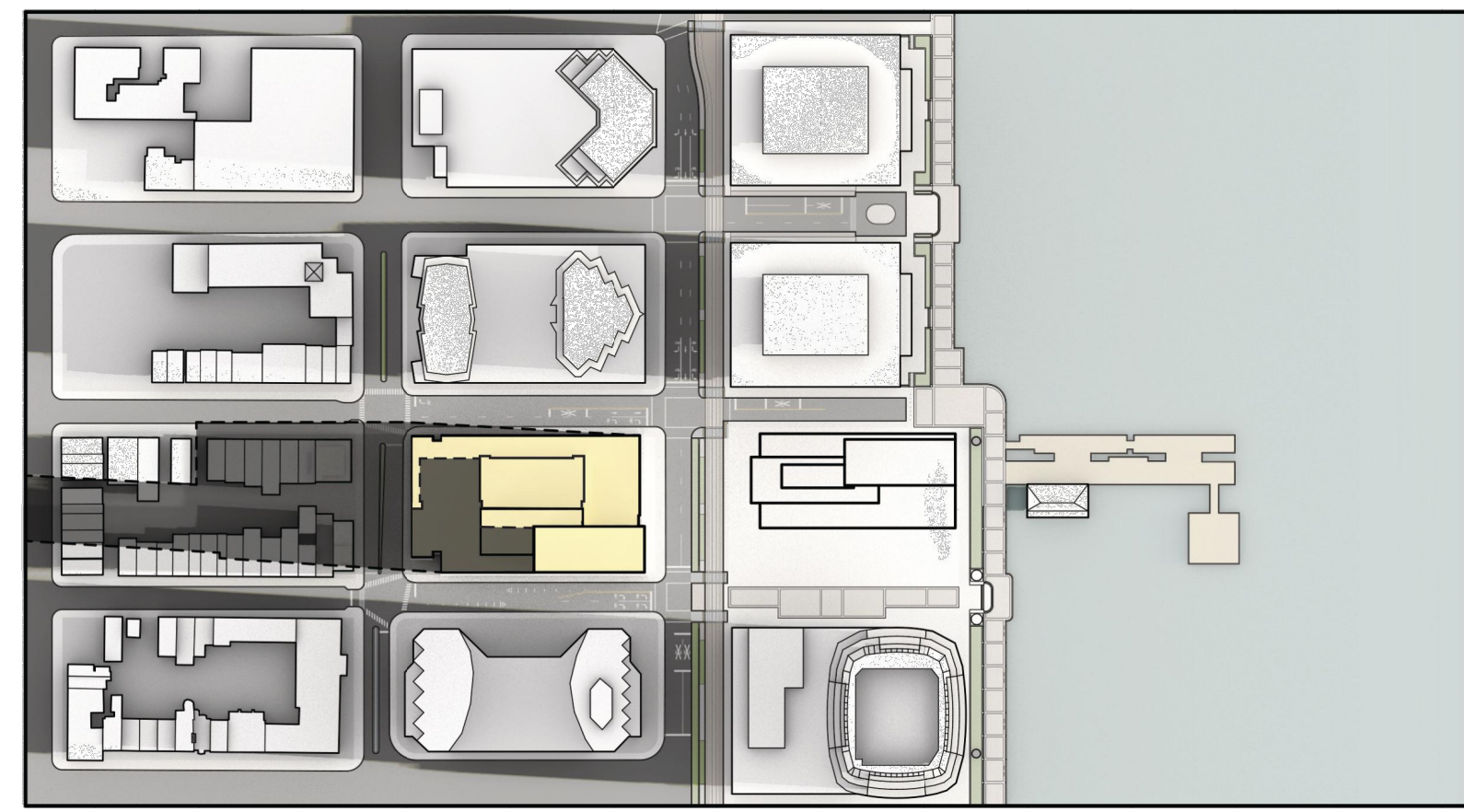
OWNER
55 HUDSON STREET, L.L.C.
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DESIGN ARCHITECT
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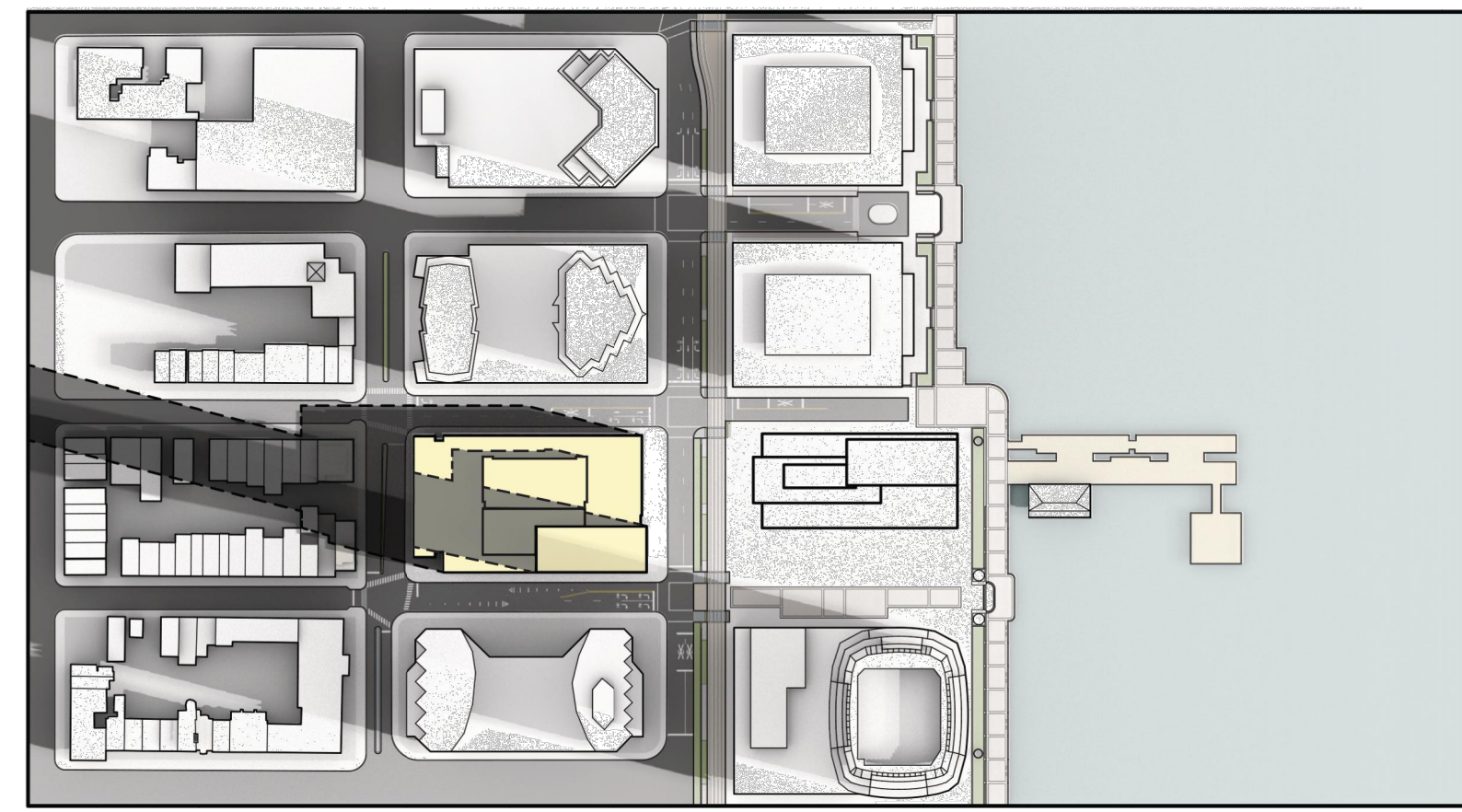
ARCHITECT OF RECORD
MARCHETTO HIGGINS STIEVE
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T: 201.795.1505

CIVIL ENGINEER
DRESHDNER ROBIN
1 Evertrust Plaza, Suite 901
Jersey City, NJ 07302
T: 212.297.4205

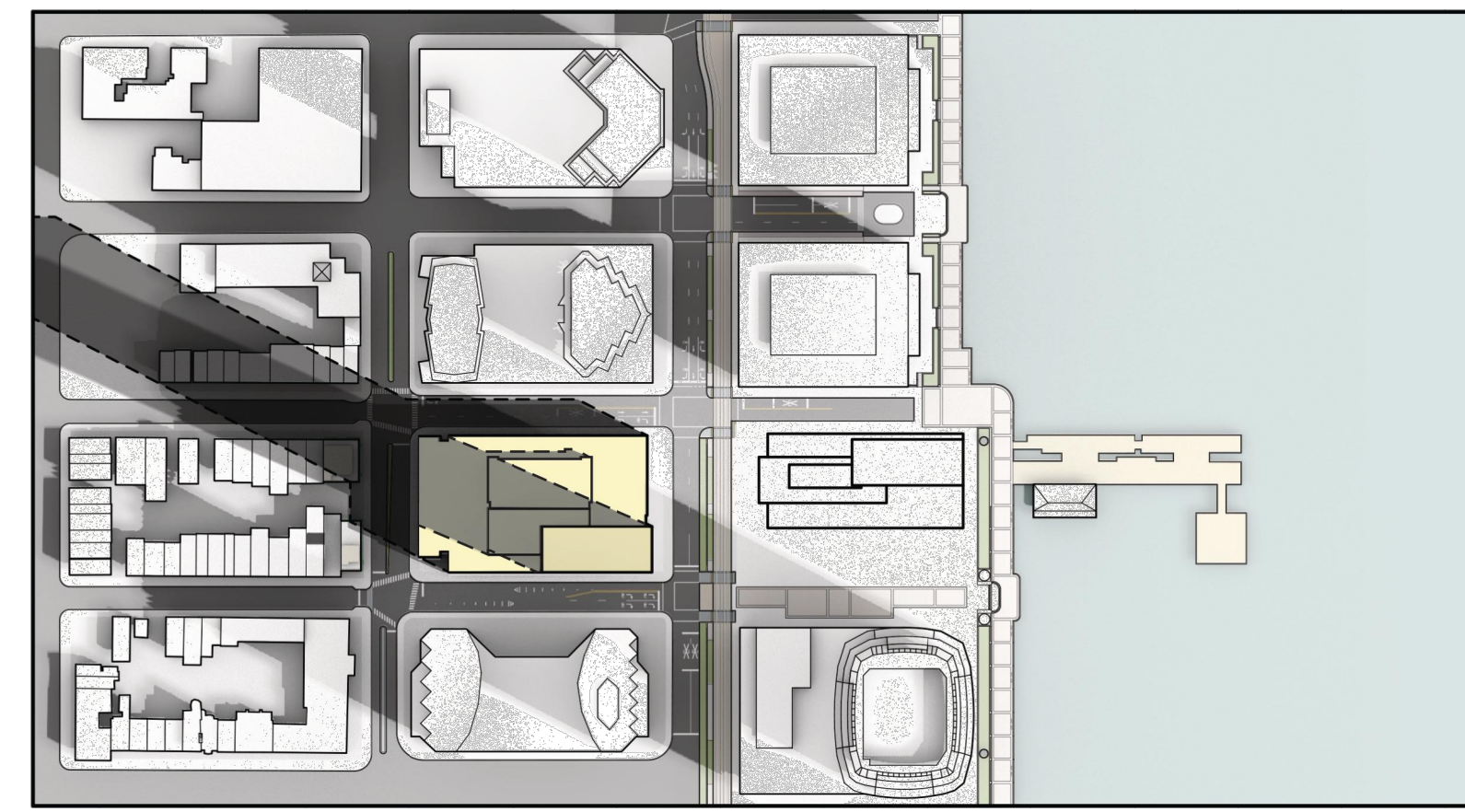
LANDSCAPE ARCHITECT
MIELLO, BAUER, CARMAN
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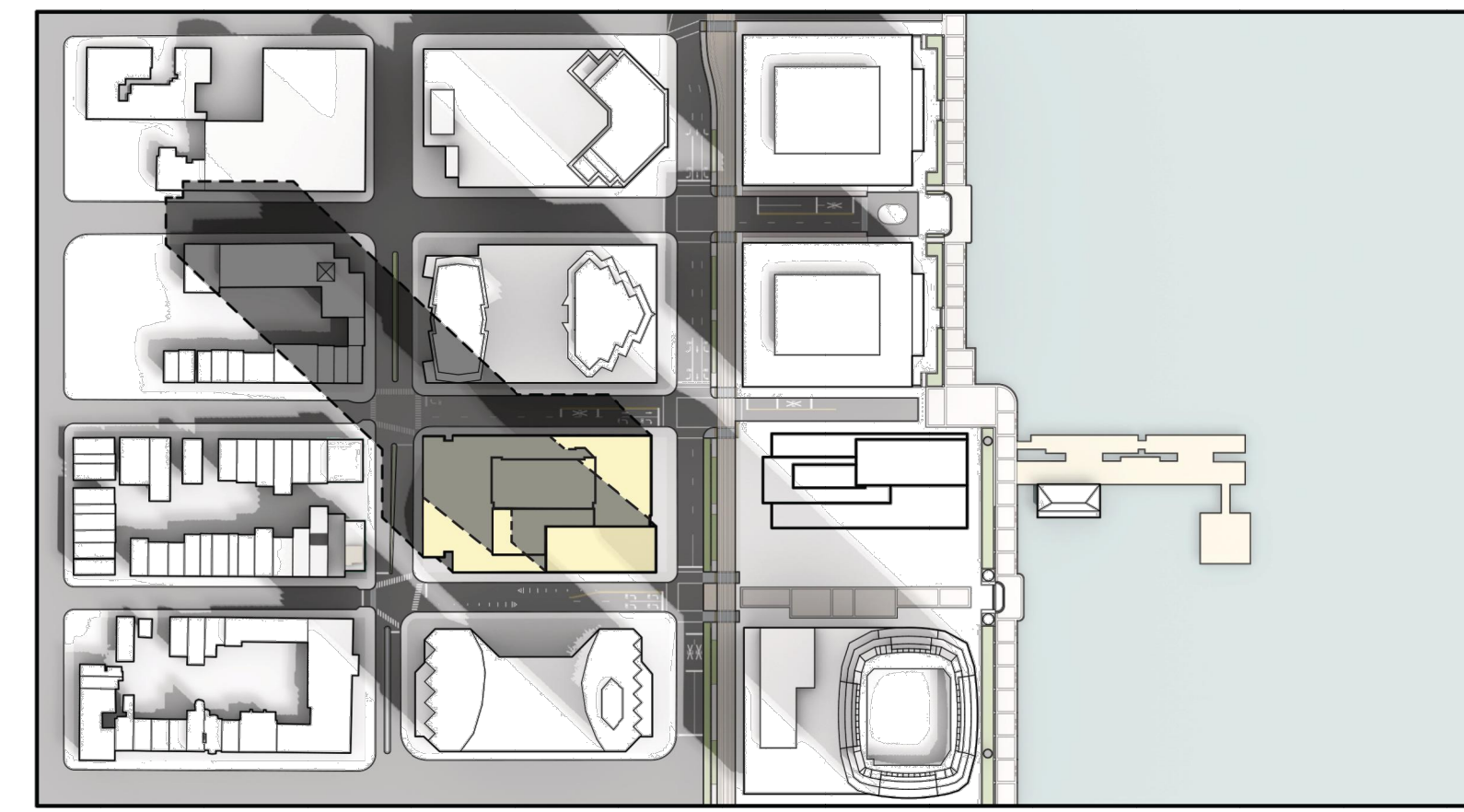
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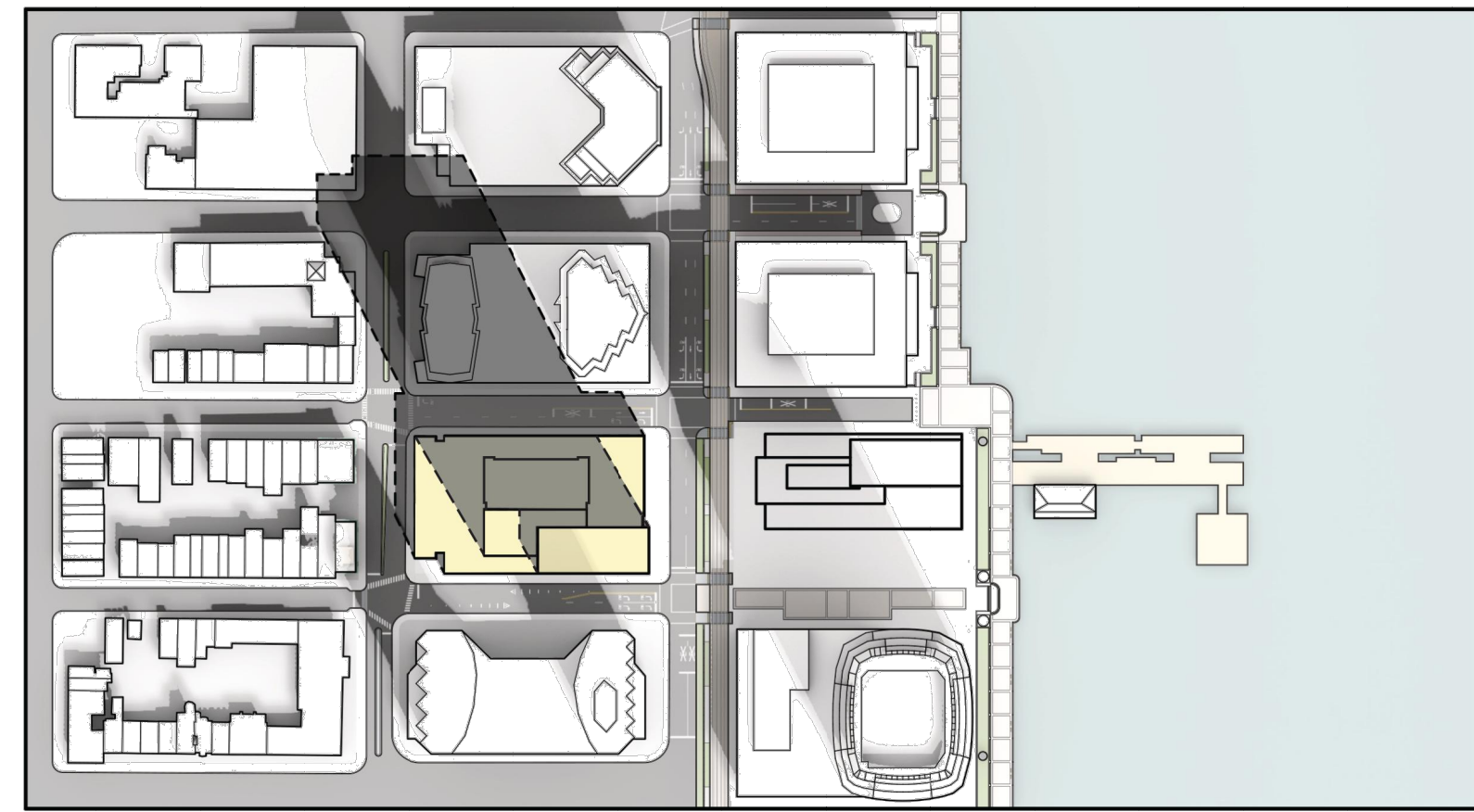
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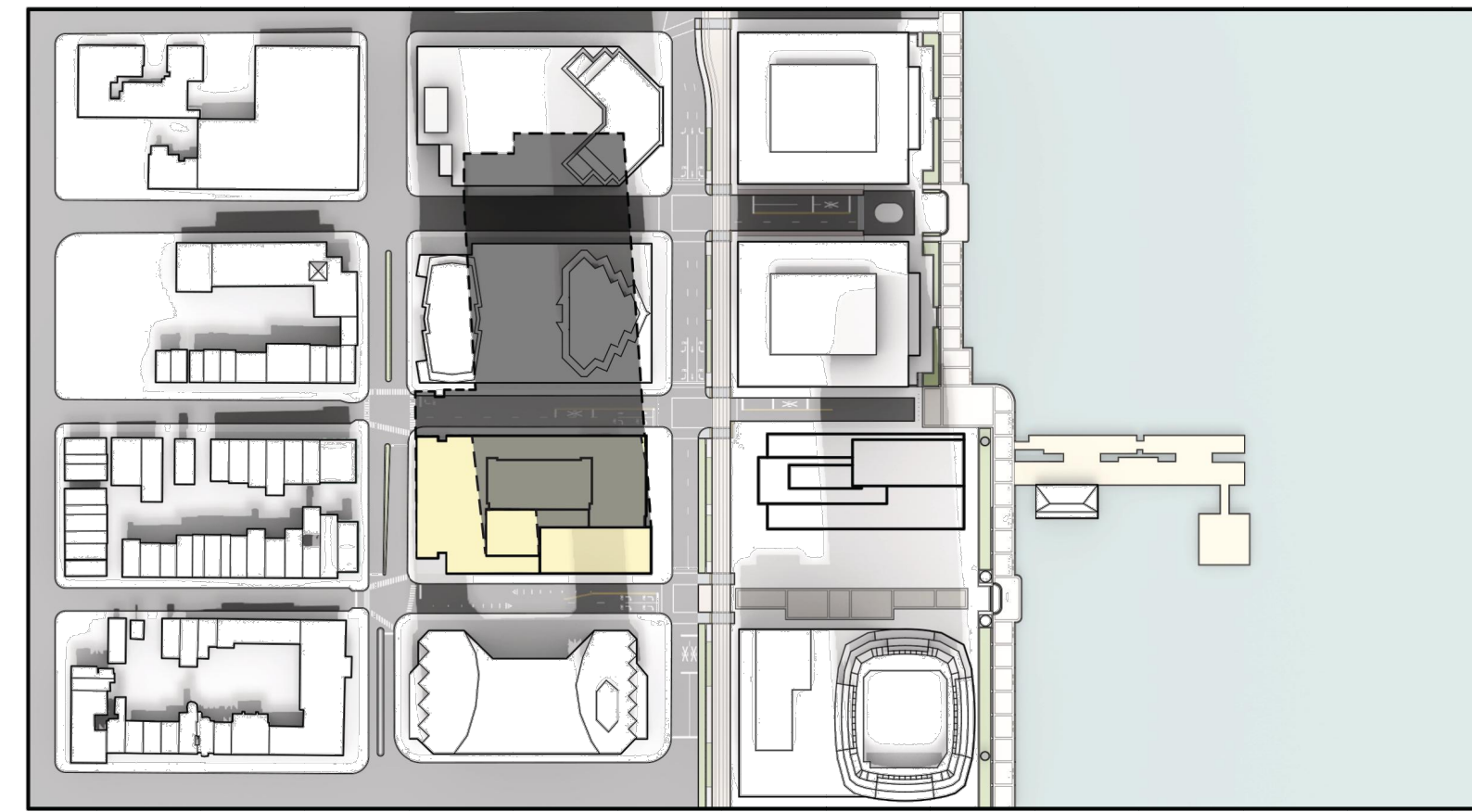
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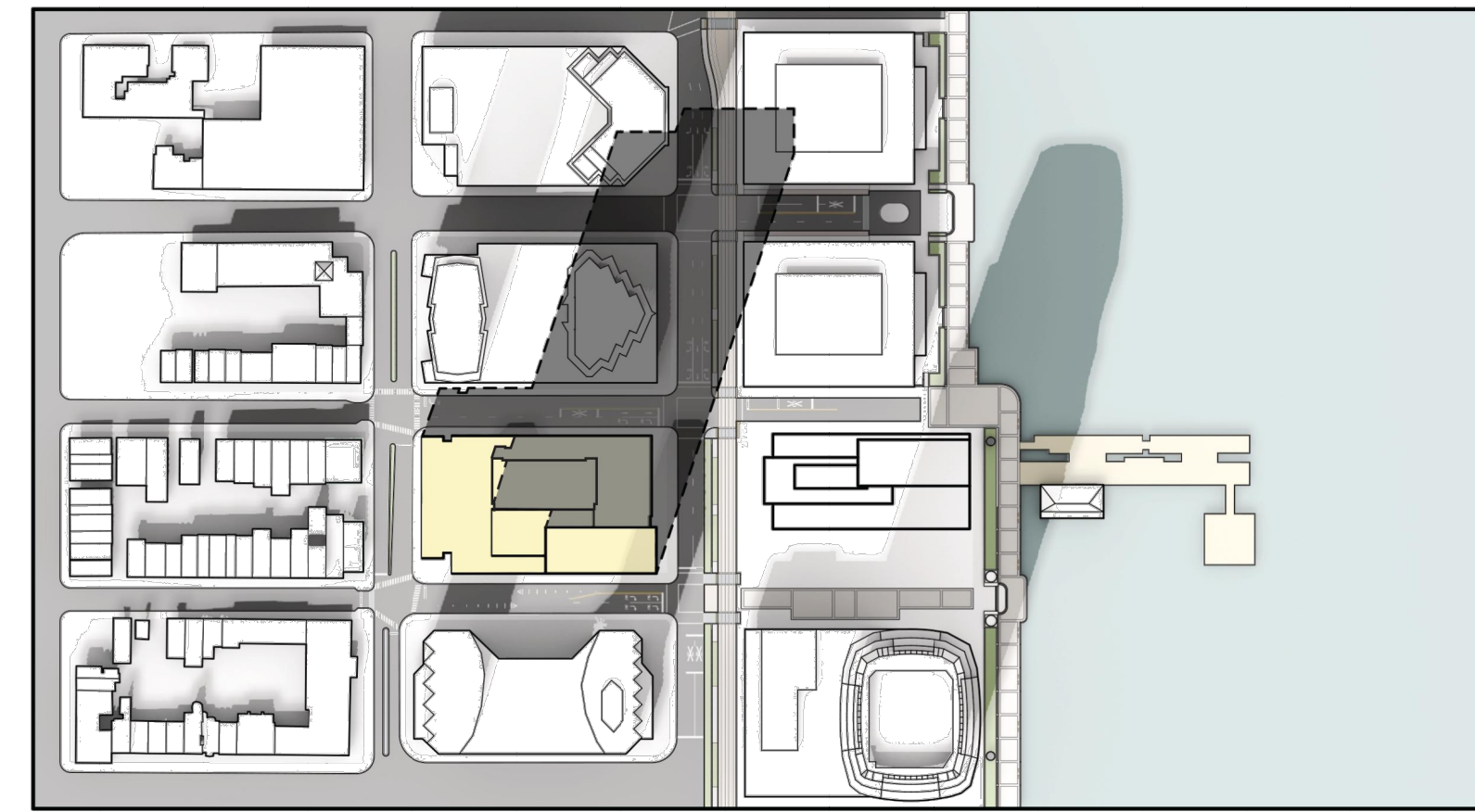
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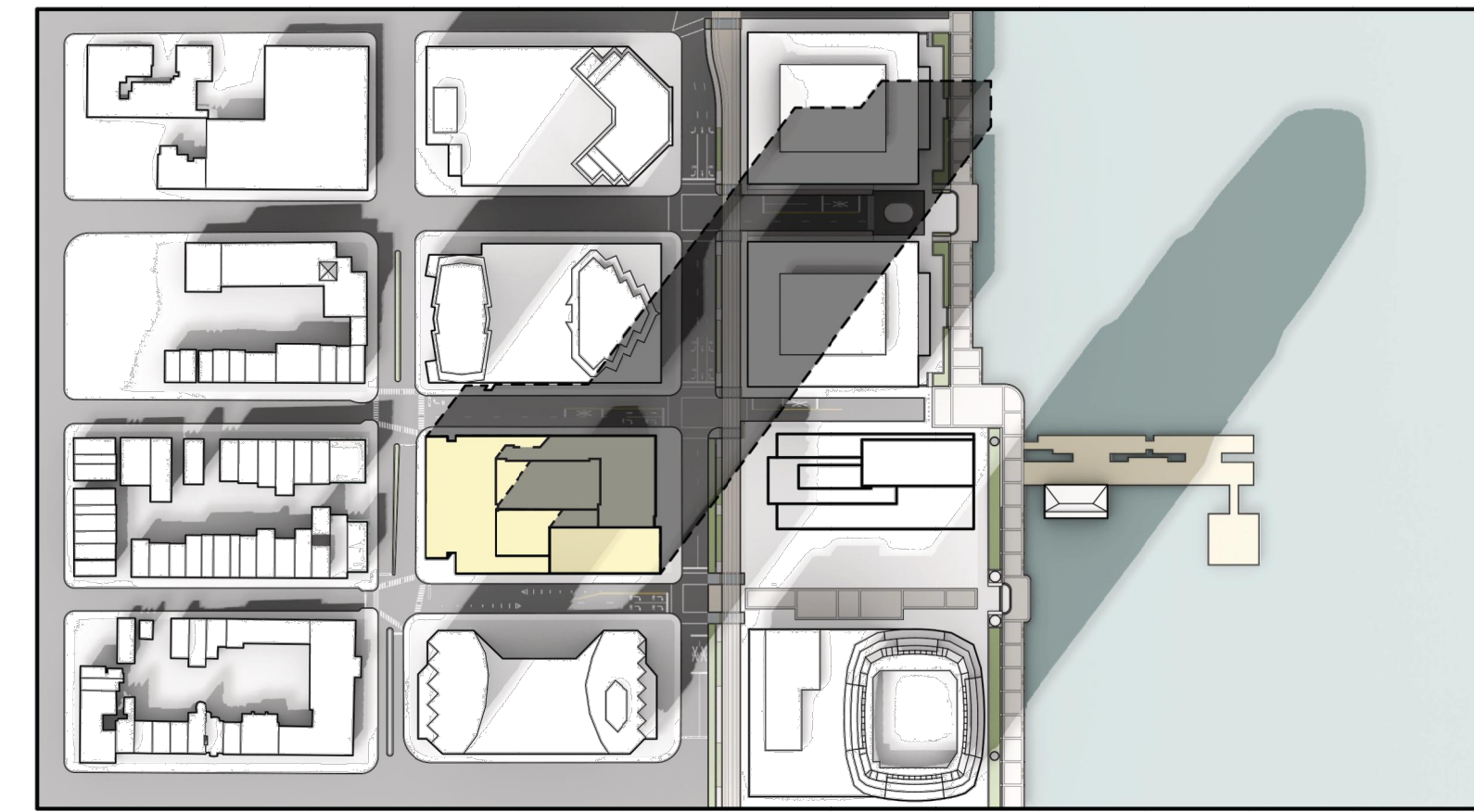
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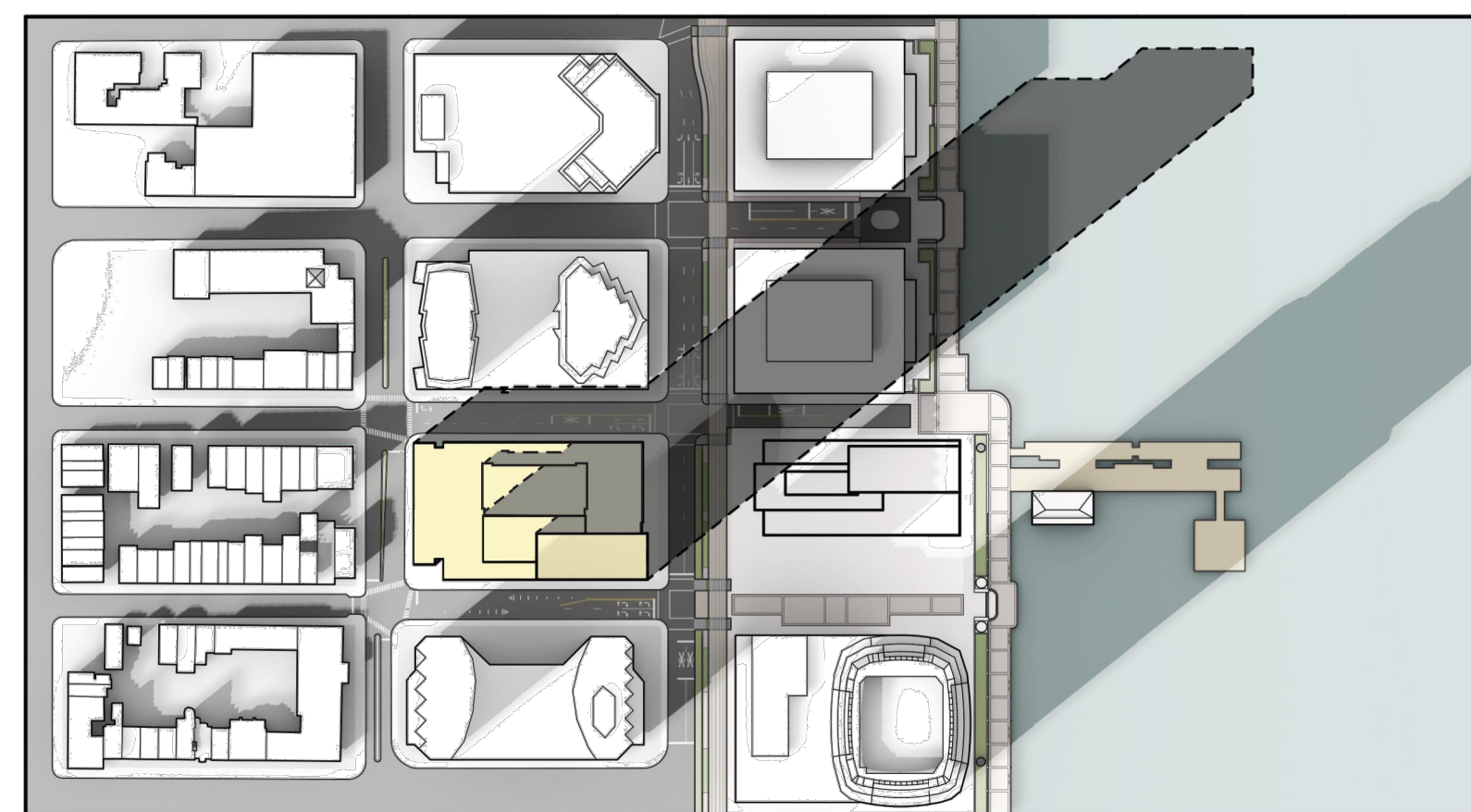
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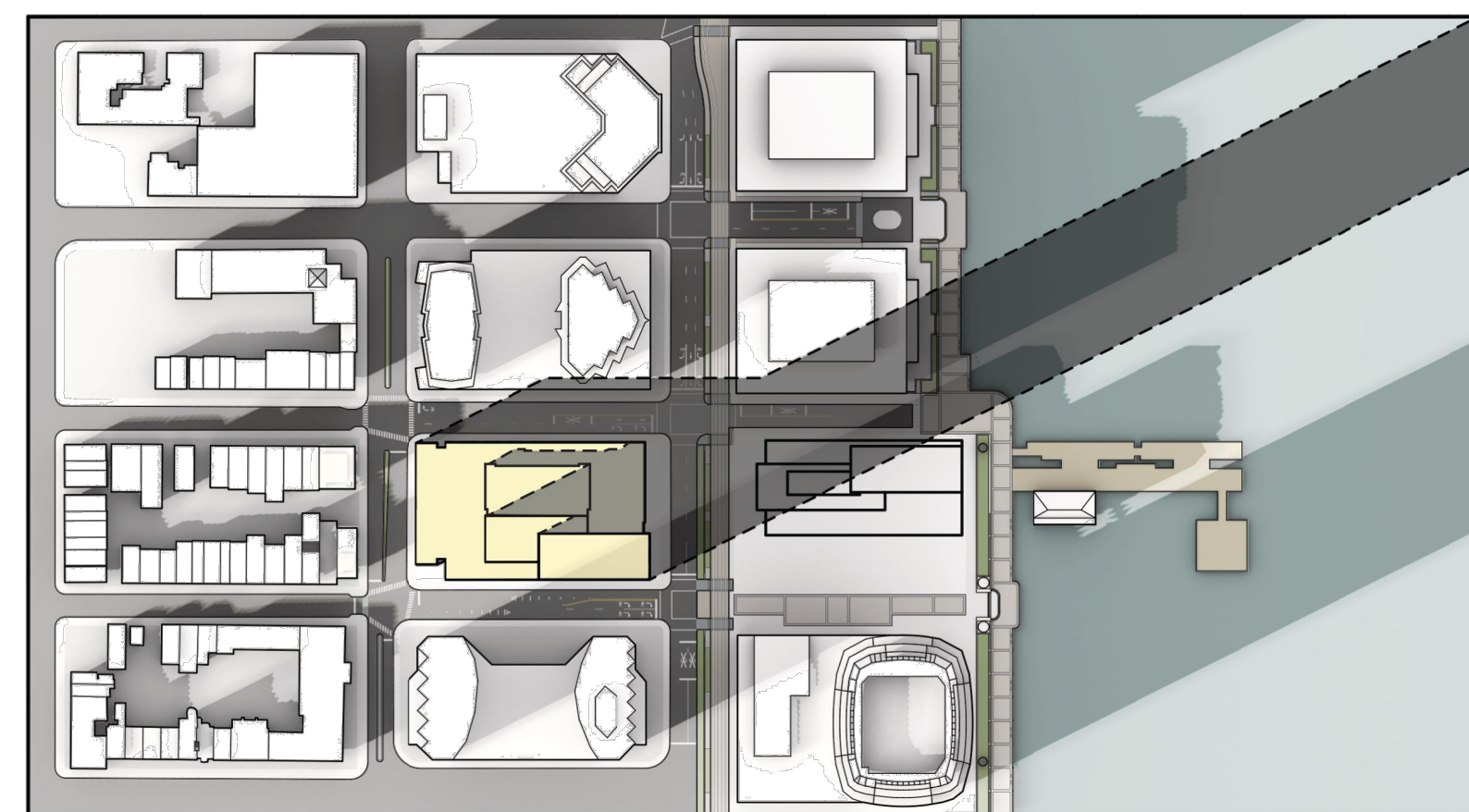
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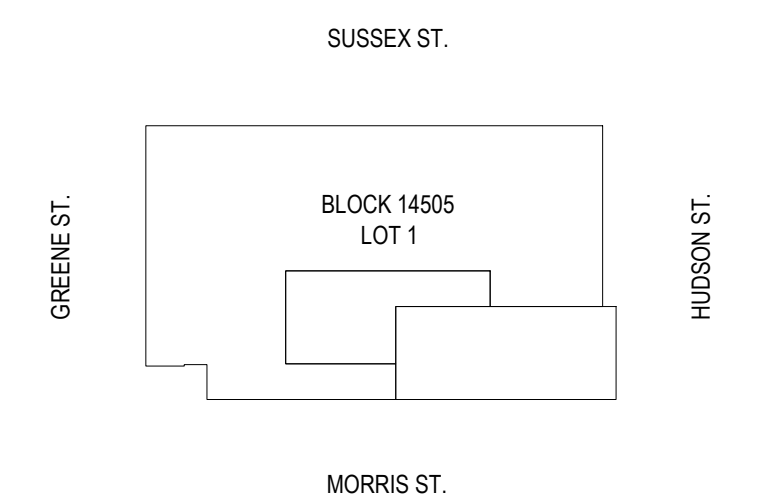
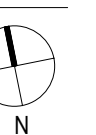
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NO.	DATE	REVISION
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KEY PLAN



NOT FOR CONSTRUCTION
SCALE NOT TO SCALE

PROJECT NO: 1252

SEAL & SIGNATURE

DRAWING TITLE:
SHADOW STUDIES

DRAWING NO:

A-905

THE INDOOR BASKETBALL COURT DOES NOT HAVE AN ADVERSE IMPACT ON THE SHADOW STUDIES THAT WERE PREVIOUSLY REVIEWED AND APPROVED BY THE PLANNING BOARD.

FALL EQUINOX
SEPTEMBER 22, 2022: SHADOW STUDY

55 HUDSON

55 HUDSON STREET
JERSEY CITY, NJ 07302

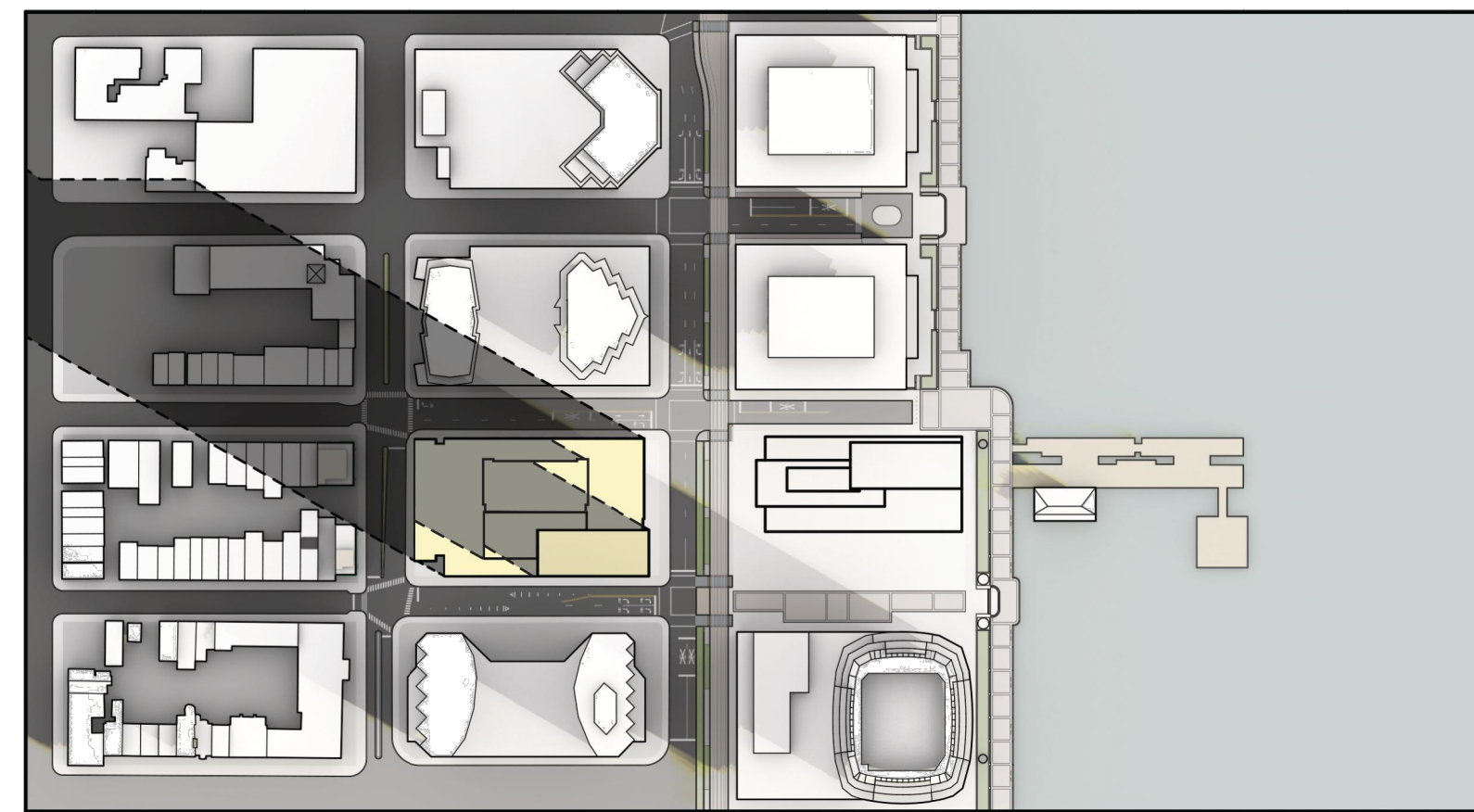
OWNER
55 HUDSON STREET, L.L.C.
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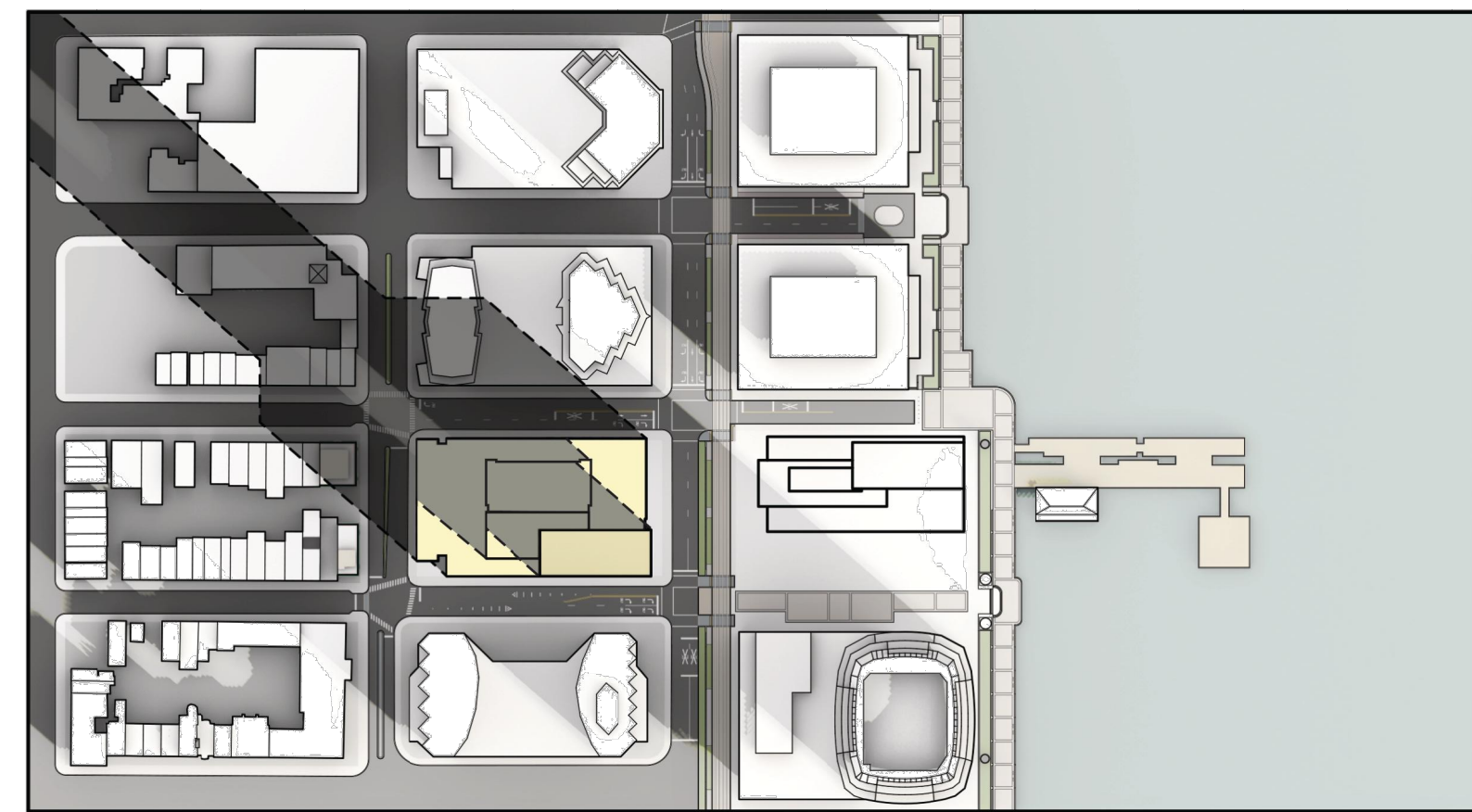
ARCHITECT OF RECORD
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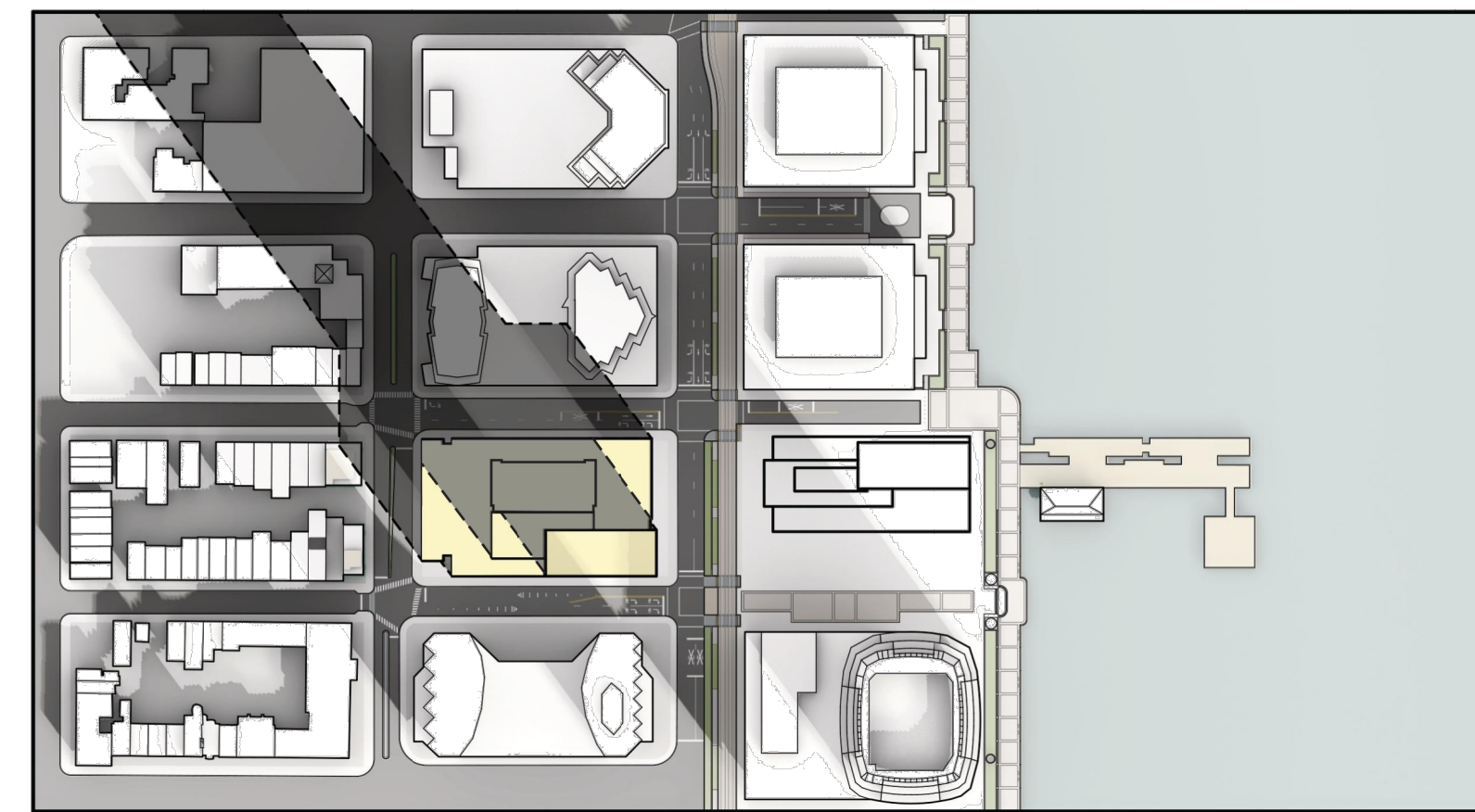
LANDSCAPE ARCHITECT
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T: 732.528.0664 F: 732.528.1077



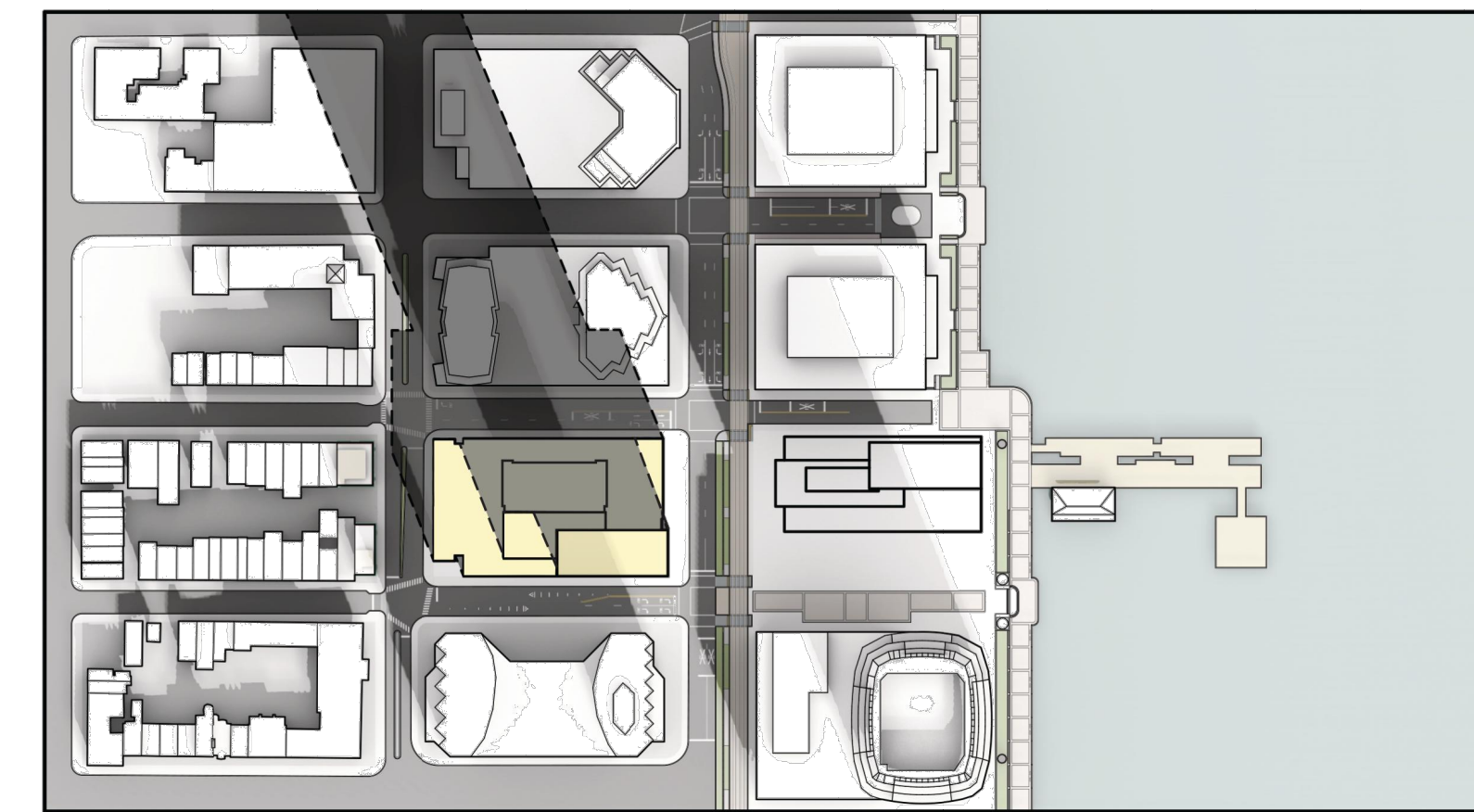
8:00 AM



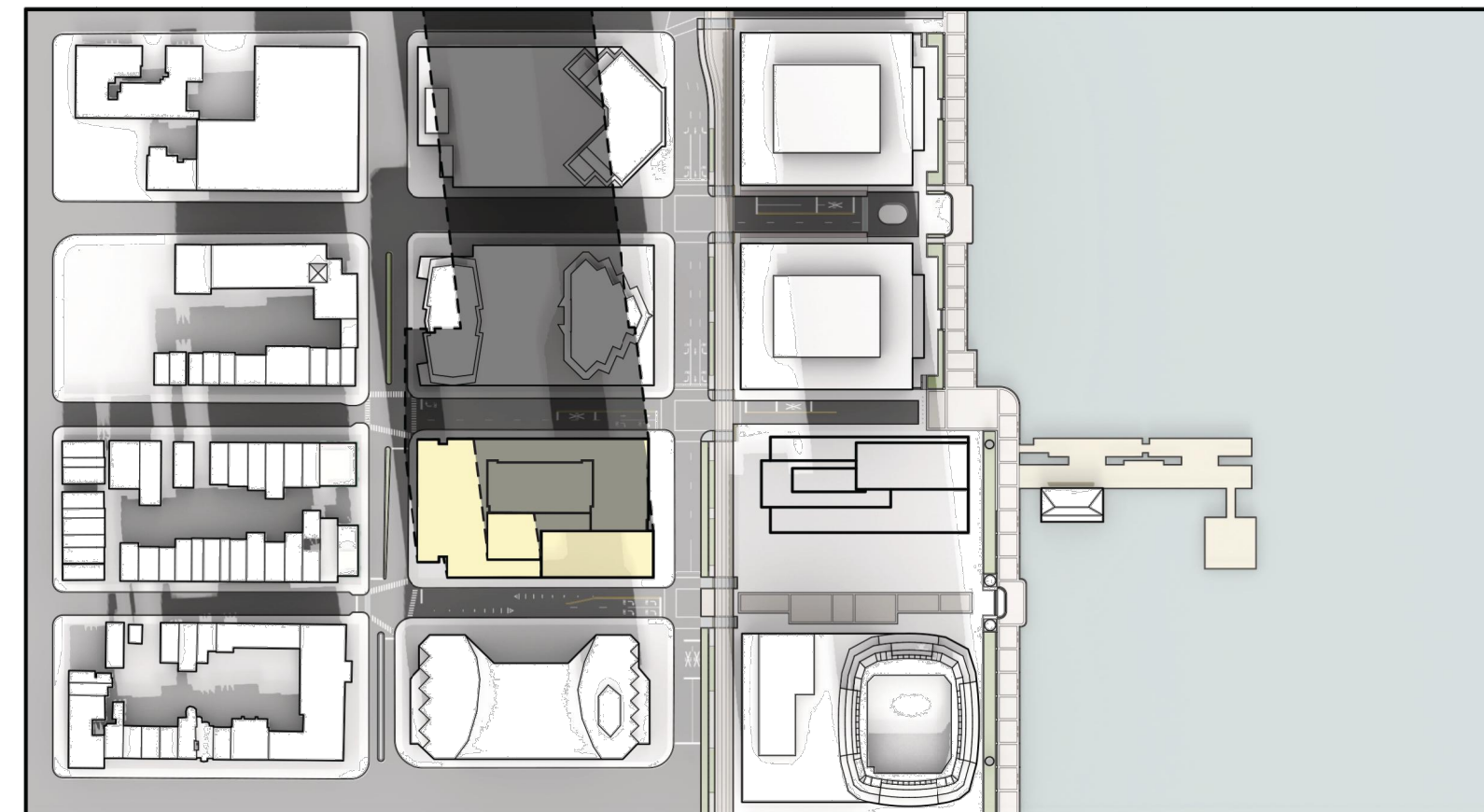
9:00 AM



10:00 AM



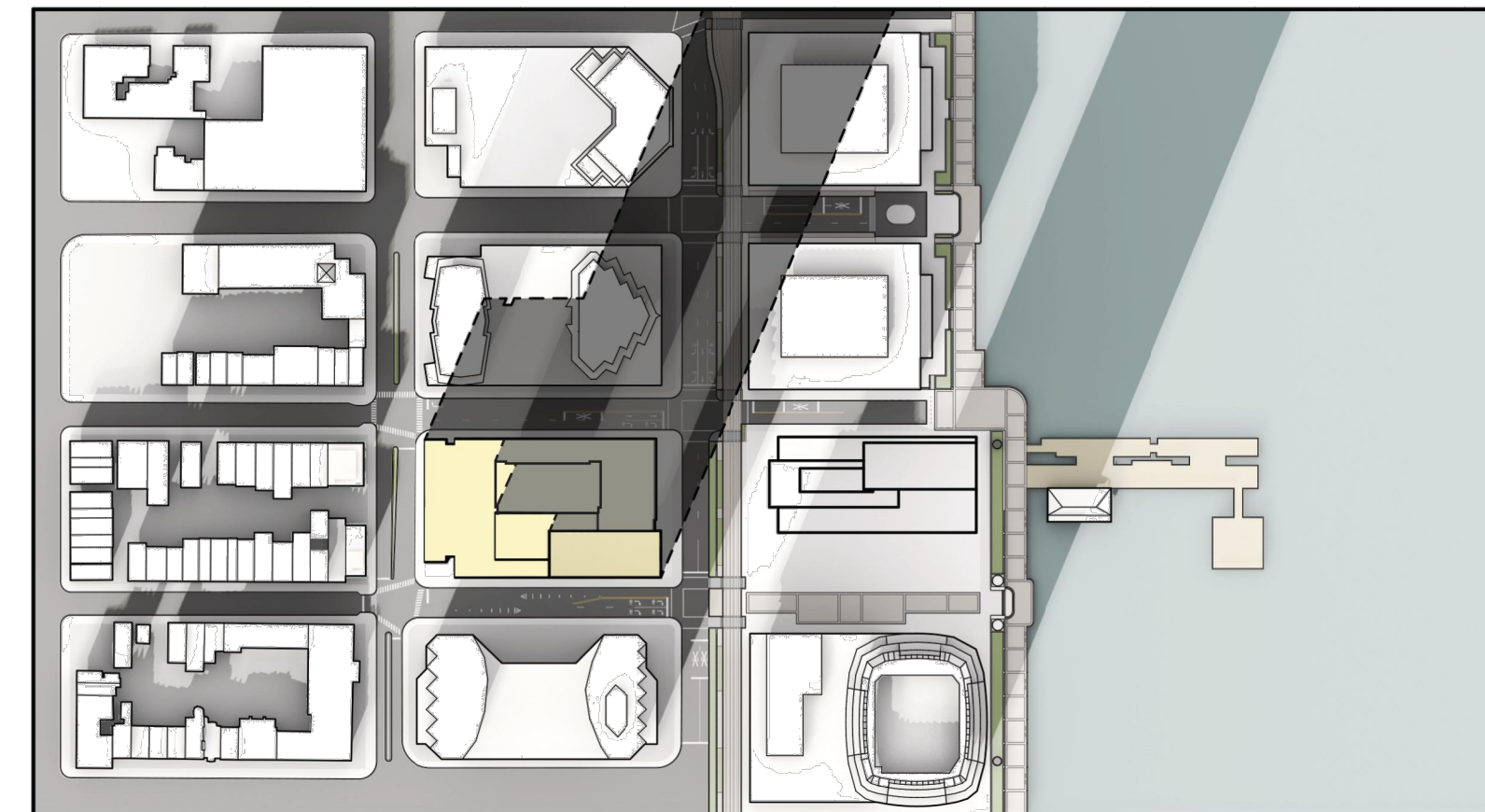
11:00 AM



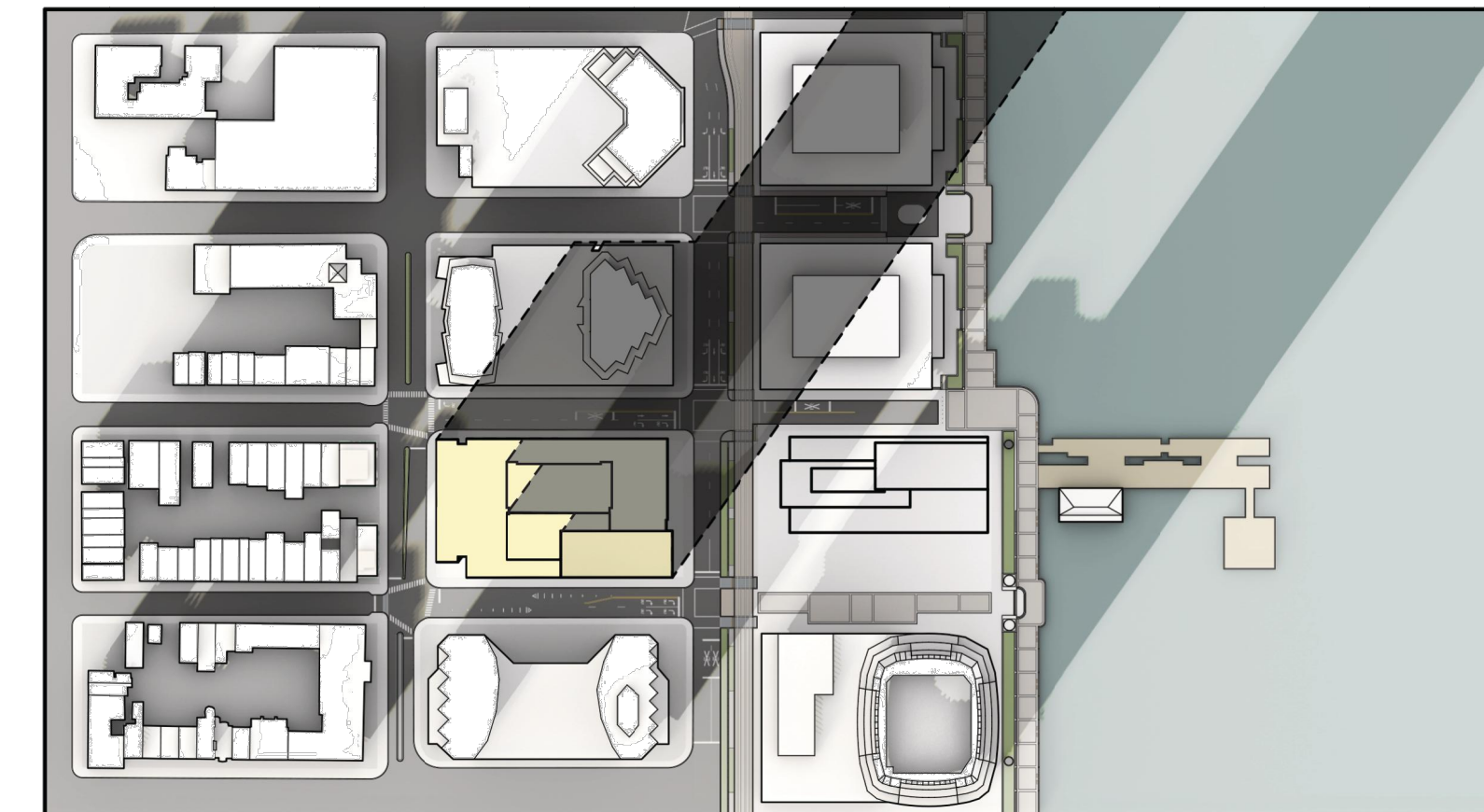
12:00 PM



1:00 PM



2:00 PM



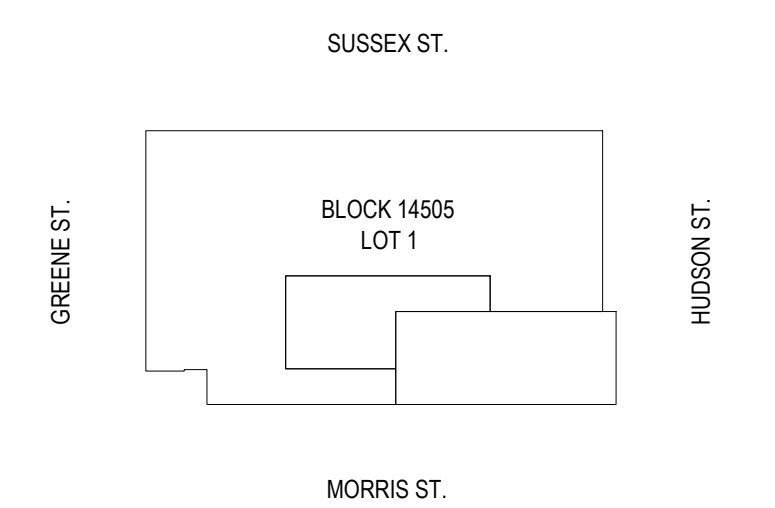
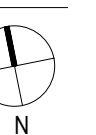
3:00 PM



4:00 PM

NO.	DATE	REVISION
05/02/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
07/01/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
08/26/2022	ISSUED FOR NJDEP PERMITTING	
09/09/2022	PRELIMINARY & FINAL MAJOR SITE PLAN	
01/31/2024	PRELIMINARY & FINAL MAJOR SITE PLAN UPDATED TO CONSIDER ADDITIONAL BULK	

KEY PLAN



NOT FOR CONSTRUCTION

SCALE: NOT TO SCALE
PROJECT NO.: 1252
SEAL & SIGNATURE

DRAWING TITLE:
SHADOW STUDIES

DRAWING NO.:

A-906

THE INDOOR BASKETBALL COURT DOES NOT HAVE AN ADVERSE IMPACT ON THE SHADOW STUDIES THAT WERE PREVIOUSLY REVIEWED AND APPROVED BY THE PLANNING BOARD.

WINTER SOLSTICE
DECEMBER 21, 2022: SHADOW STUDY