

# 808 PAVONIA AVENUE

808 PAVONIA AVENUE, JERSEY CITY, NJ 07306

PRELIMINARY & FINAL MAJOR SITE PLAN  
ISSUANCE DATE: 07/22/2022

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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

SCALE 1" = 80'-0"  
PROJECT NO: 1595  
SEAL & SIGNATURE

DRAWING TITLE: FULL BUILD OUT CALCS AND CHARTS

A0-001

## PROGRAM OVERVIEW

Note: Actual built area may vary slightly. Area indicated are planning level maximum approximation

### PHASE 1

PH1 BUILDING 1 PROGRAM PROPOSED				
Level	Use	Program	Total Area	
S.LVL 1	RESIDENTIAL	LOBBY	4,032 SF	
S.LVL 1	RESIDENTIAL	MECH / BOH	8,289 SF	
S.LVL 1	CAFE	CAFE	2,793 SF	
S.LVL 1	RESTAURANT	RESTAURANT (CATEGORY 2)	7,908 SF	
S.LVL 2	RESIDENTIAL	AMENITY	10,295 SF	
S.LVL 3	RESIDENTIAL	MECH / BOH	6,969 SF	
S.LVL 3	RESIDENTIAL	AMENITY	6,968 SF	
S.LVL 4-47	RESIDENTIAL	RESIDENTIAL	507,994 SF	
S.LVL 48	RESIDENTIAL	AMENITY	5,782 SF	
S.LVL 48	SKYLounge			
S.LVL 49 MECH	RESIDENTIAL	MECH / BOH	8,825 SF	
S.LVL 50 MECH	RESIDENTIAL	BOH (STAR BULKHEAD)	199 SF	
S.LVL 50 MECH	RESIDENTIAL	MECH / BOH	869 SF	
S.LVL 51 EMR	RESIDENTIAL	MECH / BOH	869 SF	
TOTAL PROPOSED BLDG 1 FLOOR AREA			563,620 SF	

### PHASE 2

PH2 BUILDING 4 PROGRAM PROPOSED				
Level	Use	Program	Total Area	
N.LVL 1	RESIDENTIAL	LOBBY & BOH	10,473 SF	
N.LVL 2	RESIDENTIAL	AMENITY	8,289 SF	
N.LVL 3	RESIDENTIAL	AMENITY	2,793 SF	
N.LVL 3	RESIDENTIAL	MECH / BOH	7,908 SF	
N.LVL 4-53	RESIDENTIAL	RESIDENTIAL	504,017 SF	
N.LVL 54	RESIDENTIAL	AMENITY	6,685 SF	
N.LVL 54	SKYLounge			
N.LVL 55 MECH	RESIDENTIAL	MECH / BOH	9,867 SF	
N.LVL 56 MECH	RESIDENTIAL	MECH / BOH	295 SF	
N.LVL 56 MECH	RESIDENTIAL	MECH / BOH	869 SF	
N.LVL 57 EMR	RESIDENTIAL	MECH / BOH	869 SF	
TOTAL PROPOSED BLDG 4 FLOOR AREA			551,535 SF	

### FULL BUILD OUT

TOTAL GFA ABOVE GRADE			
Phase	Building	Total Area	
BY OTHERS	LOEW'S LOADING DOCK	6,544 SF	
		6,544 SF	
PH1	BUILDING 1	563,620 SF	
PH1	BUILDING 2	3,401 SF	
PH1		566,921 SF	
PH2	BUILDING 4	551,535 SF	
PH2		551,535 SF	
Total GFA Above Grade		1,128,000 SF	

TOTAL GFA ABOVE AND BELOW GRADE			
Phase	Building	Total Area	
BY OTHERS	LOEW'S LOADING DOCK	6,544 SF	
		6,544 SF	
PH1	BUILDING 1	563,620 SF	
PH1	BUILDING 2	3,401 SF	
PH1 (Below Grade)	PH1 GARAGE	122,315 SF	
PH1		689,236 SF	
PH2	BUILDING 4	551,535 SF	
PH2 (Below Grade)	PH2 GARAGE	68,733 SF	
PH2		620,268 SF	
Total GFA Above and Below Grade		1,316,085 SF	

PH1 BUILDING 2 PROGRAM PROPOSED			
Level	Program	Total Area	
S.LVL 1	GALLERY/CAFE	2,995 SF	
S.LVL 1	CORE / BOH	406 SF	
Grand total		3,401 SF	

SITE 6 PROGRAM			
Level	Program	Total Area	
S.LVL 1	LOADING DOCK	6,544 SF	
Grand total		6,544 SF	

SITE 6 LOADING DOCK TO BE CONSTRUCTED BY OTHERS SUBJECT TO AGREEMENT WITH THE CITY.

PH1 GARAGE			
Level	Name	Total Area	
S.LVL C3	PH1 PARKING	41,399 SF	
S.LVL C2	PH1 MECH / BOH	1,936 SF	
S.LVL C2	PH1 PARKING	39,463 SF	
S.LVL C1	PH1 MECH / BOH	8,543 SF	
S.LVL C1	PH1 PARKING	30,974 SF	
Grand total		122,315 SF	

PH2 GARAGE			
Level	Name	Total Area	
S.LVL C3	PH2 PARKING	18,790 SF	
S.LVL C2	PH2 MECH / BOH	920 SF	
S.LVL C2	PH2 PARKING	18,679 SF	
S.LVL C1	PH2 MECH / BOH	11,786 SF	
S.LVL C1	PH2 PARKING	18,568 SF	
Grand total		68,733 SF	

## BONUS AREA SUMMARY

TOTAL PROPOSED AREA	1,125,000 SF
TOTAL AS OF RIGHT AREA	850,000 SF
TOTAL BONUS AREA PERMITTED	275,000 SF

NOTE:  
1. UTILIZING BONUS AREA PROVISIONS OF SECTION VI.K.10.C  
2. TOTAL PROPOSED AREA INCLUDING PH1, PH2 & LOEW'S LOADING DOCK

## BONUS HEIGHT SUMMARY

PH1 BUILDING 1 HEIGHT AS OF RIGHT HEIGHT	562'-0" FT 390'-0" FT
PERMITTED BONUS HEIGHT	170'-0" FT

PH2 BUILDING 4 HEIGHT AS OF RIGHT HEIGHT	620'-0" FT 397'-0" FT
PERMITTED BONUS HEIGHT	230'-0" FT

NOTE:  
1. UTILIZING BONUS HEIGHT PROVISIONS OF SECTION VI.K.10.C  
2. STORIES NOT INCLUDING OPEN MECH ROOF AND BULKHEADS

## BONUS STORIES SUMMARY

PH1 BUILDING 1 STORIES AS OF RIGHT STORIES	49 STORIES 37 STORIES
PERMITTED BONUS STORIES	12 STORIES

PH2 BUILDING 4 STORIES AS OF RIGHT STORIES	55 STORIES 37 STORIES
PERMITTED BONUS STORIES	18 STORIES

NOTE:  
1. UTILIZING BONUS HEIGHT PROVISIONS OF SECTION VI.K.10.C  
2. STORIES NOT INCLUDING OPEN MECH ROOF AND BULKHEADS

## RESIDENTIAL RECREATION SPACE

A MINIMUM OF 20% OF THE LOT AREA MUST BE DEDICATED TO USABLE RECREATION SPACE BY OCCUPANTS, OR PLAZA AREAS ACCESSIBLE BY THE PUBLIC.

PH1 RESIDENTIAL RECREATION SPACE			
Level	Name	Total Area	
S.LVL 2	AMENITY DECK	7,796 SF	
S.LVL 2 (BLDG 2)	AMENITY DECK	6,514 SF	
S.LVL 48 SKYLounge	AMENITY DECK	1,974 SF	
Grand total		16,284 SF	
PH1 REQUIRED		10,403 SF	
	COMPLIES		

PH2 RESIDENTIAL RECREATION SPACE			
Level	Name	Total Area	
N.LVL 2	AMENITY DECK	8,617 SF	
N.LVL 54 SKYLounge	AMENITY DECK	3,307 SF	
Grand total		11,924 SF	
PH2 REQUIRED		8,899 SF	
	COMPLIES		

TOTAL RECREATION SPACE			
Area	Building	Total Area	
BUILDING 1		9,770 SF	
BUILDING 2		6,514 SF	
BUILDING 4		11,924 SF	
Grand total		28,208 SF	
TOTAL REQUIRED		19,302 SF	
	COMPLIES		

## RESIDENTIAL UNIT BREAKDOWN

PH1 (BUILDING 1) TOTAL			
UNIT TYPE	TOTAL	PERCENTAGE	
0 BR	199	33%	
1 BR	325	55%	
2 BR	99	16%	
3 BR	12	2%	
Grand total	595	100%	

PH2 (BUILDING 4)			
NAME	TOTAL	PERCENTAGE	
0 BR	206	35%	
1 BR	286	48%	
2 BR	90	15%	
3 BR	12	2%	
Grand total	594	100%	

ALL PHASES			
NAME	TOTAL	PERCENTAGE	
0 BR	405	34%	
1 BR	611	51%	
2 BR	149	13%	
3 BR	24	2%	
Grand total	1189	100%	

## PARKING CALCULATIONS

Phase 1 Parking Schedule		
Parking Space Type	Count	
Standard	164	
Compact	67	
Accessible Van	1	
Accessible	6	
PHASE 1	238	

Phase 2 Parking Schedule		
Parking Space Type	Count	
Standard	114	
Compact	12	
Accessible Van	1	
Accessible	4	
PHASE 2	131	

All Phases Parking Schedule		
Parking Space Type	Count	
Standard	278	
Compact	79	
Accessible Van	2	
Accessible	10	
ALL PHASES	369	

NOTES:  
COMPACT SPACES - % OF TOTAL  
PHASE 1 = 27%  
PHASE 2 = 10%  
ALL PHASES = 21%

## PARKING DESIGN STANDARDS

STANDARD SPACE\*: 9'x18'  
COMPACT SPACE\*: 8'x18' (MAX 50% OF PARKING SPACE PROVIDED)  
ACCESSIBLE HANDICAP SPACE\*\*: 9'x18' WITH 5' AISLE  
ACCESSIBLE HANDICAP VAN SPACE\*\*: 11'x18' WITH 5' AISLE

\*PER JOURNAL SQUARE 2060 REDEVELOPMENT PLAN  
\*\*PER NEW JERSEY ACCESSIBILITY CODE 2009 5-23-7

Parking Space with EV Charging Station	
EV Parking Type	Count
PHASE 1	
Standard	26
Compact	11
PHASE 2	
Standard	13
Compact	6
PHASE 1	37 15% OF TOTAL PH1 PARKING
PHASE 2	
Standard	13
Compact	6
PHASE 2	19 15% OF TOTAL PH2 PARKING
Total EV	56 15% OF TOTAL PARKING

## GROUND FLOOR FRONTAGE

PER JOURNAL SQUARE 2060 REDEVELOPMENT PLAN SECTION III.D.10.e

	PHASE 1		PHASE 2	ALL PHASES
	BUILDING 1	BUILDING 2	BUILDING 4	
TOTAL STREET FRONTAGE (ft)	266.56	125.64	194.25	613.94
NON-PERMITTED USE FRONTAGE (ft)	50.72	33.86	42.61	199.31
% NON-PERMITTED USE FRONTAGE	19.0%	27.0%	21.9%	32.5%
MAX. ALLOWED % NON-PERMITTED USE FRONTAGE	15%	15%	15%	15%
COMPLIANCE	NO	NO	NO	NO

Note:  
All calculations based on street frontage facades only.

## GROUND FLOOR TRANSPARENCY

PER JOURNAL SQUARE 2060 REDEVELOPMENT PLAN SECTION III.A.18 - STOREFRONT FACADES SHALL INCORPORATE A MIN. 80% TRANSPARENT GLASS

	PHASE 1		PHASE 2	ALL PHASES
	BUILDING 1	BUILDING 2	BUILDING 4	
TOTAL STOREFRONT AREA (sf)	5,117	2,493	3,938	11,548
TOTAL GLASS AREA (sf)	2,712	1,371	1,418	6,905
% GLASS AREA	53%	55%	36%	48%
MIN. REQUIRED % GLASS AREA	80%	80%	80%	80%
COMPLIANCE	NO	NO	NO	NO

Note:  
All calculations based on street frontage facades only.

## TOWER GLAZING

PER JOURNAL SQUARE 2060 REDEVELOPMENT PLAN SECTION III.D.11.b - GLASS SHALL CONSTITUTE A MINIMUM OF 40 % OF THE FACADE.

	PHASE 1	PHASE 2	ALL PHASES
	BUILDING 1	BUILDING 4	
TOTAL TOWER FAÇADE AREA* (sf)	227,470	225,805	453,275
TOTAL TOWER GLASS AREA** (sf)	125,494	123,130	248,624
GLASS PERCENTAGE	55.2%	54.5%	54.9%
MIN. PERCENTAGE REQUIRED	40%	40%	40%
COMPLIANCE	YES	YES	YES

Note:  
\*Total tower facade is calculated from 4th FL to the top of building  
\*\*Total glass area calculation accounts for vision glass and spandrel glass

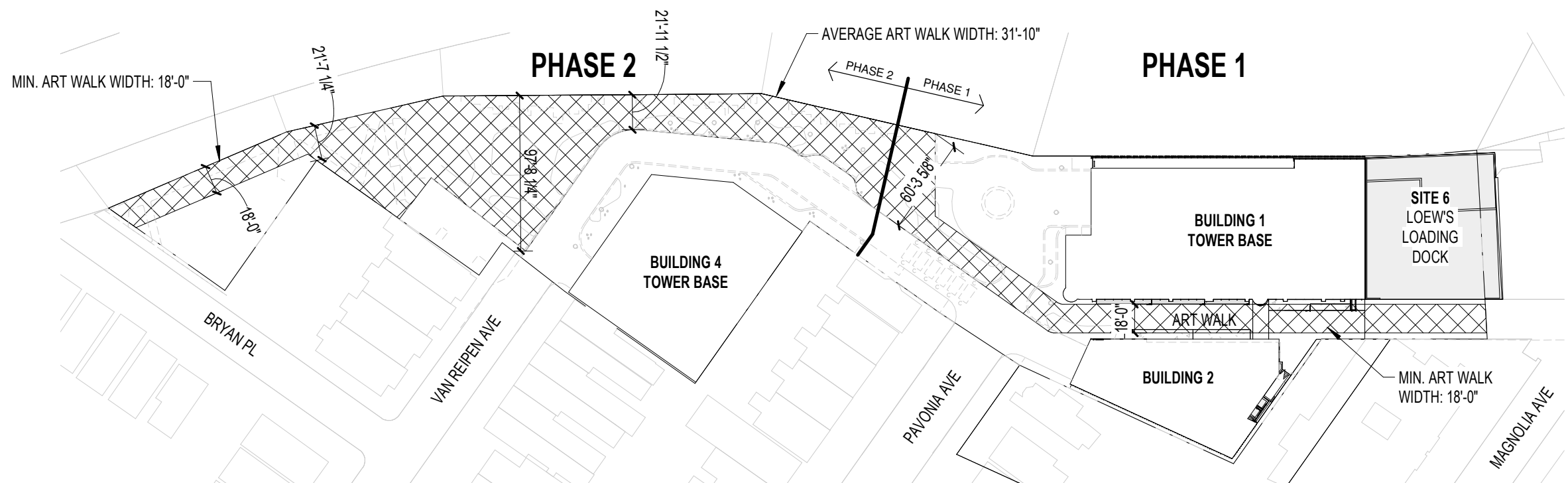
## BUILDING COVERAGE CALCULATION

PER JOURNAL SQUARE 2060 REDEVELOPMENT PLAN SECTION VI.K.13 - MAXIMUM BUILDING COVERAGE FOR ALL STRUCTURES WITHIN ZONE 10 (NOT INCLUDING UNDERGROUND PARKING STRUCTURES) IS 38%

Ground Floor Building Program	Area	Building Coverage Percentage
LOEW'S LOADING DOCK	6,544 SF	7%
BUILDING 1 BASE	15,144 SF	16%
BUILDING 2	3,494 SF	4%
BUILDING 4 BASE	10,499 SF	11%
TOTAL BUILDING COVERAGE	35,680 SF	37% COMPLIES
SITE AREA	96,908 SF	

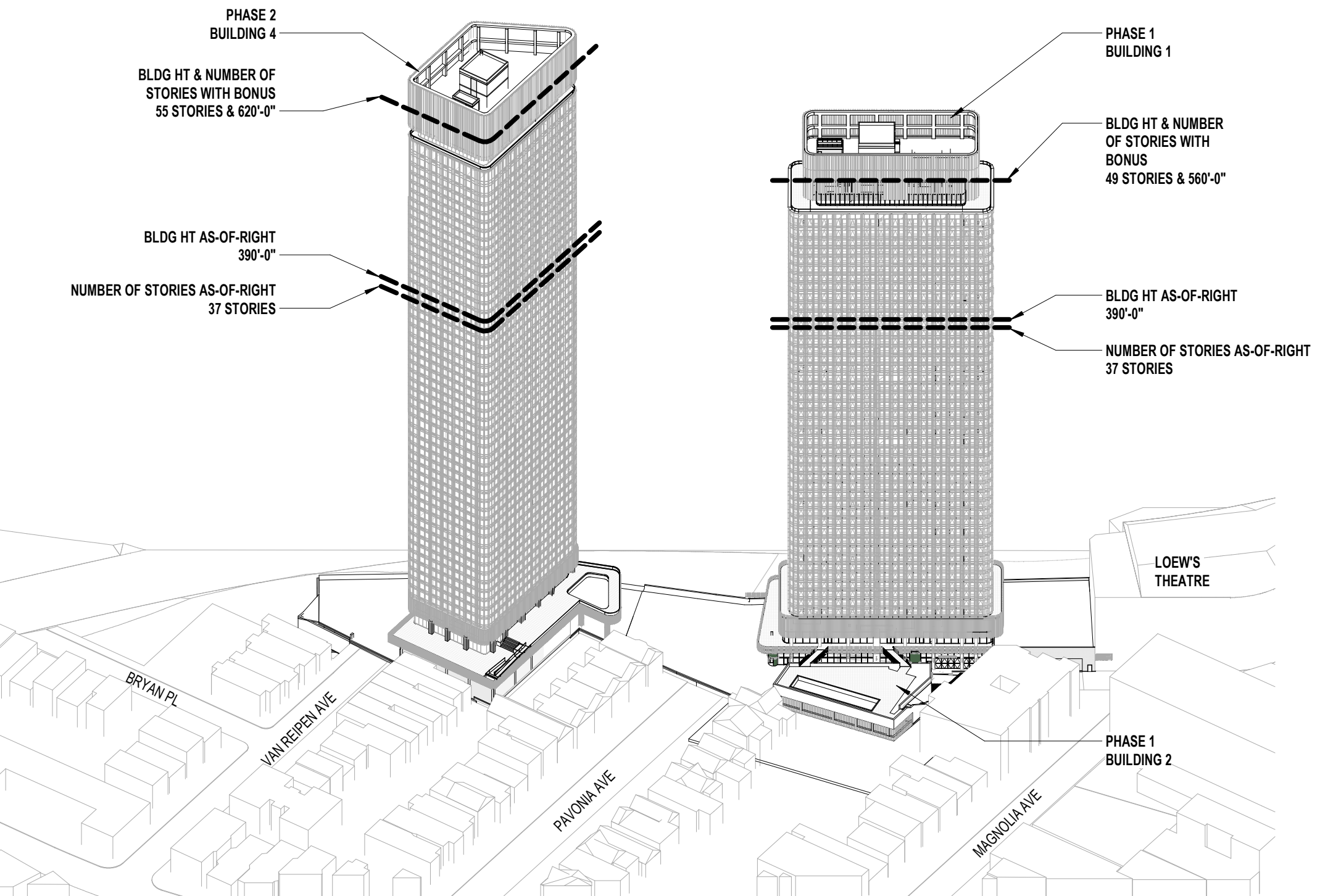
## GROUND FLOOR FRONTAGE DIAGRAM

\*NON-RETAIL OR OTHER NON-PERMITTED USES  
\*\*ZERO LOT LINE CONDITIONS EXCLUDED  
\*\*\*NON-PUBLIC RIGHT-OF-WAY FRONTAGES EXCLUDED

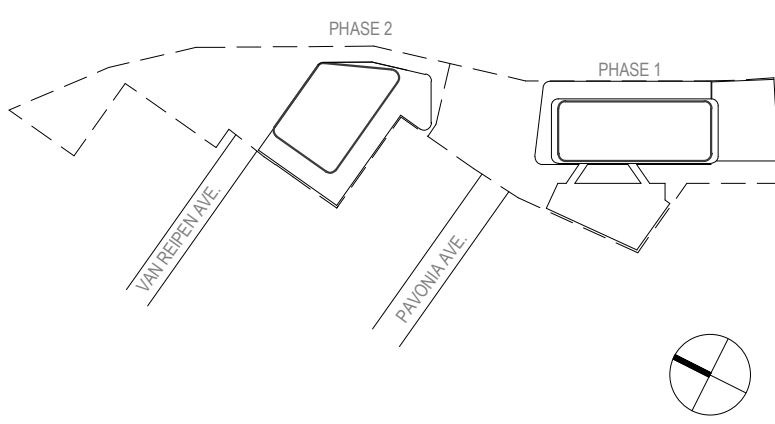


## ART WALK WIDTH DIAGRAM

1" = 80'-0"



## SITE FLOOR AREA DIAGRAM





8 PAVONIA AVE, JERSEY CITY, NJ 07306  
 DOCK 9404; LOTS 34, 35, 41  
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STATE OF NEW JERSEY  
COURT HOUSE  
TREASURER  
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REGISTERED ARCHITECT

DRAWING TITLE: \_\_\_\_\_  
ZONING DIAGRAMS

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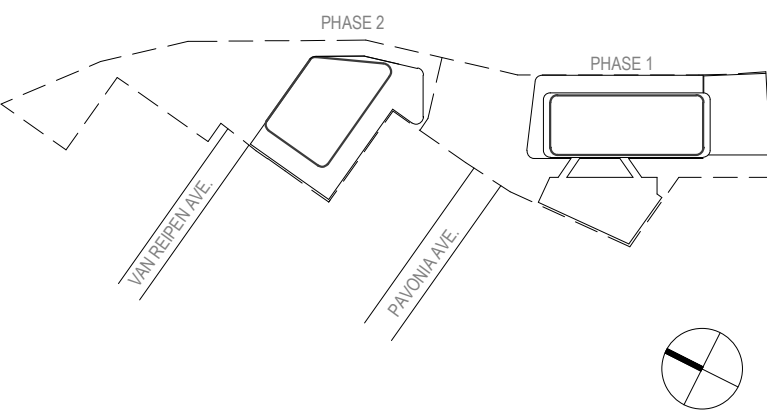
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KEY PLAN



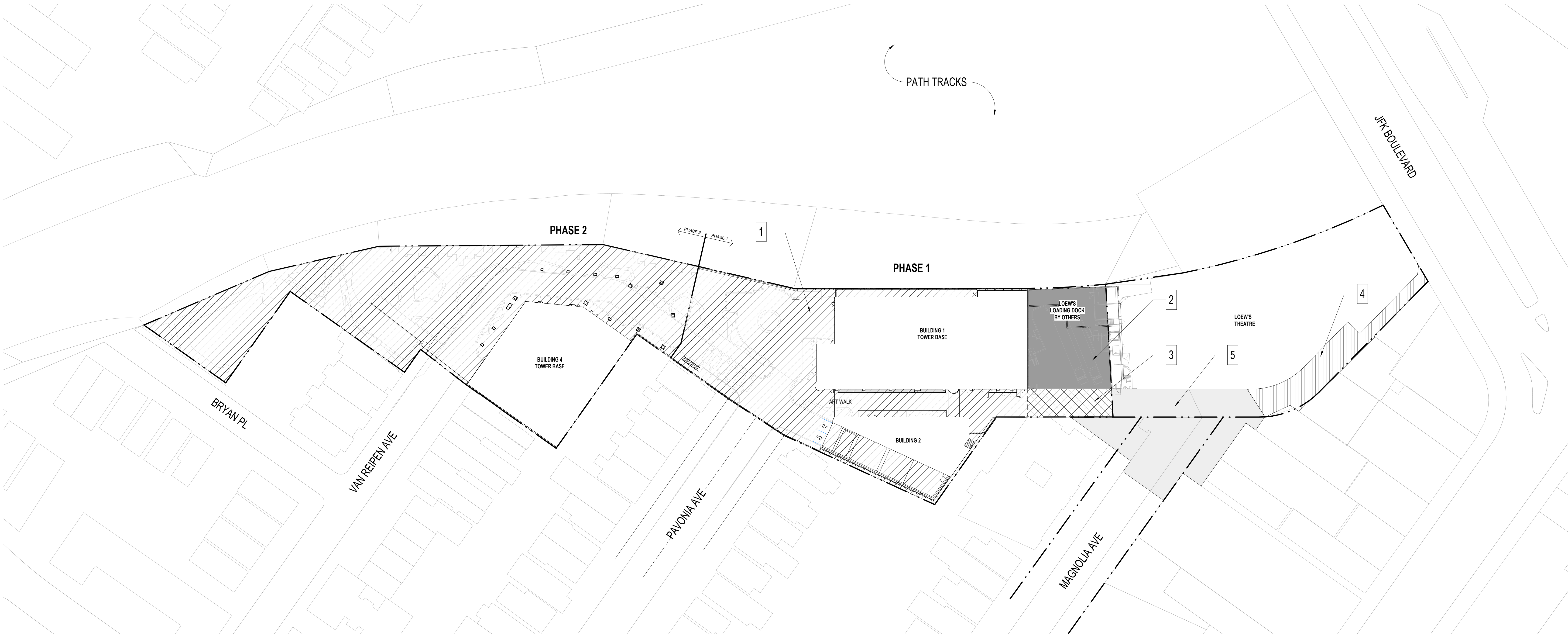
SCALE PROJECT NO. SEAL & SIGNATURE As indicated 1595



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SITE AREA DIAGRAM

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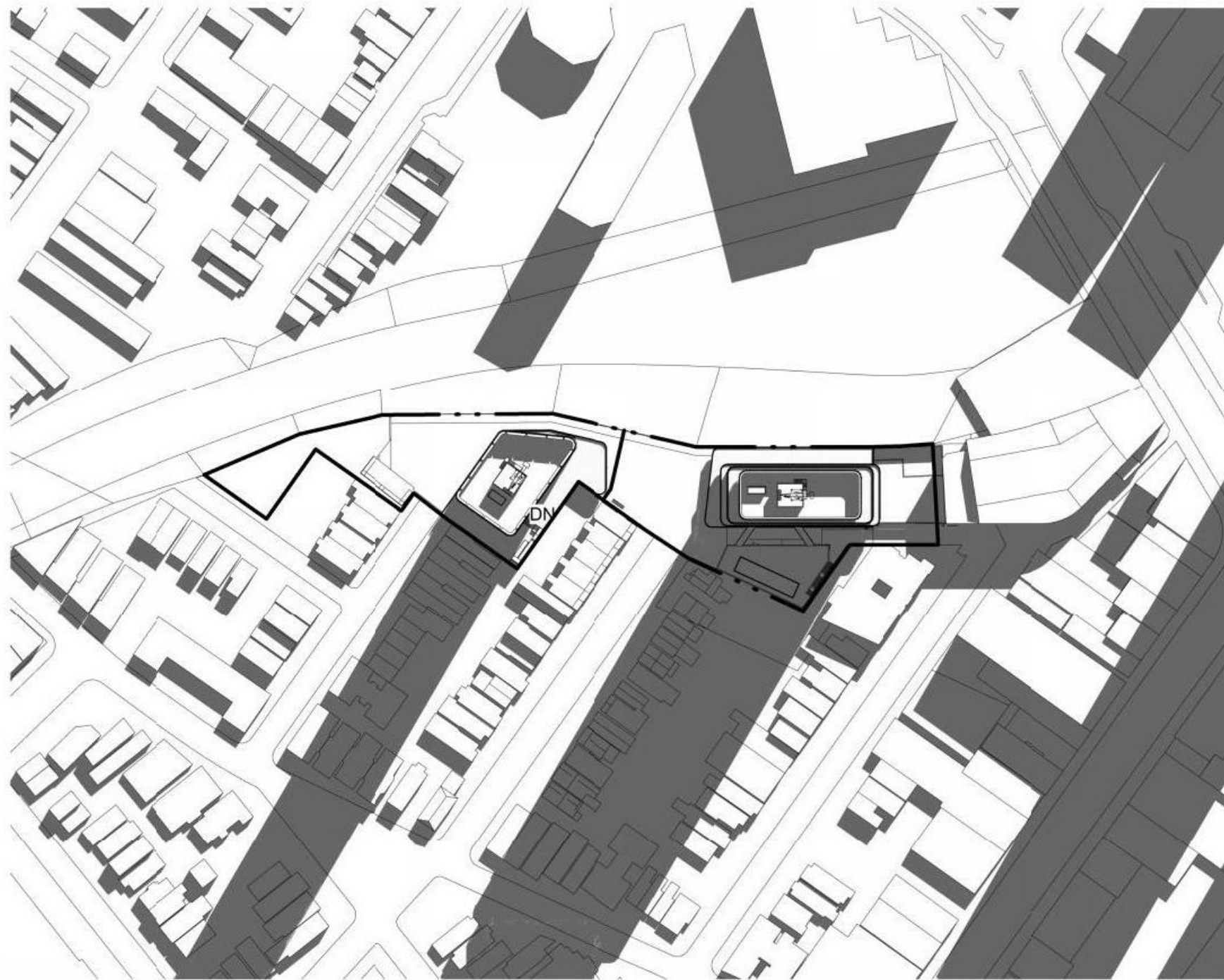
A0-003



LEGEND

- 1. 808 PAVONIA SITE; SITE DESIGN AND MAINTENANCE IN 808 PAVONIA SCOPE
- 2. 808 PAVONIA SITE; SITE DESIGN AND MAINTENANCE BY LOEW'S
- 3. 808 PAVONIA SITE; PAVING DESIGN AND MAINTENANCE TO BE COORDINATED WITH LOEW'S, SUBJECT TO TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT
- 4. CONCOURSE WEST; PAVING DESIGN AND MAINTENANCE INCLUDED IN 808 PAVONIA SCOPE, SUBJECT TO TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT WITH THE JCRA
- 5. MAGNOLIA PLAZA; PAVING DESIGN AND MAINTENANCE INCLUDED IN 808 PAVONIA SCOPE, SUBJECT TO TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT WITH THE JCRA

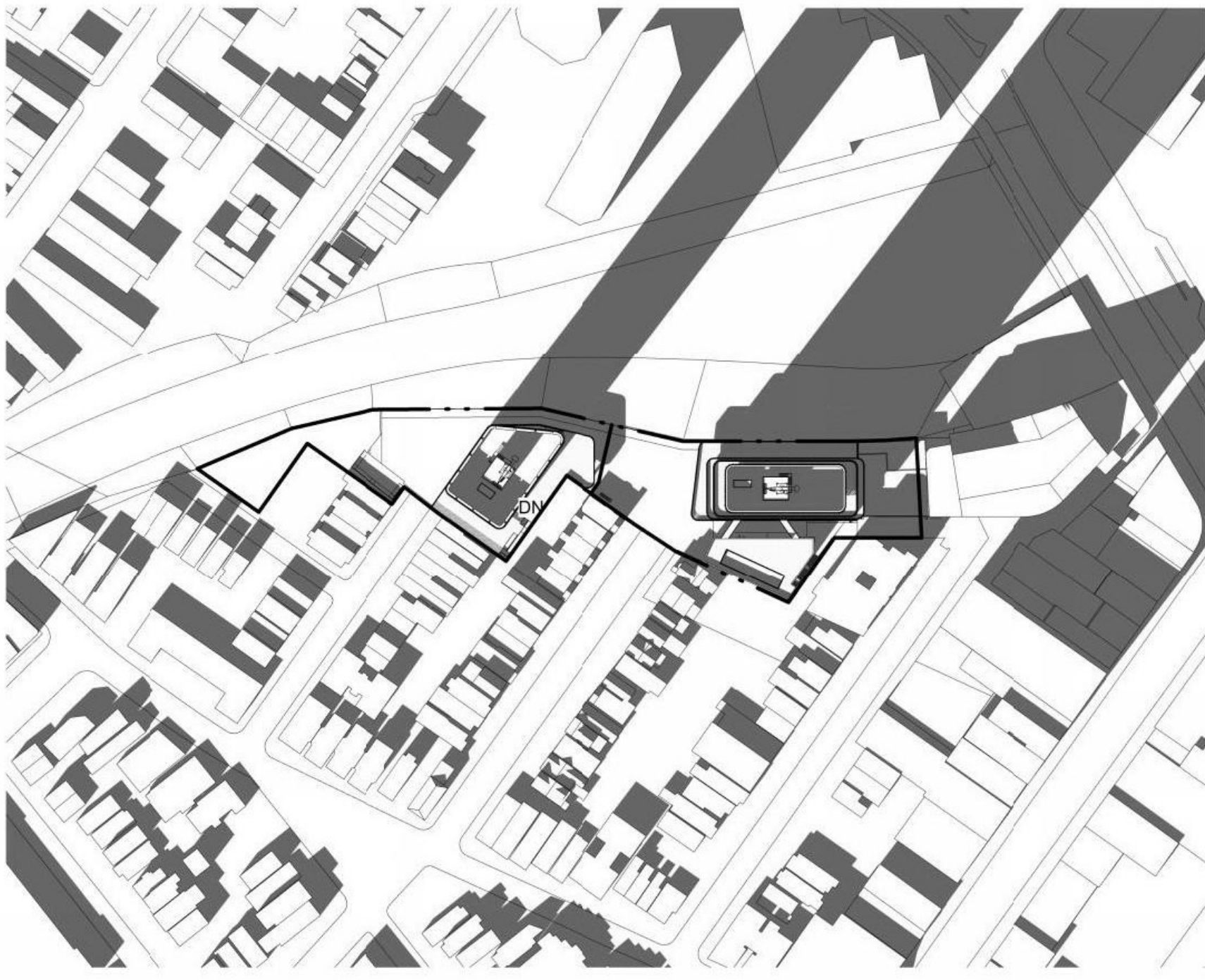




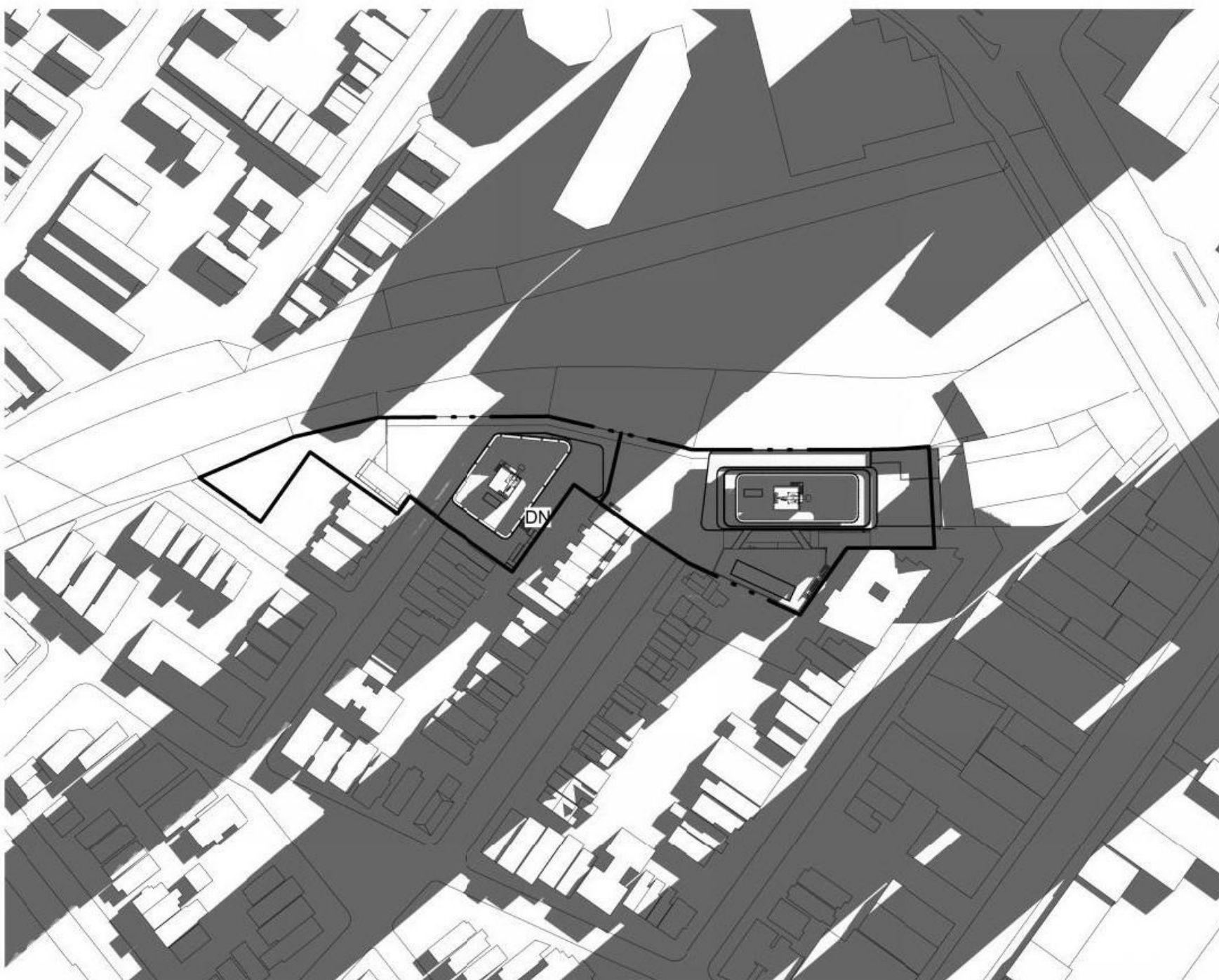
1 June 21st @ 8am



2 June 21st @ 12pm



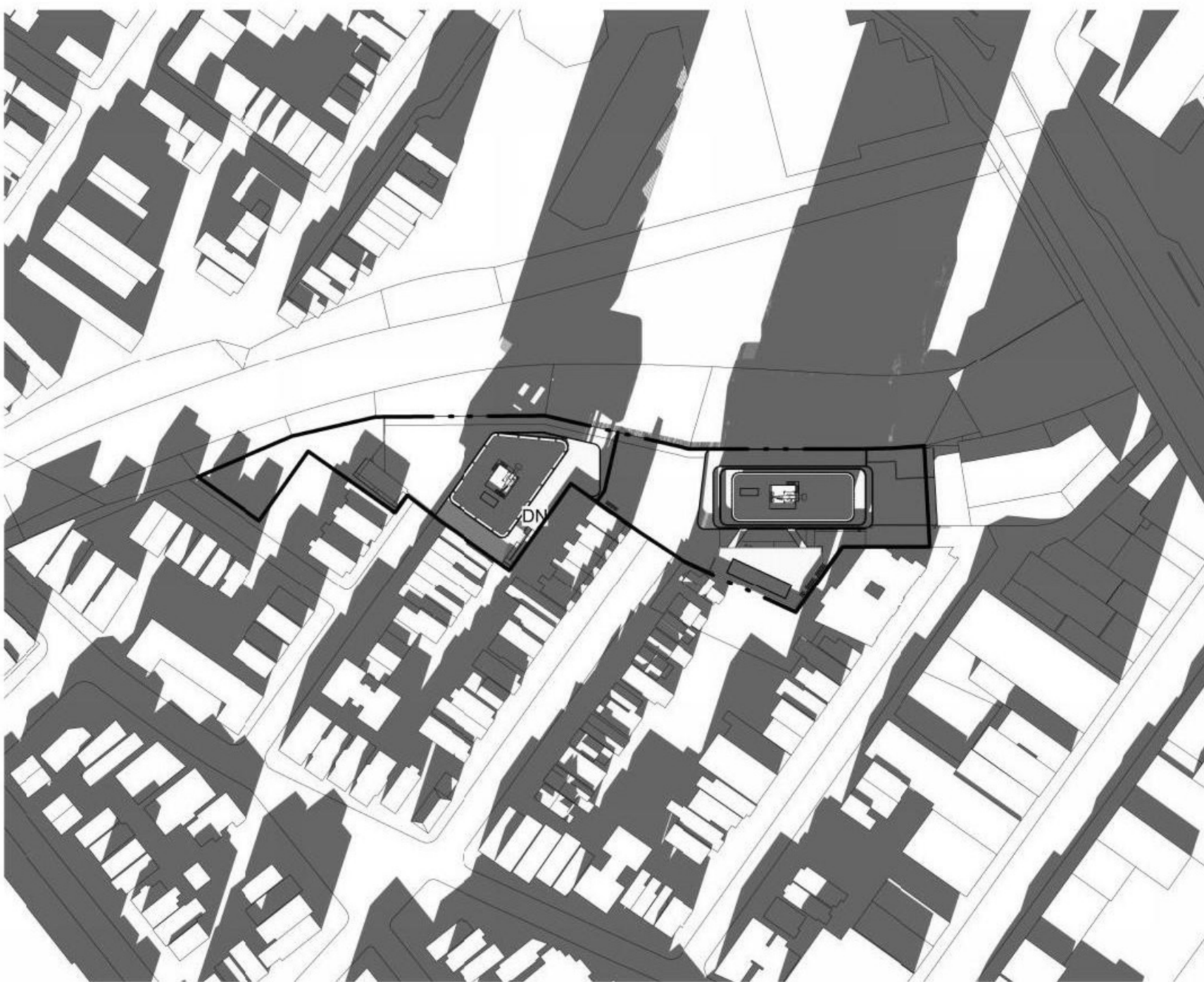
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4 March/September 21st @ 8am



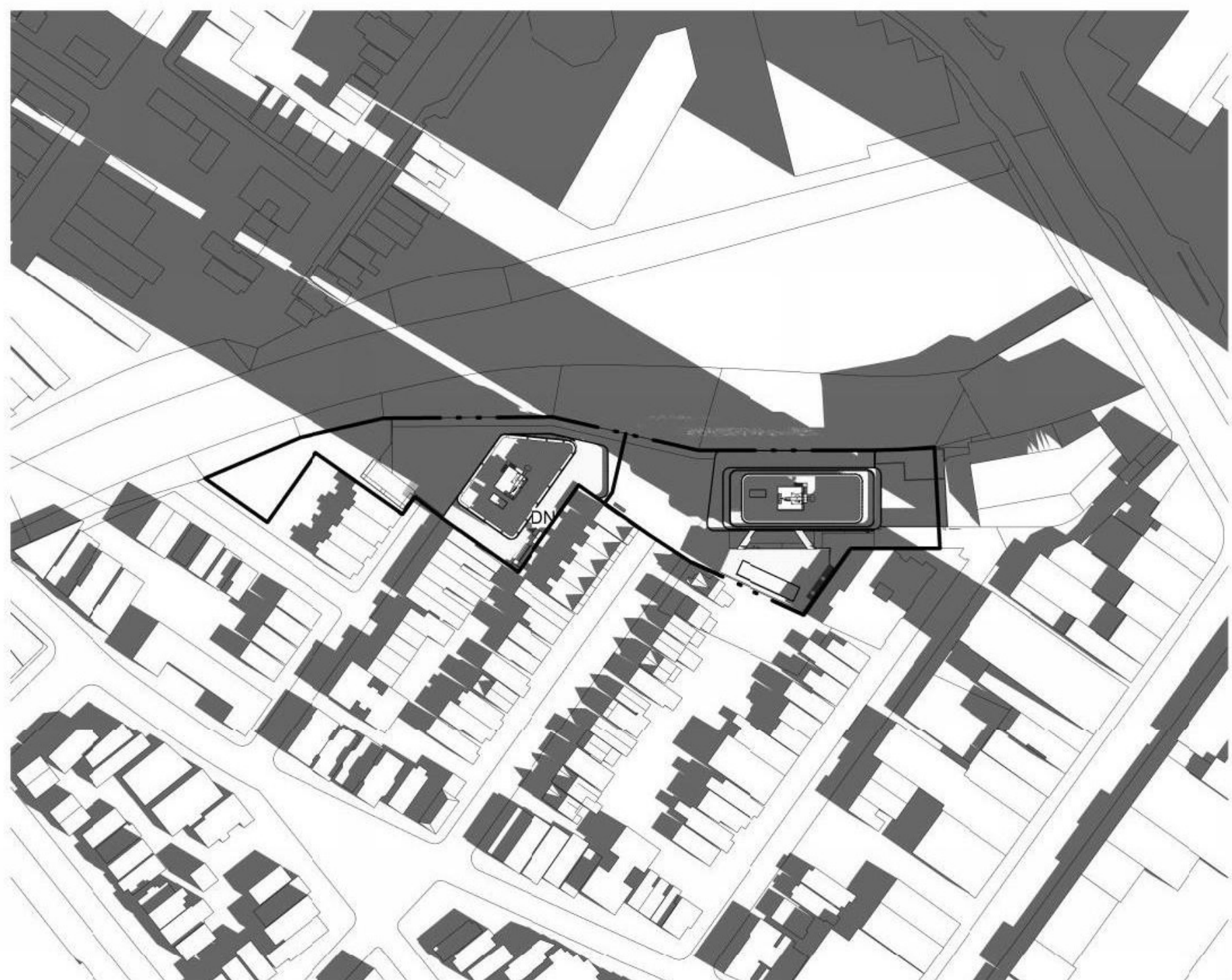
5 March/September @ 12pm



6 March/September @ 5pm



4 December 21st @ 8am



5 December @ 12pm



6 December @ 5pm

# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Mann Blvd  
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KEA Engineers  
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973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
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732.528.0664

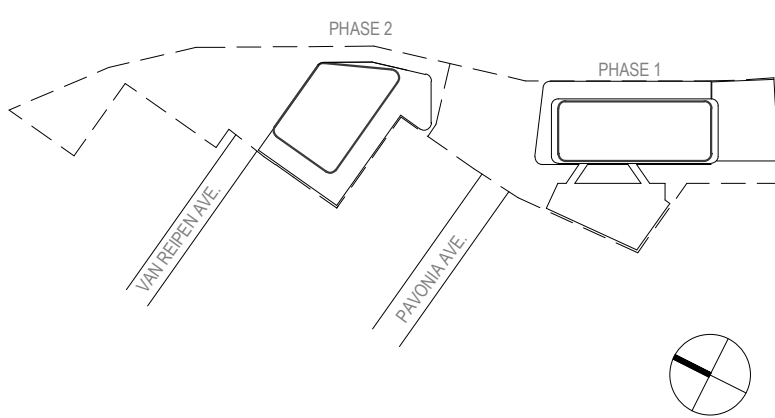
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

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LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



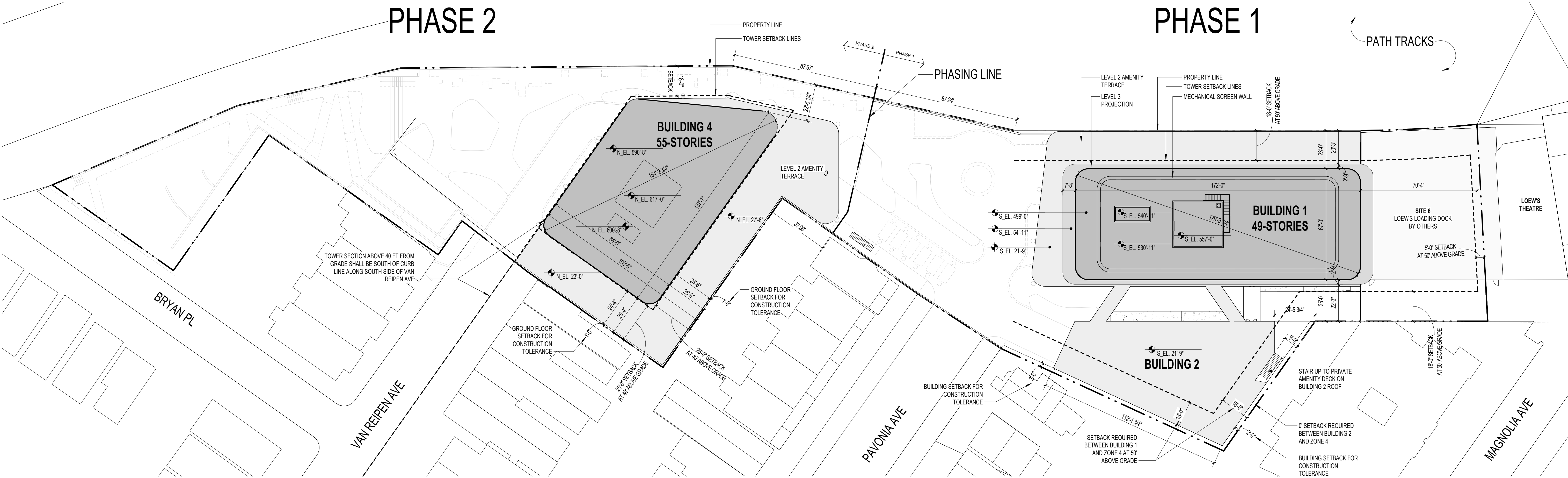
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SEAL & SIGNATURE

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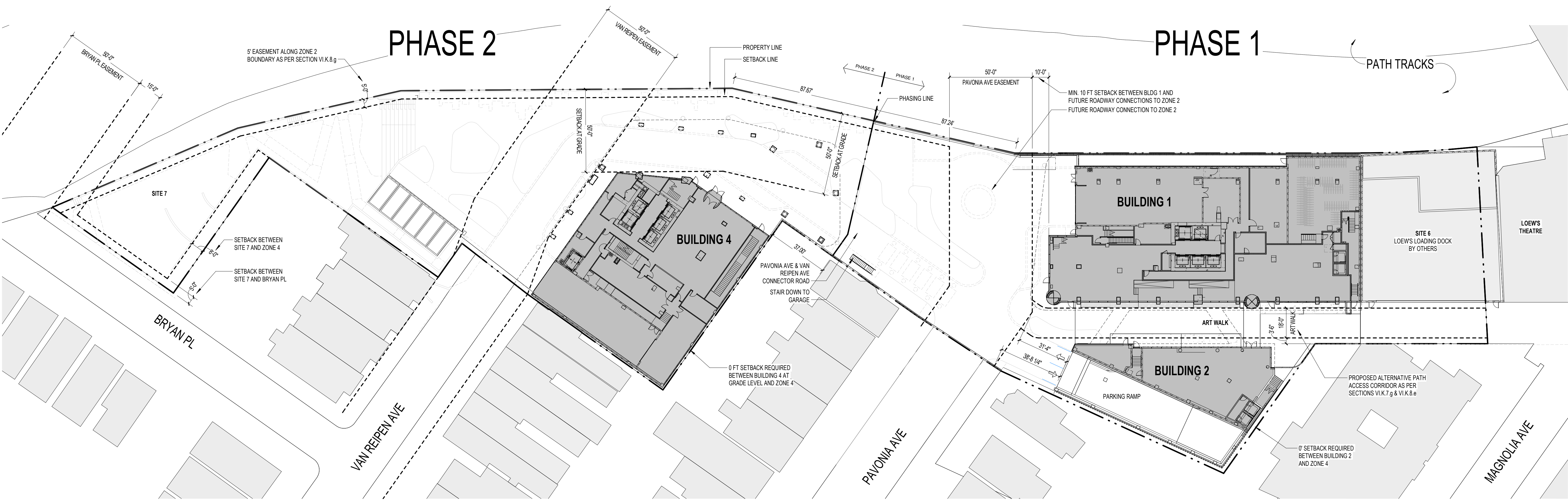
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A0-004



7/20/2022 2:39:59 PM



2 FULL BUILD OUT ROOF SITE PLAN  
1" = 30'-0"



1 FULL BUILD OUT L01 SITE PLAN  
1" = 30'-0"

LEGEND

PROPERTY LINE

SETBACK LINE

# 808 PAVONIA

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GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR ALL SITE INFORMATION

KEYED NOTES

KEY PLAN

SCALE

1" = 30'-0"

PROJECT NO.

1595

SEAL & SIGNATURE

DRAWING TITLE:

FULL BUILD OUT SITE PLAN

DRAWING NO.

A0-010





Parking Schedule - Cellar 1	
Parking Space Type	Count
PHASE 1	
Accessible	2
Accessible Van	1
Compact	12
Standard	40
PHASE 2	
Accessible	2
Accessible Van	1
Compact	4
Standard	36
Cellar 1 Total	
98	

EV Parking Schedule - Cellar 1	
Parking Space Type	Count
PHASE 1	
Compact	4
Standard	13
PHASE 2	
Compact	2
Standard	6
Cellar 1 Total EV	
25	

1 FULL BUILD OUT CELLAR 1  
1" = 30'-0"

Parking Schedule - Cellar 2	
Parking Space Type	Count
PHASE 1	
Accessible	2
Compact	26
Standard	62
PHASE 2	
Accessible	1
Compact	4
Standard	38
Cellar 2 Total	
133	

EV Parking Schedule - Cellar 2	
Parking Space Type	Count
PHASE 1	
Compact	2
Standard	6
PHASE 2	
Compact	2
Standard	4
Cellar 2 Total EV	
14	

2 FULL BUILD OUT CELLAR 2  
1" = 30'-0"

Parking Schedule - Cellar 3	
Parking Space Type	Count
PHASE 1	
Accessible	2
Compact	29
Standard	62
PHASE 2	
Accessible	1
Compact	4
Standard	40
Cellar 3 Total	
138	

EV Parking Schedule - Cellar 3	
Parking Space Type	Count
PHASE 1	
Compact	5
Standard	7
PHASE 2	
Compact	2
Standard	3
Cellar 3 Total EV	
17	

3 FULL BUILD OUT CELLAR 3  
1" = 30'-0"

LEGEND

PROPERTY LINE  
SETBACK LINE

GENERAL NOTES

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VERTICAL TRANSPORTATION

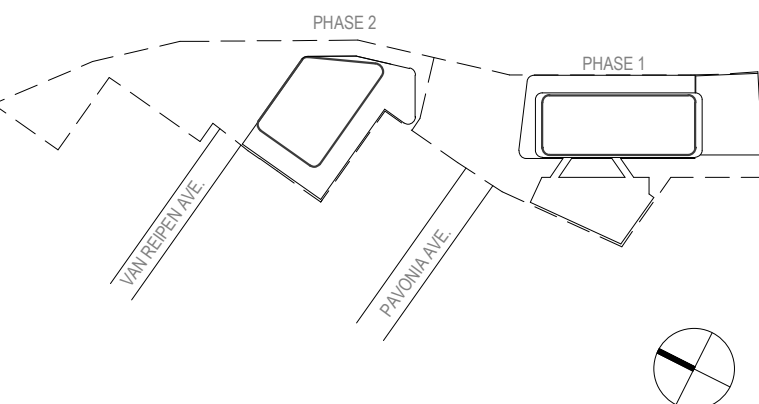
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE

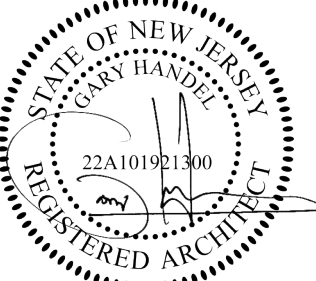
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



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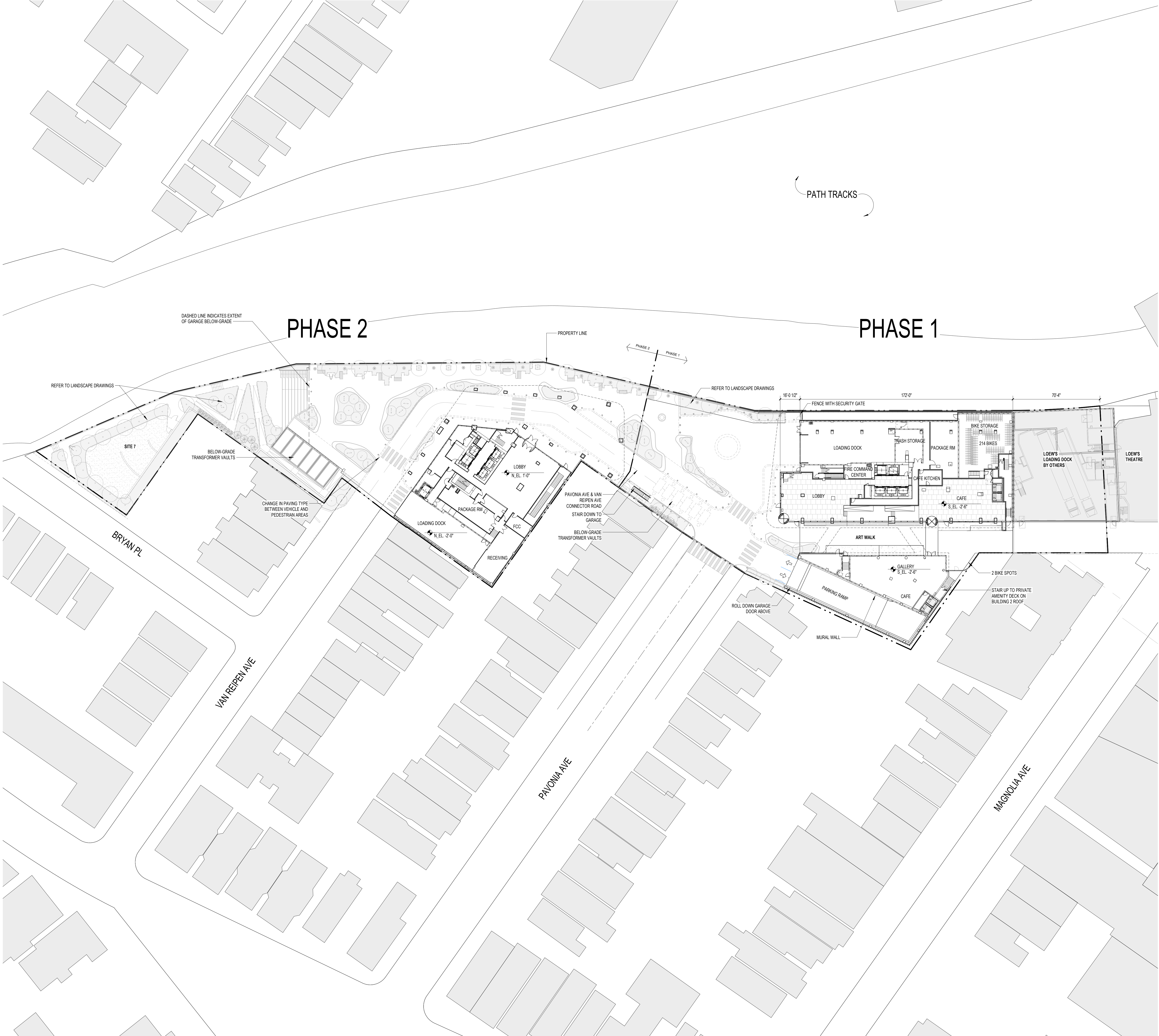
FULL BUILD OUT  
CELLAR C1-C3 PLANS

DRAWING NO:

A0-011



7/20/2022 2:41:56 PM



LEGEND

PROPERTY LINE  
SETBACK LINE

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR ALL SITE INFORMATION

KEYED NOTES

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PHILIP HABIB & ASSOCIATES  
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New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION

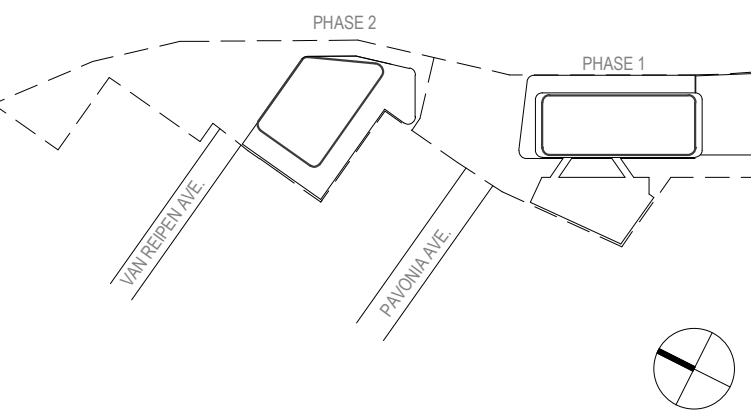
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE

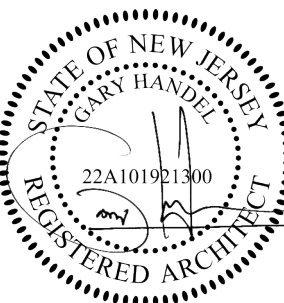
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
FULL BUILD OUT L01  
PLAN

DRAWING NO:

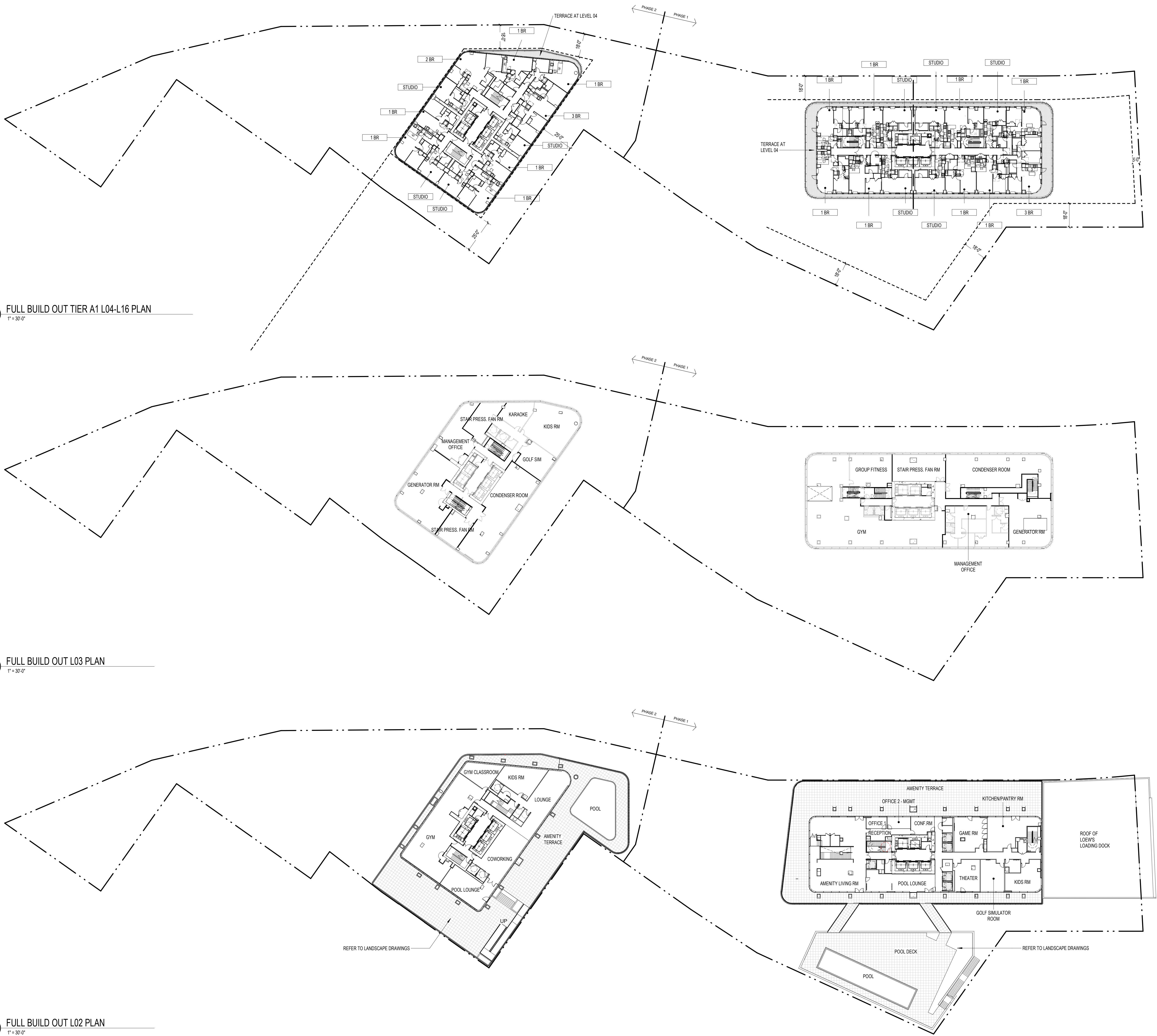
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3 FULL BUILD OUT TIER A1 L04-L16 PLAN  
1" = 30'-0"

2 FULL BUILD OUT L03 PLAN  
1" = 30'-0"

1 FULL BUILD OUT L02 PLAN  
1" = 30'-0"



LEGEND

PROPERTY LINE  
SETBACK LINE

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR ALL SITE INFORMATION

KEYED NOTES

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212.929.5656

VERTICAL TRANSPORTATION

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120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE

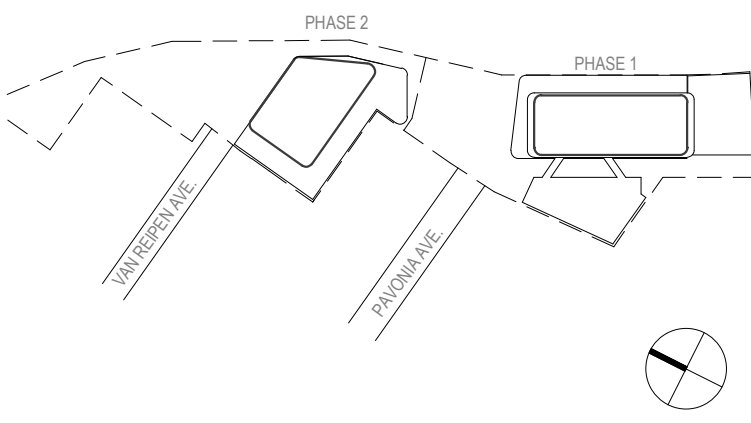
LERCH BATES

1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO. DATE REVISION

07/22/2022 PRELIMINARY & FINAL MAJOR SITE PLAN  
1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:

FULL BUILD OUT L02-L15  
PLANS

DRAWING NO:

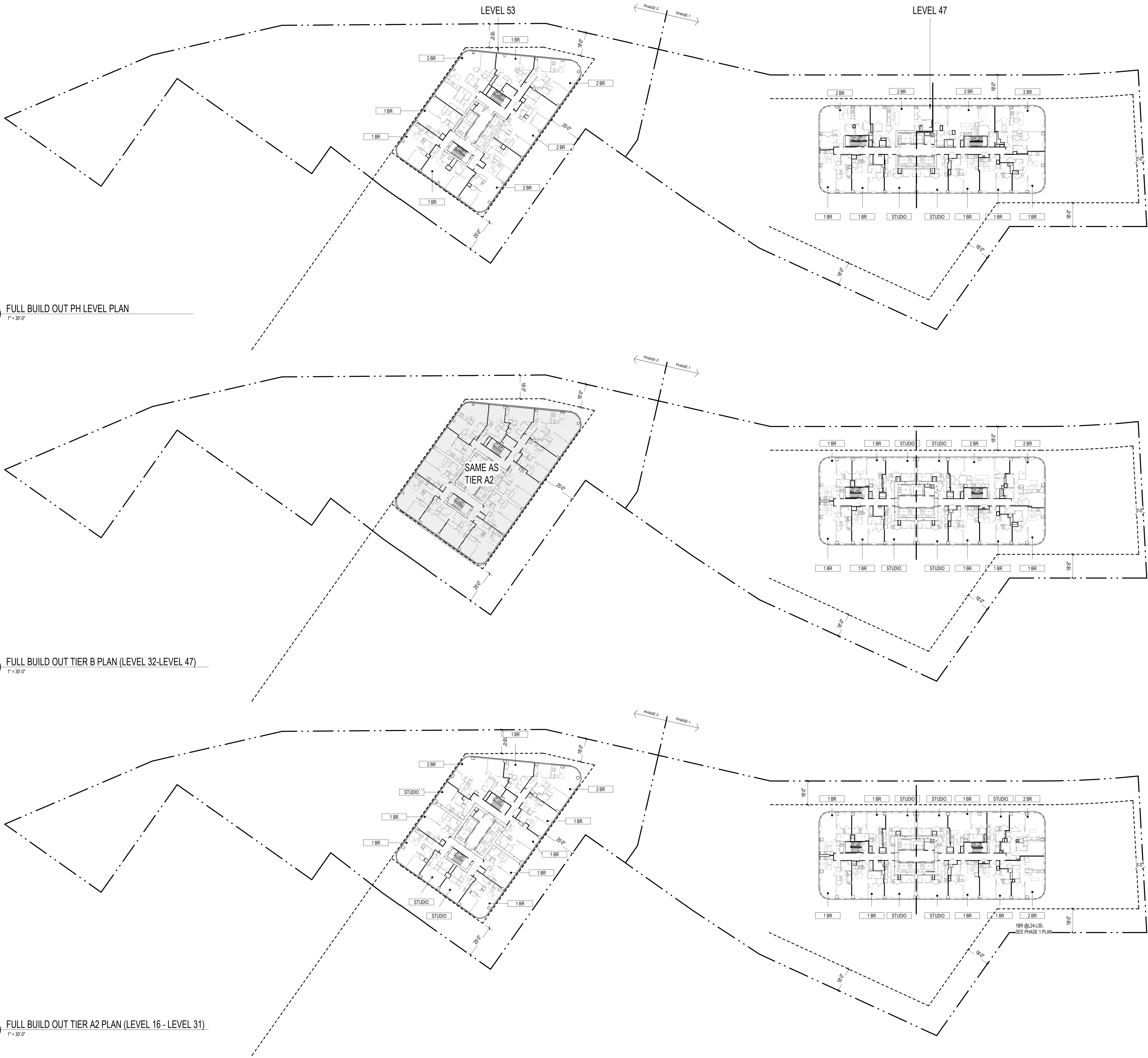
A0-013



3 FULL BUILD OUT PH LEVEL PLAN  
1" = 30'-0"

2 FULL BUILD OUT TIER B PLAN (LEVEL 32-LEVEL 47)  
1" = 30'-0"

1 FULL BUILD OUT TIER A2 PLAN (LEVEL 16 - LEVEL 31)  
1" = 30'-0"



LEGEND

PROPERTY LINE  
SETBACK LINE

GENERAL NOTES

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KEYED NOTES

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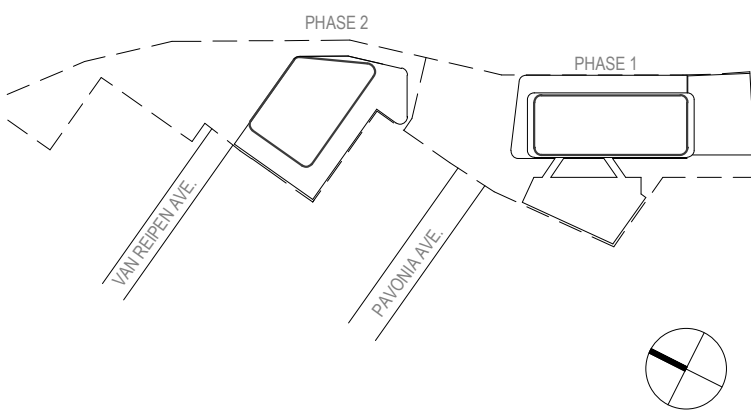
LERCH BATES

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1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:

FULL BUILD OUT TYP.  
RESIDENTIAL LEVEL PLANS

DRAWING NO:

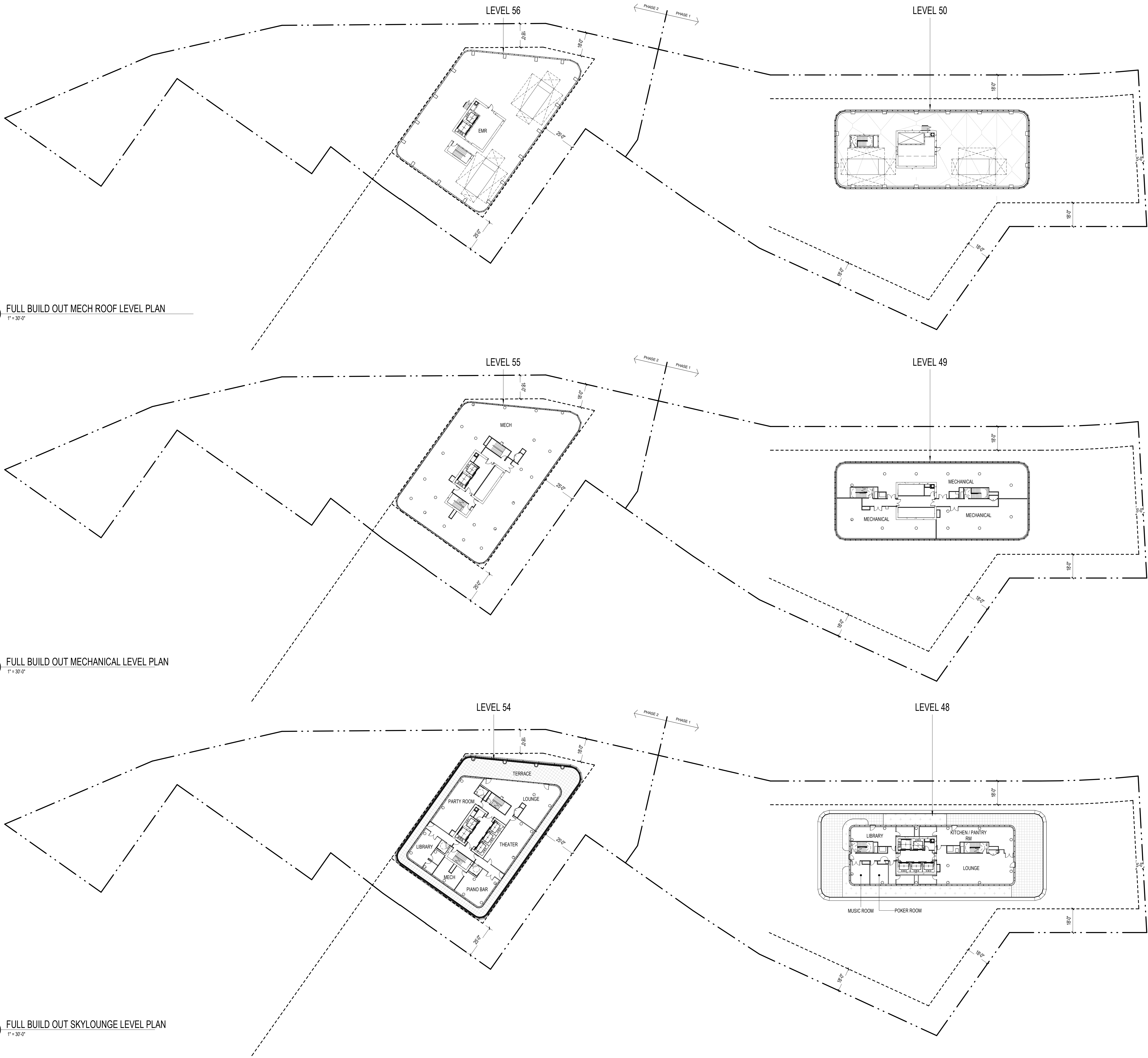
A0-014



2 FULL BUILD OUT MECH ROOF LEVEL PLAN  
1" = 30'-0"

1 FULL BUILD OUT MECHANICAL LEVEL PLAN  
1" = 30'-0"

3 FULL BUILD OUT SKYLOUNGE LEVEL PLAN  
1" = 30'-0"



LEGEND

PROPERTY LINE  
SETBACK LINE

GENERAL NOTES

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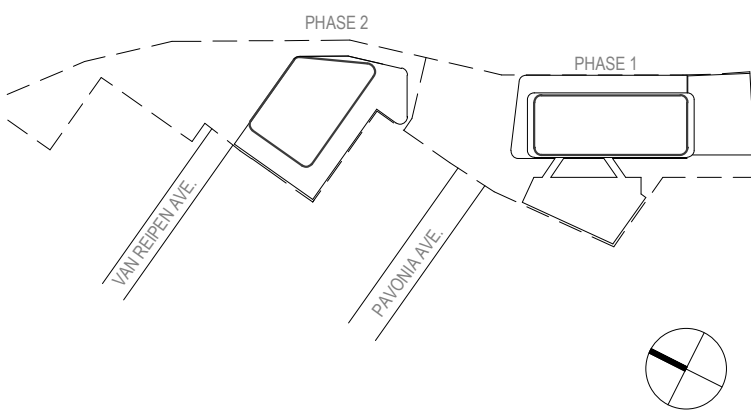
LERCH BATES

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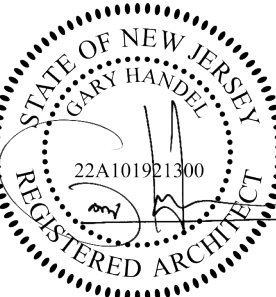
NO. DATE REVISION

07/22/2022 PRELIMINARY & FINAL MAJOR SITE PLAN  
1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
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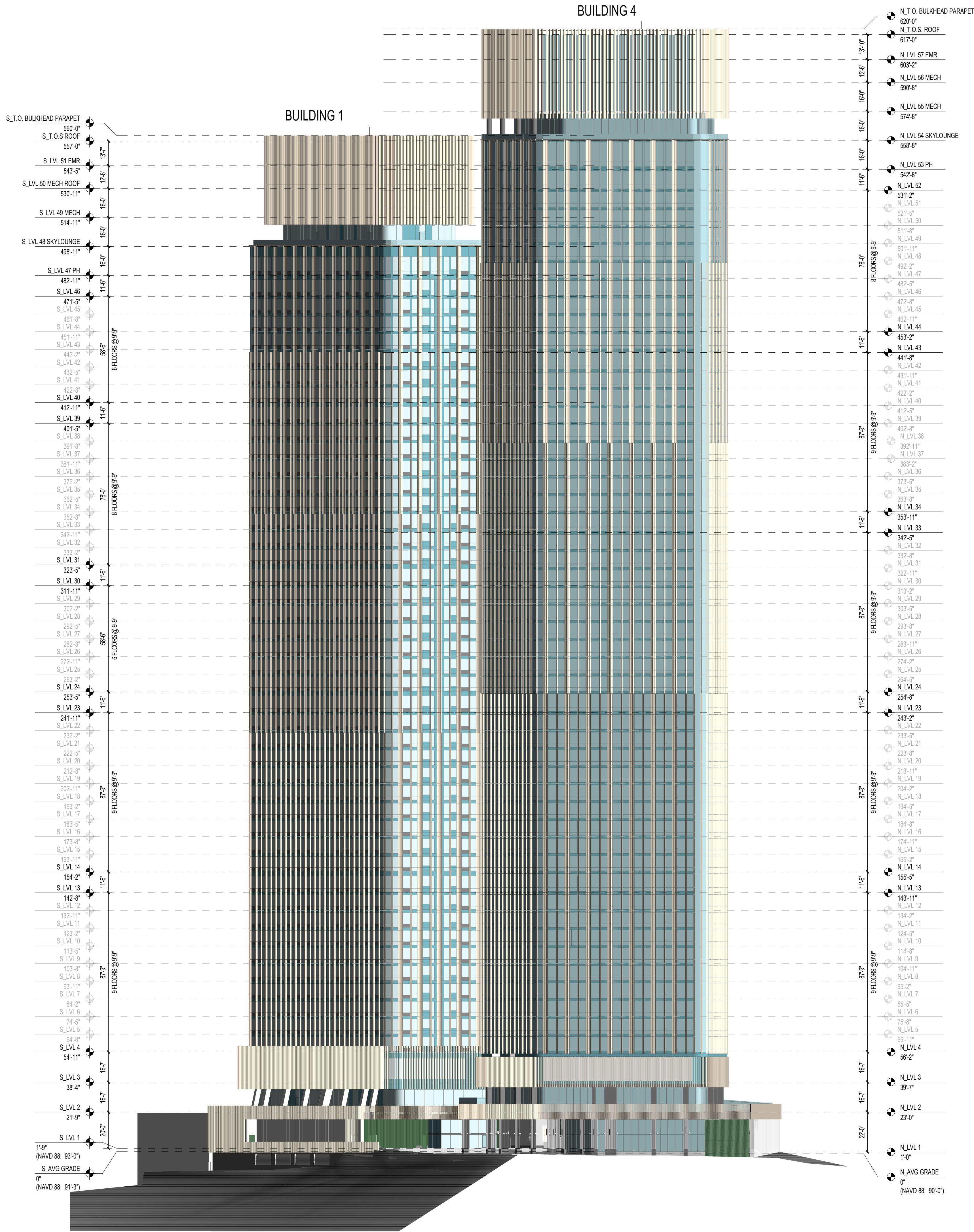
DRAWING TITLE:

FULL BUILD OUT  
SKYLOUNGE, MECH &  
ROOF LEVEL PLAN

DRAWING NO:

A0-015





1 FULL BUILD OUT NORTH ELEVATION  
1" = 30'-0"

LEGEND

- VISION GLASS
- SHADOW BOX
- PAINTED METAL
- LOUVER
- COLUMN CLADDING
- PAINTED MURAL
- GLAZED TILE
- STONE BASE
- PAINTED METAL PANEL

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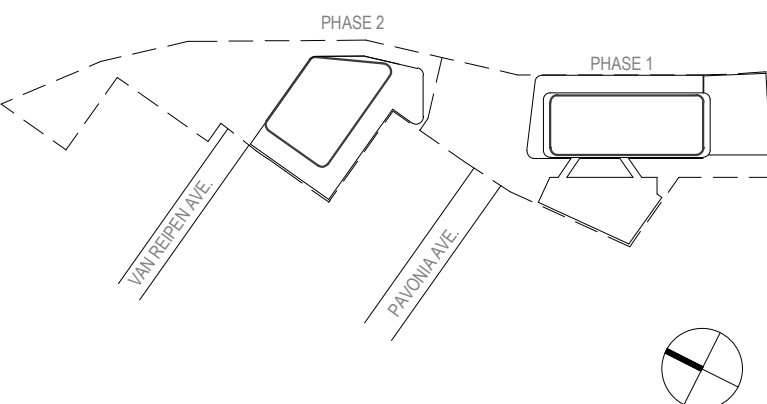
FACADE MAINTENANCE

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NO. DATE REVISION

1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
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KEY PLAN



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PROJECT NO. 1595  
SEAL & SIGNATURE



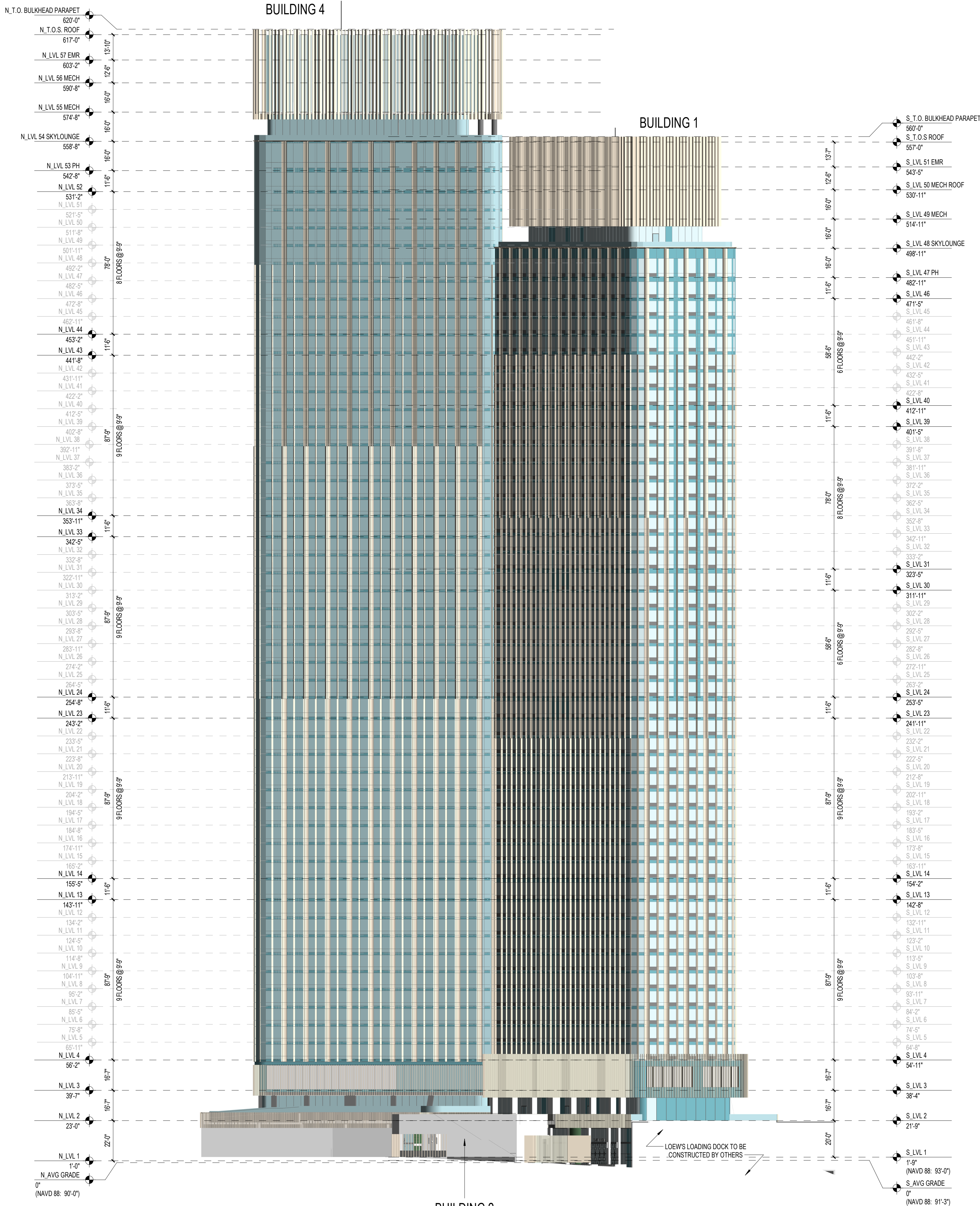
DRAWING TITLE:

NORTH SITE ELEVATION

DRAWING NO:

A0-200





1 FULL BUILD OUT SOUTH ELEVATION  
1" = 30'-0"

LEGEND

- VISION GLASS
- SHADOW BOX
- PAINTED METAL
- LOUVER
- COLUMN CLADDING
- PAINTED METAL
- GLAZED TILE
- STONE BASE
- PAINTED METAL PANEL

# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404: LOTS 34, 35, 41  
BLOCK 10601: LOTS 38, 39, 41

OWNER

KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT

HANDEL ARCHITECTS, LLP  
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IN COLLABORATION WITH

MAJOR ARCHITECTURE DPC  
465 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER

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New York, NY 10005  
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MEP ENGINEER

KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT

LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT

MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

TRAFFIC ENGINEER

PHILIP HABIB & ASSOCIATES  
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New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION

VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

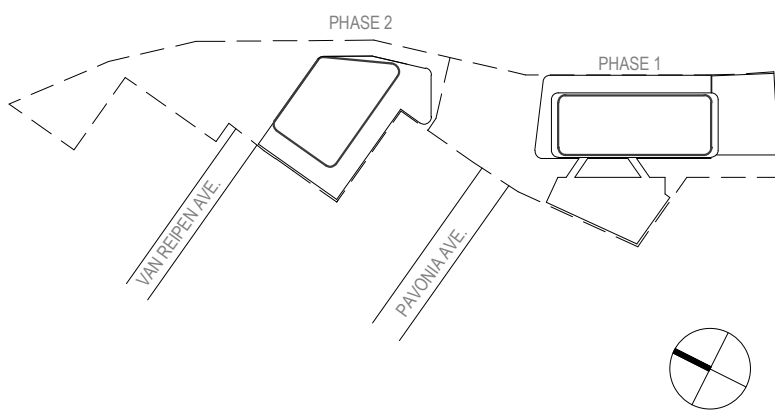
FACADE MAINTENANCE

LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO. DATE REVISION

07/22/2022 PRELIMINARY & FINAL MAJOR SITE PLAN  
1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

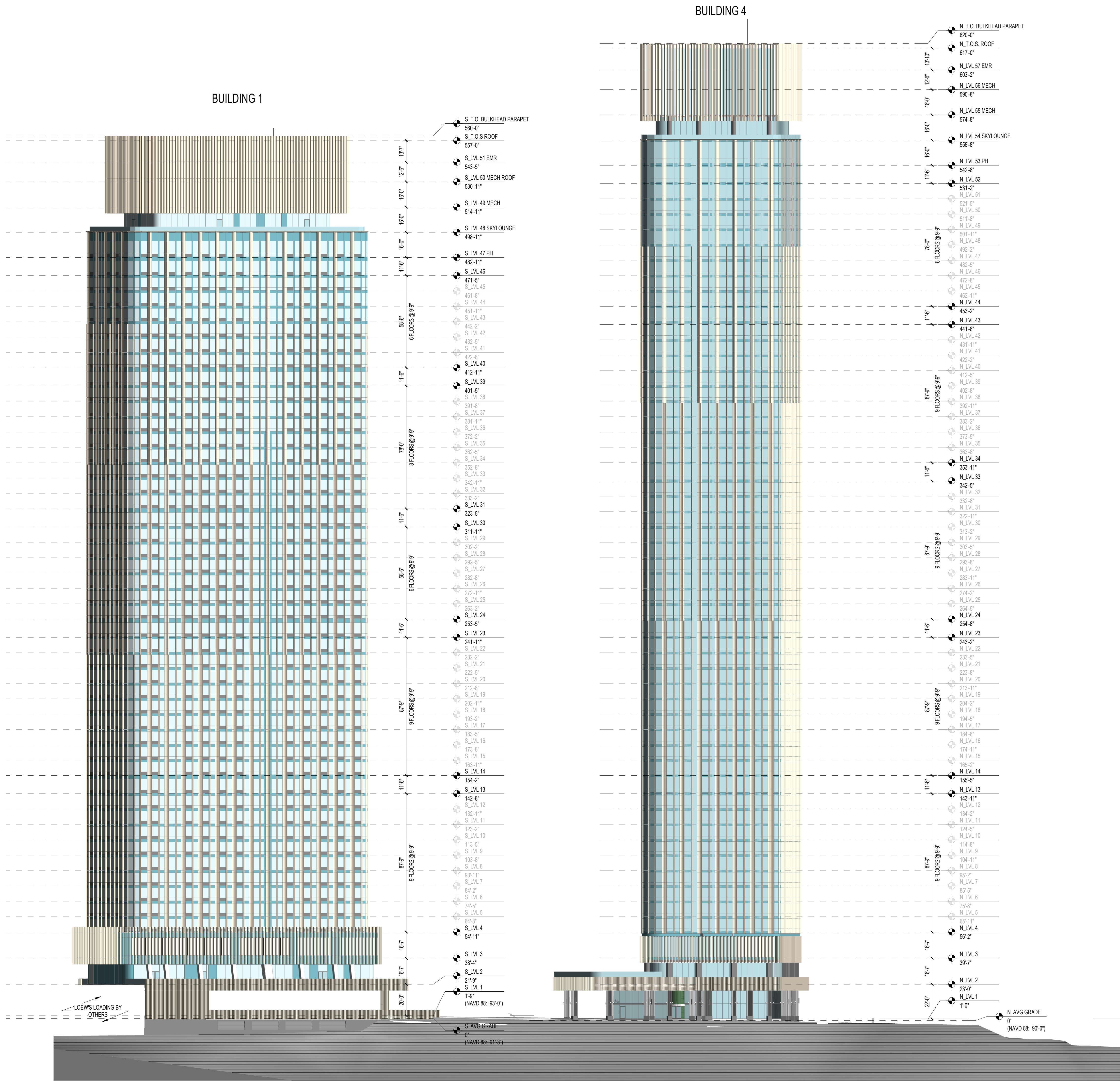


DRAWING TITLE: SOUTH SITE ELEVATION

DRAWING NO:

A0-201





1 FULL BUILD OUT EAST ELEVATION  
1" = 30'-0"

LEGEND

- VISION GLASS
- SHADOW BOX
- PAINTED METAL
- LOUVER
- COLUMN CLADDING
- PAINTED MURAL
- GLAZED TILE
- STONE BASE
- PAINTED METAL PANEL

# 808 PAVONIA

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BLOCK 10601; LOTS 38, 39, 41

OWNER

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VERTICAL TRANSPORTATION

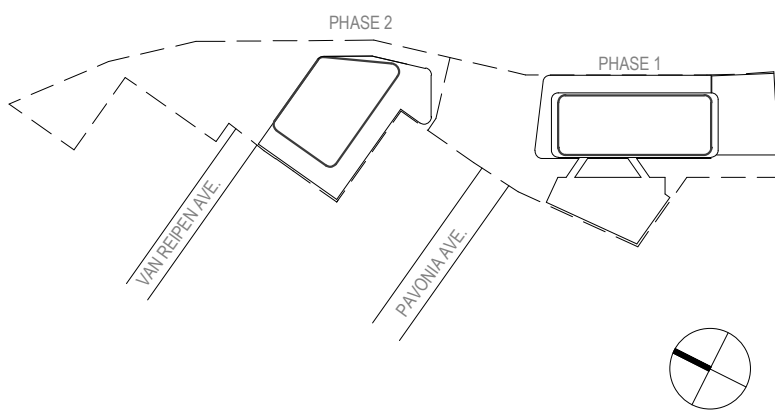
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

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LERCH BATES  
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201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

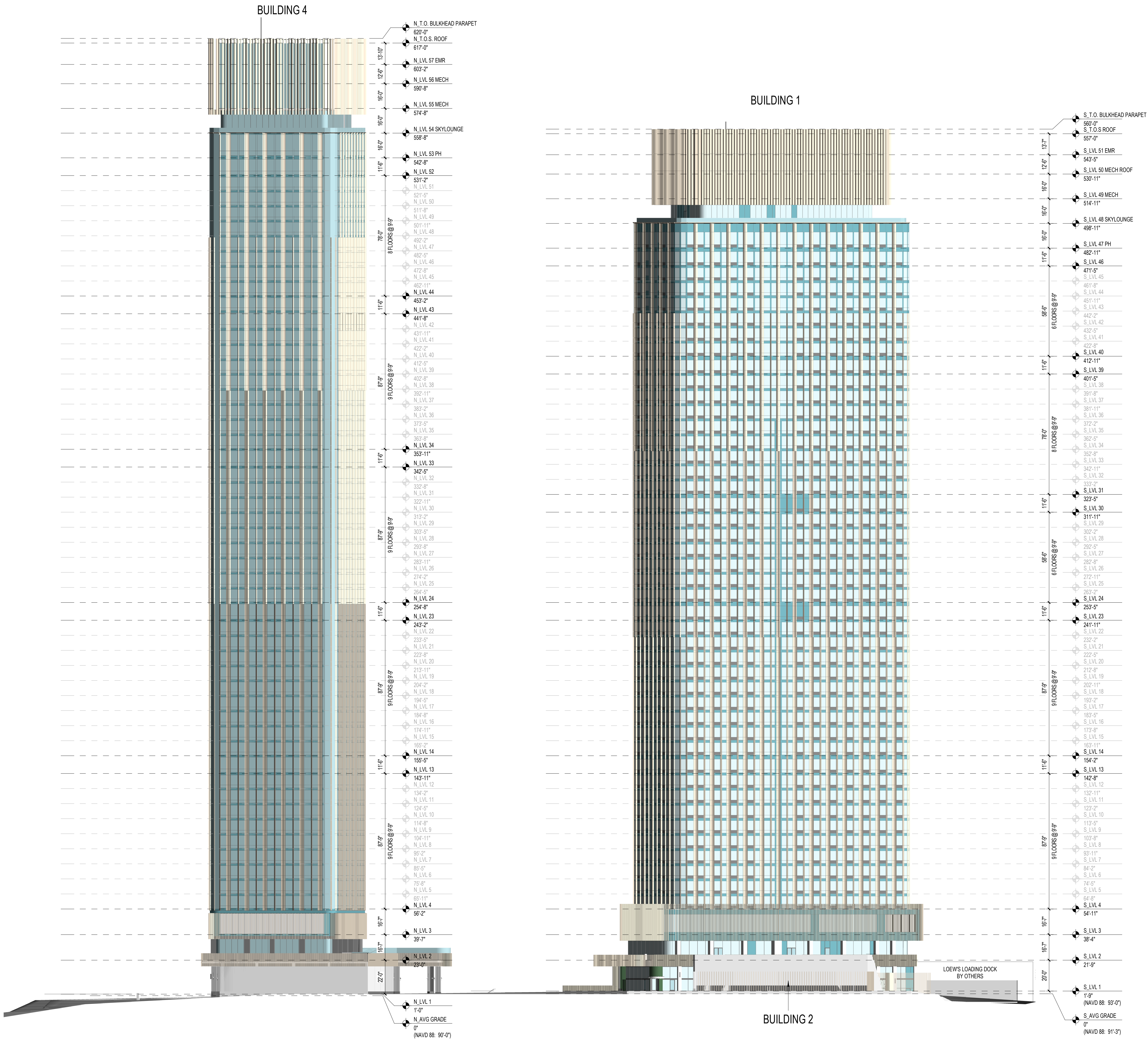


DRAWING TITLE:  
EAST SITE ELEVATION

DRAWING NO.

A0-202





1 FULL BUILD OUT WEST ELEVATION  
1" = 30'-0"

# 808 PAVONIA

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BLOCK 9404: LOTS 34, 35, 41  
BLOCK 10601: LOTS 38, 39, 41

OWNER  
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MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
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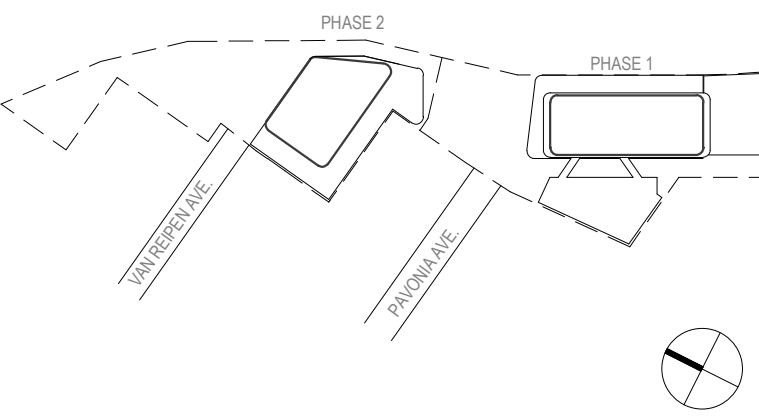
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



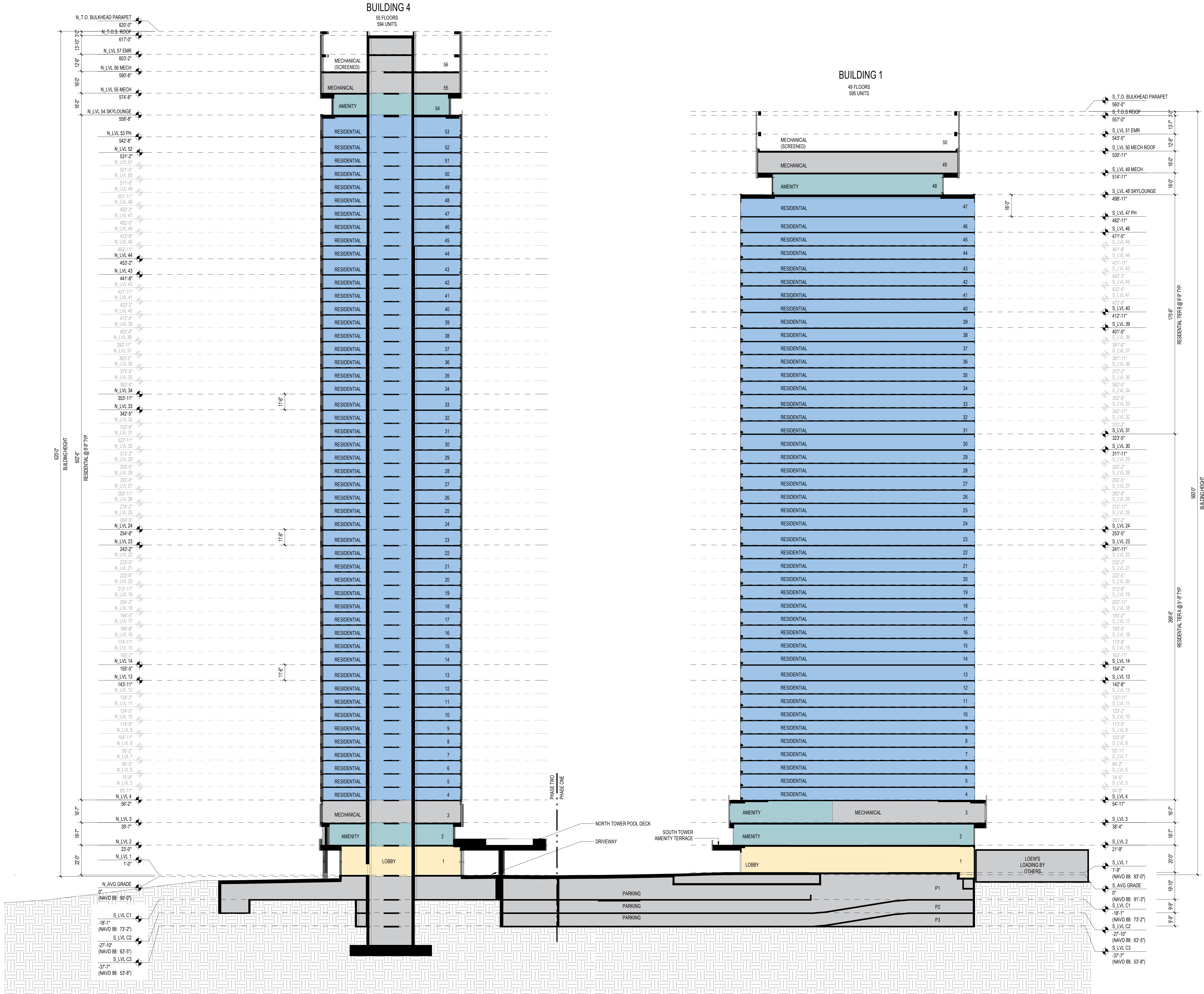
SCALE 1" = 30'-0"  
PROJECT NO: 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
WEST SITE ELEVATION

DRAWING NO:  
A0-203





LEGEND

- MECHANICAL / PARKING
- LOBBY / RETAIL
- RESIDENTIAL
- AMENITY

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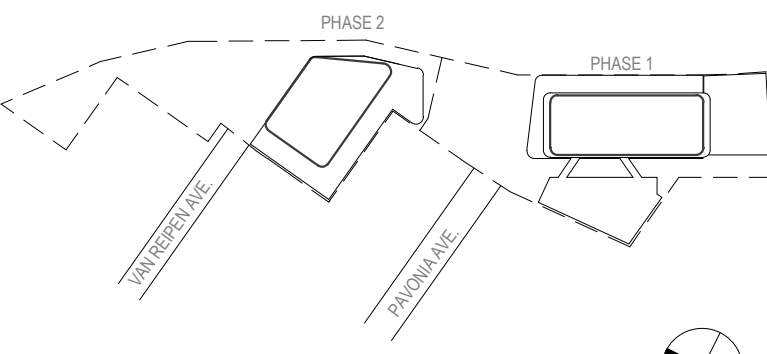
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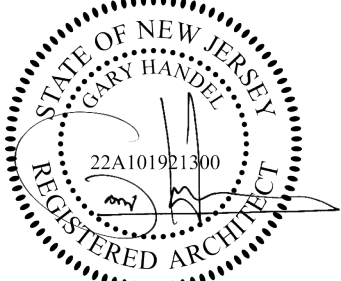
NO. DATE REVISION

07/22/2022 PRELIMINARY & FINAL MAJOR SITE PLAN  
1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:

FULL BUILD OUT SITE SECTION

DRAWING NO:

A0-300

1 FULL BUILD OUT SITE SECTION  
1" = 30'-0"





ARTICULATED METAL PANELS



GROUND FLOOR LOBBY CURTAIN WALL



GROUND FLOOR LOBBY CAFE OPERABLE FACADE



GALLERY PAINTED MURAL



PAINTED ASPHALT ARTWALK



GREEN TILE



GARAGE DOOR CORRUGATED METAL PANEL

# 808 PAVONIA

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VERTICAL TRANSPORTATION

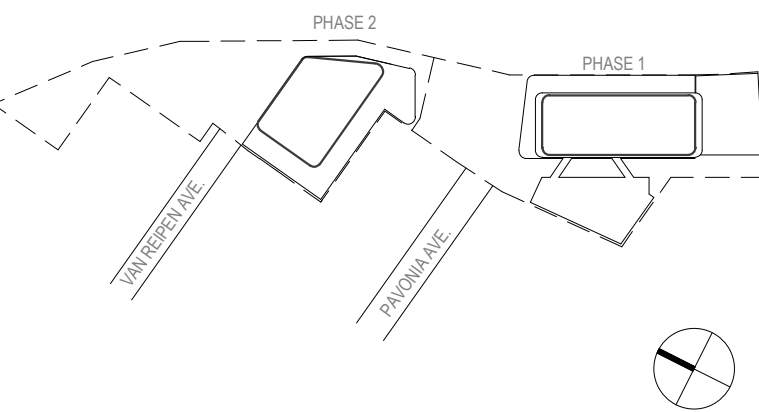
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
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	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE	
PROJECT NO:	1595
SEAL & SIGNATURE	



DRAWING TITLE:  
MATERIALS

DRAWING NO:

A0-400



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BLOCK 9404: LOTS 34, 35, 41  
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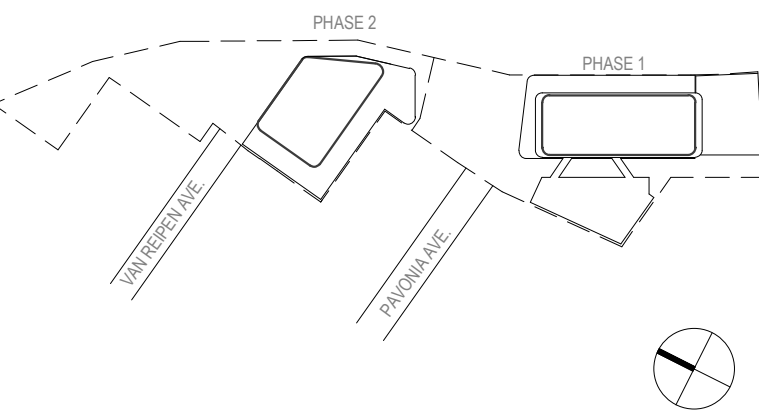
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1" = 30'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - SITE PLAN

DRAWING NO:

A1-100



808 PAVONIA

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BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

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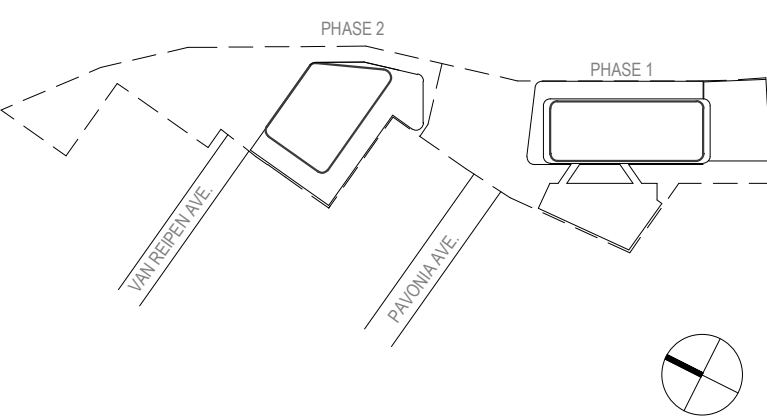
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NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

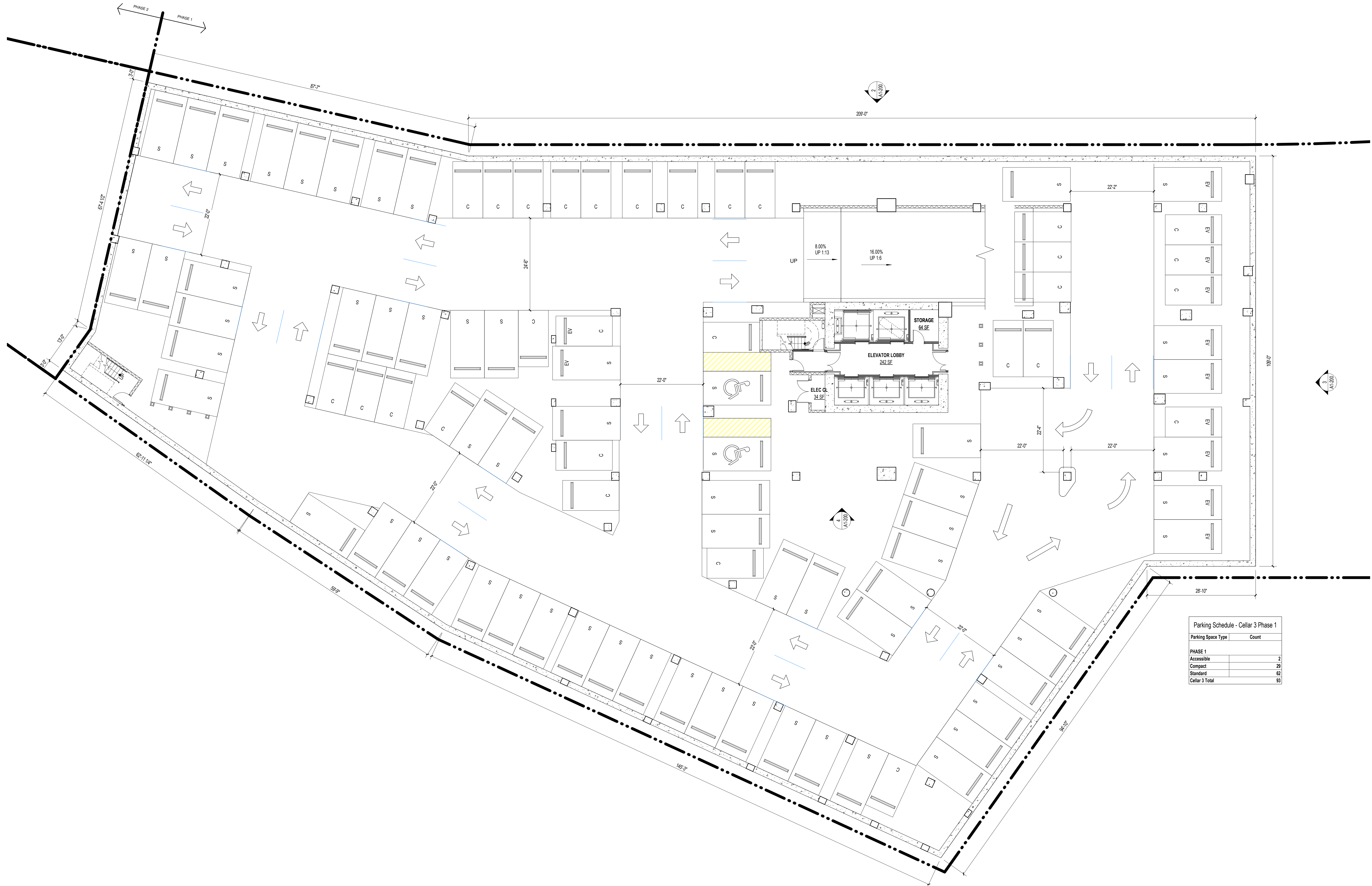


SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - CELLAR 3  
PLAN

DRAWING NO.

A1-101





808 PAVONIA

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BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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Jersey City, NJ 07302  
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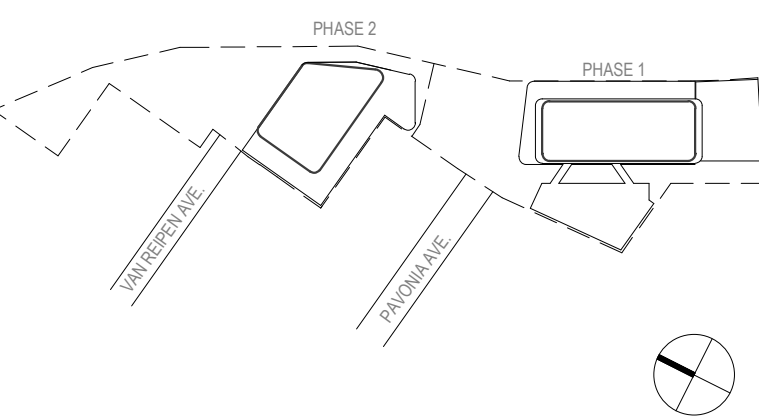
TRAFFIC ENGINEER  
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NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

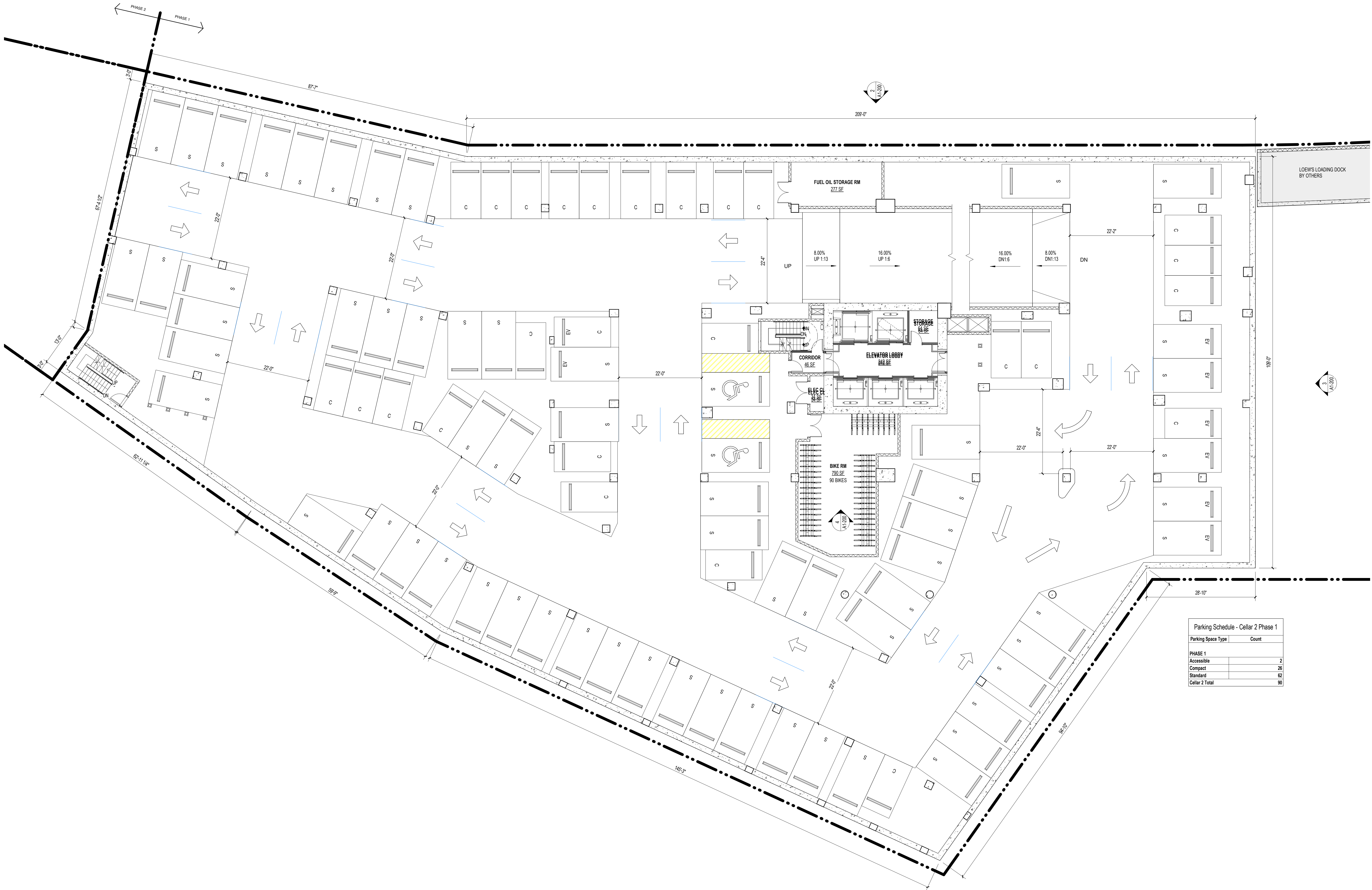


SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - CELLAR 2  
PLAN

DRAWING NO.

A1-102



Parking Schedule - Cellar 2 Phase 1	
Parking Space Type	Count
PHASE 1	
Accessible	2
Compact	26
Standard	62
Cellar 2 Total	90



808 PAVONIA

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BLOCK 9404; LOTS 34, 35, 41  
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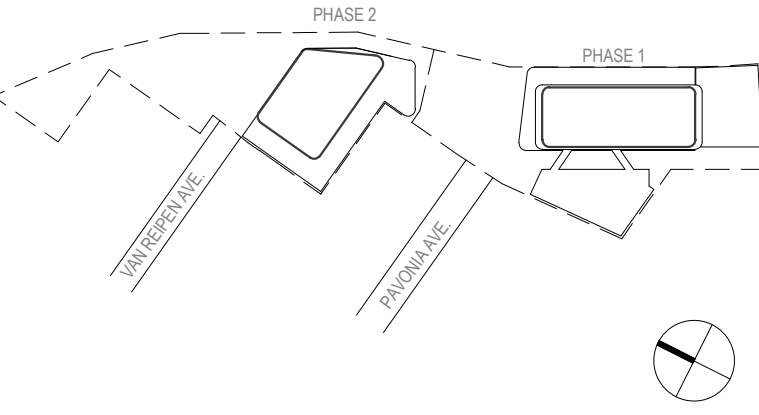
TRAFFIC ENGINEER  
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KEY PLAN

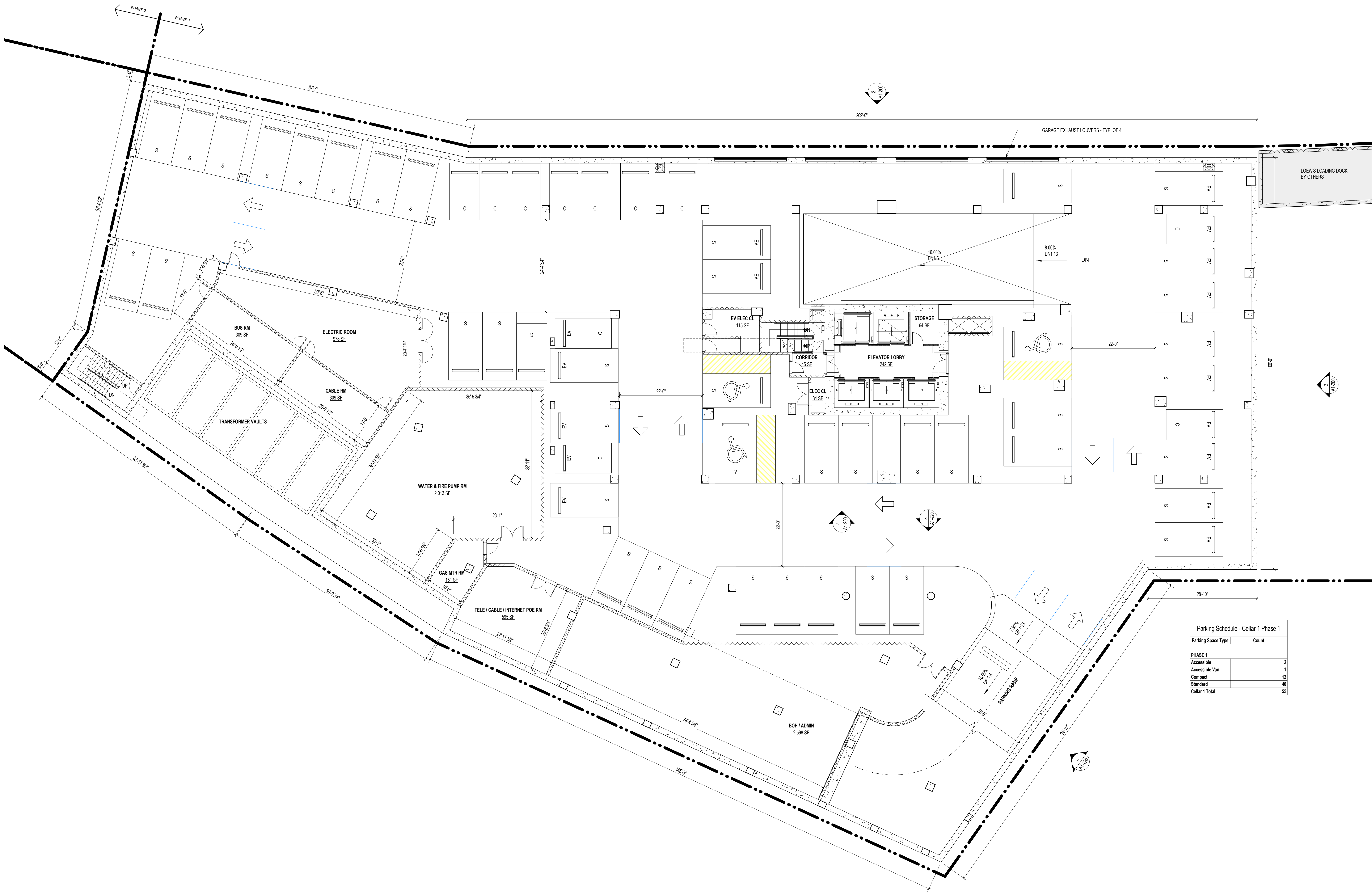


SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - CELLAR 1  
PLAN

DRAWING NO.

A1-103



Parking Schedule - Cellar 1 Phase 1	
Parking Space Type	Count
PHASE 1	
Accessible	2
Accessible Van	1
Compact	12
Standard	40
Cellar 1 Total	55



808 PAVONIA

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300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER GARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

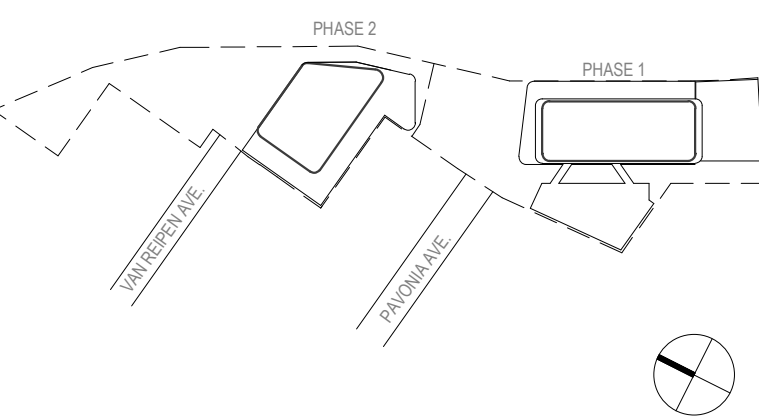
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

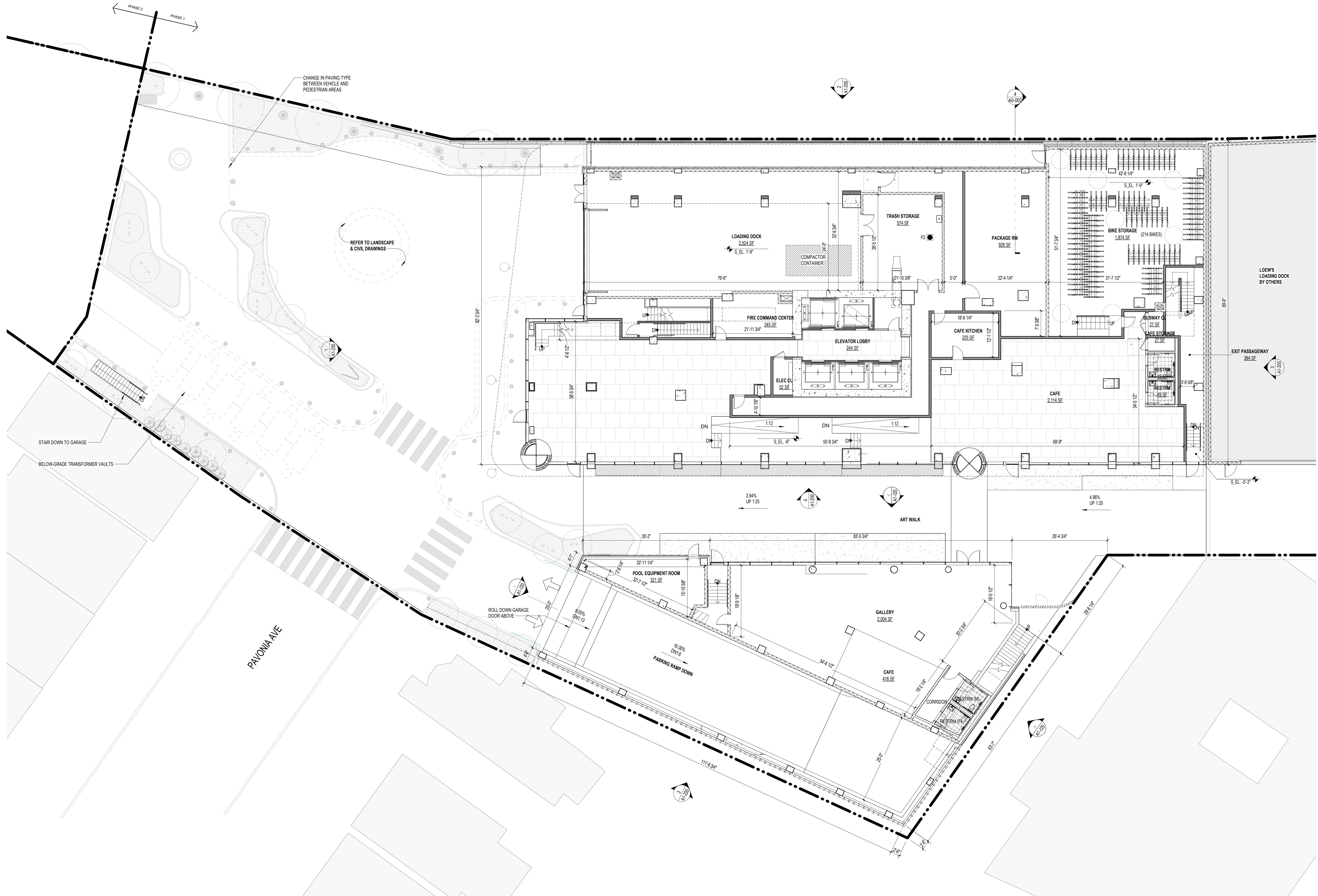


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PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - L01 PLAN

DRAWING NO:

A1-104





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT  
HANDEL ARCHITECTS, LLP  
120 Broadway, 6th Floor  
New York, NY 10271  
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IN COLLABORATION WITH  
MAJOR ARCHITECTURE DPC  
465 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER  
DESIMONE CONSULTING ENGINEERS  
140 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

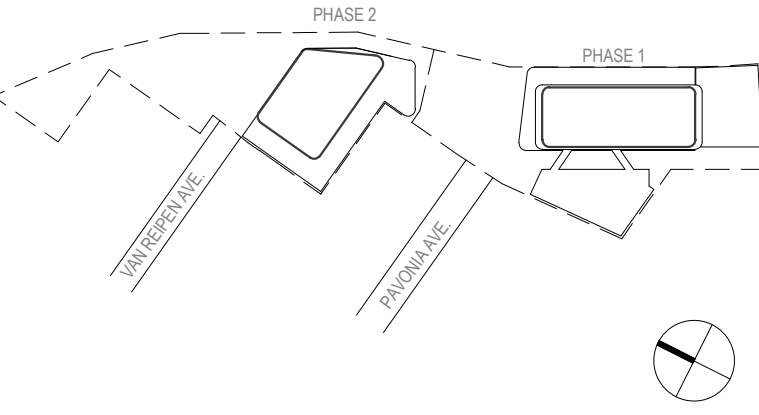
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

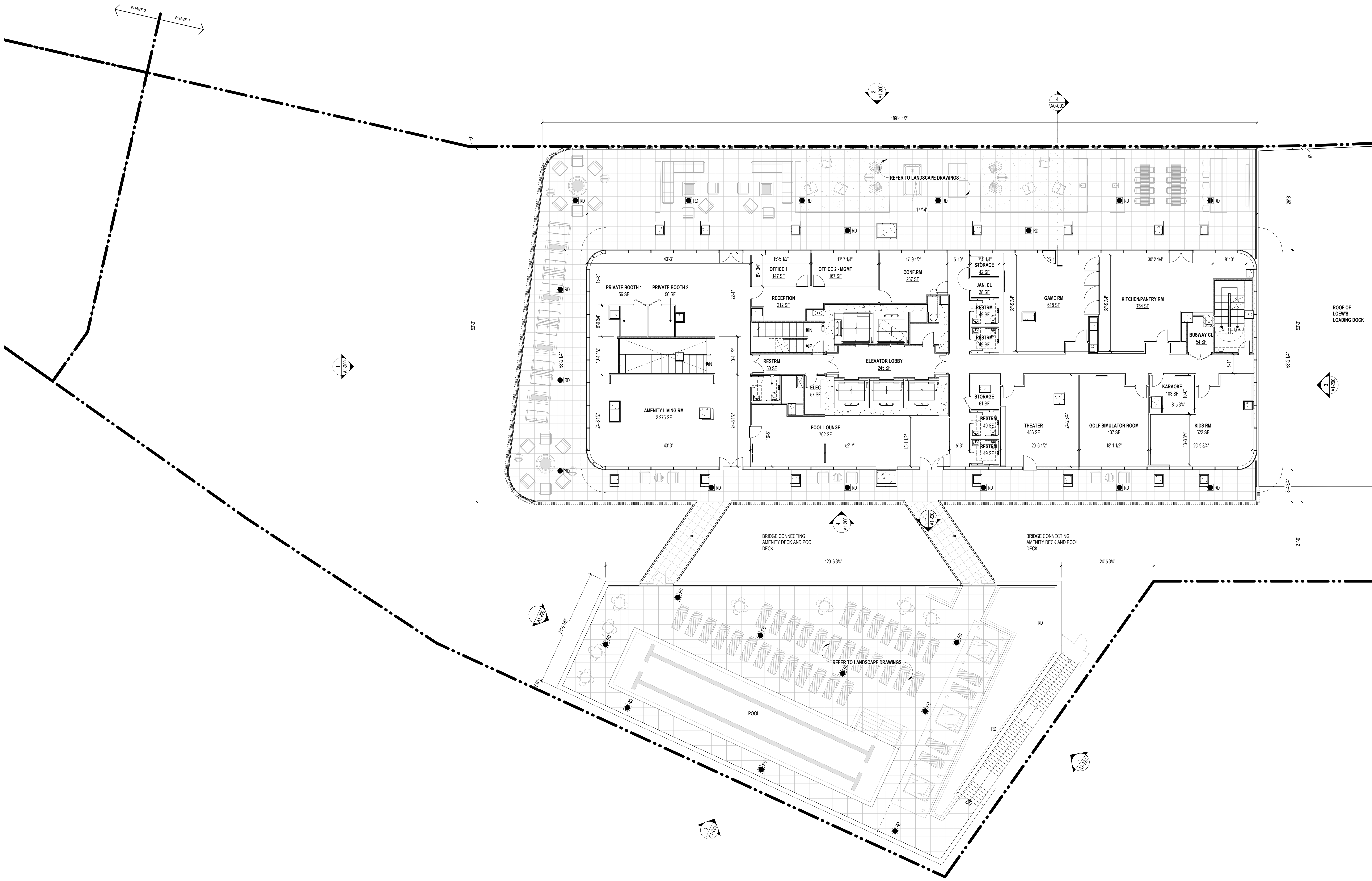


SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - L02 PLAN

DRAWING NO.

A1-105





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT  
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120 Broadway, 6th Floor  
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STRUCTURAL ENGINEER  
DESIMONE CONSULTING ENGINEERS  
140 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

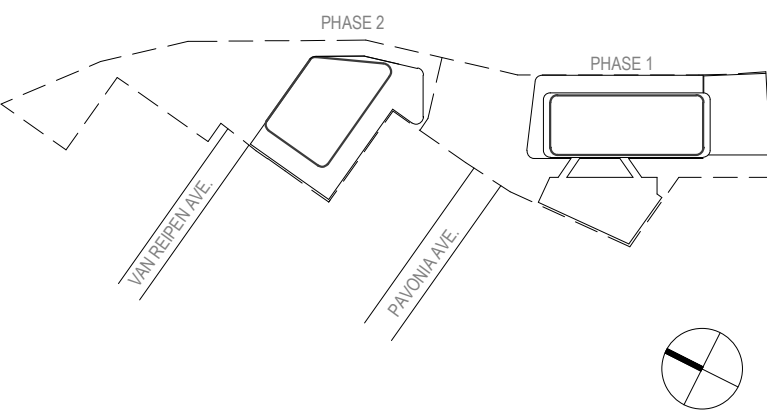
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

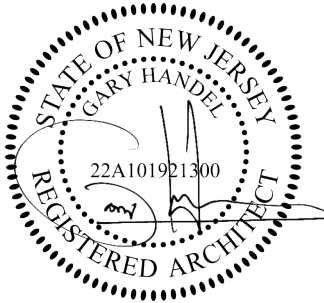
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



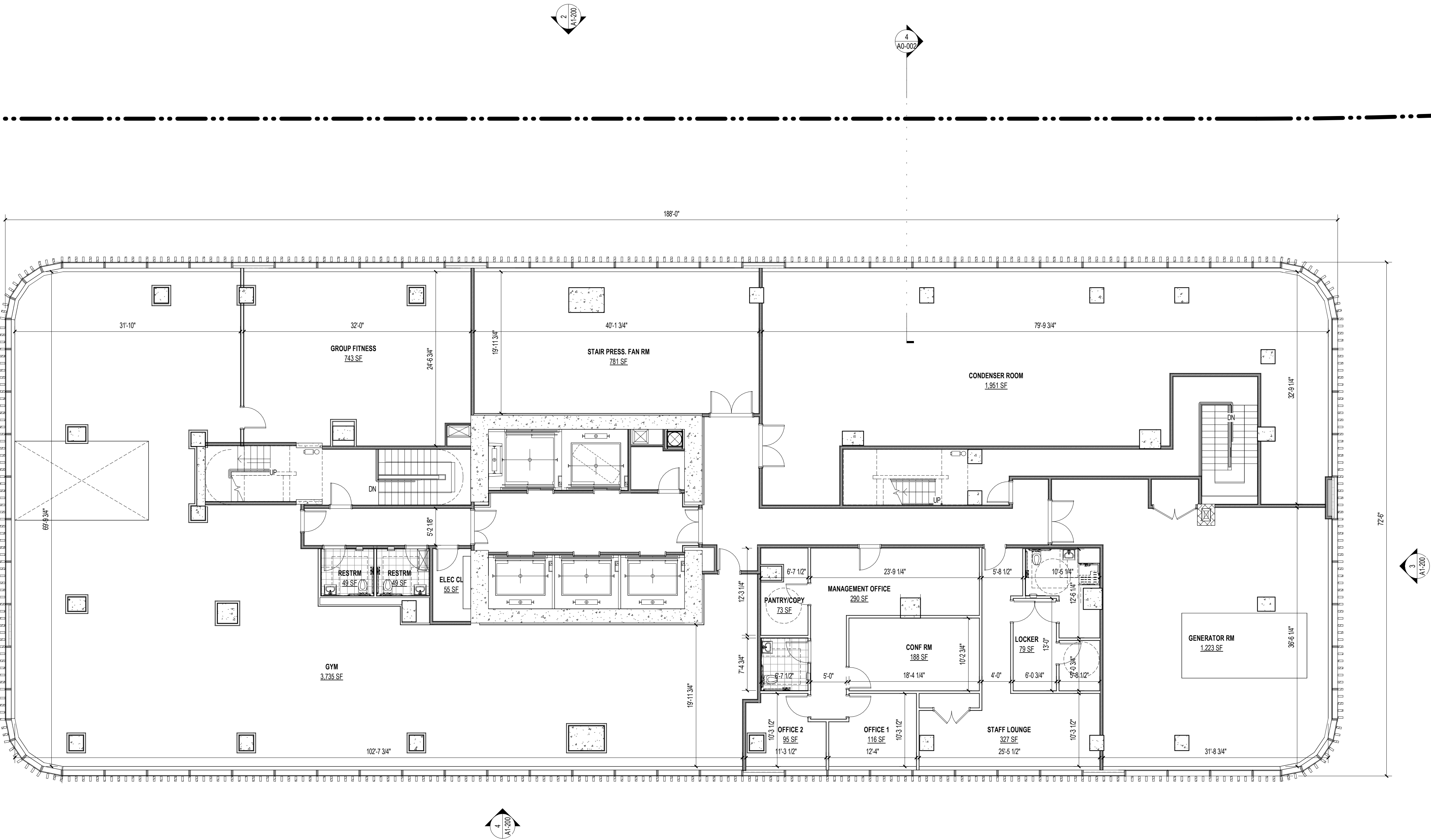
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PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 1 - L03 PLAN

DRAWING NO:

A1-106





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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Jersey City, NJ 07302  
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New York, NY 10005  
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KEA Engineers  
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CIVIL ENGINEER CONSULTANT  
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Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

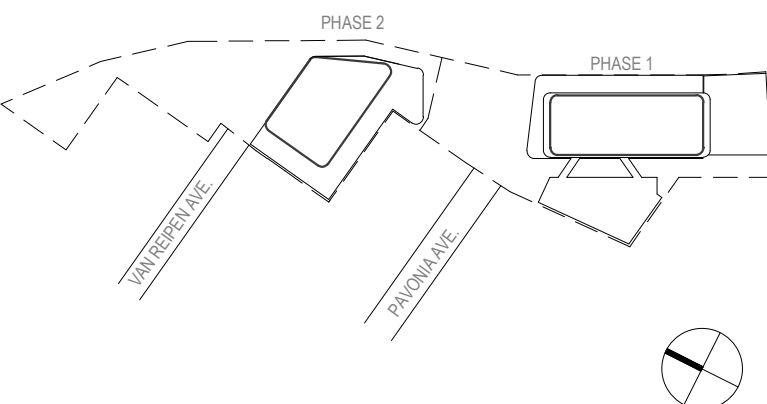
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

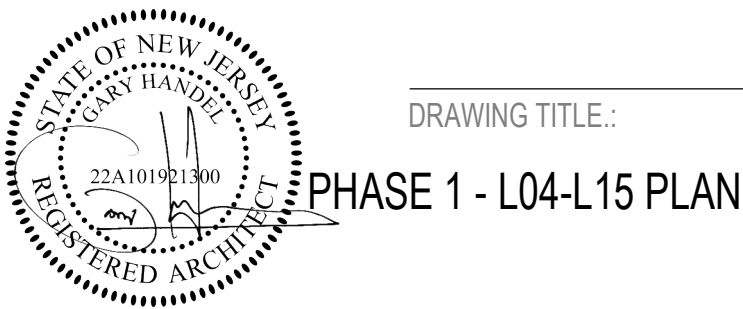
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

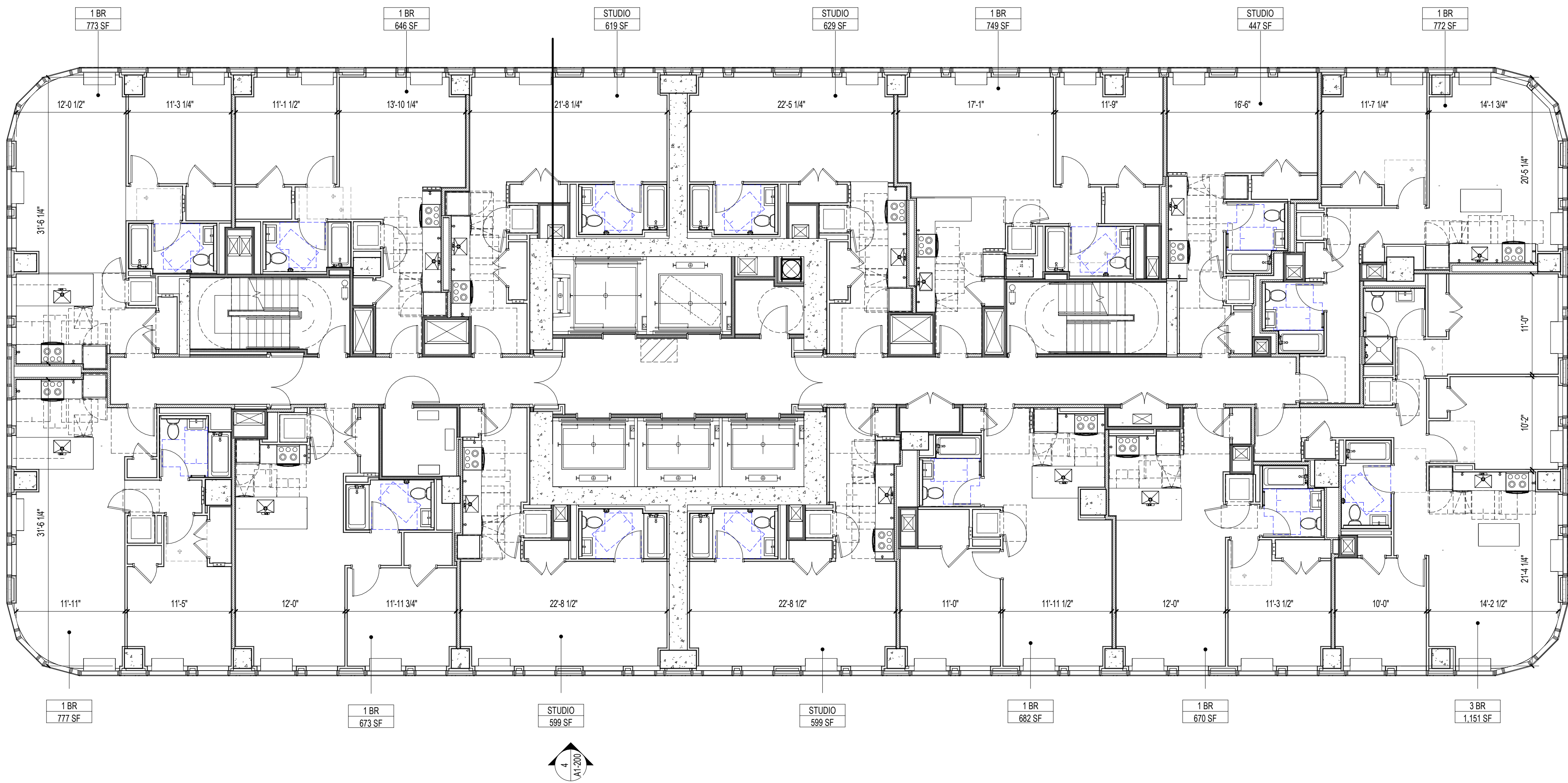


SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO:

A1-107





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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KEA Engineers  
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Iselin, NJ 08830  
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CIVIL ENGINEER CONSULTANT  
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973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

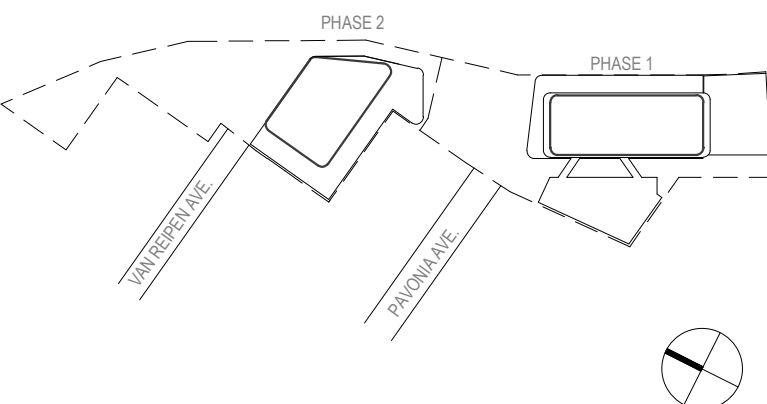
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

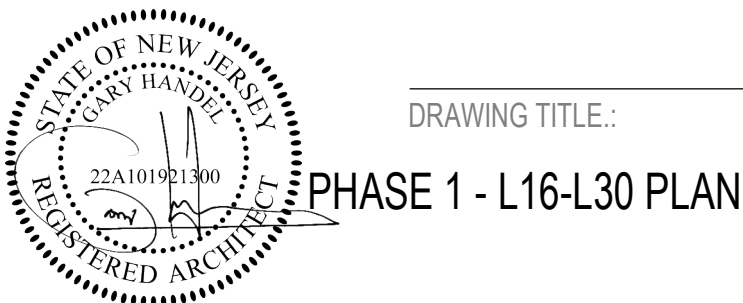
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

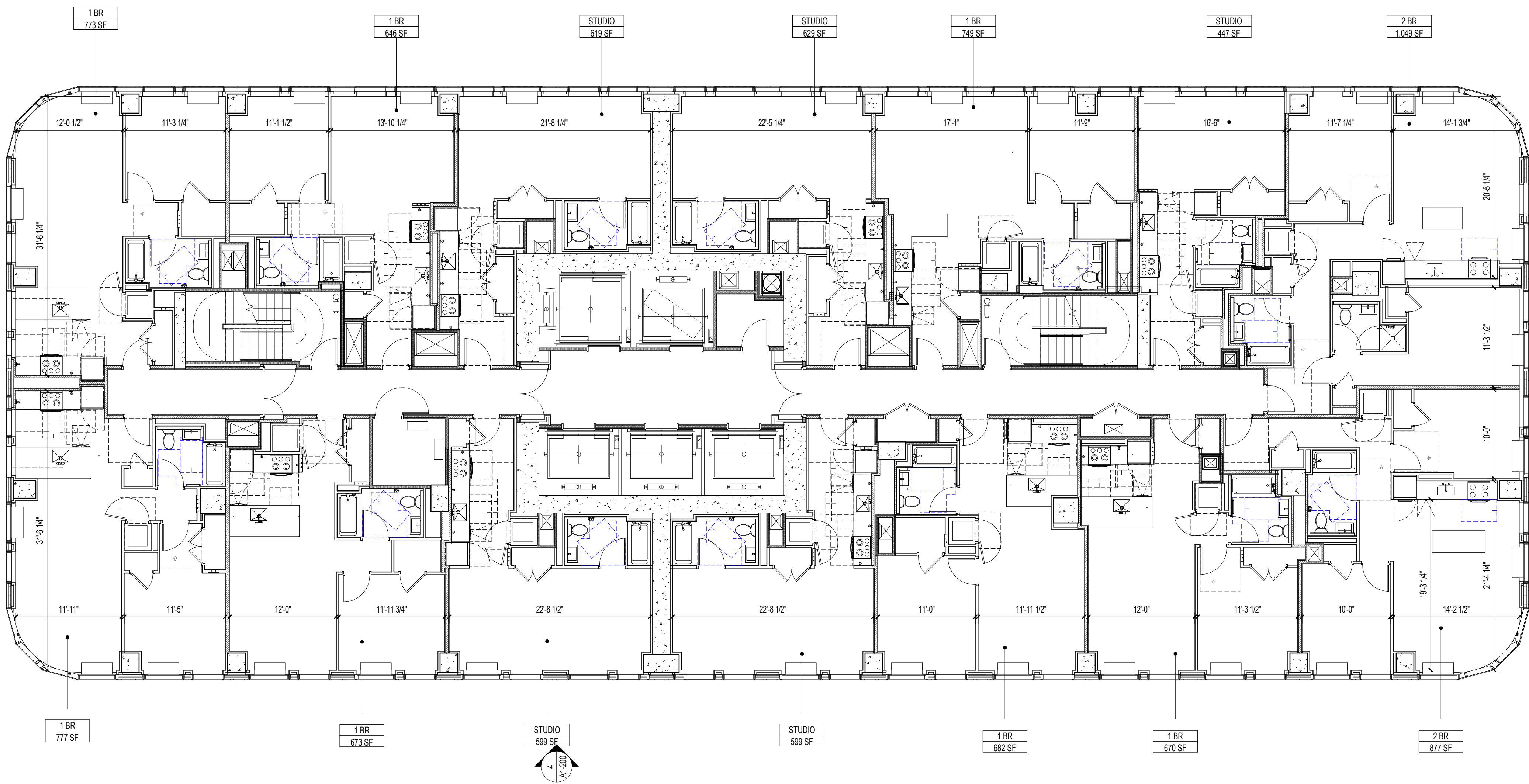


SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO:

A1-108





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

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Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

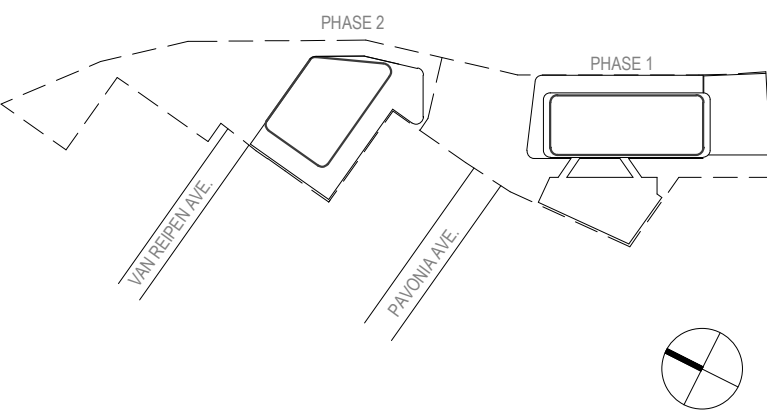
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

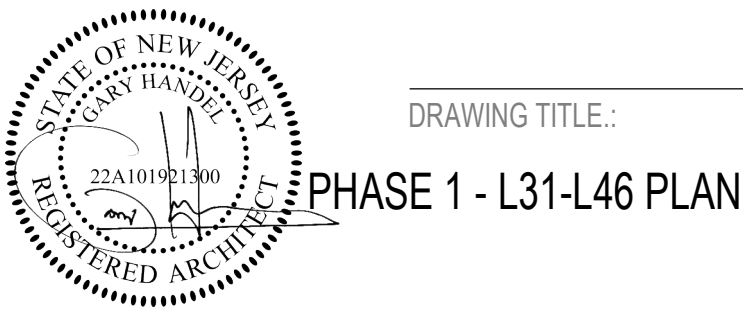
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

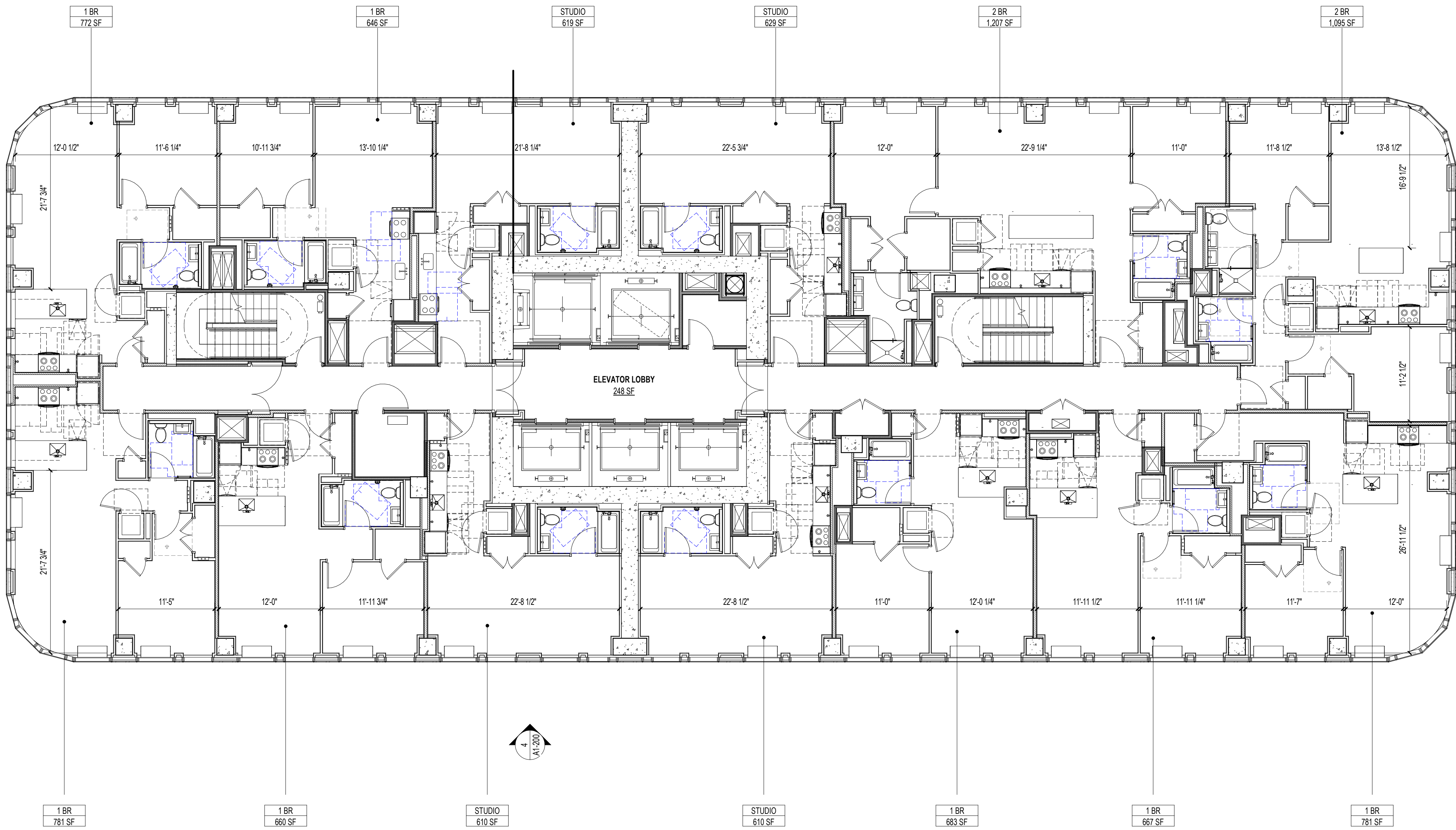


SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO.

A1-109





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
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New York, NY 10005  
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KEA Engineers  
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Iselin, NJ 08830  
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300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

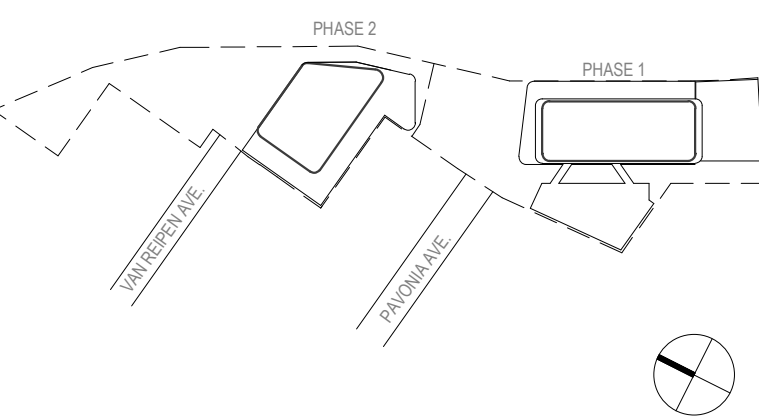
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

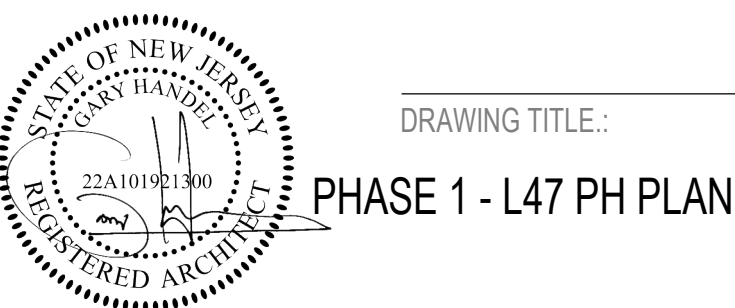
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO:

A1-110





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

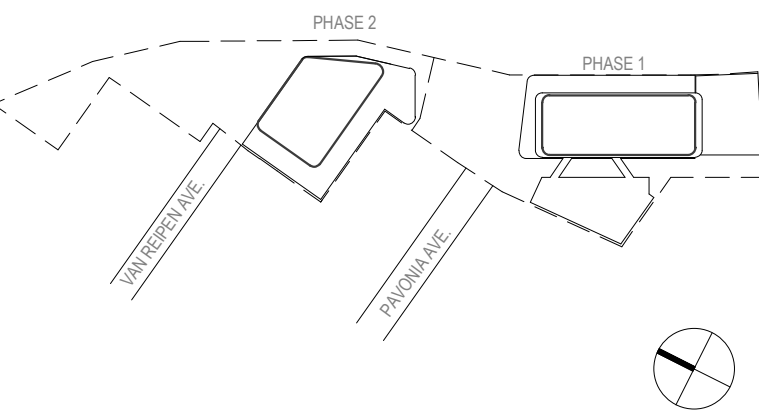
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

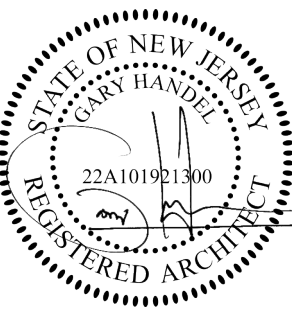
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO: 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 1 - L48  
SKYLOUNGE LEVEL  
PLAN

DRAWING NO:

A1-111



808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT  
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120 Broadway, 6th Floor  
New York, NY 10271  
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465 Marin Blvd, 2nd Floor  
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Jersey City, NJ 07302  
732.528.0664

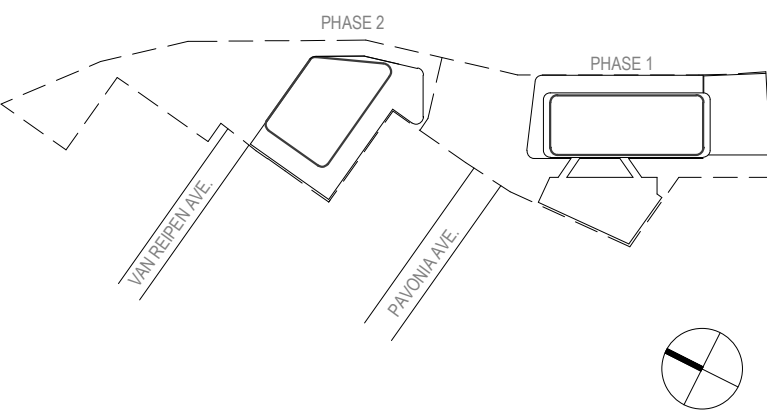
TRAFFIC ENGINEER  
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East Hanover, NJ 07936  
973.994.9220

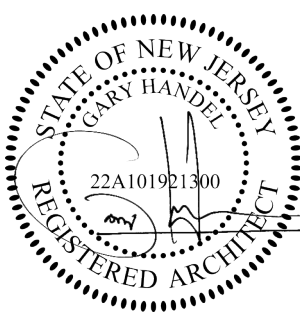
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



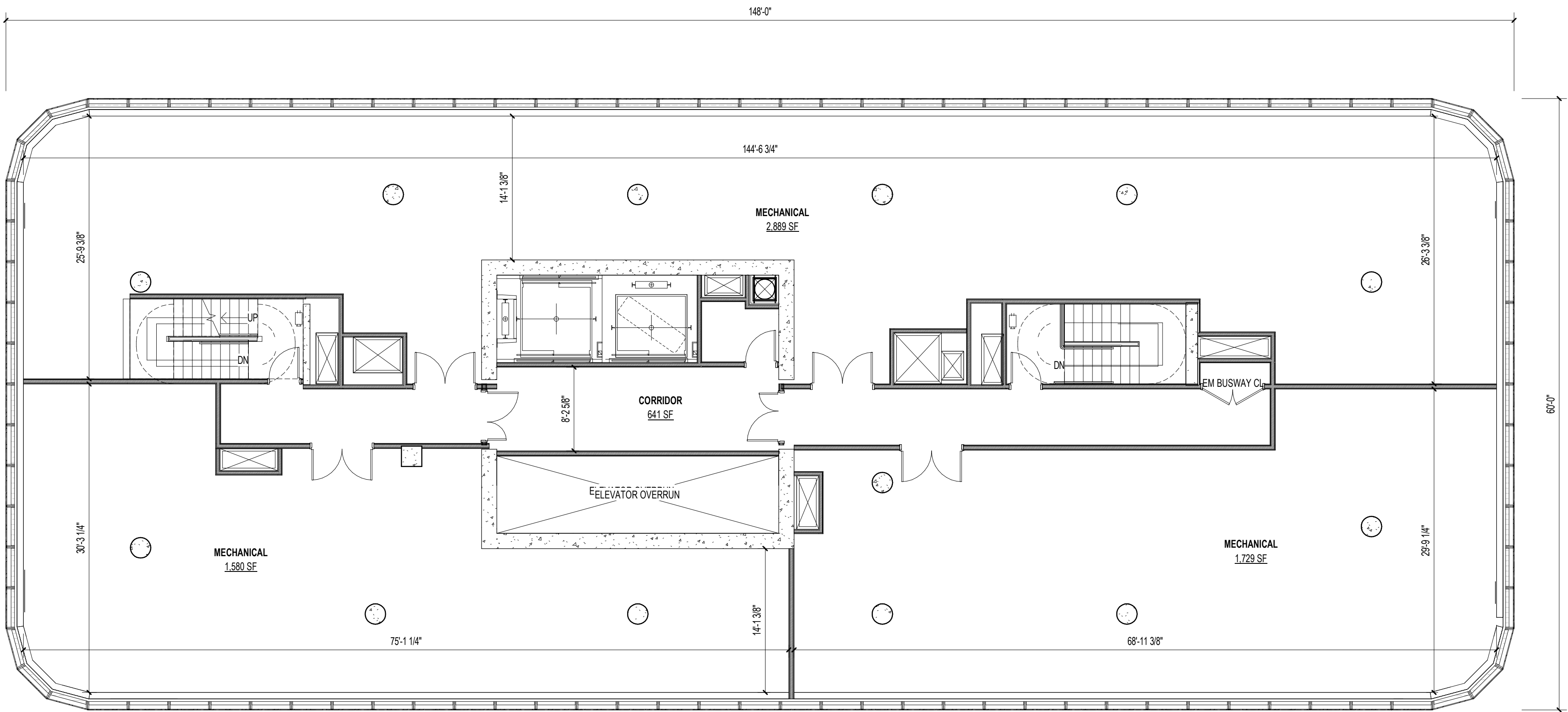
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PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 1 - L49  
MECHANICAL LEVEL  
PLAN

DRAWING NO:

A1-112





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
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MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
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732.528.0664

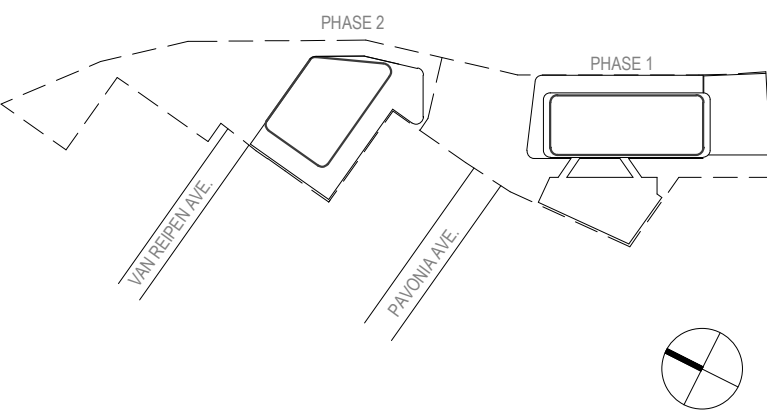
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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VERTICAL TRANSPORTATION  
VDA  
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East Hanover, NJ 07936  
973.994.9220

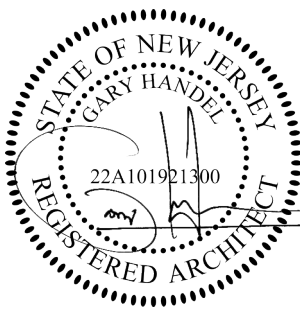
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



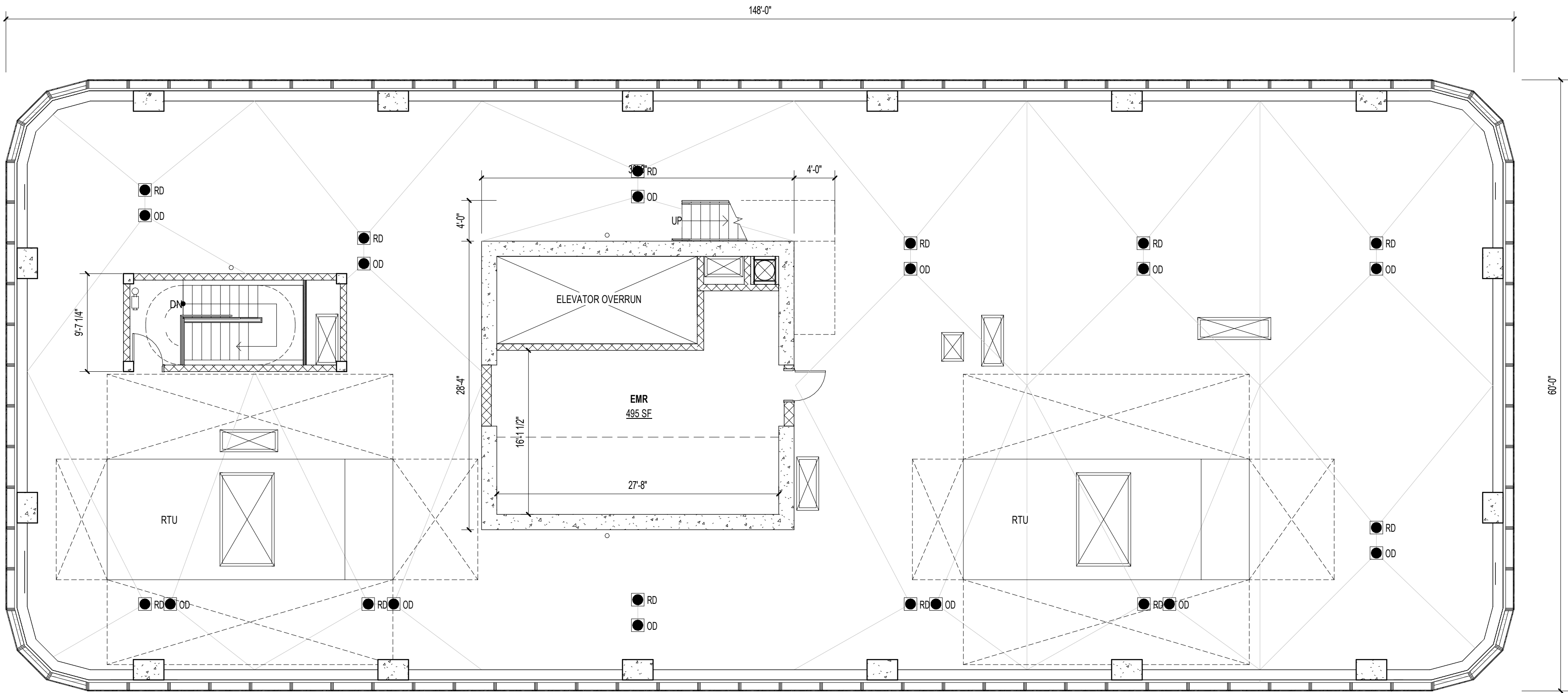
SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 1 - L50  
MECHANICAL LEVEL  
PLAN

DRAWING NO:

A1-113





8 PAVONIA AVE, JERSEY CITY, NJ 07306  
 DCK 9404; LOTS 34, 35, 41  
 DCK 10601; LOTS 38, 39, 41

ANDERSON ARCHITECTS, LLP  
20 Broadway, 6th Floor  
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MAJOR ARCHITECTURE DPC  
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46.904.8885

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ESIMONE CONSULTING ENGINEERS  
40 Broadway, 25th Floor  
New York, NY 10005  
12.532.2211

EA Engineers  
86 Wood Ave South, 1st Floor  
Linden, NJ 08830  
32.635.0044

**ANGAN**  
100 Kimball Drive, 4th Floor  
Fairfield, NJ 07004  
73.560.4900

**MELILLO BAUER CARMAN**  
95 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
32.528.0664

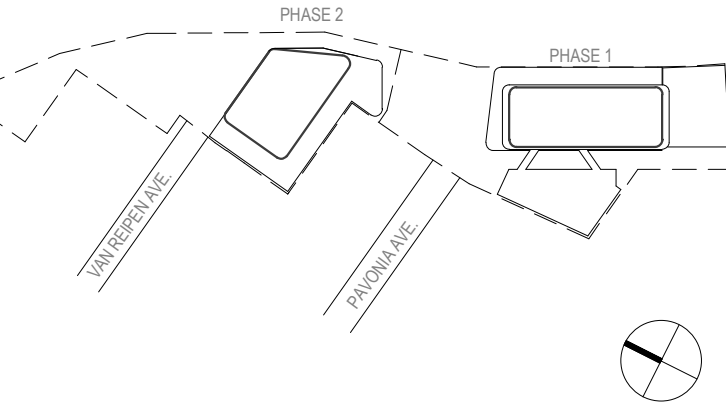
**HILIP HABIB & ASSOCIATES**  
02 Madison Ave, 11th Floor  
New York, NY 10016  
12.929.5656

DA  
20 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
73.994.9220

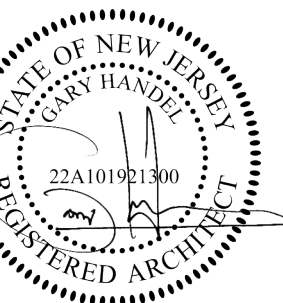
**ERCH BATES**  
430 Broadway, Suite 908  
New York, NY 10018  
01.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

## KEY PLAN



SCALE	1/8" = 1'-0"
PROJECT NO:	1595
DATE & SIGNATURE	



DRAWING TITLE::  
PHASE 1 - L51 EMR  
PLAN

RAWING NO

A1-114



808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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KEA Engineers  
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CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

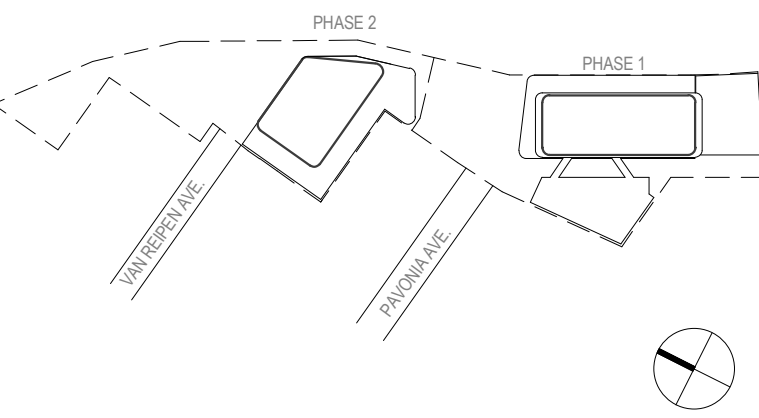
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

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VDA  
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973.994.9220

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New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



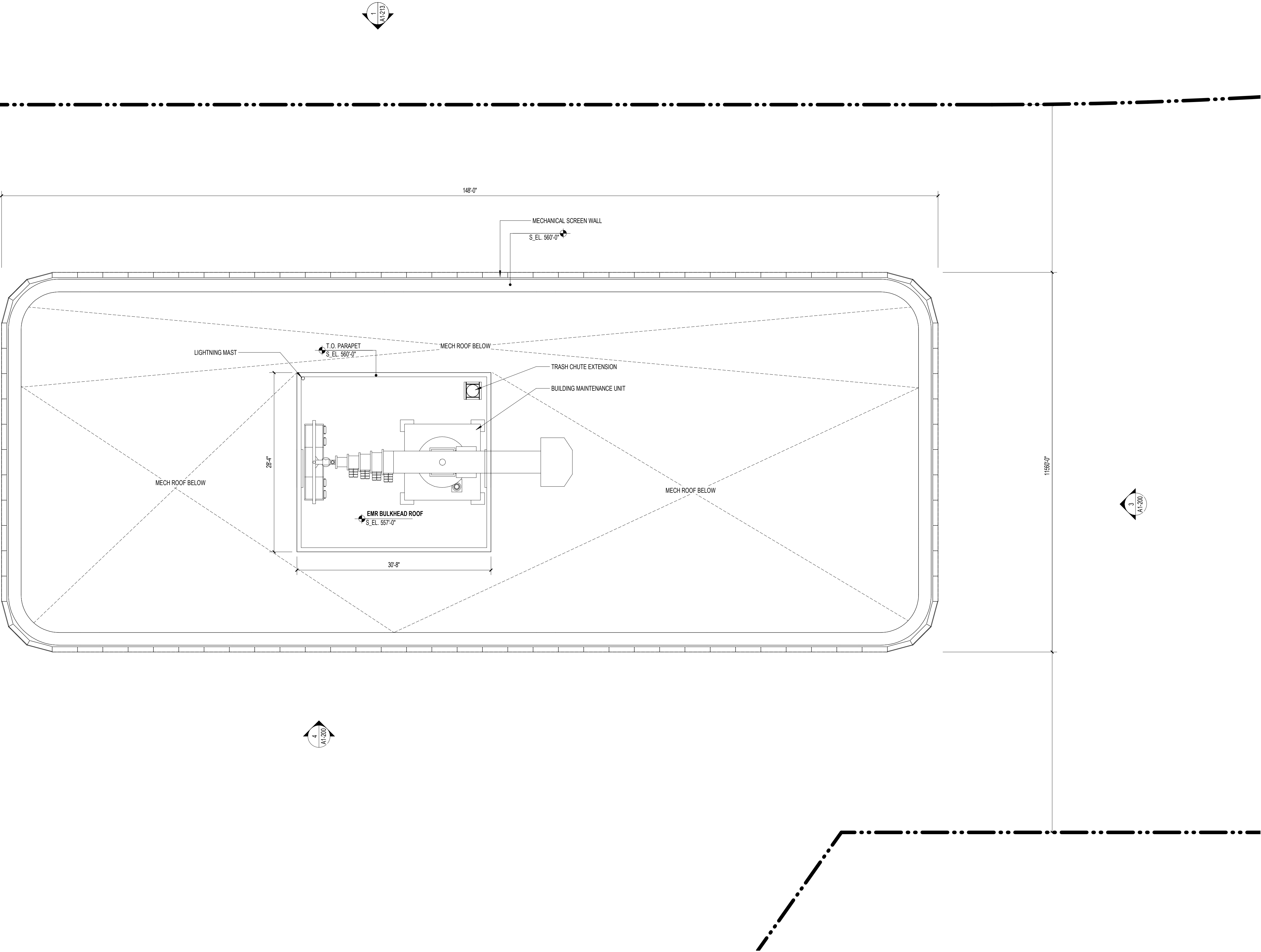
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PROJECT NO. 1595  
SEAL & SIGNATURE



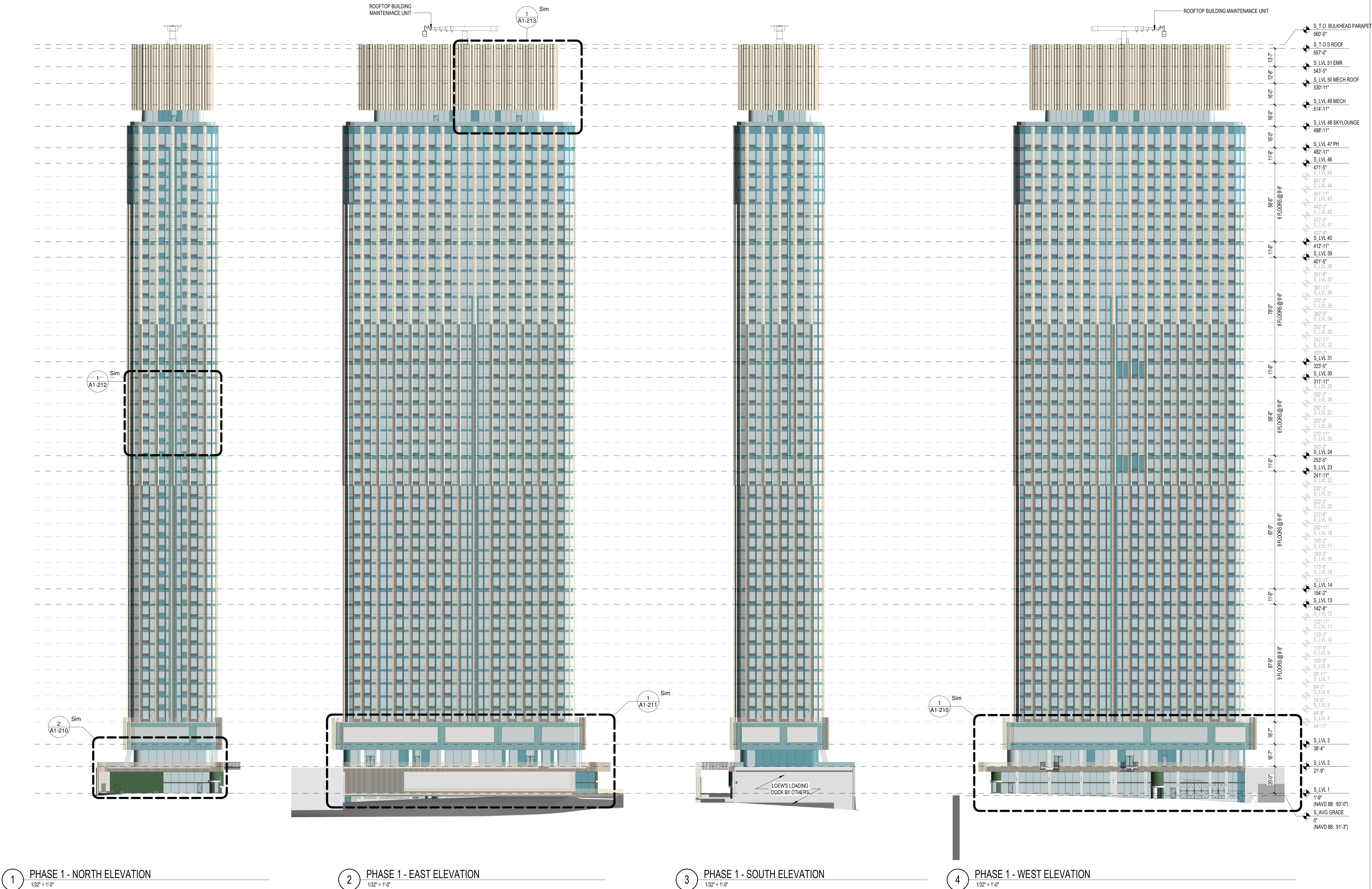
DRAWING TITLE:  
PHASE 1 - TOWER ROOF  
PLAN

DRAWING NO:

A1-115







# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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Jersey City, NJ 07302  
732.528.0664

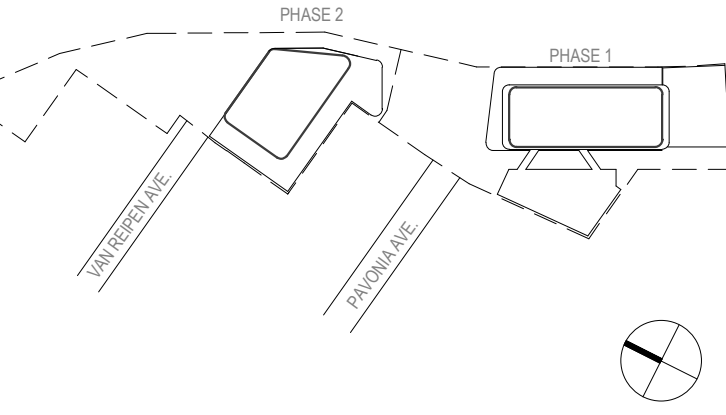
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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212.929.5656

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973.994.9220

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New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



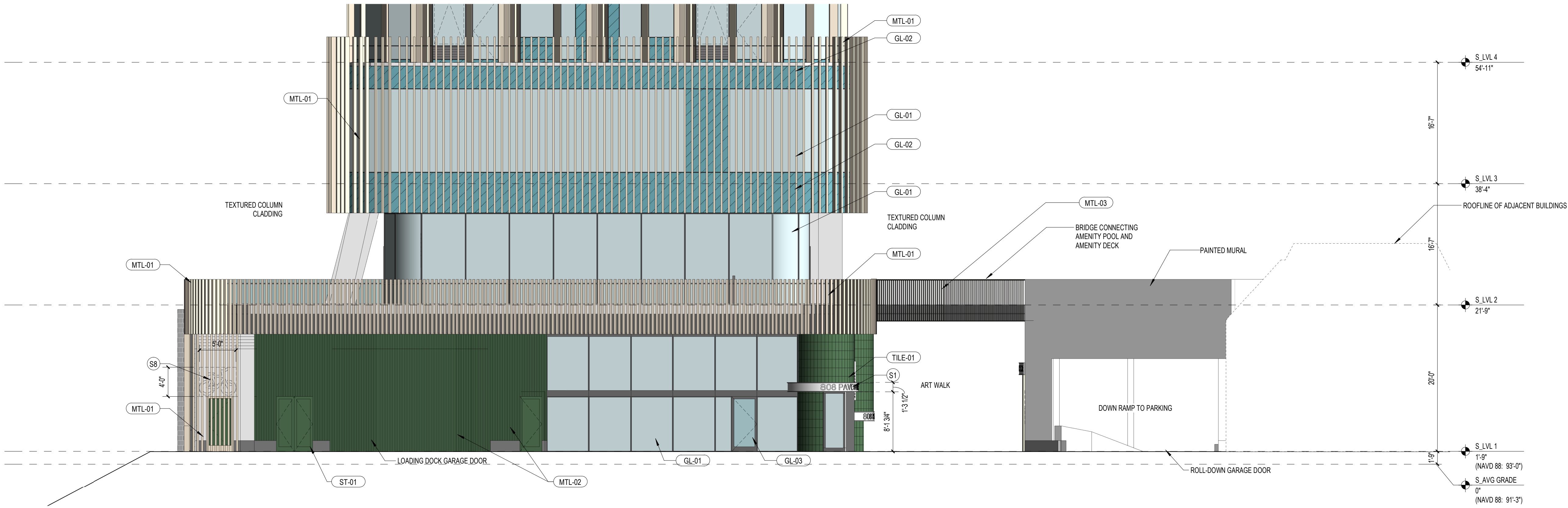
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PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - BUILDING 1 ELEVATIONS

DRAWING NO:  
A1-200



2 PHASE 1 - BLDG 1 - PODIUM ELEVATION - NORTH (PAVONIA AVE)  
1/8" = 1'-0"



1 PHASE 1 - BLDG 1 - PODIUM ELEVATION - WEST  
1/8" = 1'-0"



ELEVATION - GENERAL NOTES

1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.

EXTERIOR MATERIALS

GLASS

- GL-01 VISION GLASS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR-TEMPERED WHERE REQUIRED BY CODE
- GL-02 SHADOW BOX INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
- GL-03 TEMPERED VISION GLASS AT DOORS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
- GL-04 LAMINATED TEMPERED RAILING GLASS

METAL AND METAL PANELS

- MTL-01 PAINTED METAL
- MTL-02 PAINTED METAL PANEL
- MTL-03 METAL RAILING

LOUVERS

- LV-01 PAINTED ALUM LOUVERS  
COLOR: CUSTOM BLACK
- LV-02 PAINTED PPAC LOUVERS

MISCELLANEOUS

- TILE-01 GLAZED TILE
- ST-01 BLACK GRANITE BASE

SIGNAGE NOTES

- S1 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1  
PROJECT QTY: PH-1, PH-2, PH-3
- S2 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1  
PROJECT QTY: PH-1, PH-2, PH-3
- S3 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1  
PROJECT QTY: PH-1, PH-2, PH-3
- S4 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE  
PROJECT QTY: PH-1, PH-2, PH-3
- S5 WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN  
PROJECT QTY: PH-1, PH-2, PH-3
- S6 SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE  
PROJECT QTY: PH-1, PH-2, PH-3
- S7 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE  
PROJECT QTY: PH-1, PH-2, PH-3
- S8 SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS  
PROJECT QTY: PH-1, PH-2, PH-3
- S9 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4  
PROJECT QTY: PH-1, PH-2, PH-3
- S10 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4  
PROJECT QTY: PH-1, PH-2, PH-3
- S11 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2  
PROJECT QTY: PH-1, PH-2, PH-3

# 808 PAVONIA

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BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

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Jersey City, NJ 07302  
732.528.0664

TRAFFIC ENGINEER

PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION

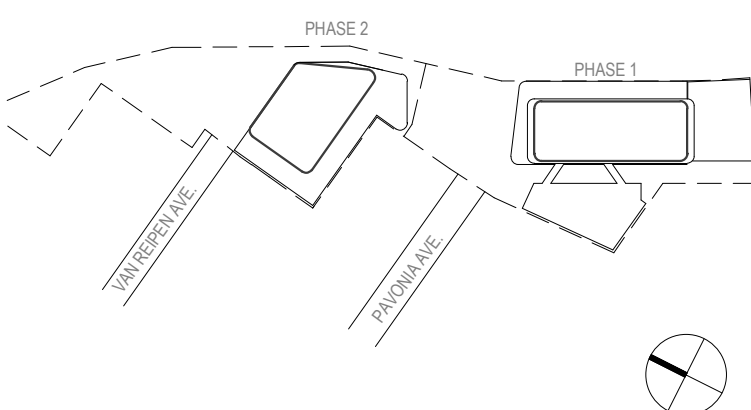
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE

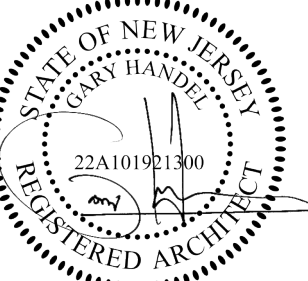
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



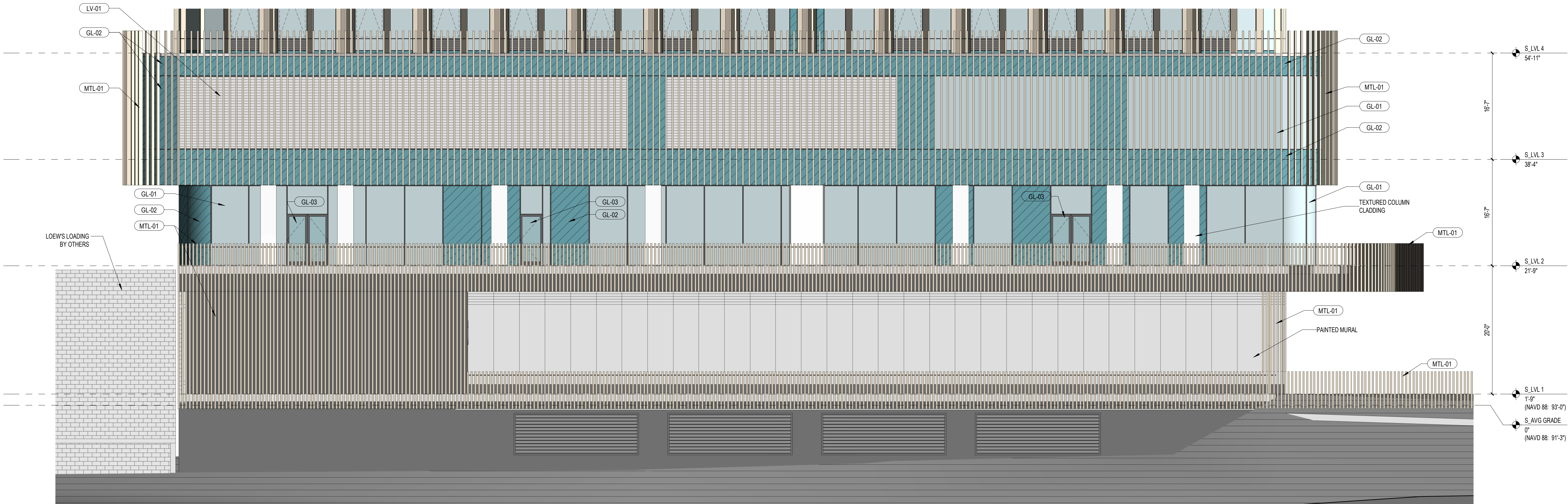
DRAWING TITLE:

PHASE 1 - ENLARGED  
STREET ELEVATION

DRAWING NO:

A1-210





1 PHASE 1 - BLDG 1 - PODIUM ELEVATION - EAST  
1/8" = 1'-0"

ELEVATION - GENERAL NOTES	
1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.	
EXTERIOR MATERIALS	
GLASS	
<div><div></div></div>	GL-01 VISION GLASS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR - TEMPERED WHERE REQUIRED BY CODE
<div><div></div></div>	GL-02 SHADOW BOX INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
<div><div></div></div>	GL-03 TEMPERED VISION GLASS AT DOORS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
<div><div></div></div>	GL-04 LAMINATED TEMPERED RAILING GLASS
METAL AND METAL PANELS	
<div><div></div></div>	MTL-01 PAINTED METAL
<div><div></div></div>	MTL-02 PAINTED METAL PANEL
<div><div></div></div>	MTL-03 METAL RAILING
LOUVERS	
<div><div></div></div>	LV-01 PAINTED ALUM LOUVERS COLOR: CUSTOM BLACK
<div><div></div></div>	LV-02 PAINTED PTAC LOUVERS
MISCELLANEOUS	
<div><div></div></div>	TILE-01 GLAZED TILE
<div><div></div></div>	ST-01 BLACK GRANITE BASE
SIGNAGE NOTES	
<div><div></div></div>	S1 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S2 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S3 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S4 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S5 WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S6 SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S7 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S8 SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S9 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S10 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
<div><div></div></div>	S11 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2 PROJECT QTY: PH-1, PH-2, PH-3

# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
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LANDSCAPE ARCHITECT  
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295 Newark Ave, 4th Floor  
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732.528.0664

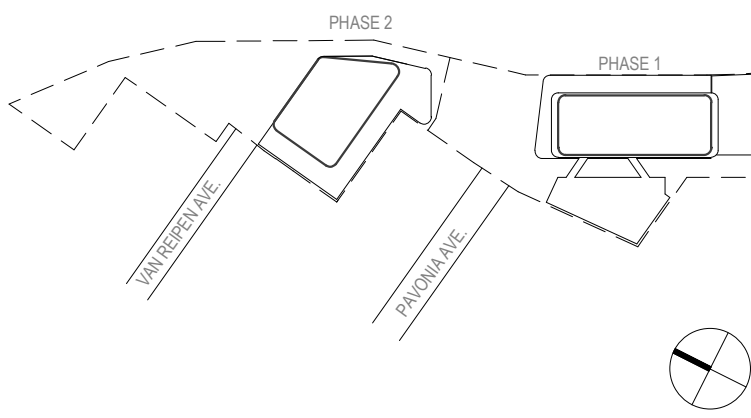
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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212.929.5656

VERTICAL TRANSPORTATION  
VDA  
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East Hanover, NJ 07936  
973.994.9220

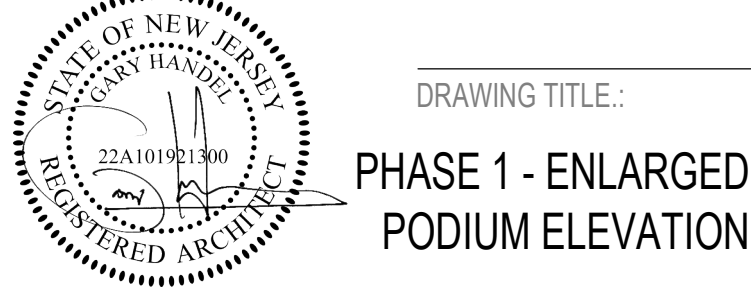
FAÇADE MAINTENANCE  
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1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
1	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

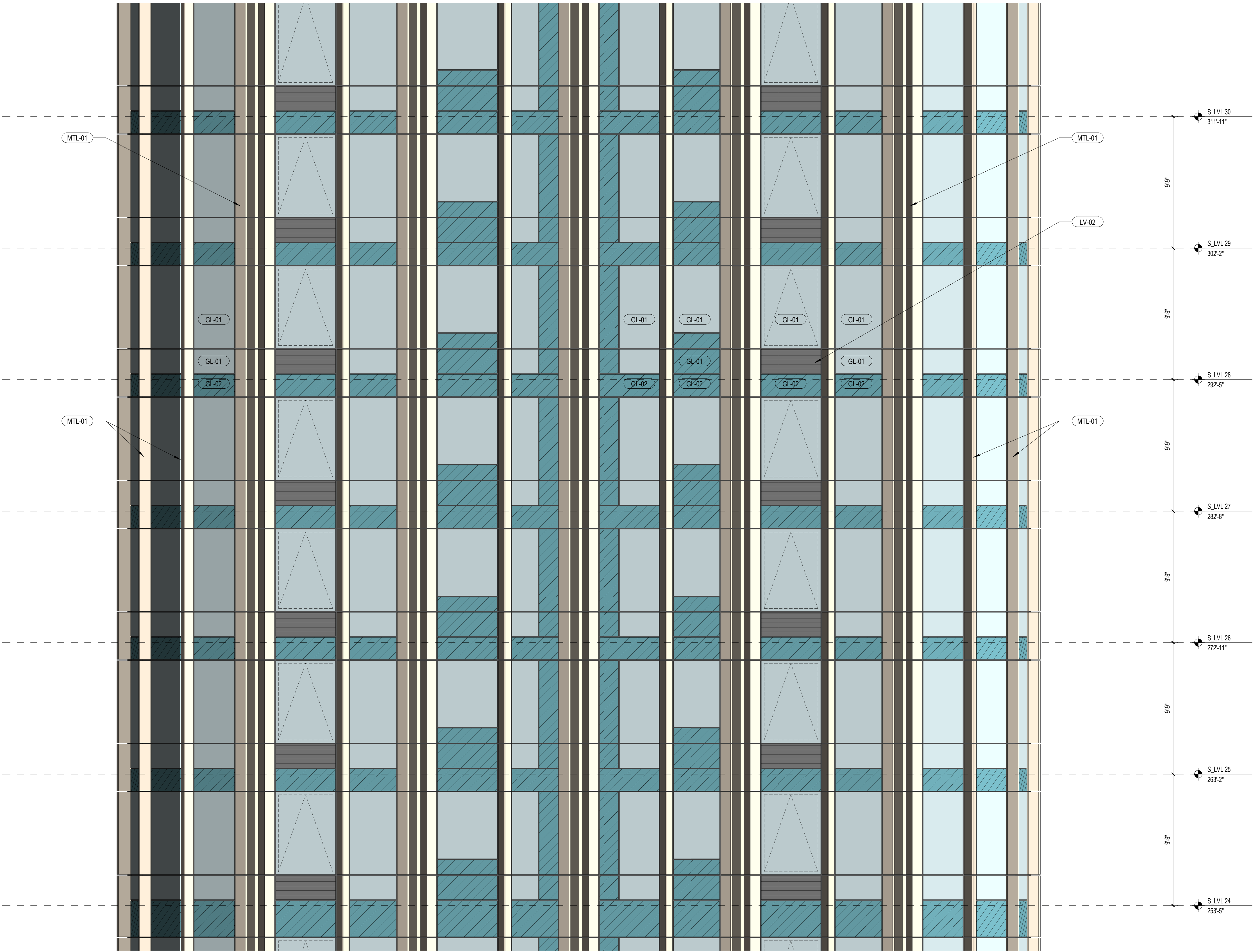


DRAWING TITLE:  
PHASE 1 - ENLARGED  
PODIUM ELEVATION

DRAWING NO.

A1-211





1 PHASE 1 - ENLARGED RESIDENTIAL TOWER ELEVATION  
1/4" = 1'-0"

ELEVATION - GENERAL NOTES	
1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.	
EXTERIOR MATERIALS	
GLASS	
<div></div> GL-01	VISION GLASS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR - TEMPERED WHERE REQUIRED BY CODE
<div></div> GL-02	SHADOW BOX - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
<div></div> GL-03	TEMPERED VISION GLASS AT DOORS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
<div></div> GL-04	LAMINATED TEMPERED RAILING GLASS
METAL AND METAL PANELS	
<div></div> MTL-01	PAINTED METAL
<div></div> MTL-02	PAINTED METAL PANEL
<div></div> MTL-03	METAL RAILING
LOUVERS	
<div></div> LV-01	PAINTED ALUM. LOUVERS COLOR: CUSTOM BLACK
<div></div> LV-02	PAINTED PTAC LOUVERS
MISCELLANEOUS	
<div></div> TILE-01	GLAZED TILE
<div></div> ST-01	BLACK GRANITE BASE
SIGNAGE NOTES	
①	BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
②	SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
③	DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
④	DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑤	WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑥	SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑦	SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑧	SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑨	BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑩	SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0
⑪	BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2 PROJECT QTY: PH-1.0, PH-2.0, PH-3.0

# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

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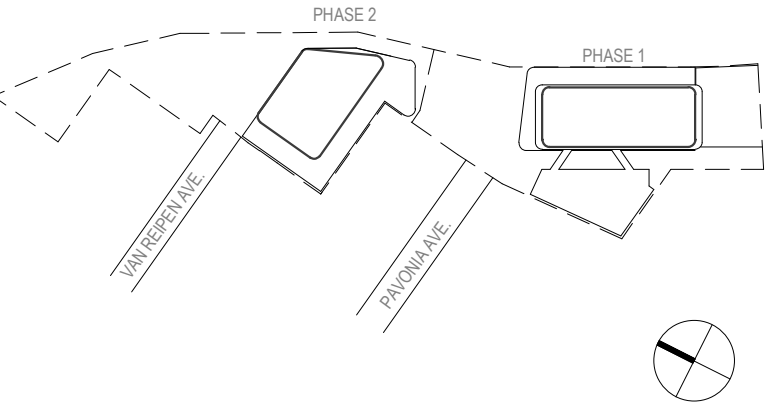
TRAFFIC ENGINEER  
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973.994.9220

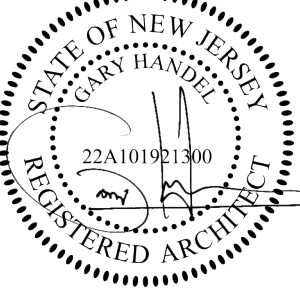
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LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/4" = 1'-0"  
PROJECT NO: 1595  
SEAL & SIGNATURE

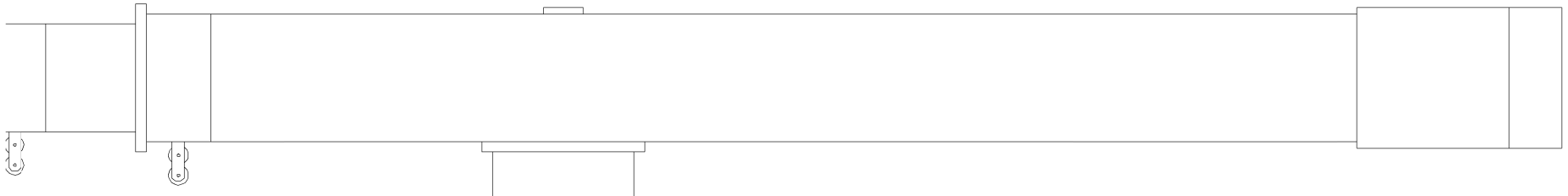


DRAWING TITLE:  
PHASE 1 - ENLARGED  
PARTIAL TOWER  
ELEVATION























DRAWING NO:

A1-212





1 PHASE 1 - ENLARGED BULKHEAD ELEVATION  
1/4" = 1'-0"

ELEVATION - GENERAL NOTES	
1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.	
EXTERIOR MATERIALS	
GLASS	
	GL-01 VISION GLASS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR - TONERLESS WHEN REQUIRED BY CODE
	GL-02 SHADOW BOX - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
	GL-03 TEMPERED VISION GLASS AT DOORS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
	GL-04 LAMINATED TEMPERED RAILING GLASS
METAL AND METAL PANELS	
	MTL-01 PAINTED METAL
	MTL-02 PAINTED METAL PANEL
	MTL-03 METAL RAILING
LOUVERS	
	LV-01 PAINTED ALUM LOUVERS COLOR: CUSTOM BLACK
	LV-02 PAINTED PTAC LOUVERS
MISCELLANEOUS	
	TILE-01 GLAZED TILE
	ST-01 BLACK GRANITE BASE
SIGNAGE NOTES	
	S1 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
	S2 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
	S3 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3
	S4 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT QTY: PH-1, PH-2, PH-3
	S5 WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN PROJECT QTY: PH-1, PH-2, PH-3
	S6 SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
	S7 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
	S8 SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS PROJECT QTY: PH-1, PH-2, PH-3
	S9 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
	S10 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
	S11 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2 PROJECT QTY: PH-1, PH-2, PH-3

# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

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MAJOR ARCHITECTURE DPC  
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973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
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732.528.0664

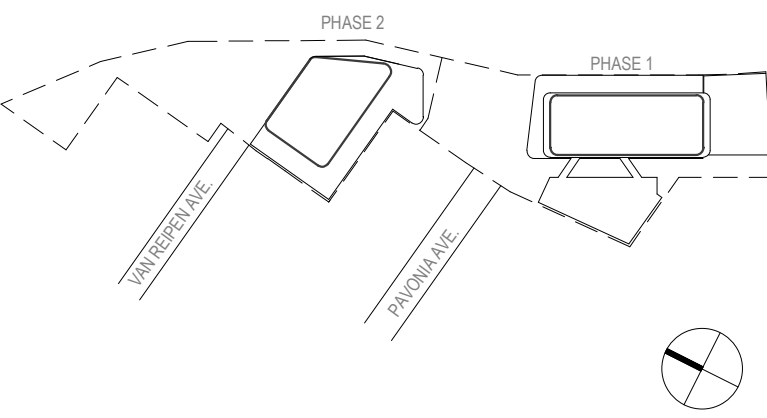
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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New York, NY 10016  
212.929.5656

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NO.	DATE	REVISION
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/4" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

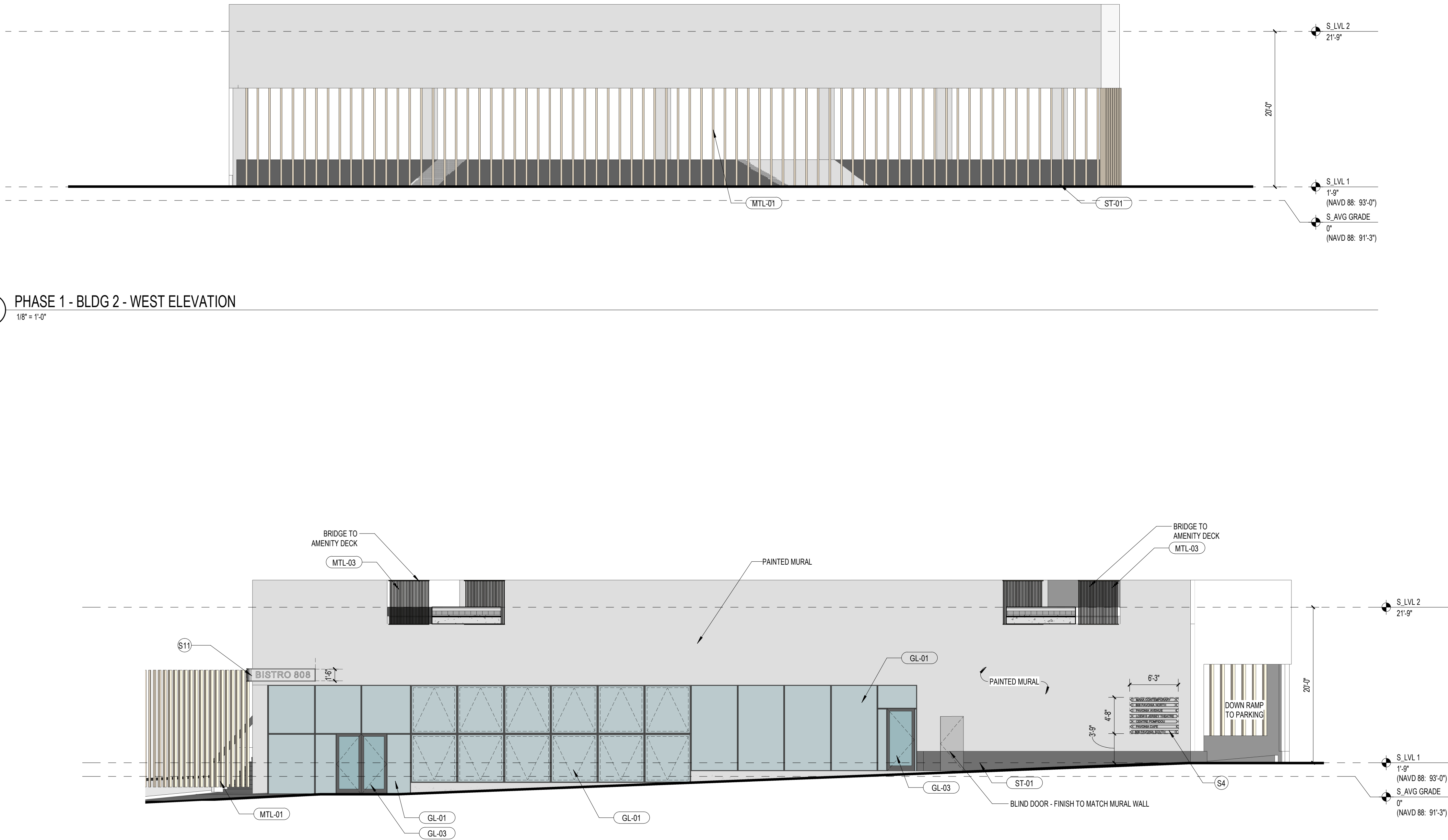
DRAWING TITLE:  
PHASE 1 - ENLARGED  
MECH. BULKHEAD  
ELEVATION

DRAWING NO.

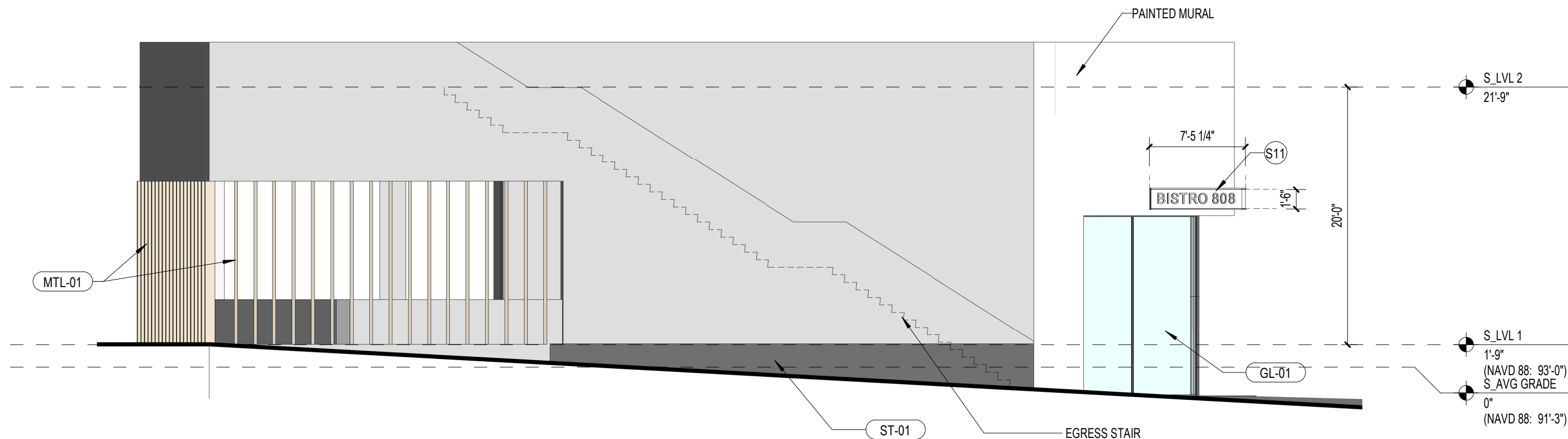
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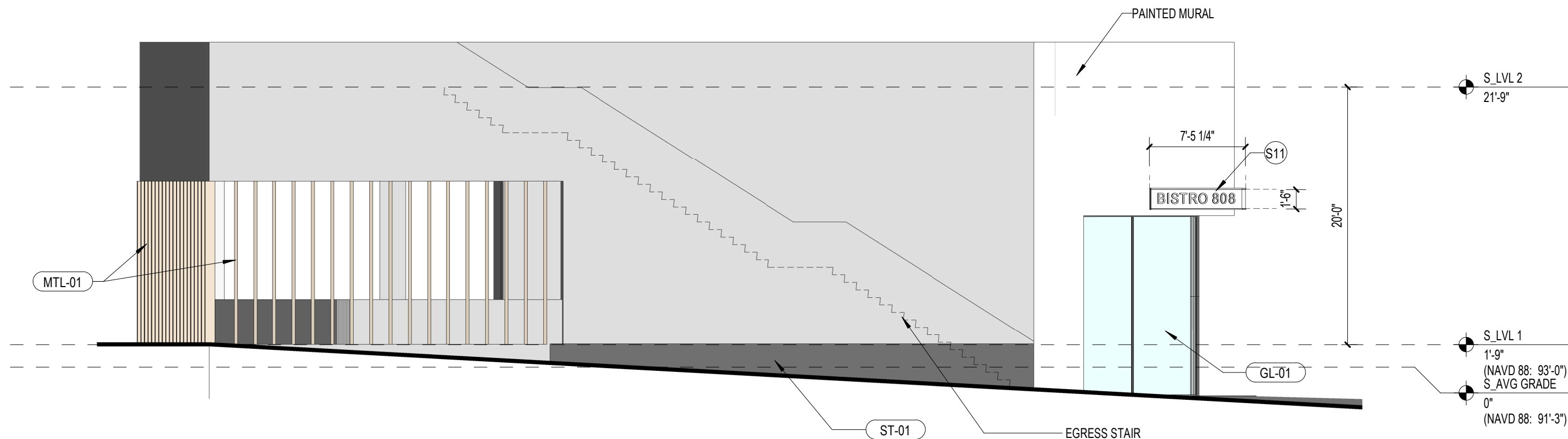
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1/8" = 1'-0"



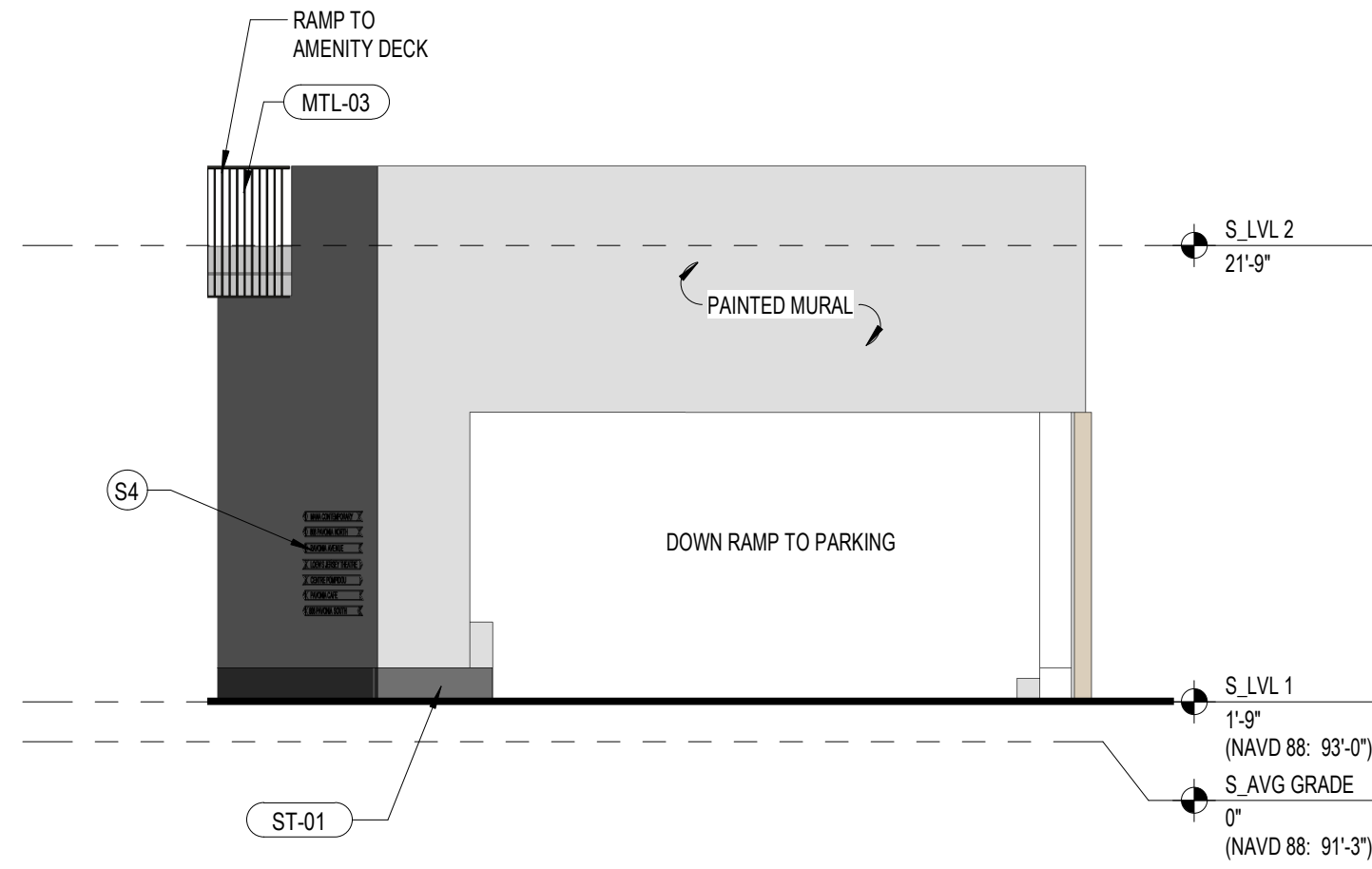
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1/8" = 1'-0"

























4 PHASE 1 - BLDG 2 - SOUTH ELEVATION  
1/8" = 1'-0"



1 PHASE 1 - BLDG 2 - NORTH ELEVATION  
1/8" = 1'-0"



ELEVATION - GENERAL NOTES	
1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.	
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MISCELLANEOUS	
	TILE-01 GLAZED TILE
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	S4 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT QTY: PH-1, PH-2, PH-3
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	S6 SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
	S7 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3
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	S9 BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
	S10 SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3
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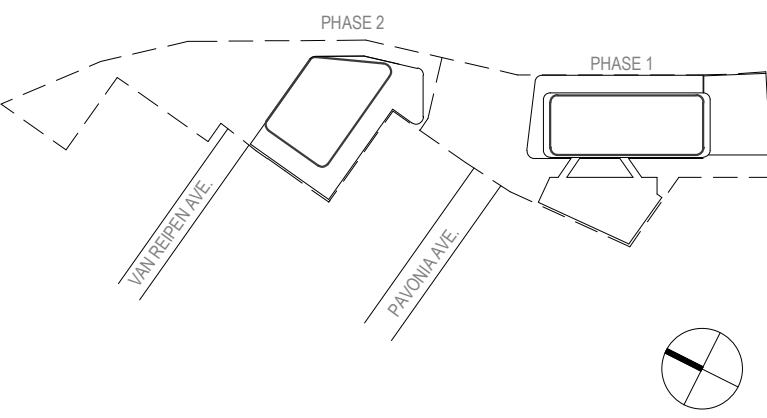
TRAFFIC ENGINEER  
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212.929.5656

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KEY PLAN



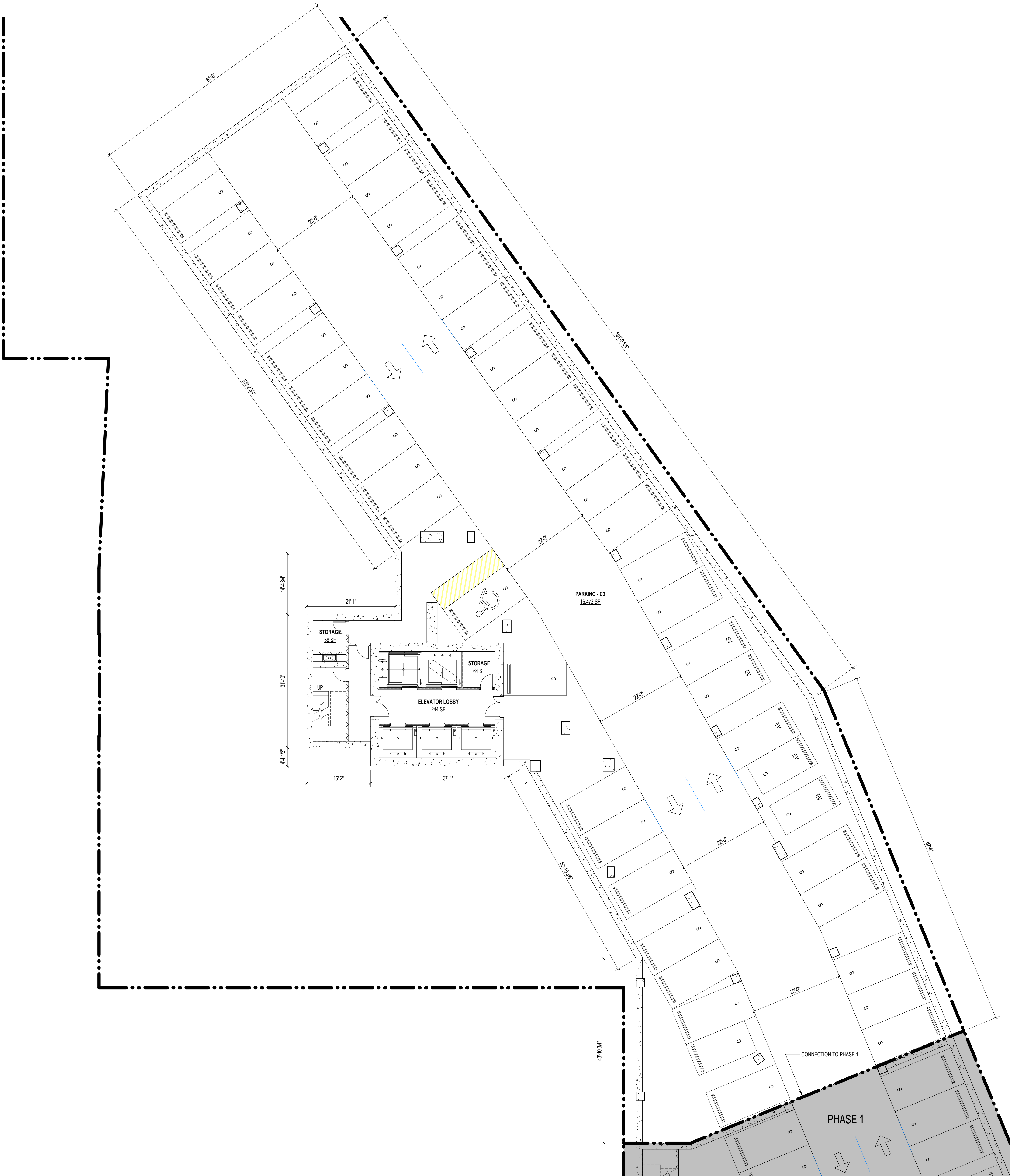
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PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 1 - BUILDING 2  
ELEVATIONS

DRAWING NO:

A1-220





Parking Schedule - Cellar 3 Phase 2	
Parking Space Type	Count
PHASE 2	
Accessible	1
Compact	4
Standard	40
Cellar 3 Total	45

# 808 PAVONIA

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Iselin, NJ 08830  
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Parsippany, NJ 07054  
973.560.4900

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MELILLO BAUER CARMAN  
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Jersey City, NJ 07302  
732.528.0664

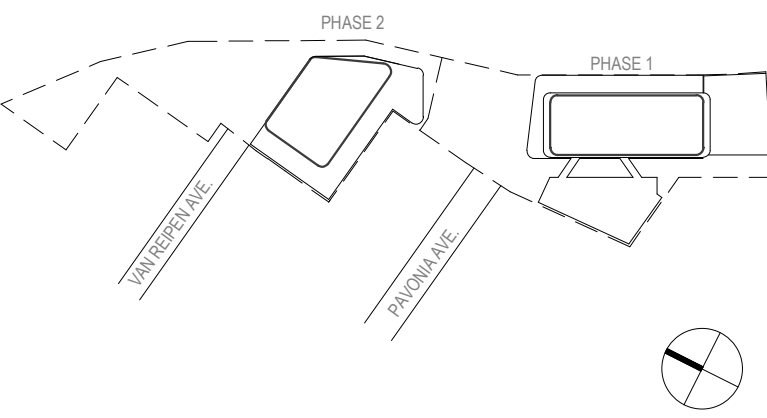
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
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KEY PLAN



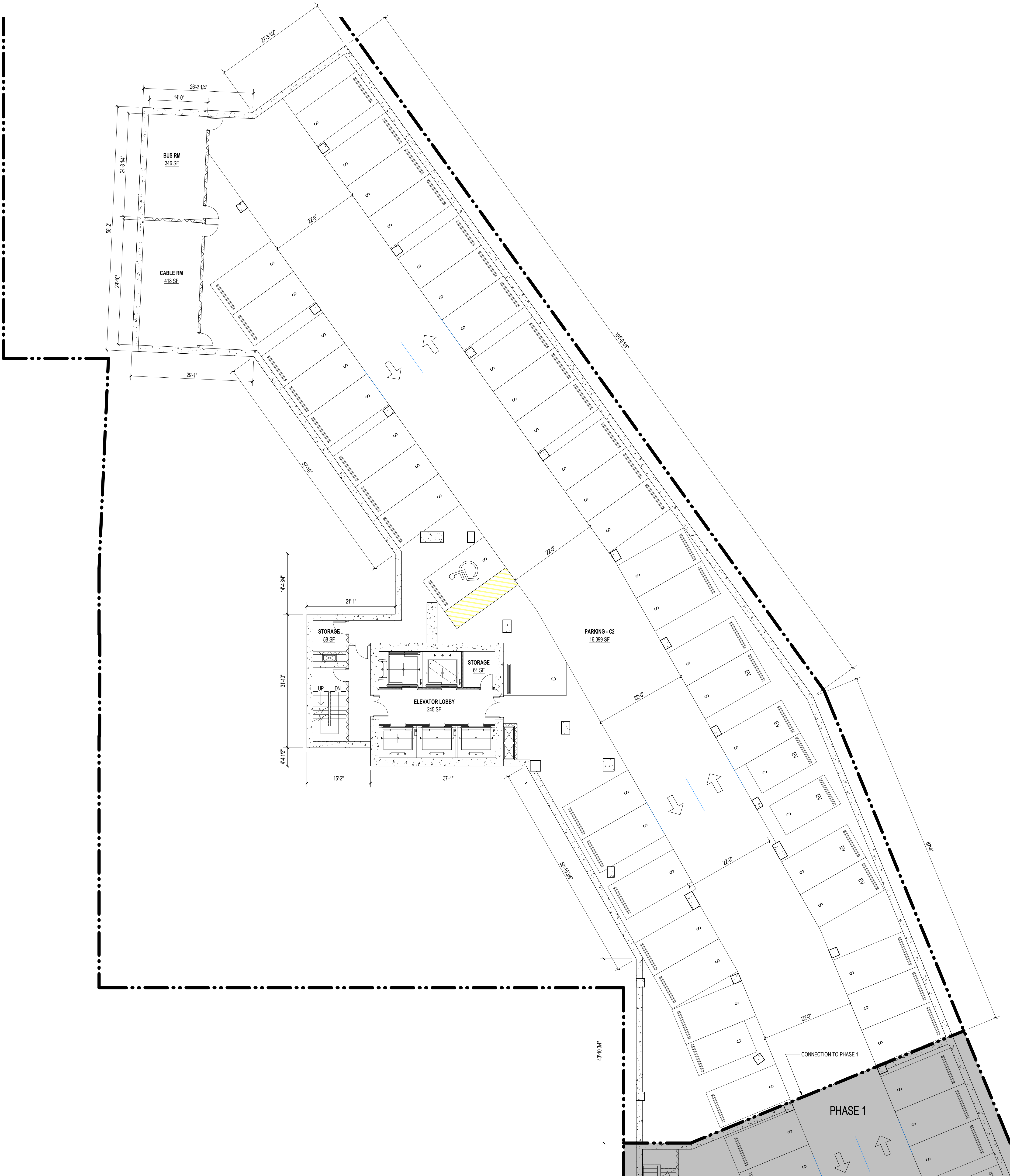
SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - CELLAR 3  
PLAN

DRAWING NO:

A2-101





Parking Schedule - Cellar 2 Phase 2	
Parking Space Type	Count
PHASE 2	
Accessible	1
Compact	4
Standard	38
Cellar 2 Total	43

# 808 PAVONIA

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Iselin, NJ 08830  
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MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
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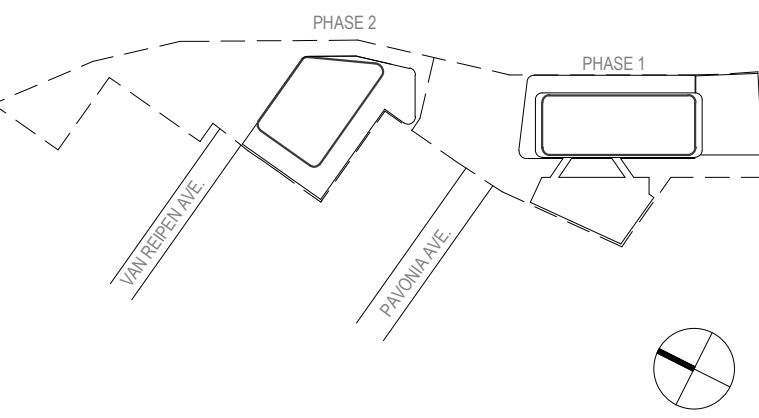
TRAFFIC ENGINEER  
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102 Madison Ave, 11th Floor  
New York, NY 10016  
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KEY PLAN



SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

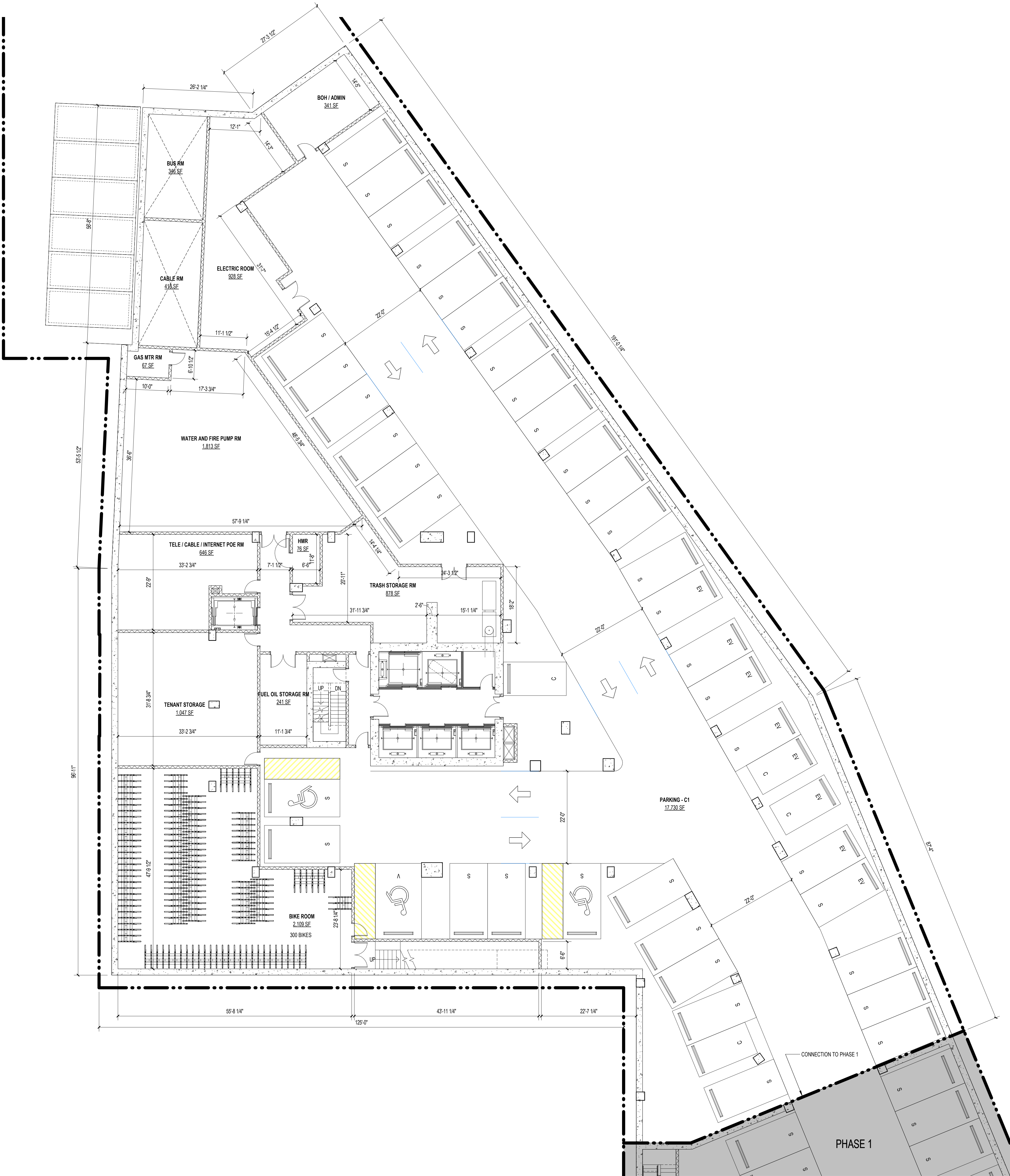


DRAWING TITLE:  
PHASE 2 - CELLAR 2  
PLAN

DRAWING NO:

A2-102





Parking Schedule - Cellar 1 Phase 2	
Parking Space Type	Count
PHASE 2	
Accessible	2
Accessible Van	1
Compact	4
Standard	36
Cellar 1 Total	43

# 808 PAVONIA

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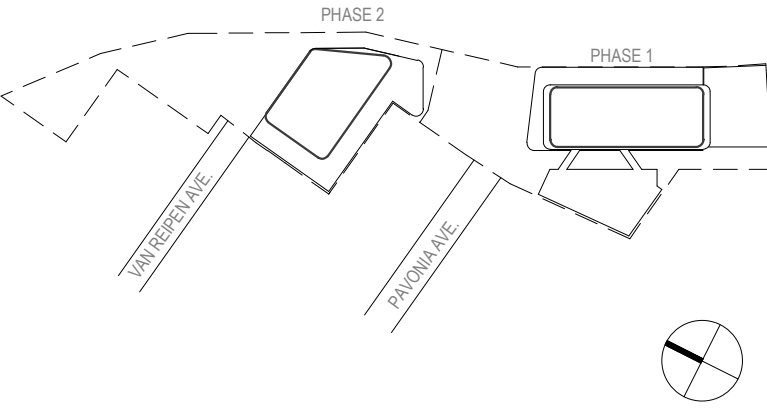
TRAFFIC ENGINEER  
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KEY PLAN

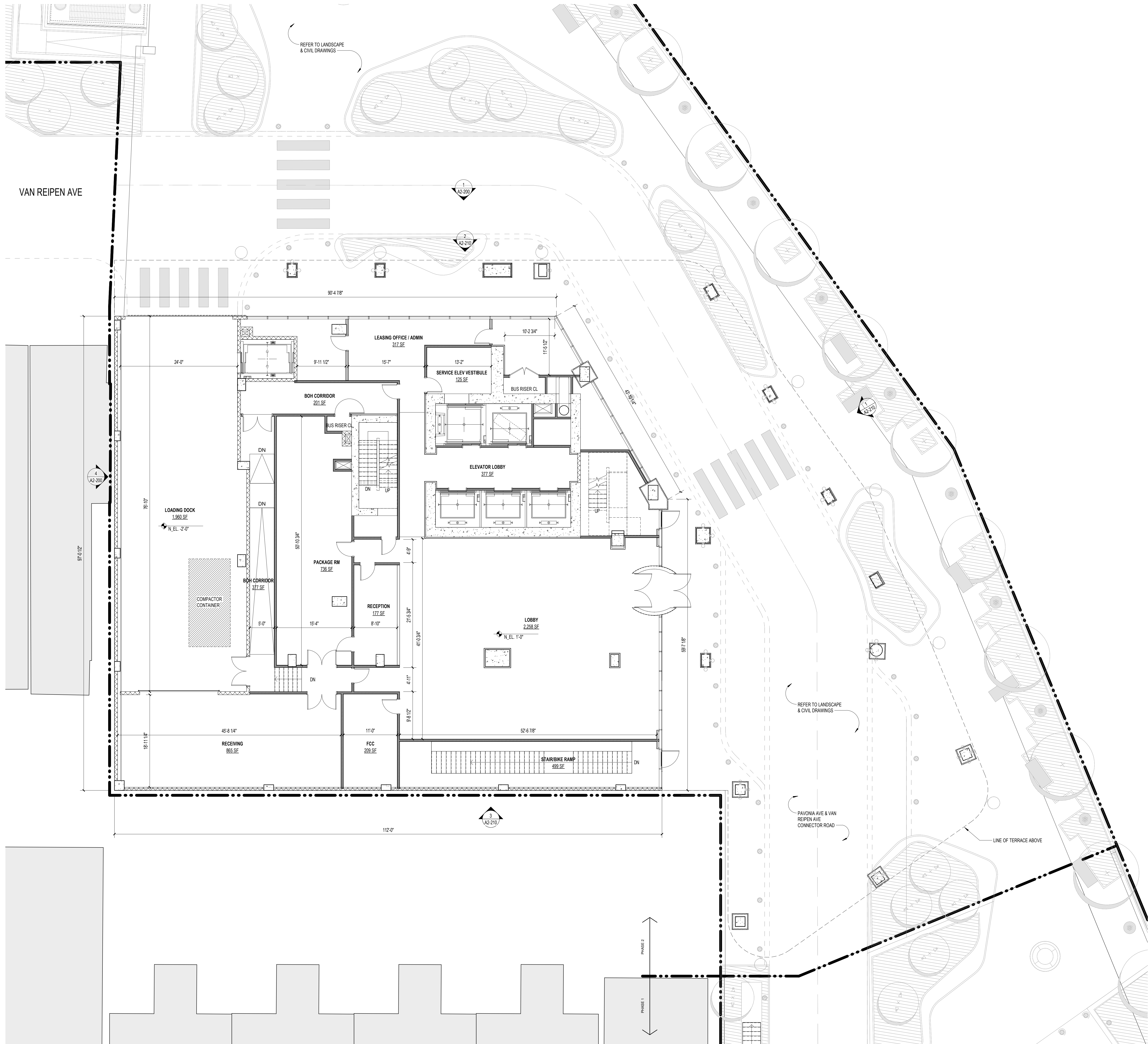


SCALE 3/32" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - CELLAR 1  
PLAN

DRAWING NO.  
A2-103





# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

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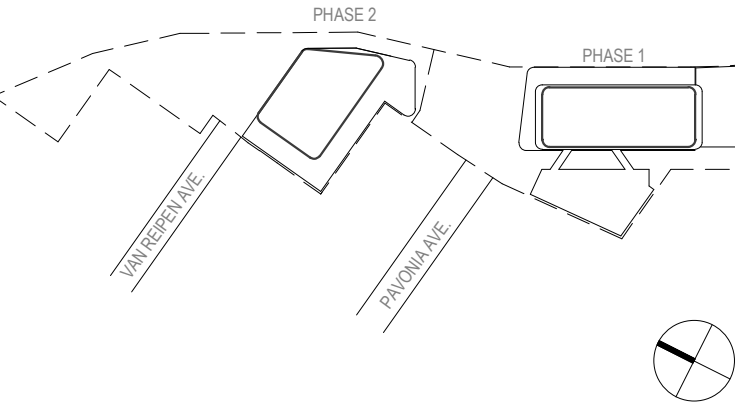
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SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - L01 PLAN

DRAWING NO.  
A2-104



808 PAVONIA

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BLOCK 9404; LOTS 34, 35, 41  
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LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

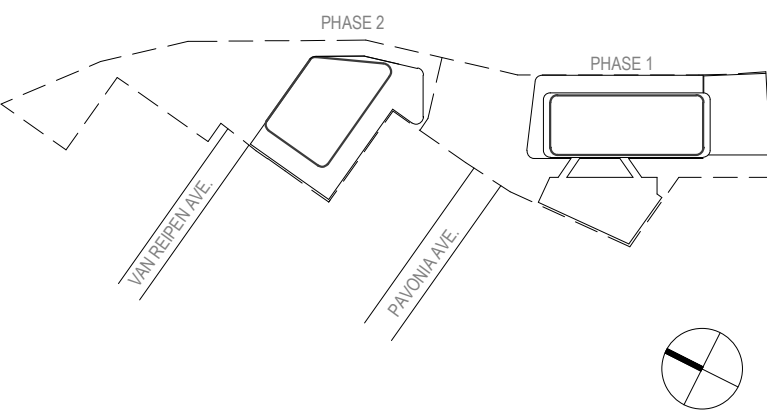
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



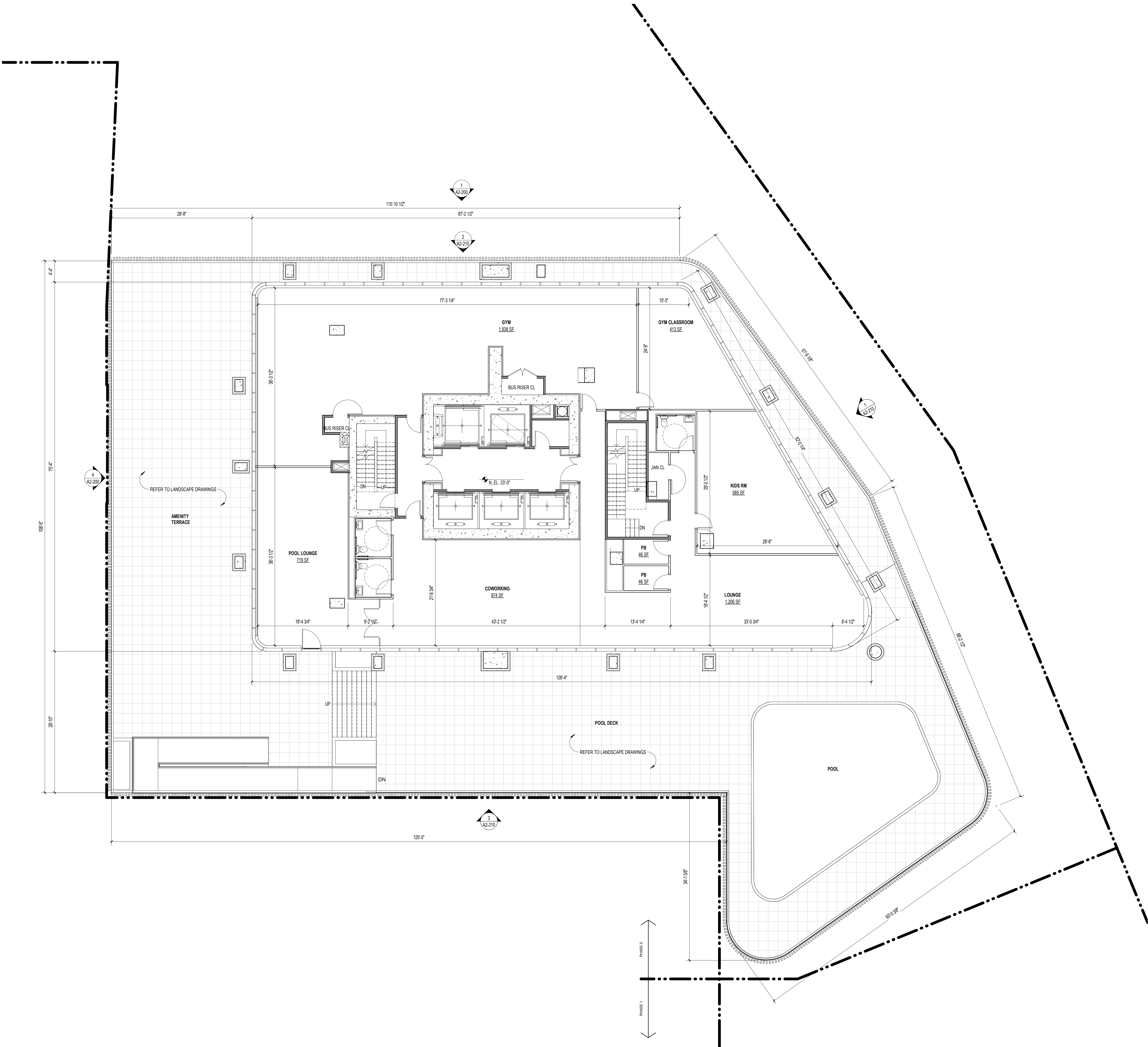
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PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 2 - L02 PLAN

DRAWING NO:

A2-105





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT  
HANDEL ARCHITECTS, LLP  
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MAJOR ARCHITECTURE DPC  
465 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER  
DESIMONE CONSULTING ENGINEERS  
140 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

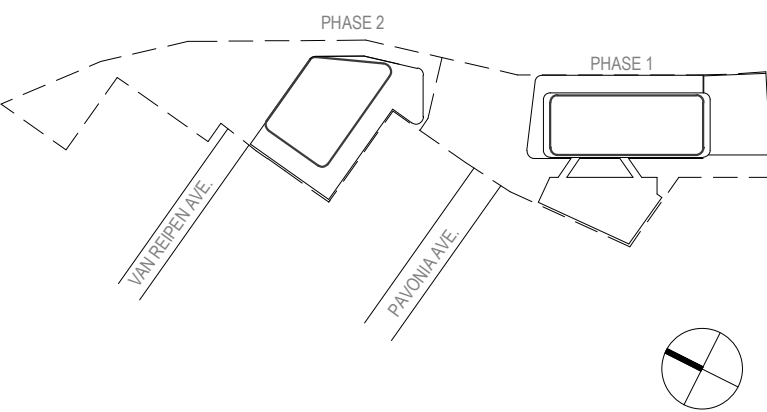
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

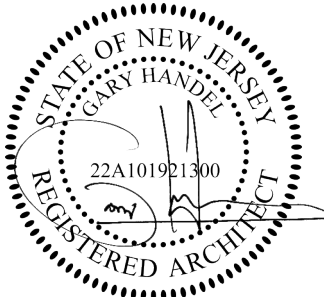
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:  
PHASE 2 - L03 PLAN

DRAWING NO:

A2-106



808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

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Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER  
DESIMONE CONSULTING ENGINEERS  
140 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

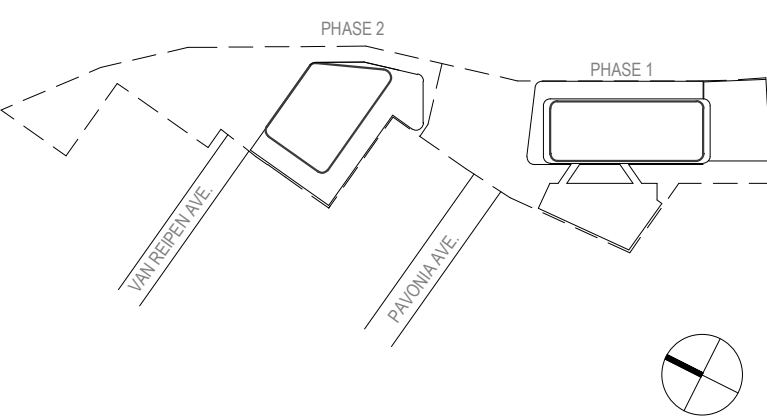
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

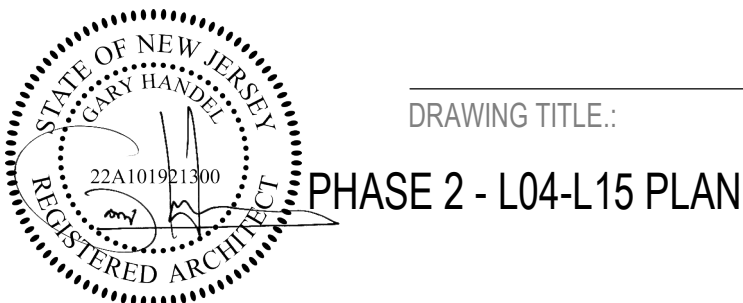
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

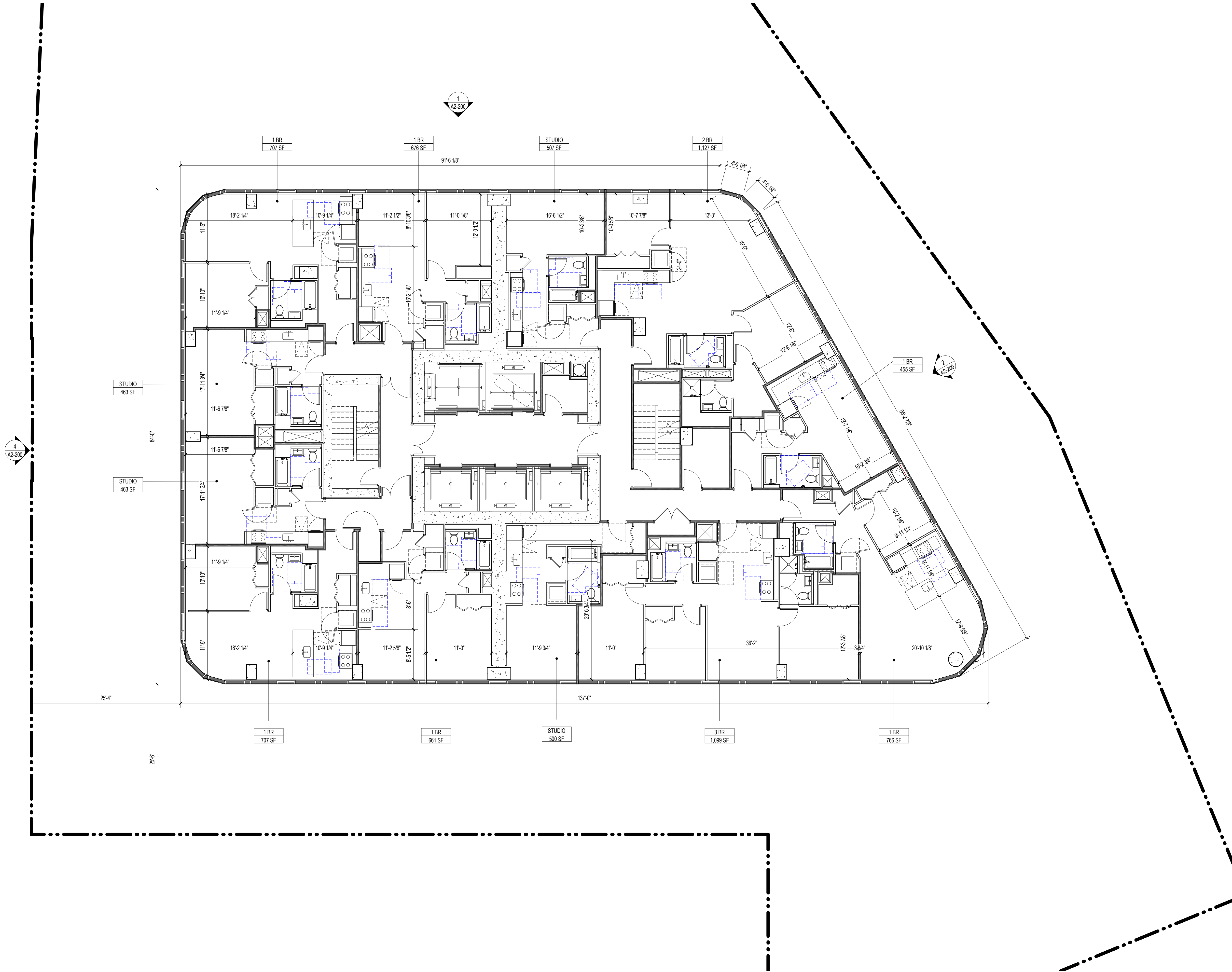


SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO:

A2-107





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER

KRE/SILVERSTEIN 808 PAVONIA LLC  
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Jersey City, NJ 07302  
908.407.8137

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KEA Engineers  
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Iselin, NJ 08830  
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LANDSCAPE ARCHITECT

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Jersey City, NJ 07302  
732.528.0664

TRAFFIC ENGINEER

PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION

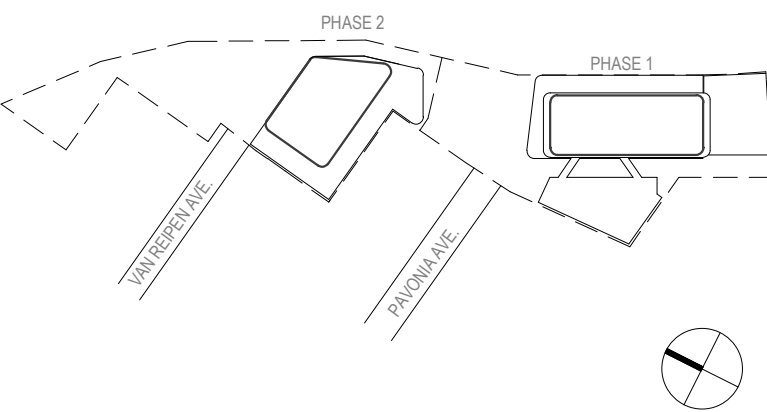
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE

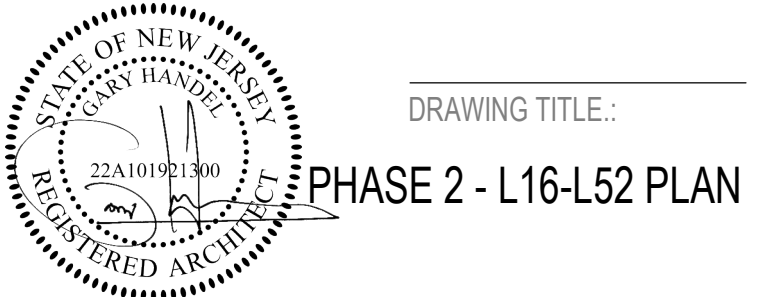
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN

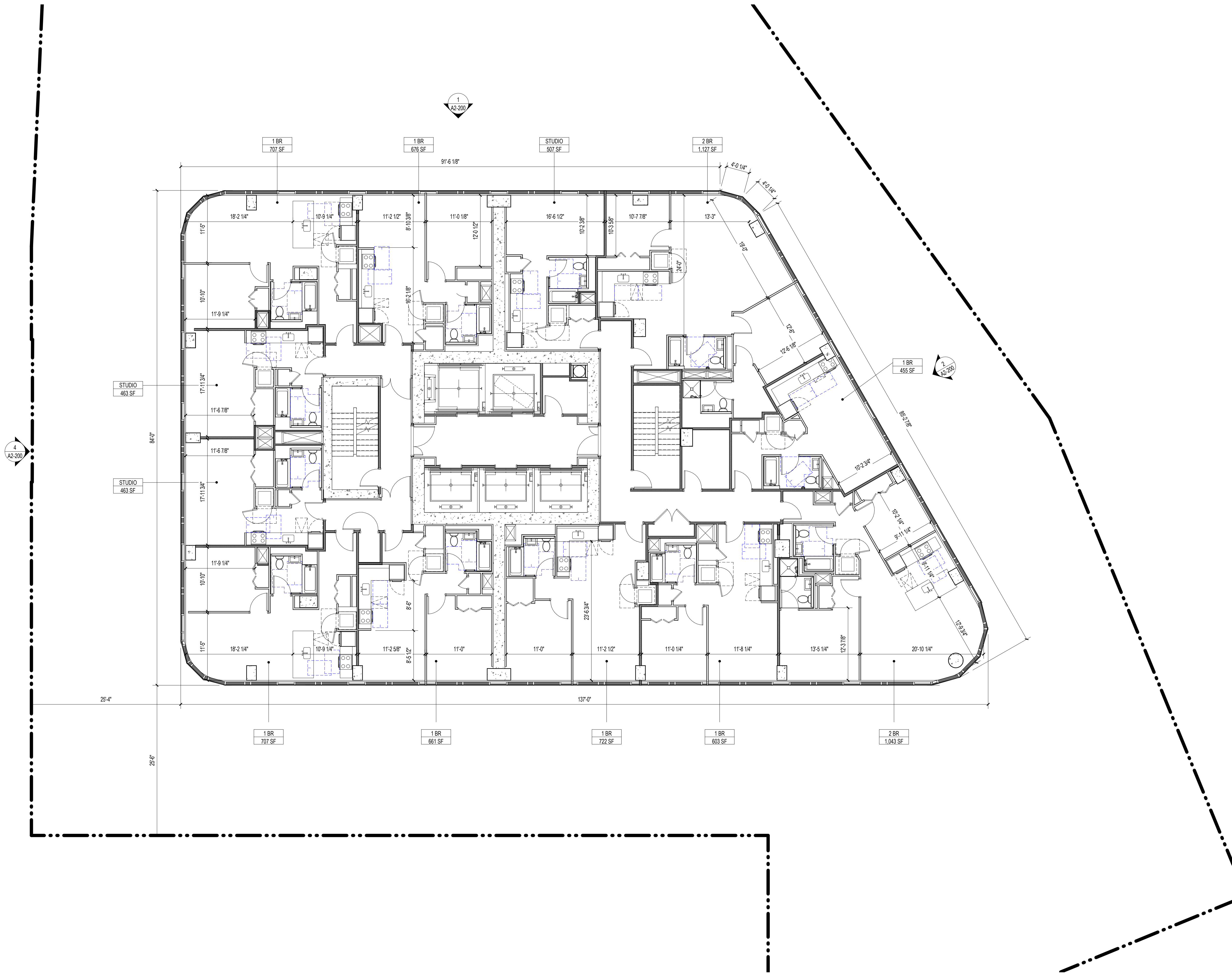


SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING NO.

A2-108





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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Iselin, NJ 08830  
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973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

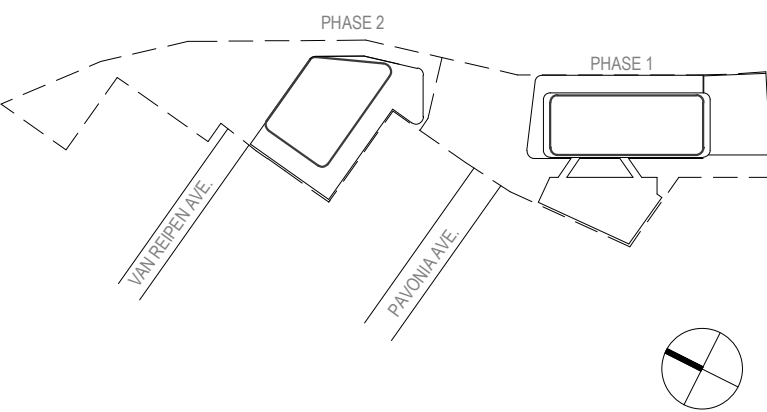
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

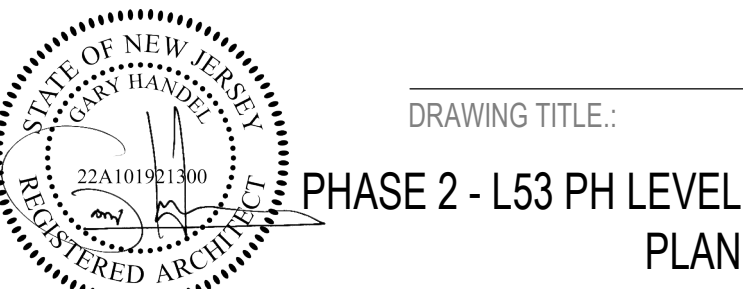
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
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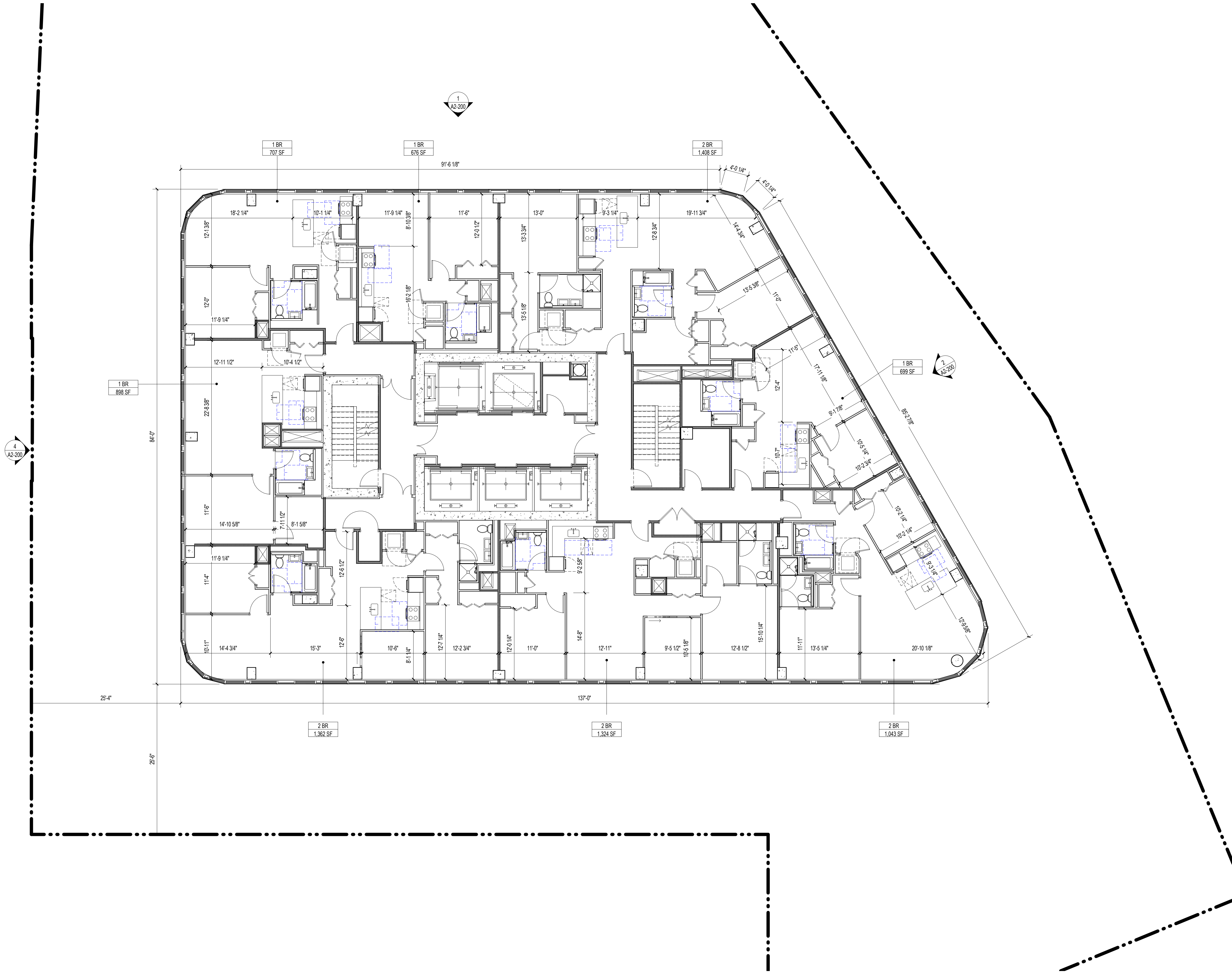


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PHASE 2 - L53 PH LEVEL  
PLAN

DRAWING NO:

A2-109





808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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ARCHITECT  
HANDEL ARCHITECTS, LLP  
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New York, NY 10271  
T: 212.595.4112 F: 212.595.9032

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465 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER  
DESIMONE CONSULTING ENGINEERS  
140 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
186 Wood Ave South, 1st Floor  
Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

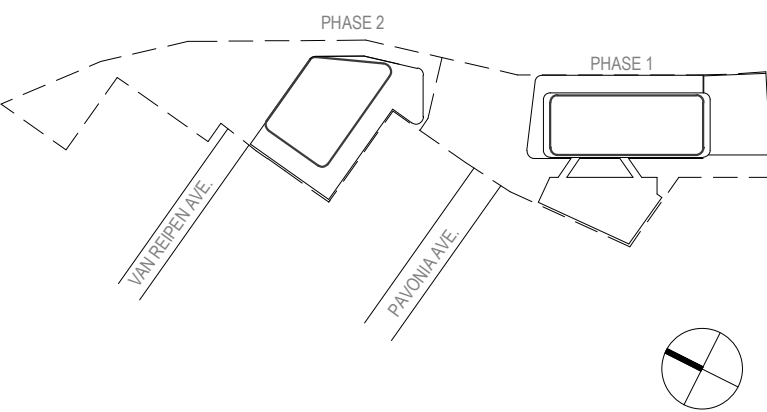
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

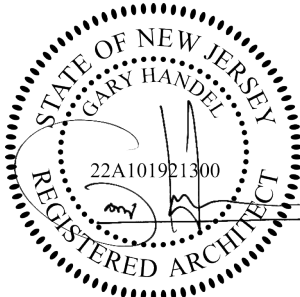
FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



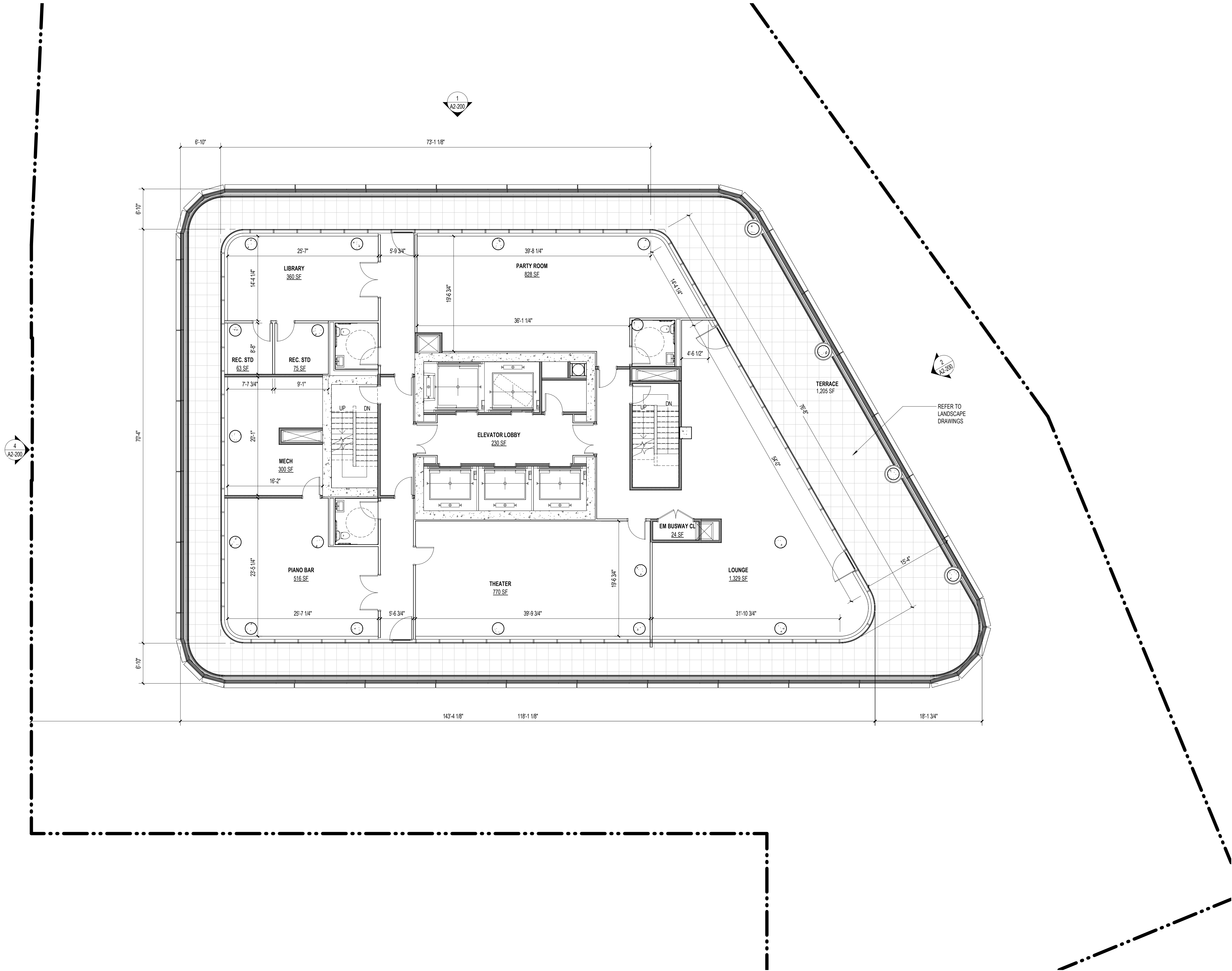
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PROJECT NO. 1595  
SEAL & SIGNATURE



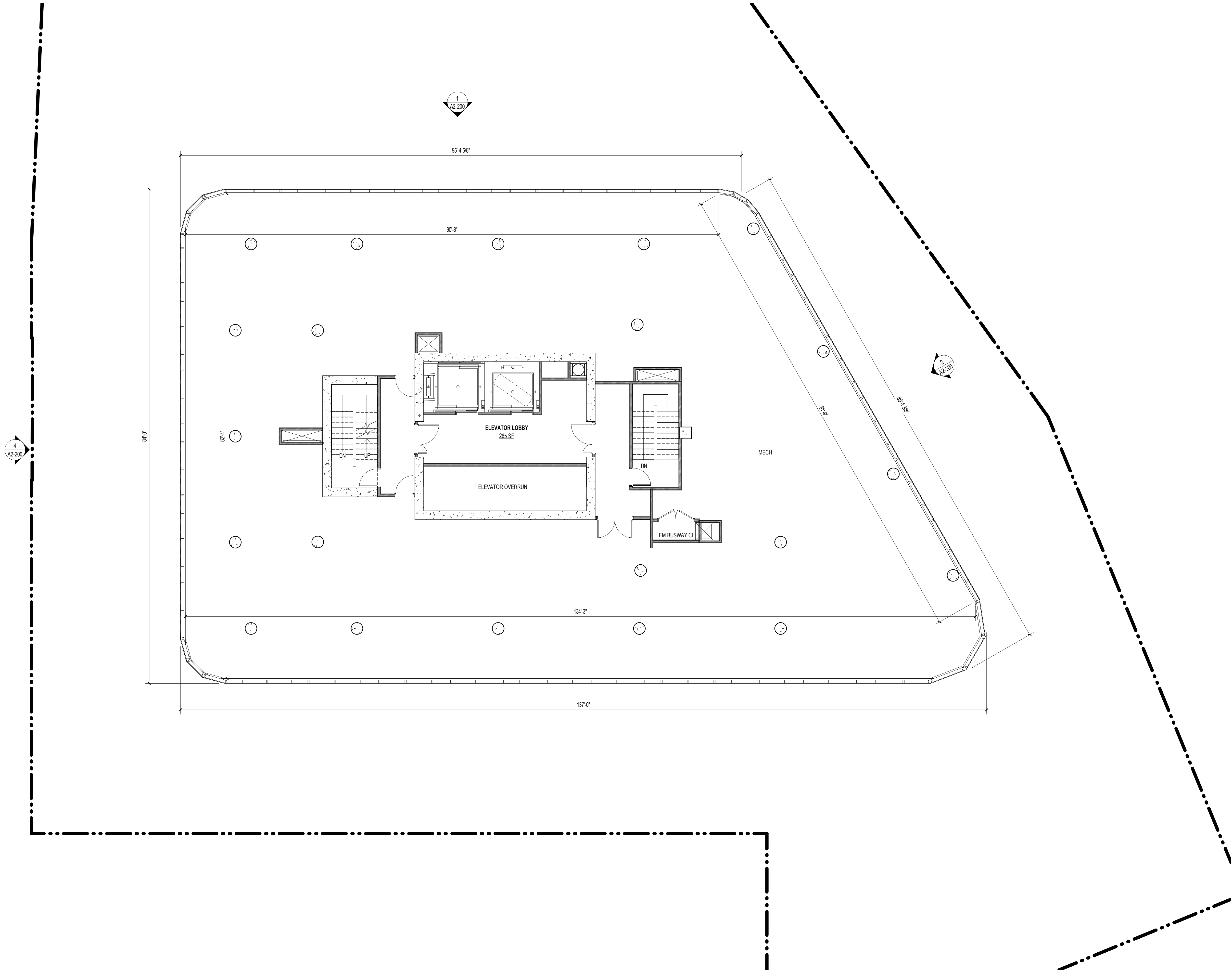
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PHASE 2 - L54  
SKYLOUNGE LEVEL  
PLAN

DRAWING NO:

A2-110







# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marin Blvd  
Jersey City, NJ 07302  
908.407.8137

ARCHITECT  
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Jersey City, NJ 07302  
646.904.8885

STRUCTURAL ENGINEER  
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New York, NY 10005  
212.532.2211

MEP ENGINEER  
KEA Engineers  
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Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
300 Kimball Drive, 4th Floor  
Parsippany, NJ 07054  
973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

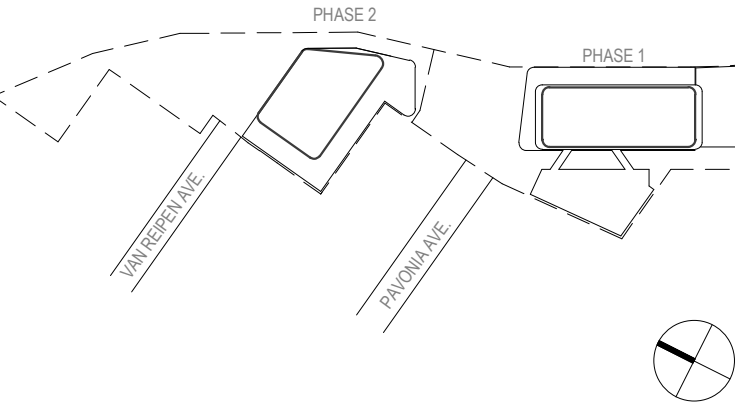
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
1	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - L55  
MECHANICAL LEVEL  
PLAN

DRAWING NO.  
A2-111



8 PAVONIA AVE, JERSEY CITY, NJ 07306  
 DOCK 9404; LOTS 34, 35, 41  
 DOCK 10601; LOTS 38, 39, 41

**ARCHITECT**  
**MANDEL ARCHITECTS, LLP**  
 20 Broadway, 6th Floor  
 New York, NY 10271  
 T: 212.595.4112 F: 212.595.9032

MAJOR ARCHITECTURE DPC  
85 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
46.904.8885

MEP ENGINEER

CIVIL ENGINEER CONSULTANT

LANDSCAPE ARCHITECT

TRAFFIC ENGINEER

## VERTICAL TRANSPORTATION

ACADE MAINTENANCE

[illegible]

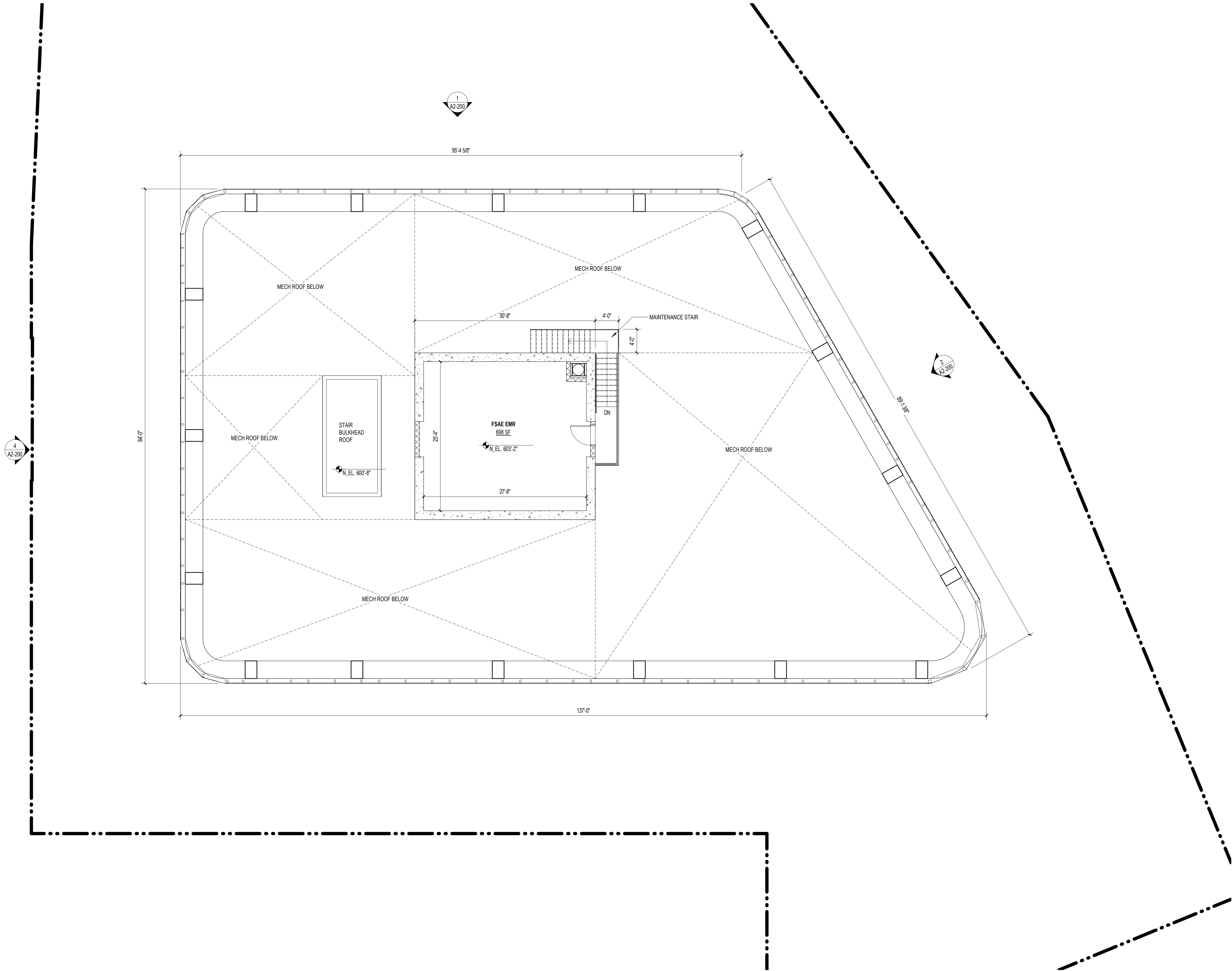
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# 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER  
KRE/SILVERSTEIN 808 PAVONIA LLC  
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Jersey City, NJ 07302  
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Jersey City, NJ 07302  
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New York, NY 10005  
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MEP ENGINEER  
KEA Engineers  
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Iselin, NJ 08830  
732.635.0044

CIVIL ENGINEER CONSULTANT  
LANGAN  
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973.560.4900

LANDSCAPE ARCHITECT  
MELILLO BAUER CARMAN  
295 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
732.528.0664

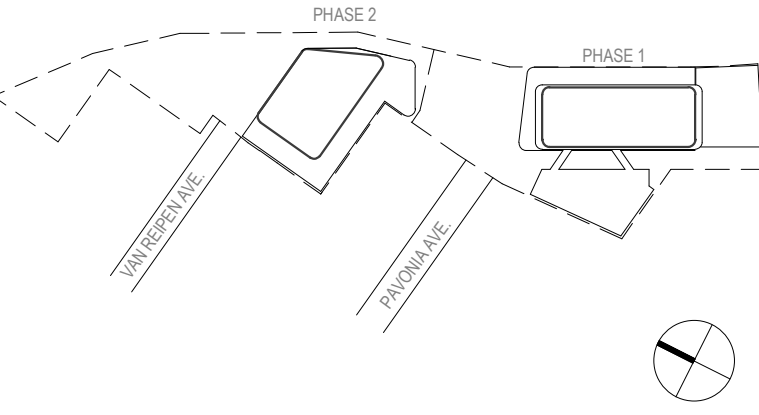
TRAFFIC ENGINEER  
PHILIP HABIB & ASSOCIATES  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION  
VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

FACADE MAINTENANCE  
LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - L57 EMR  
PLAN

DRAWING NO:

A2-113



8 PAVONIA AVE, JERSEY CITY, NJ 07306  
 DOCK 9404; LOTS 34, 35, 41  
 DOCK 10601; LOTS 38, 39, 41

ANDEL ARCHITECTS, LLP  
 20 Broadway, 6th Floor  
 New York, NY 10271  
 T: 212.595.4112 F: 212.595.9032

MAJOR ARCHITECTURE DPC  
85 Marin Blvd, 2nd Floor  
Jersey City, NJ 07302  
46.904.8885

STRUCTURAL ENGINEER

---

ESIMONE CONSULTING ENGINEERS  
40 Broadway, 25th Floor  
New York, NY 10005  
212.532.2211

EA Engineers  
86 Wood Ave South, 1st Floor  
Linden, NJ 08830  
32.635.0044

CIVIL ENGINEER CONSULTANT

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ANGAN  
100 Kimball Drive, 4th Floor  
Fairfield, NJ 07054  
73.560.4900

LANDSCAPE ARCHITECT  
NELILLO BAUER CARMAN  
95 Newark Ave, 4th Floor  
Jersey City, NJ 07302  
32.528.0664

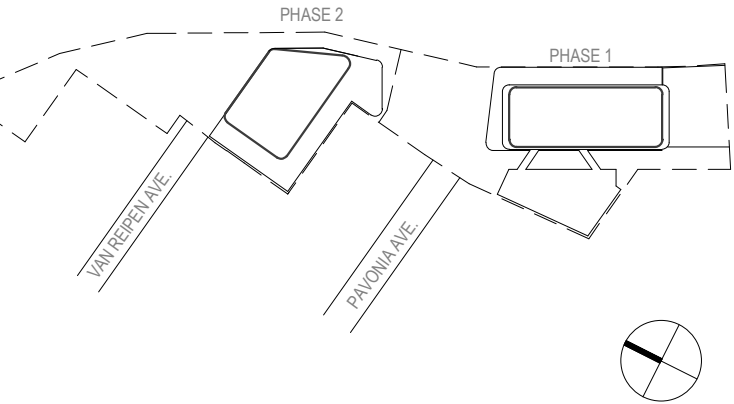
**HILIP HABIB & ASSOCIATES**  
102 Madison Ave, 11th Floor  
New York, NY 10016  
212.929.5656

DA  
20 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
73.994.9220

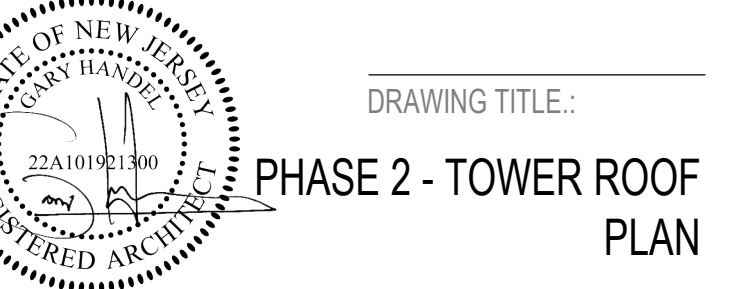
ERCH BATES  
430 Broadway, Suite 908  
New York, NY 10018  
01.306.8014

NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

## KEY PLAN



SCALE	1/8" = 1'-0"
PROJECT NO:	1595
SEAL & SIGNATURE	

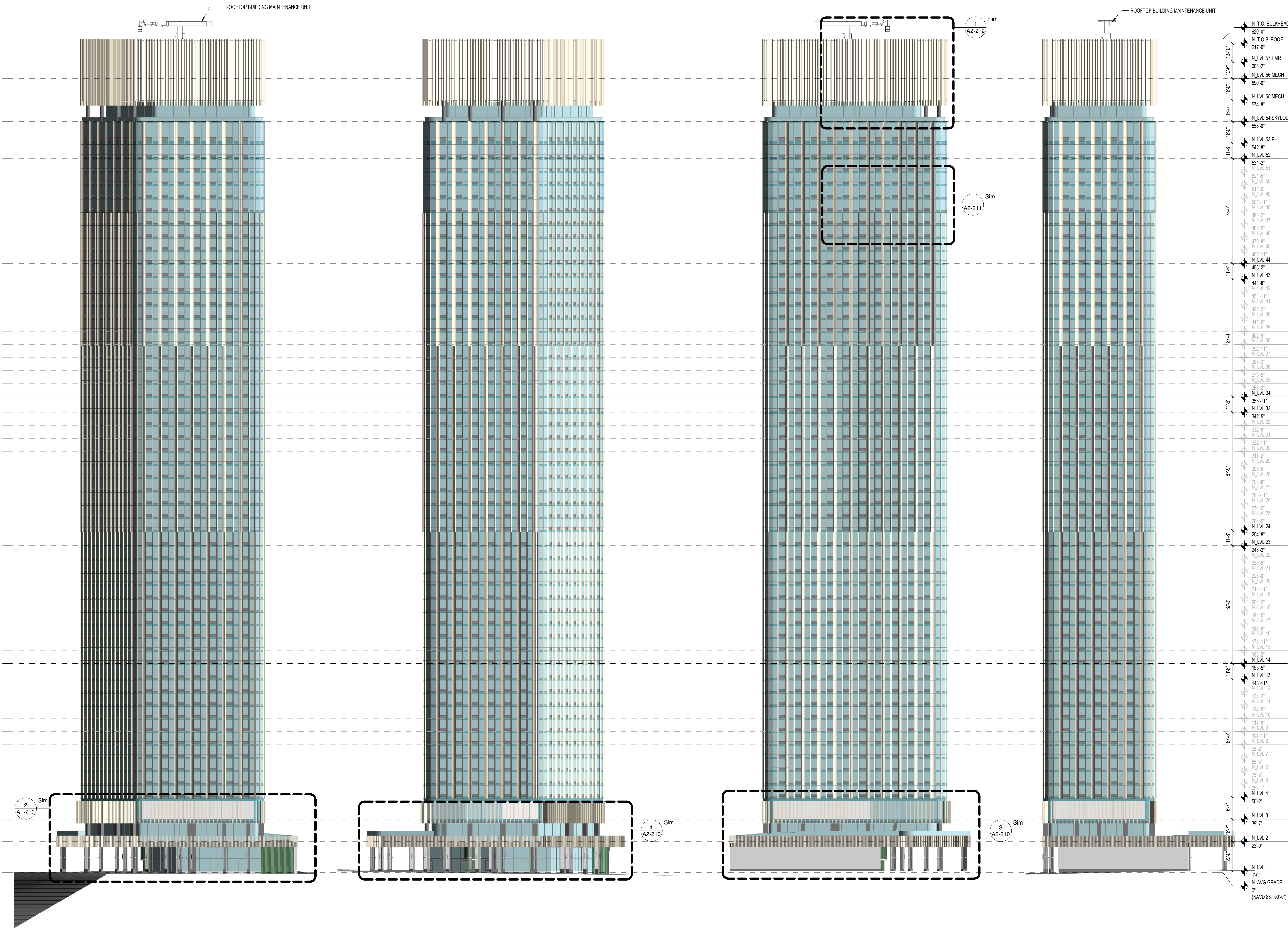


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LEGEND

- VISION GLASS
- SHADOW BOX
- PAINTED METAL
- LOUVER
- COLUMN CLADDING
- PAINTED MURAL
- GLAZED TILE
- STONE BASE
- PAINTED METAL PANEL

808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

OWNER

KRE/SILVERSTEIN 808 PAVONIA LLC  
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TRAFFIC ENGINEER

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New York, NY 10016  
212.929.5656

VERTICAL TRANSPORTATION

VDA  
120 Eagle Rock Ave, Suite 310  
East Hanover, NJ 07936  
973.994.9220

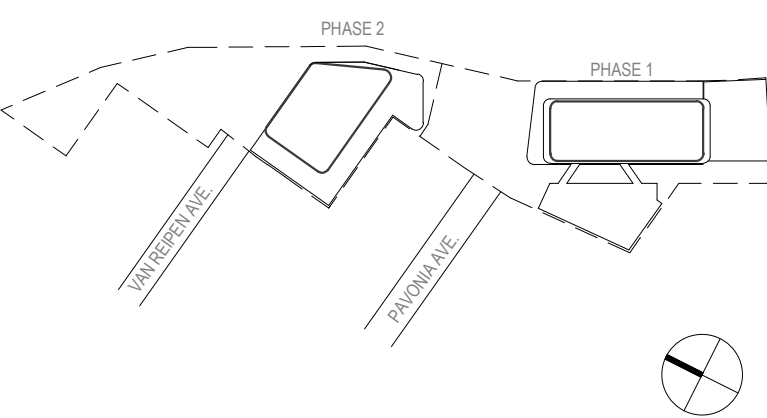
FACADE MAINTENANCE

LERCH BATES  
1430 Broadway, Suite 908  
New York, NY 10018  
201.306.8014

NO. DATE REVISION

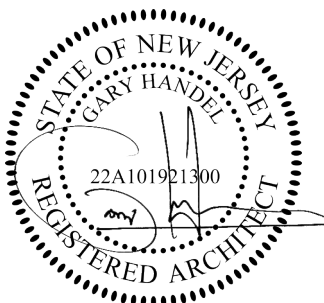
07/22/2022 PRELIMINARY & FINAL MAJOR SITE PLAN  
1 08/24/2022 PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/32" = 1'-0"  
PROJECT NO. 1595

SEAL & SIGNATURE



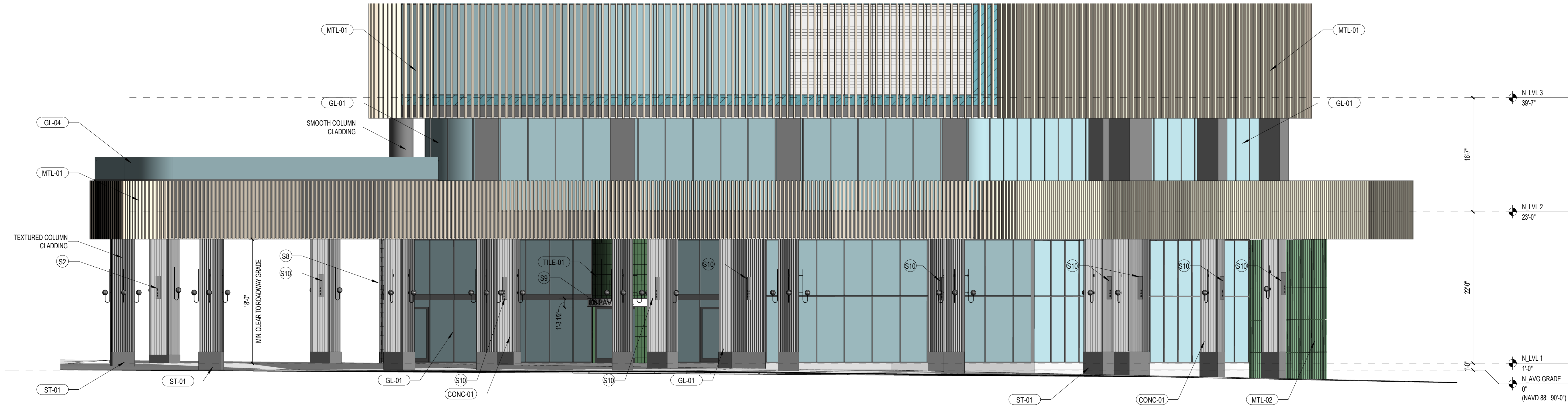
DRAWING TITLE:

PHASE 2 - BUILDING 4  
ELEVATIONS

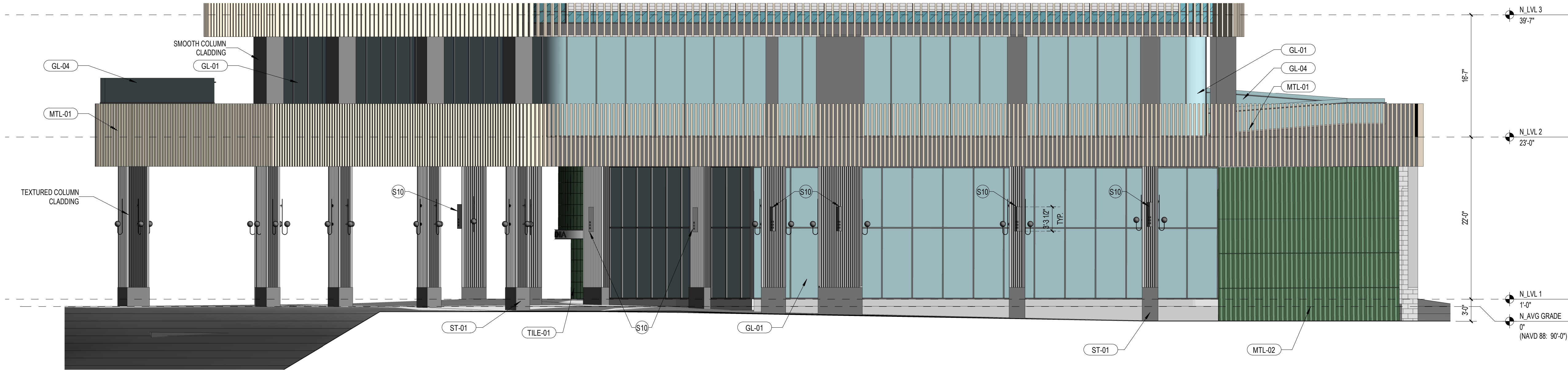
DRAWING NO:

A2-200

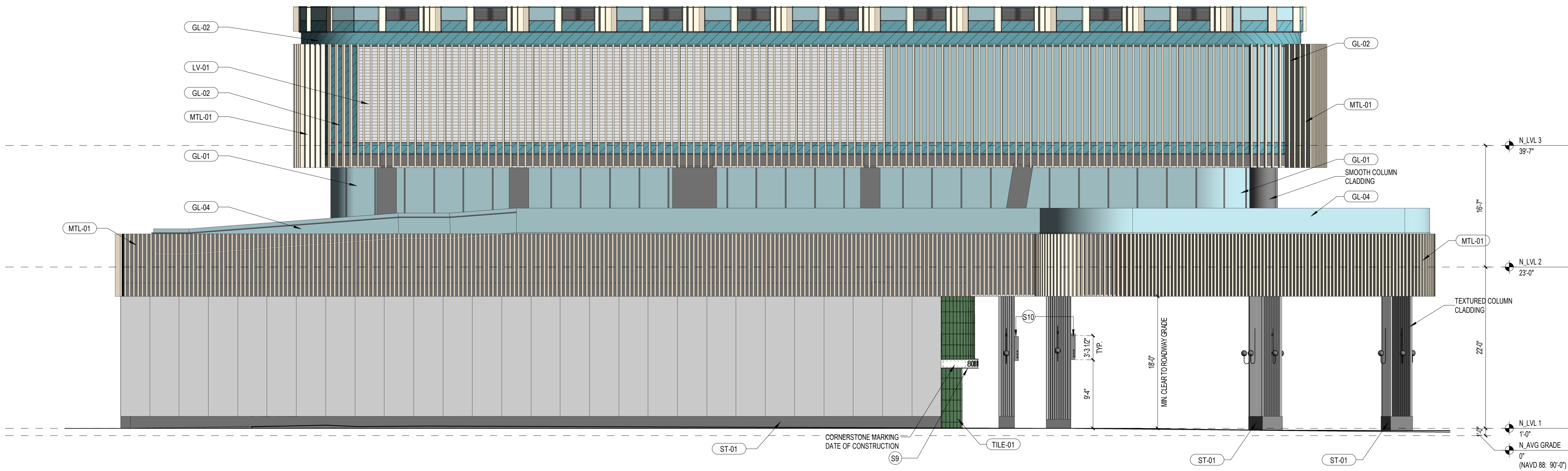




1 PHASE 2 - BLDG 4 - ENLARGED EAST STREET ELEVATION  
1/8" = 1'-0"



2 PHASE 2 - BLDG 4 - ENLARGED NORTH STREET ELEVATION  
1/8" = 1'-0"



3 PHASE 2 - BLDG 4 - ENLARGED PODIUM SOUTH ELEVATION  
1/8" = 1'-0"

#### ELEVATION - GENERAL NOTES

1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.

#### EXTERIOR MATERIALS

##### GLASS

- GL-01 VISION GLASS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR - THERMOFORMED WINGS REQUIRED BY CODE
- GL-02 SHADOW BOX INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
- GL-03 TEMPERED VISION GLASS AT DOORS INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
- GL-04 LAMINATED TEMPERED RAILING GLASS

##### METAL AND METAL PANELS

- MTL-01 PAINTED METAL
- MTL-02 PAINTED METAL PANEL
- MTL-03 METAL RAILING

##### LOUVERS

- LV-01 PAINTED ALUM. LOUVERS COLOR: CUSTOM BLACK
- LV-02 PAINTED PPAC LOUVERS

##### MISCELLANEOUS

- TILE-01 GLAZED TILE
- ST-01 BLACK GRANITE BASE

##### SIGNAGE NOTES

- S1 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1 PROJECT CITY PHASE 2, PHASE 3
- S2 SIGNAGE SCHEME - PAINTED METAL - BUILDING 1 PROJECT CITY PHASE 2, PHASE 3
- S3 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1 PROJECT CITY PHASE 2, PHASE 3
- S4 DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT CITY PHASE 2, PHASE 3
- S5 WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN PROJECT CITY PHASE 2, PHASE 3
- S6 SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT CITY PHASE 2, PHASE 3
- S7 SIGNAGE SCHEME - PAINTED METAL - BUILDING 1 CAFE PROJECT CITY PHASE 2, PHASE 3
- S8 SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS PROJECT CITY PHASE 2, PHASE 3
- S9 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT CITY PHASE 2, PHASE 3
- S10 SIGNAGE SCHEME - PAINTED METAL - BUILDING 4 PROJECT CITY PHASE 2, PHASE 3
- S11 BUILDING ADDRESS - PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2 PROJECT CITY PHASE 2, PHASE 3

## 808 PAVONIA

808 PAVONIA AVE, JERSEY CITY, NJ 07306  
BLOCK 9404; LOTS 34, 35, 41  
BLOCK 10601; LOTS 38, 39, 41

#### OWNER

KRE/SILVERSTEIN 808 PAVONIA LLC  
515 Marsh Blvd  
Jersey City, NJ 07302  
908.407.8137

#### ARCHITECT

HANDEL ARCHITECTS, LLP  
120 Broadway, 6th Floor  
New York, NY 10271  
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#### IN COLLABORATION WITH

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Jersey City, NJ 07302  
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#### STRUCTURAL ENGINEER

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140 Broadway, 25th Floor  
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#### MEP ENGINEER

KEA Engineers  
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Iselin, NJ 08830  
732.635.0044

#### CIVIL ENGINEER CONSULTANT

LANGAN  
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Parsippany, NJ 07054  
973.560.4900

#### LANDSCAPE ARCHITECT

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#### TRAFFIC ENGINEER

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#### VERTICAL TRANSPORTATION

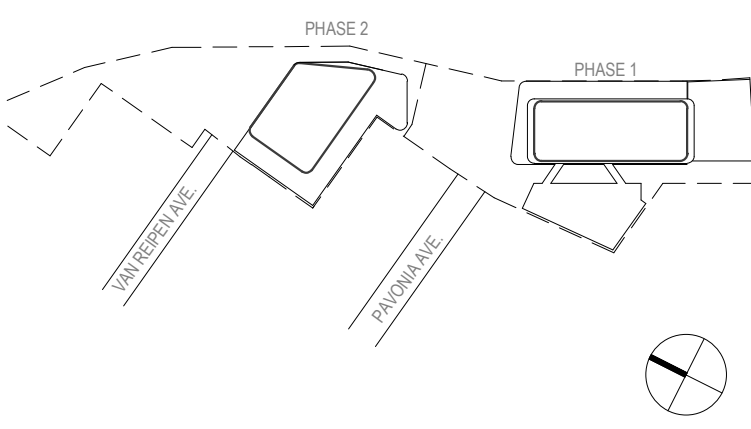
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#### FACADE MAINTENANCE

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NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

#### KEY PLAN



SCALE 1/8" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE



DRAWING TITLE:

PHASE 2 - ENLARGED  
STREET & PODIUM  
ELEVATIONS

DRAWING NO.

A2-210



808 PAVONIA

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STRUCTURAL ENGINEER

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New York, NY 10005  
212.532.2211

MEP ENGINEER

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LANDSCAPE ARCHITECT

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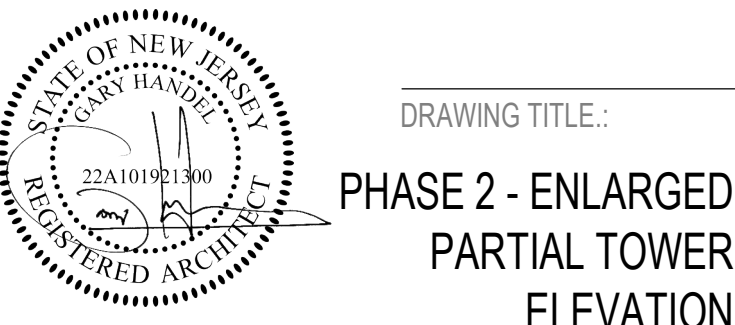
VDA  
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1430 Broadway, Suite 908  
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NO.	DATE	REVISION
	07/22/2022	PRELIMINARY & FINAL MAJOR SITE PLAN
1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

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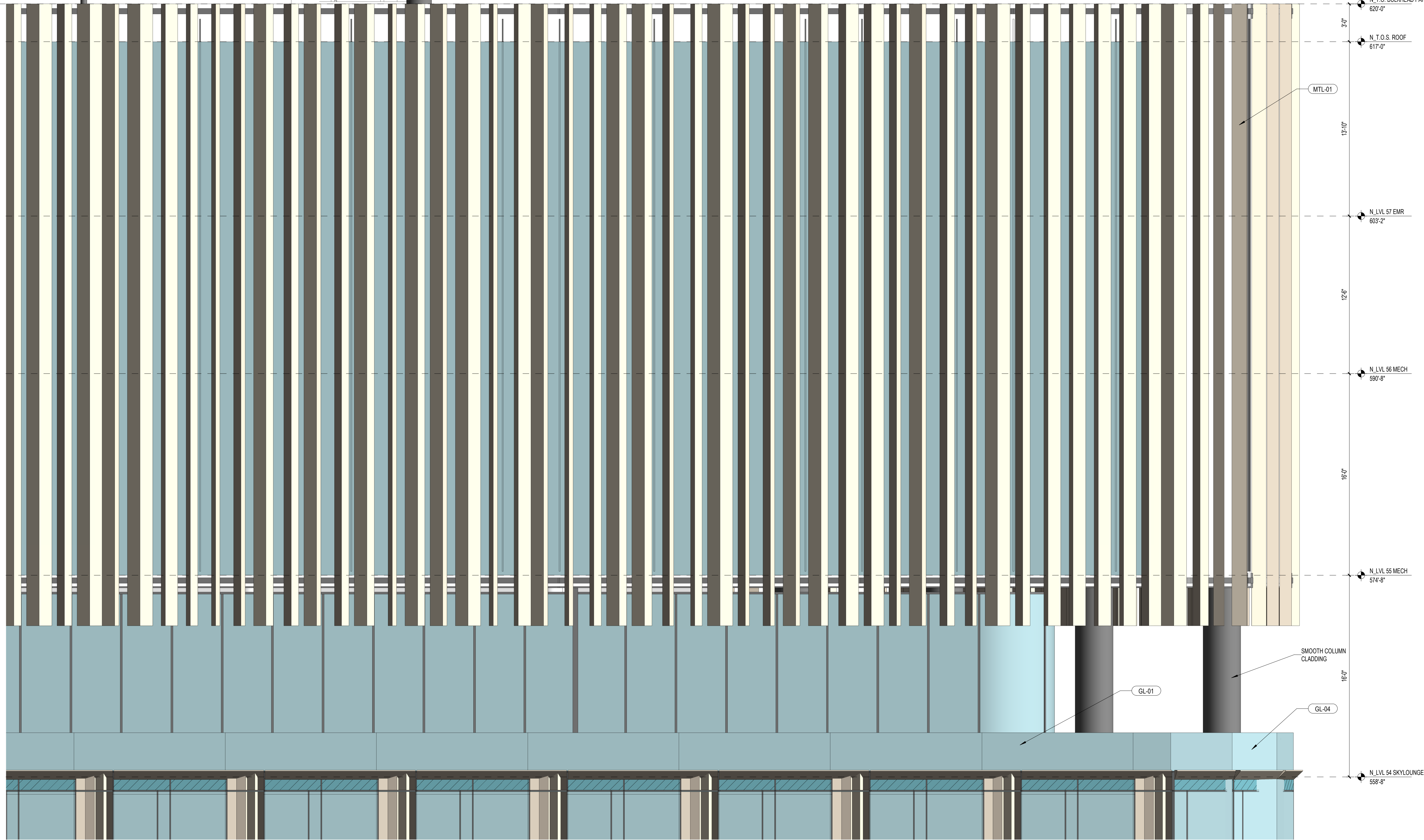
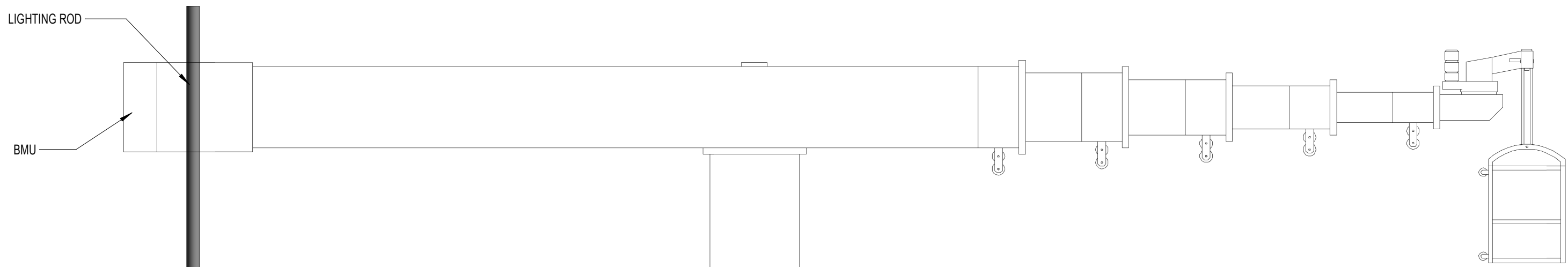
SCALE	1/4" = 1'-0"
PROJECT NO:	1595
SEAL & SIGNATURE	














DRAWING NO:

A2-211





1 PHASE 2 - BLDG 4 - ENLARGED MECH. BULKHEAD  
1/4" = 1'-0"

ELEVATION - GENERAL NOTES	
1. ALL ROOFTOP HEATING, VENTILATION, AIR-CONDITIONING EQUIPMENT, COMMUNICATION EQUIPMENT AND ANTENNAE ARE SCREENED.	
EXTERIOR MATERIALS	
GLASS	
	GL-01 VISION GLASS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR - TEMPERED WHERE REQUIRED BY CODE
	GL-02 SHADOW BOX - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
	GL-03 TEMPERED VISION GLASS AT DOORS - INSULATED GLASS UNIT WITH LOW-E COATING, CLEAR
	GL-04 LAMINATED TEMPERED RAILING GLASS
METAL AND METAL PANELS	
	MTL-01 PAINTED METAL
	MTL-02 PAINTED METAL PANEL
	MTL-03 METAL RAILING
LOUVERS	
	LV-01 PAINTED ALUM. LOUVERS COLOR: CUSTOM BLACK
	LV-02 PAINTED PTAC LOUVERS
MISCELLANEOUS	
	TILE-01 GLAZED TILE
	ST-01 BLACK GRANITE BASE
SIGNAGE NOTES	
<p>(S1) BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S2) SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S3) DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 1 PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S4) DIRECTIONAL SIGNAGE - PAINTED METAL - BUILDING 2 GALLERY / CAFE PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S5) WAYFINDING SIGNAGE - PAINTED METAL - MONUMENTAL SIGN PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S6) SURFACE MOUNTED TEXT SIGN - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S7) SIGNAGE SCIENCE - PAINTED METAL - BUILDING 1 CAFE PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S8) SURFACE MOUNTED GRAPHIC SIGN - PAINTED METAL - BIKE STORAGE ACCESS PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S9) BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S10) SIGNAGE SCIENCE - PAINTED METAL - BUILDING 4 PROJECT QTY: PH-1, PH-2, PH-3</p> <p>(S11) BUILDING ADDRESS / PRIMARY ENTRY SIGNAGE BAND - PAINTED METAL - BUILDING 2 PROJECT QTY: PH-1, PH-2, PH-3</p>	

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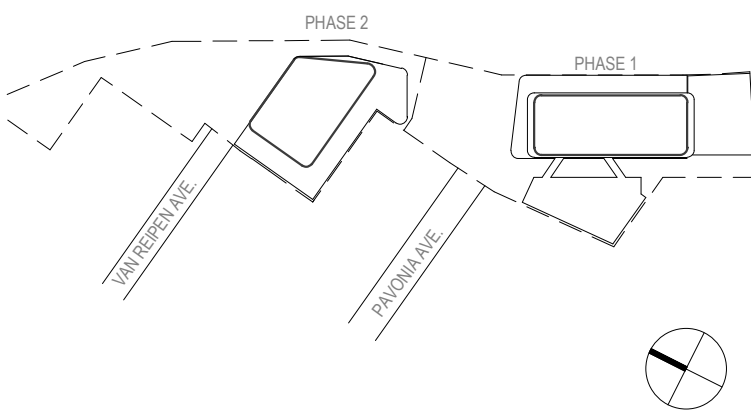
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1	08/24/2022	PRELIMINARY & FINAL MAJOR SITE PLAN

KEY PLAN



SCALE 1/4" = 1'-0"  
PROJECT NO. 1595  
SEAL & SIGNATURE

DRAWING TITLE:  
PHASE 2 - ENLARGED  
MECH. BULKHEAD  
ELEVATION

DRAWING NO:

A2-212