PRELIMINARY & FINAL SITE PLAN APPLICATION

417 COMMUNIPAW

MIXED-USE DEVELOPMENT
Steel Tech
Jersey City, NJ 07304
Block 18901 Lot 23 & 29

18 Stories
420 Residential Units
7,425sf Retail
24,005sf Indoor Amenity

22,000sf Recreation Center
14,060sf Neighborhood Commercial

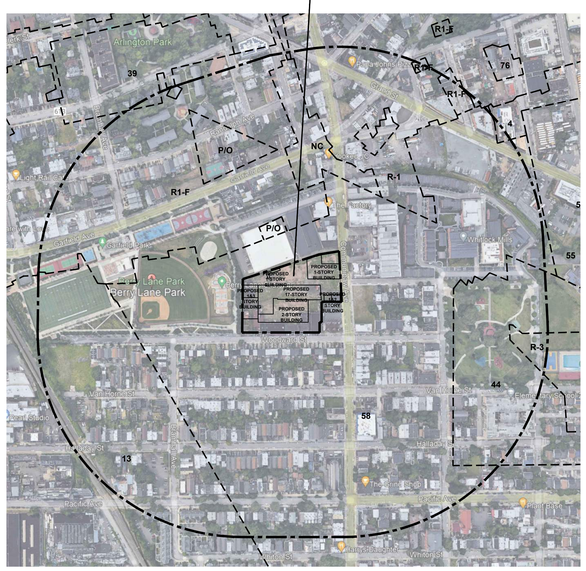
273 Parking Spaces

34,940sf Open Space

RESIDENTIAL UNIT MIX		
STU:	92 UNITS	(22%)
1BR:	152 UNITS	(36%)
1BR+DEN:	45 UNITS	(11%)
2BR:	96 UNITS	(23%)
3BR:	35 UNITS	(8%)
TOTAL:	420 UNITS	

AFFORDABLE UNIT BREAKDOWN (5%)	
STU:	2 UNITS
1BR:	2 UNITS
2BR:	12 UNITS
3BR:	5 UNITS
TOTAL:	21 UNITS

PROJECT SITE
BLOCK 18901
LOTS 23 & 29



3 LOCATION MAP

1 RENDERING AT PLAZA ALONG COMMUNIPAW AVENUE

2 RENDERING AT PUBLIC OPEN SPACE

PROJECT DATA

DRAWING LIST

PLANNING BD. APPROVAL

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21 Hemlock Drive
Long Valley, NJ 07853

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Steel Tech
Jersey City , NJ 07304
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Job Number :
Scale :
Drawn By :
Checked By :

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Date :	For :
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12/20/2022	SITE PLAN SUBMISSION

COVER SHEET

C1

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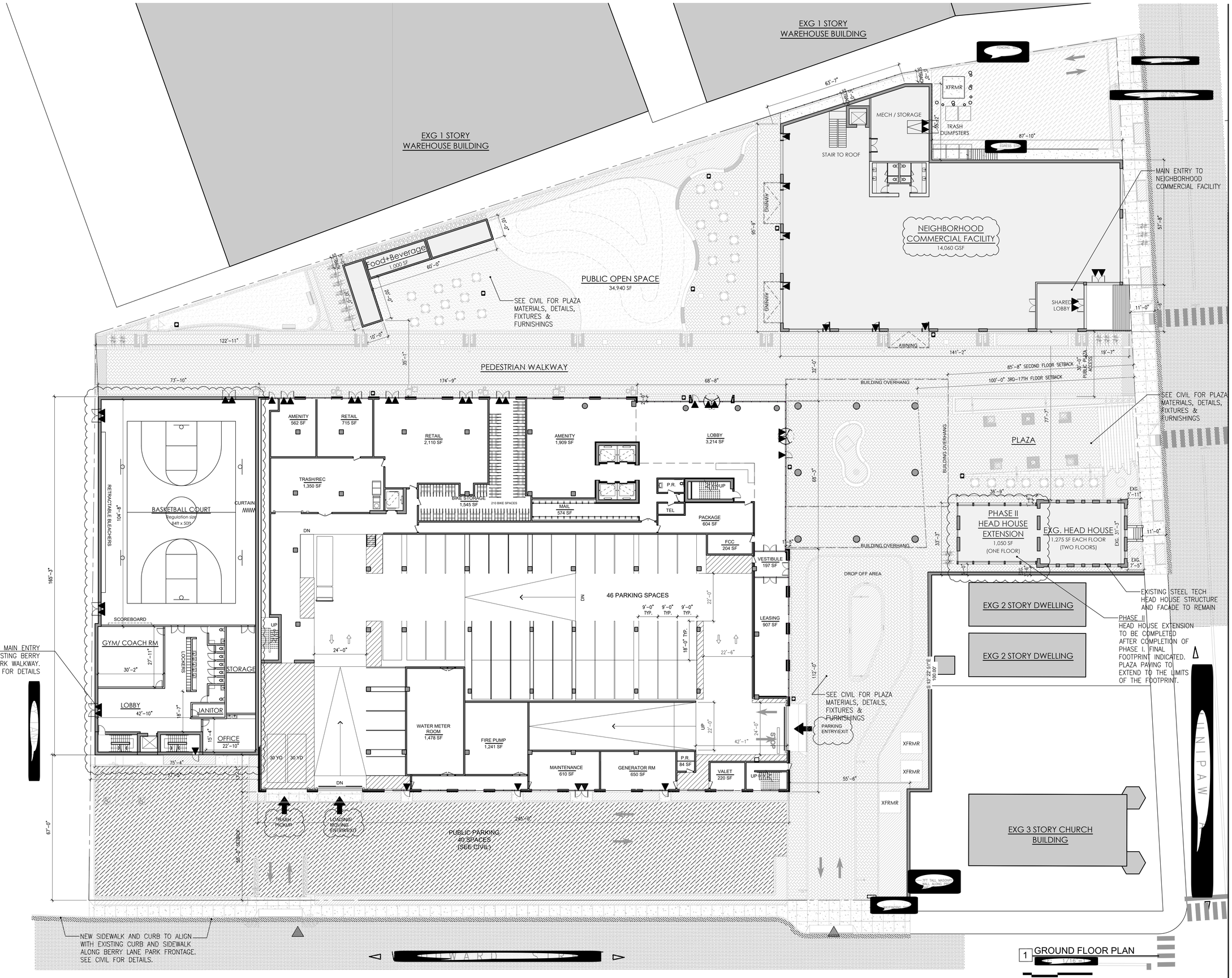

PARKING BREAKDOWN

EV CHARGER BREAKDOWN

BIKE PARKING BREAKDOWN

REC CENTER BREAKDOWN

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GROUND FLOOR PLAN

A2

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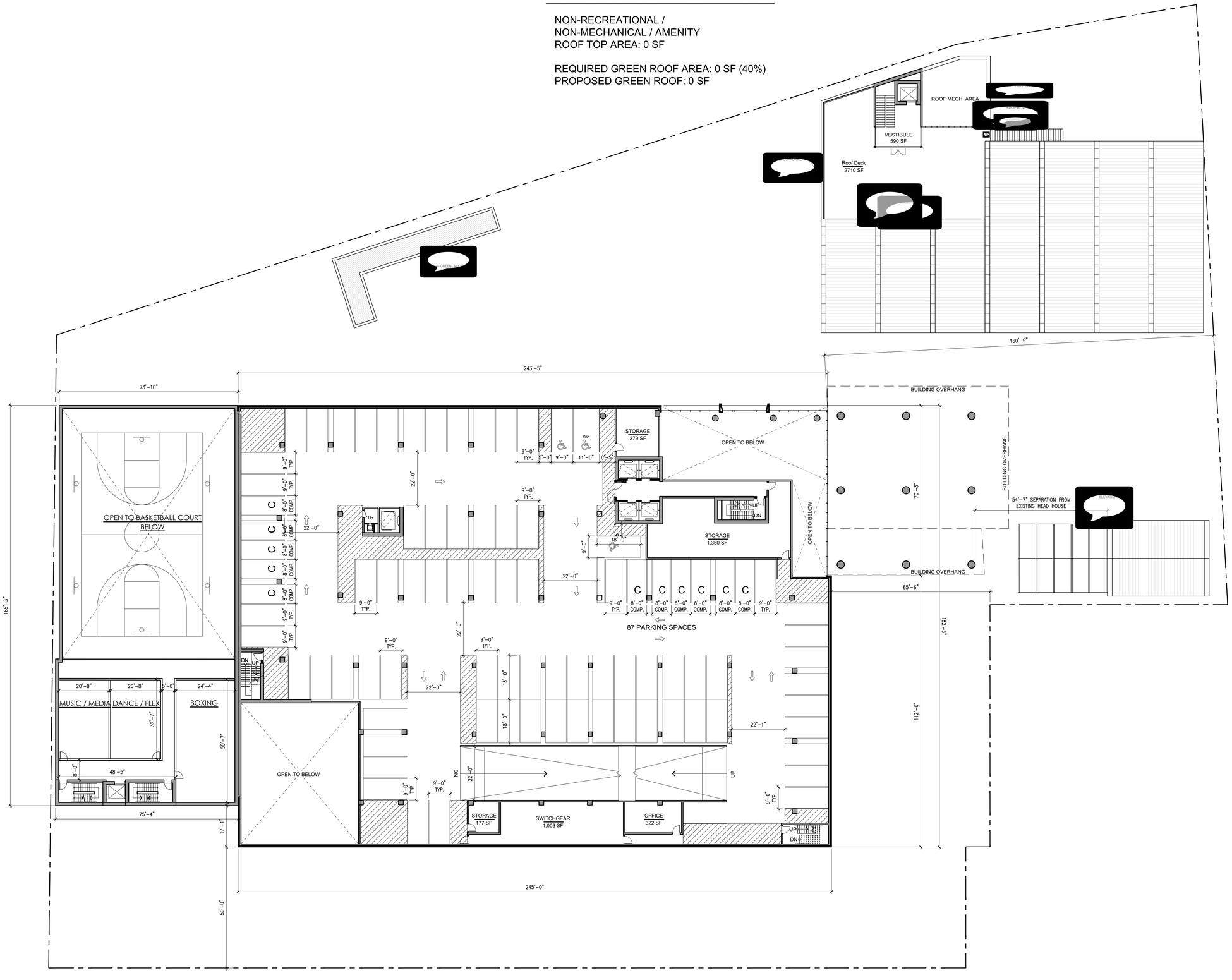
COMMERCIAL FACILITY GREEN ROOF CALC

NON-RECREATIONAL /
NON-MECHANICAL / AMENITY
ROOF TOP AREA: 0 SF

REQUIRED GREEN ROOF AREA: 0 SF (40%)
PROPOSED GREEN ROOF: 0 SF



1 SECOND FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

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SECOND FLOOR PLAN

A3

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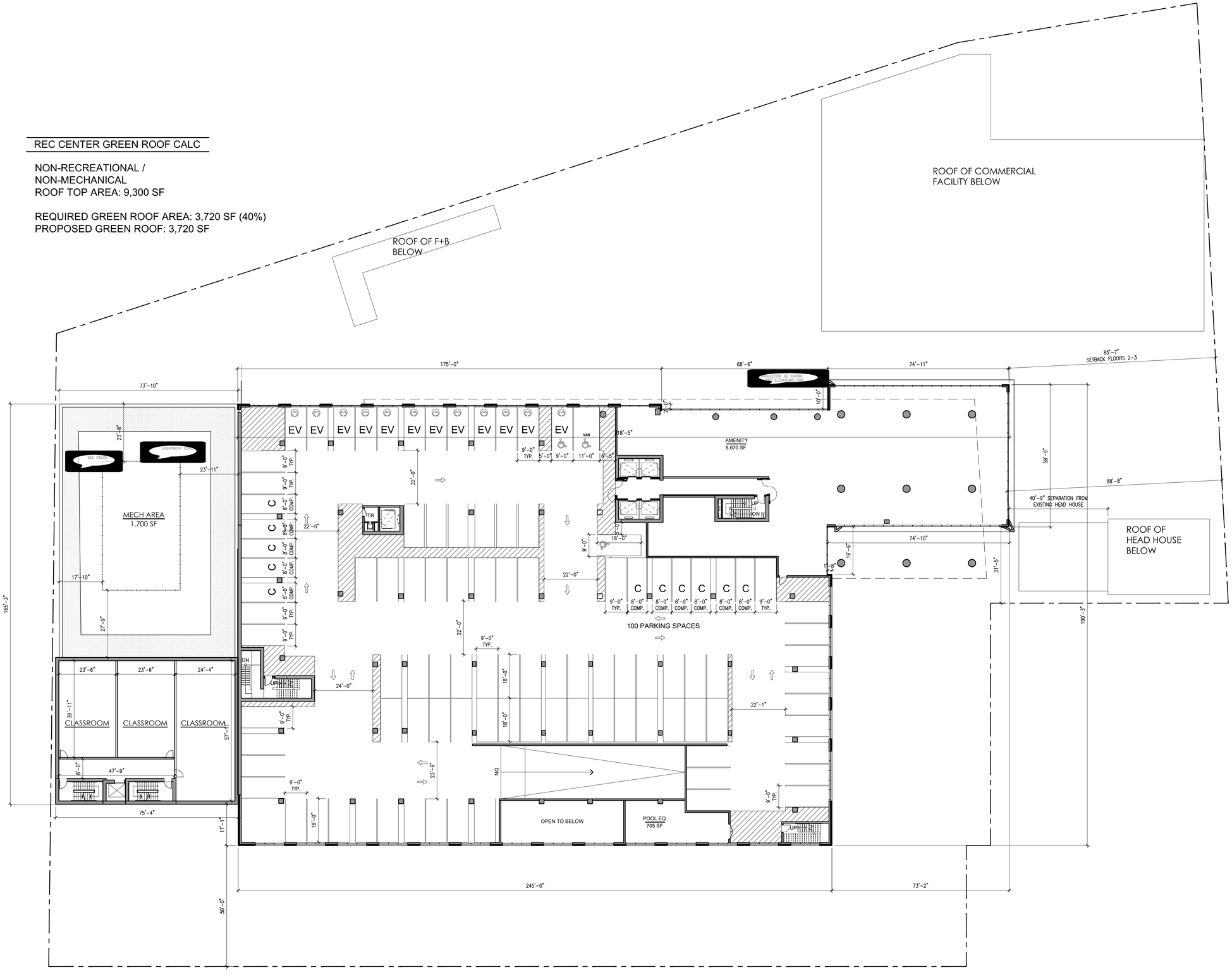
REC CENTER GREEN ROOF CALC

NON-RECREATIONAL /
NON-MECHANICAL
ROOF TOP AREA: 9,300 SF

REQUIRED GREEN ROOF AREA: 3,720 SF (40%)
PROPOSED GREEN ROOF: 3,720 SF



1 THIRD FLOOR PLAN
1/16"=1'-0"
0' 4' 16' 32'

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THIRD FLOOR PLAN

A4

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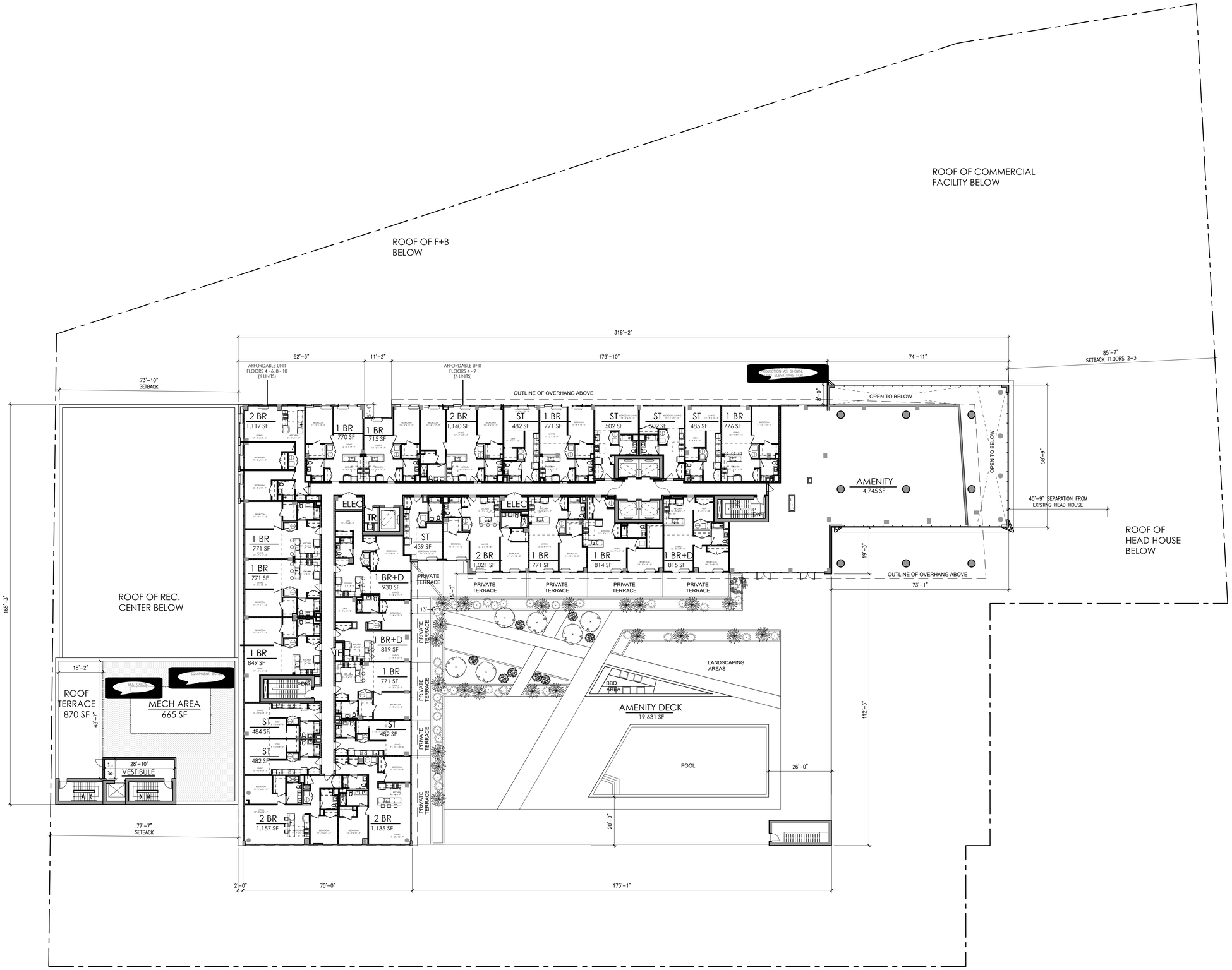

1 4TH FLOOR PLAN
1/16"=1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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4TH FLOOR PLAN

A5

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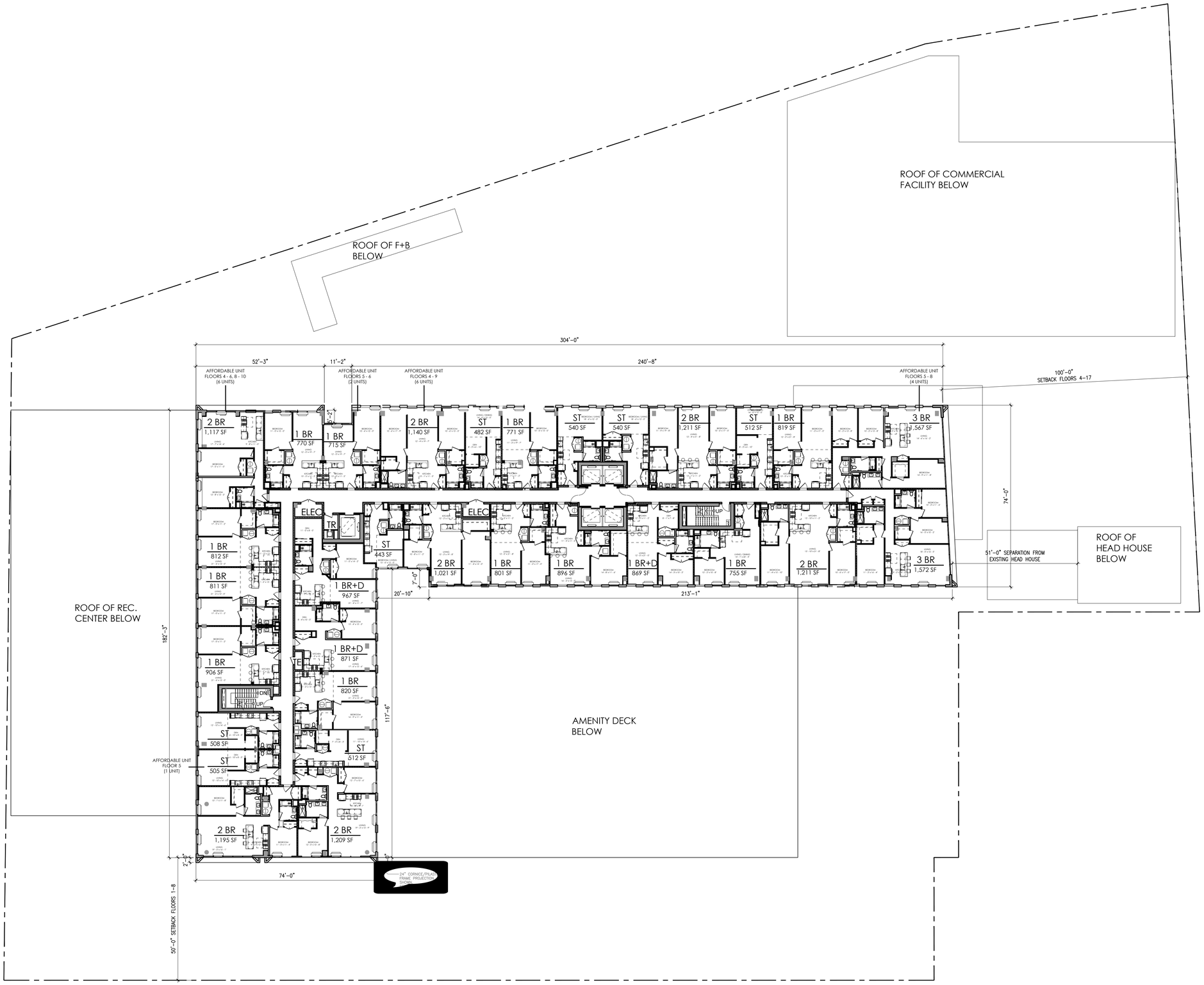

1 5TH - 6TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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5TH - 6TH FLOOR PLAN

A6

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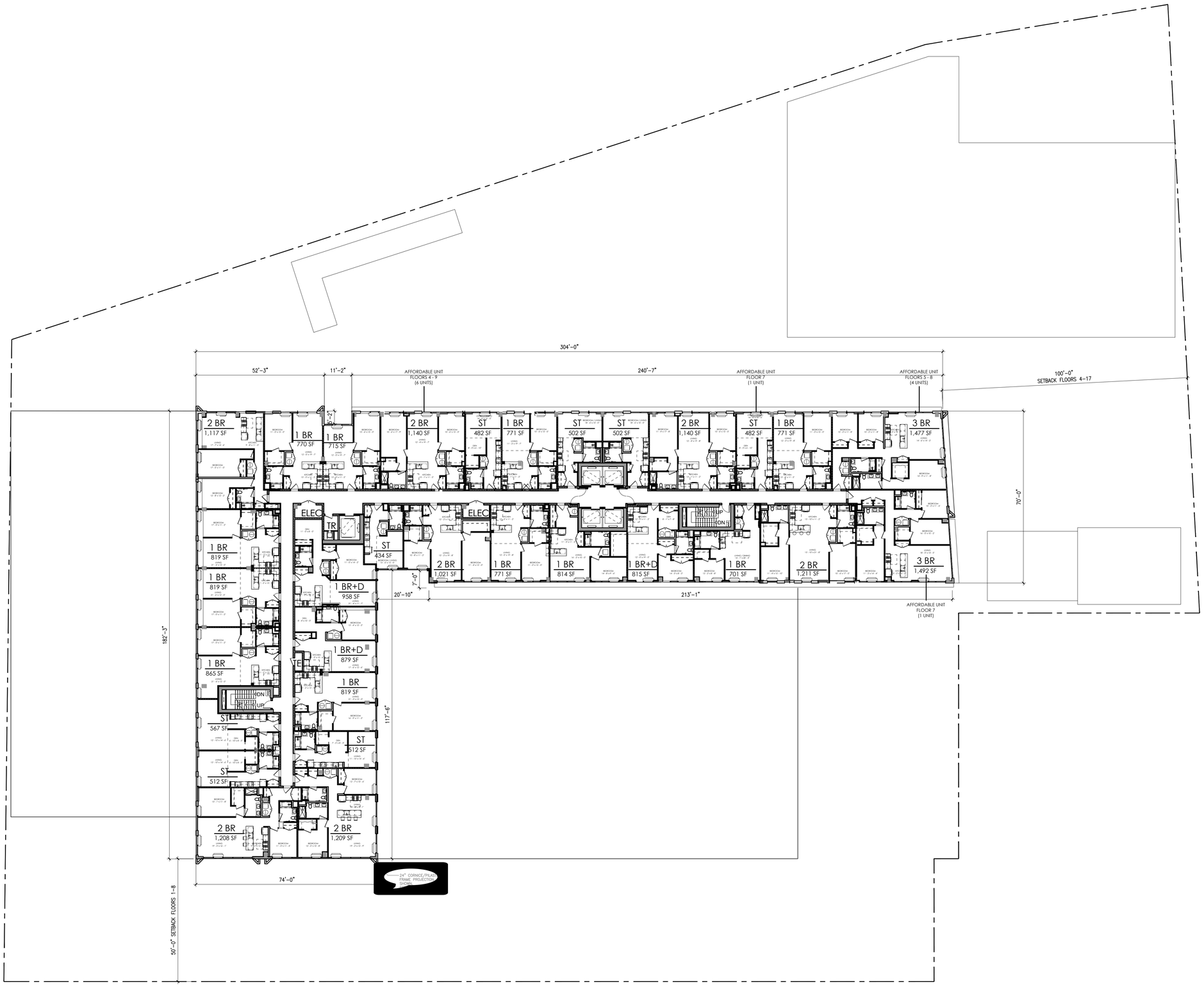

1 7TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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7TH FLOOR PLAN

A7

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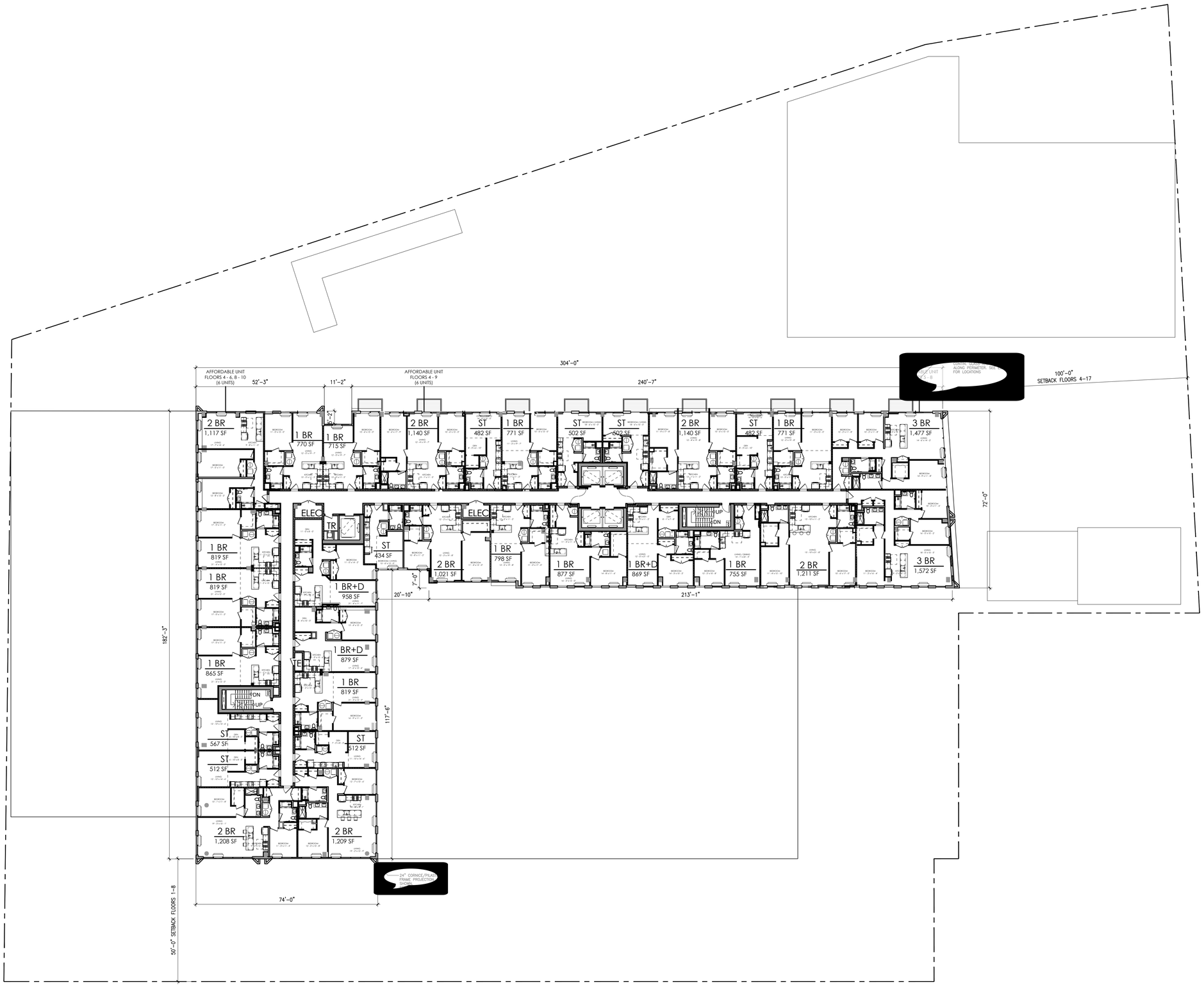

1 8TH - 9TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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8TH - 9TH FLOOR PLAN

A8

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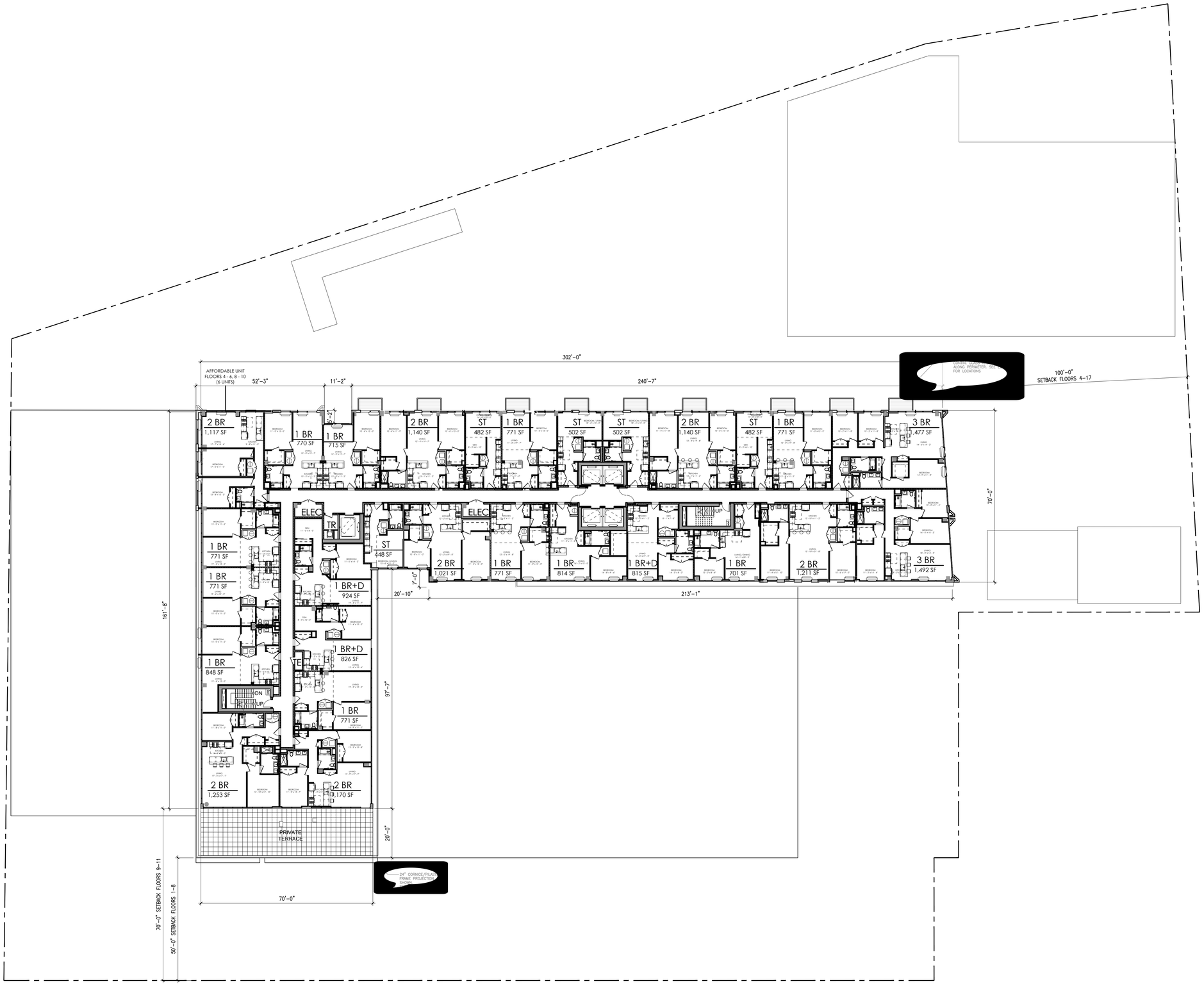

1 10TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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10TH FLOOR PLAN

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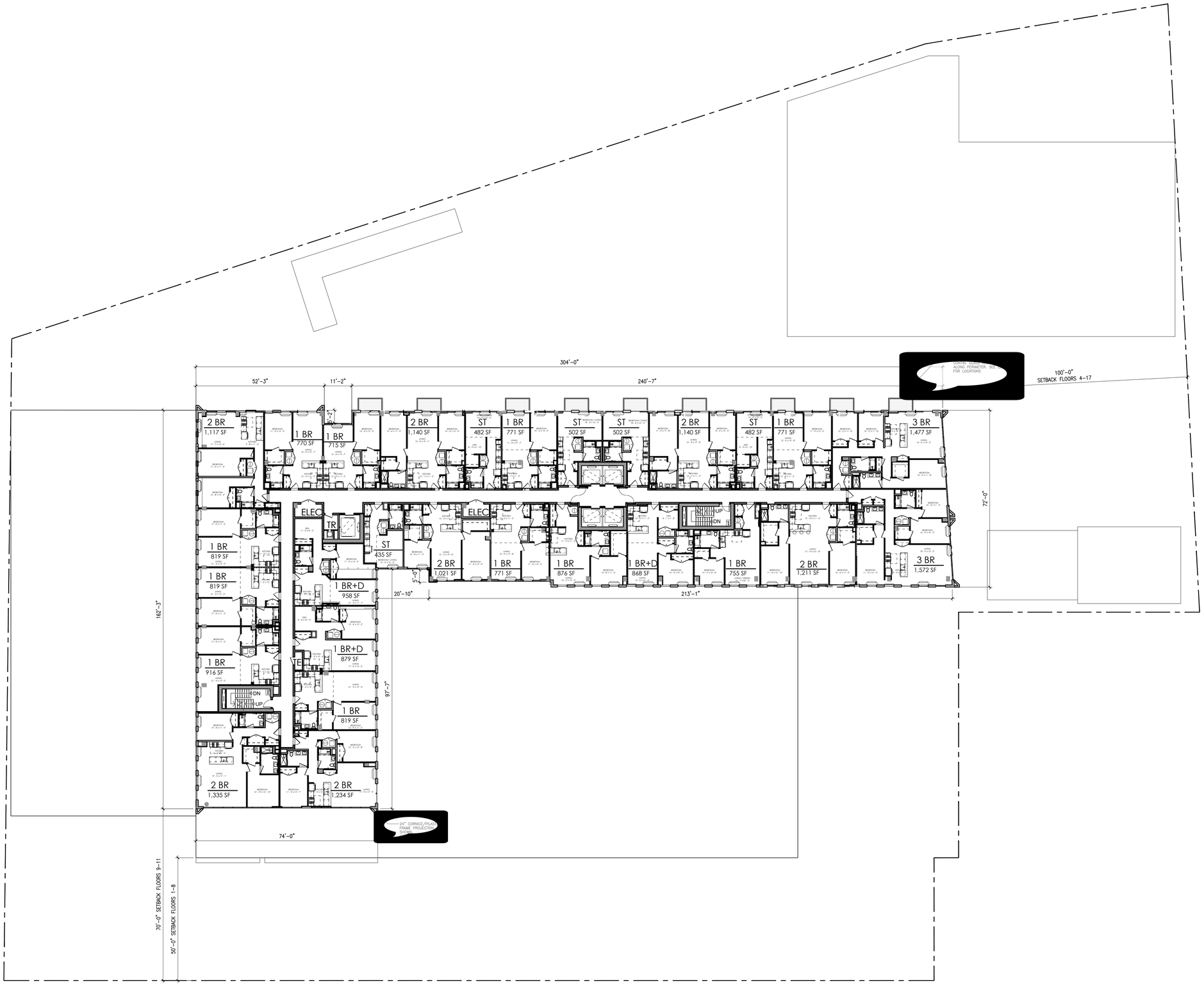

1 11TH - 12TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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11TH - 12TH FLOOR PLAN

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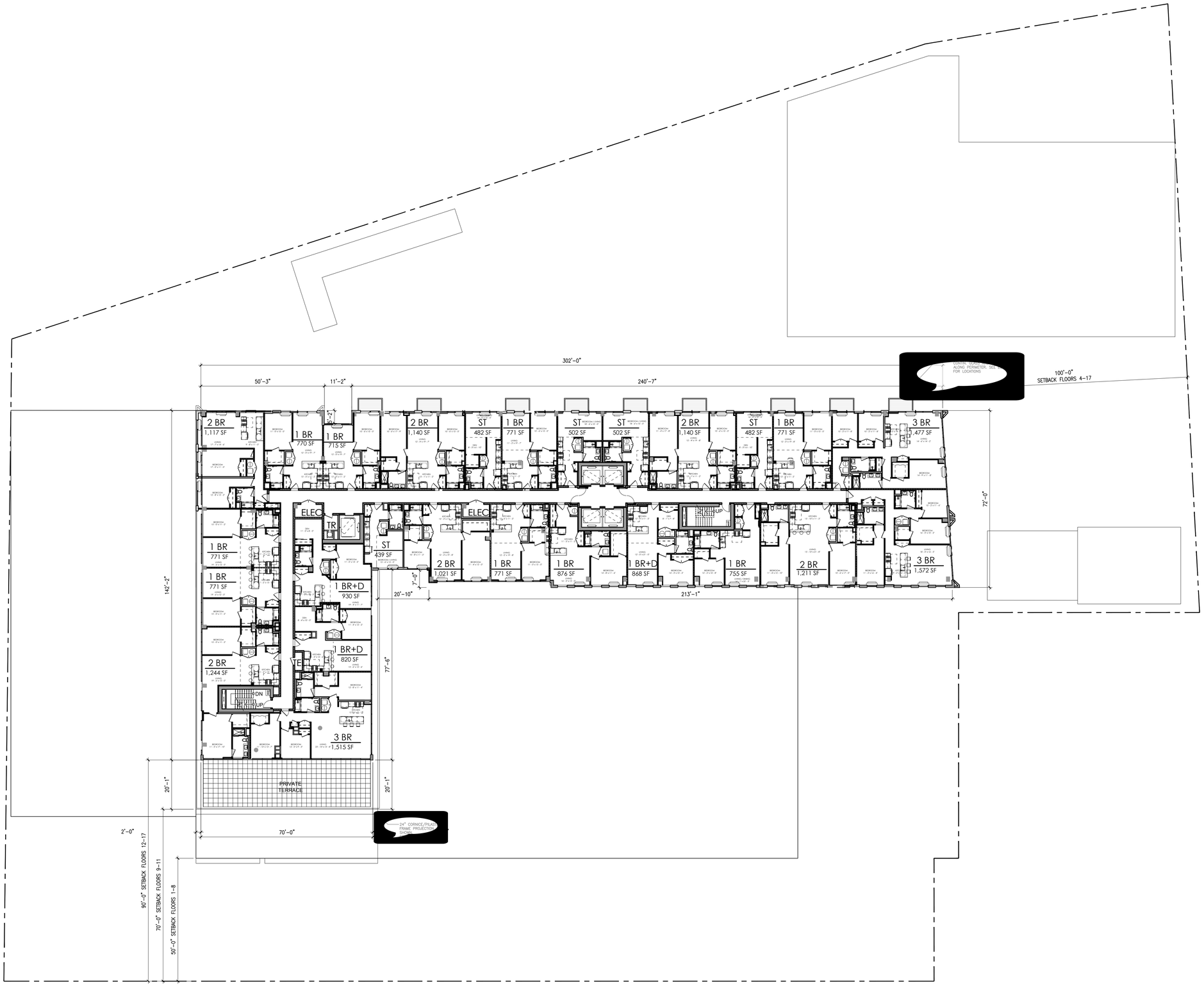

1 13TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

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11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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13TH FLOOR PLAN

A11

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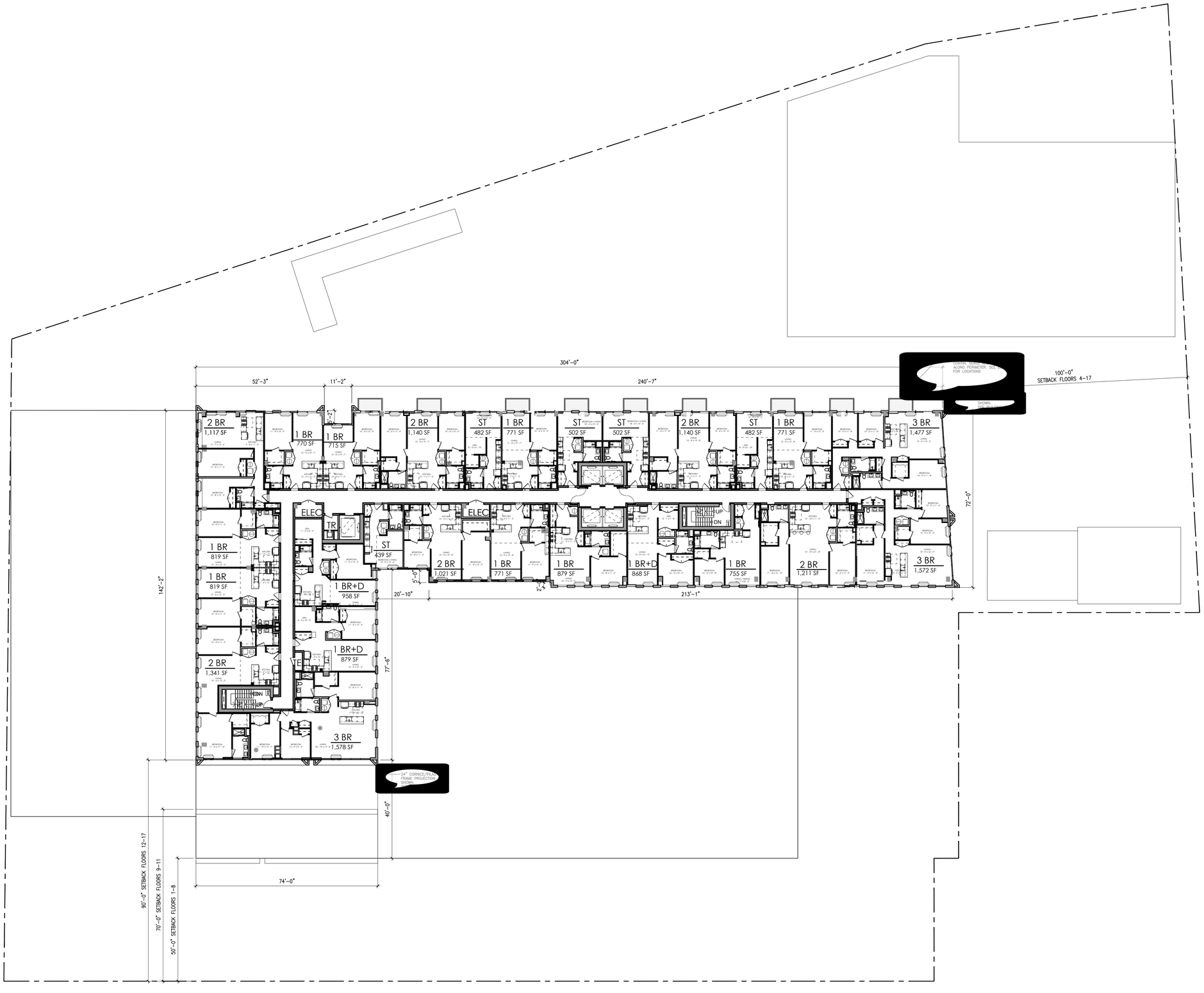


1 14TH - 17TH FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

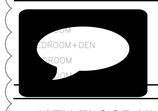
4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX



13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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14TH - 17TH FLOOR PLAN

A12

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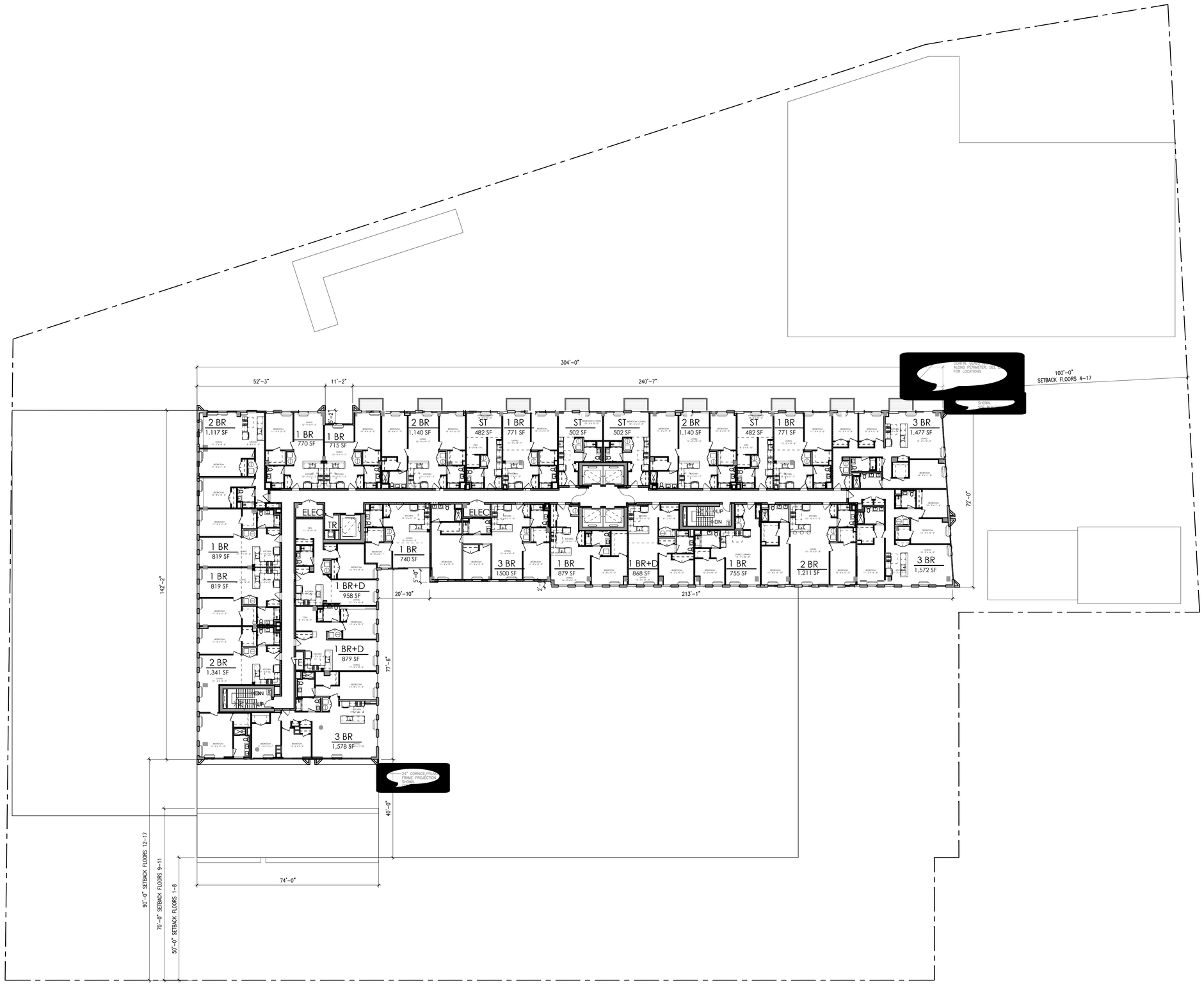

1 18TH FLOOR PLAN

3/16" = 1'-0"

0' 4' 16' 32'

4TH FLOOR UNIT MIX

5TH-7TH FLOOR UNIT MIX

8TH-9TH FLOOR UNIT MIX

10TH FLOOR UNIT MIX

11TH-12TH FLOOR UNIT MIX

13TH FLOOR UNIT MIX

14TH-17TH FLOOR UNIT MIX

18TH FLOOR UNIT MIX

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18TH FLOOR PLAN

A13

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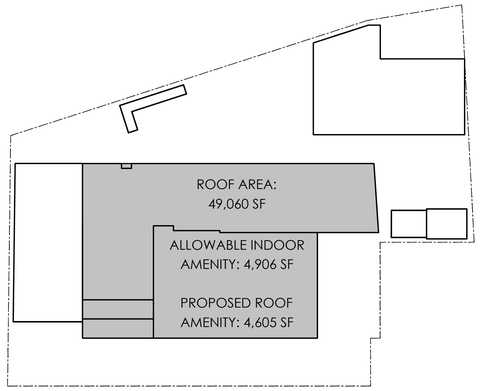
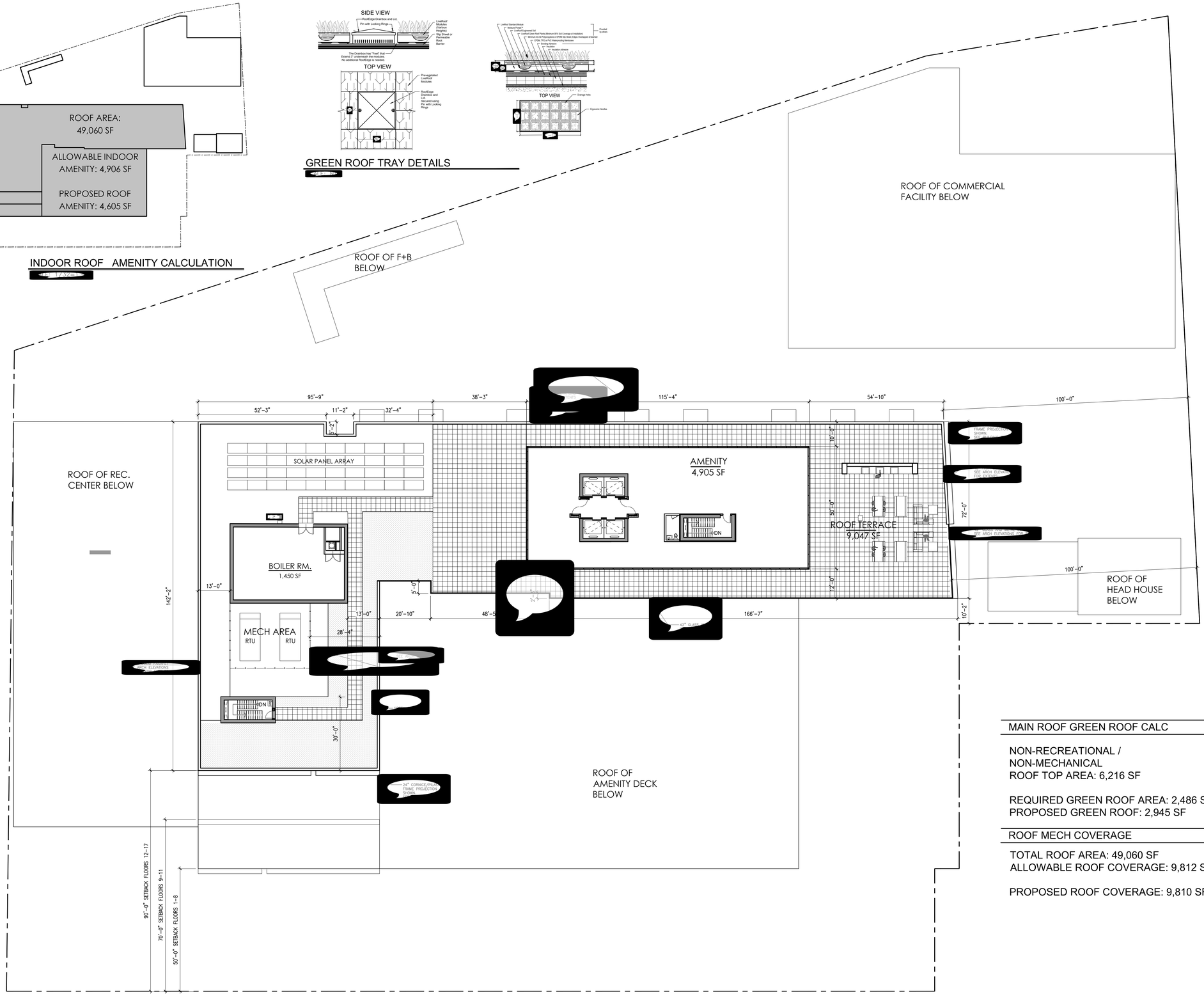


INDOOR ROOF AMENITY CALCULATION

GREEN ROOF TRAY DETAILS



MAIN ROOF GREEN ROOF CALC

NON-RECREATIONAL /
NON-MECHANICAL
ROOF TOP AREA: 6,216 SF

REQUIRED GREEN ROOF AREA: 2,486 SF (40%)
PROPOSED GREEN ROOF: 2,945 SF

ROOF MECH COVERAGE

TOTAL ROOF AREA: 49,060 SF
ALLOWABLE ROOF COVERAGE: 9,812 SF (20%)

PROPOSED ROOF COVERAGE: 9,810 SF

1 ROOF FLOOR PLAN
1/16" = 1'-0"
0' 4' 16' 32'

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Planning
Urban Design

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Prepared For:
417 COMMUNIPAW OZ LLC
21 Hemlock Drive
Long Valley, NJ 07853

Project Name:
417 COMMUNIPAW
Steel Tech
Jersey City , NJ 07304
Block 18901, Lot 23 & 29

Job Number :
Scale :
Drawn By :
Checked By :

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Date :	For :
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ROOF FLOOR PLAN

A14

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1 SOUTH ELEVATION

1/16" = 1'-0"

MATERIAL LEGEND

- A1 [redacted]
- A2 [redacted]
- A3 [redacted]
- A4 [redacted]
- B [redacted]
- C1 [redacted]
- C2 [redacted]
- D1 [redacted]
- D2 [redacted]
- D3 [redacted]
- E [redacted]
- F [redacted]
- G [redacted]
- H [redacted]
- I [redacted]

[redacted]

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SOUTH ELEVATION

A15

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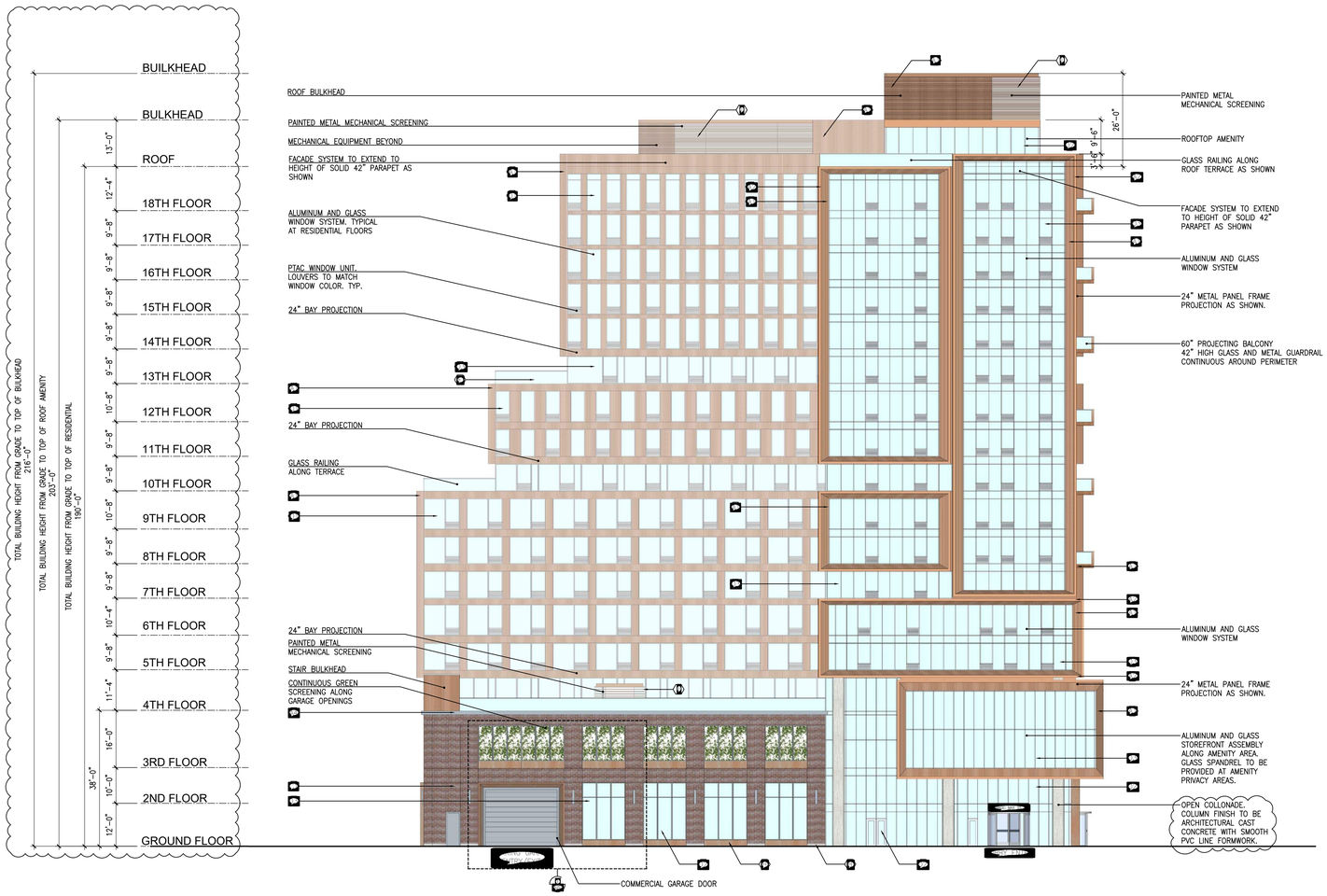

1 EAST ELEVATION

MATERIAL LEGEND

A1	[redacted]
A2	[redacted]
A3	[redacted]
A4	[redacted]
B	[redacted]
C1	[redacted]
C2	[redacted]
D1	[redacted]
D2	[redacted]
D3	[redacted]
E	[redacted]
F	[redacted]
G	[redacted]
H	[redacted]
I	[redacted]

[redacted]

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EAST ELEVATION

A16

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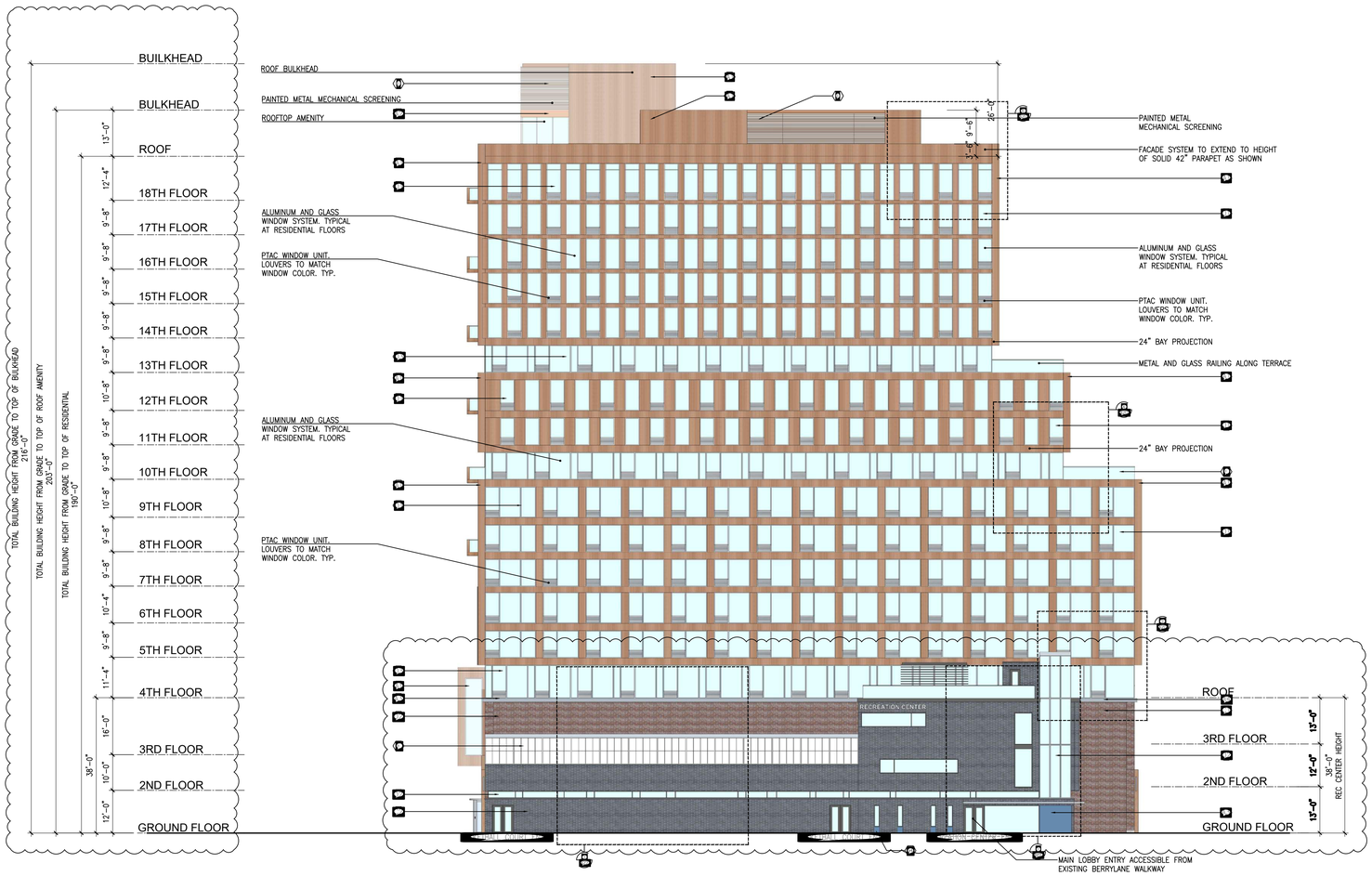

1 WEST ELEVATION

1/16"

MATERIAL LEGEND

A1	[redacted]
A2	[redacted]
A3	[redacted]
A4	[redacted]
B	[redacted]
C1	[redacted]
C2	[redacted]
D1	[redacted]
D2	[redacted]
D3	[redacted]
E	[redacted]
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H	[redacted]
I	[redacted]

[redacted]

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WEST ELEVATION

A17

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1 NORTH ELEVATION

SCALE 1/16" = 1'-0"

MATERIAL LEGEND

A1	STL PANEL 1
A2	COPING / FASCIA
A3	STL PANEL 3
A4	STL PANEL 4
B	STL TUBE
C1	GLASS
C2	GLASS
D1	WALL SCONCE LIGHT
D2	FRONT DOOR
D3	WALL WITH FLAG POLE
E	SIGNAGE
F	TRANSLUCENT FASCIA
G	STL CANOPY
H	STL TUBE
I	MECHANICAL EQUIPMENT

NOTE: BASE MATERIALS SHOWN ARE BASIS-OF-DESIGN. FINAL SELECTION AND MANUFACTURER MAY VARY. COLOR SELECTION SUBJECT TO APPROVAL BY OWNER AND ARCHITECT.

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NORTH ELEVATION

A18

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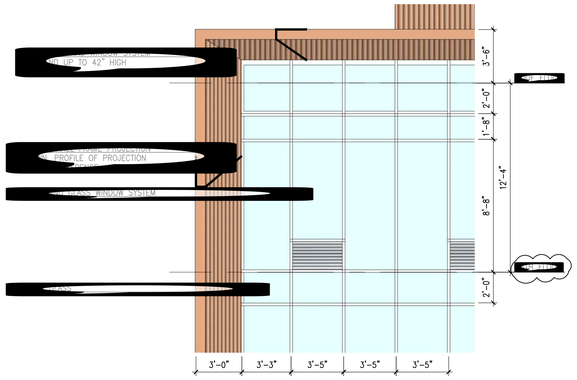
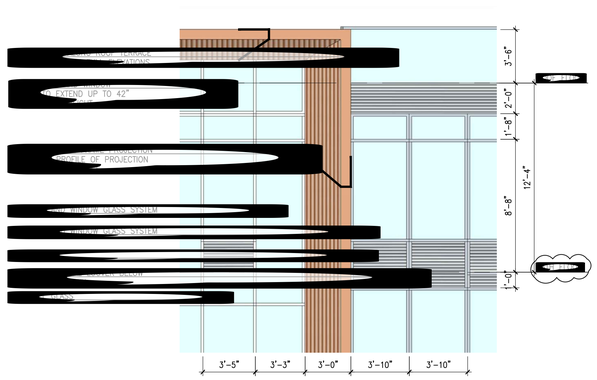


9 ENLARGED SOUTH ELEVATION



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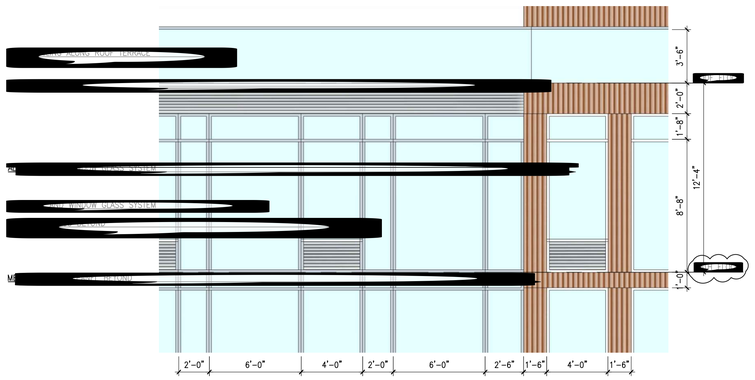

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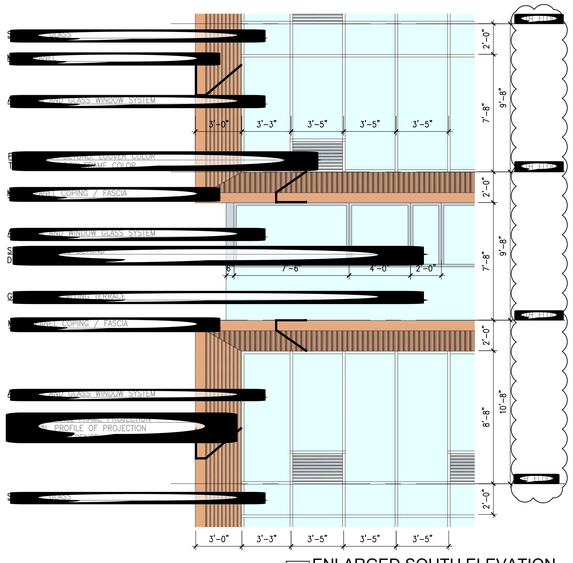
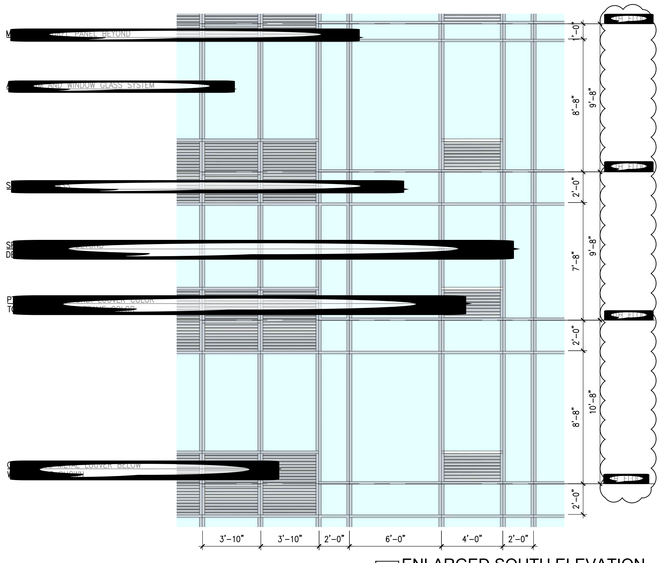
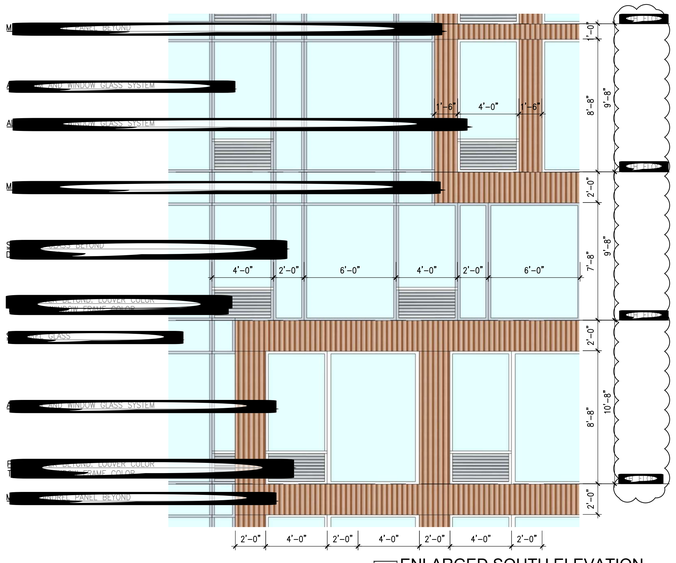


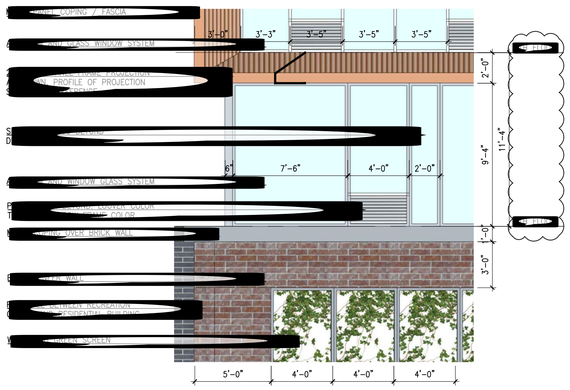
6 ENLARGED SOUTH ELEVATION



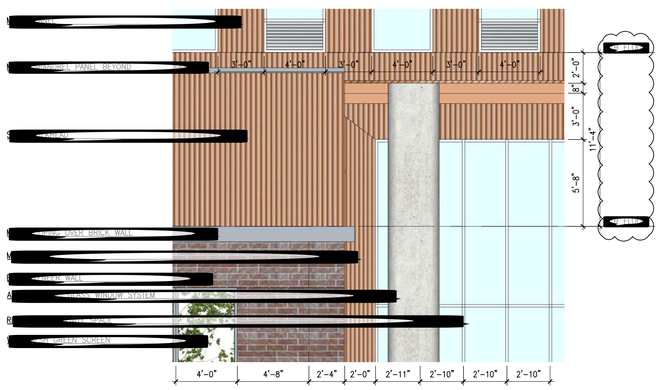
5 ENLARGED SOUTH ELEVATION



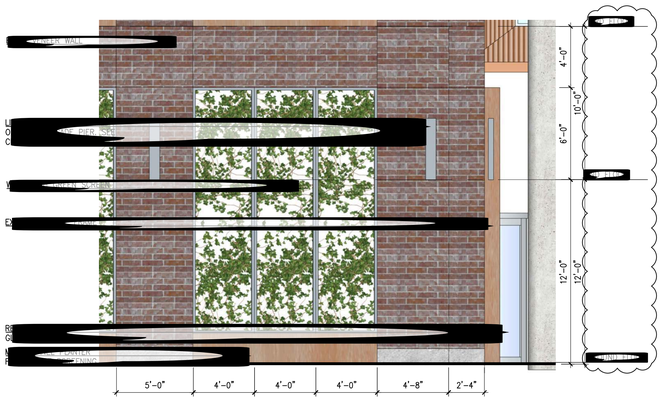
4 ENLARGED SOUTH ELEVATION



3 ENLARGED SOUTH ELEVATION



2 ENLARGED SOUTH ELEVATION



1 ENLARGED SOUTH ELEVATION

MATERIAL LEGEND

- A1 [redacted]
- A2 [redacted]
- A3 [redacted]
- A4 [redacted]
- B [redacted]
- C1 [redacted]
- C2 [redacted]
- D1 [redacted]
- D2 [redacted]
- D3 [redacted]
- E [redacted]
- F [redacted]
- G [redacted]
- H [redacted]
- I [redacted]

[redacted]

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417 COMMUNIPAW OZ LLC
21 Hemlock Drive
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ENLARGED ELEVATIONS

A19

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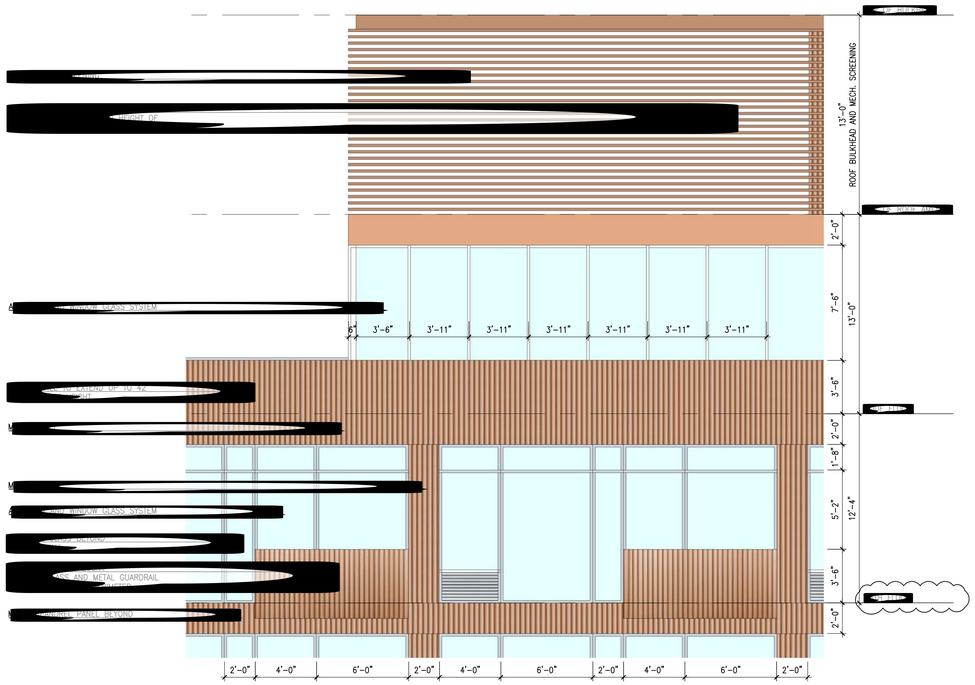
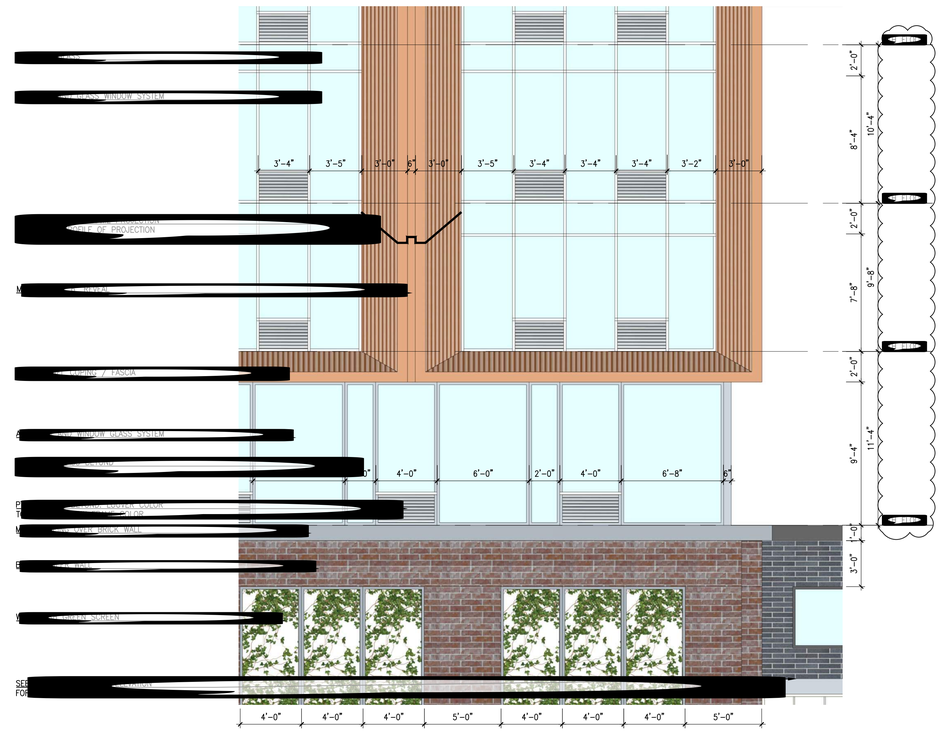


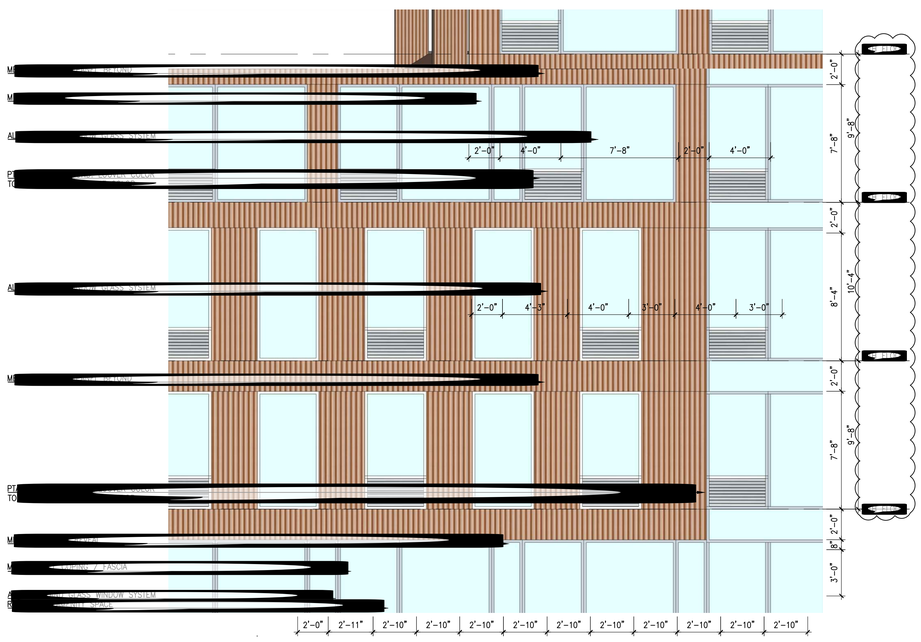
5 ENLARGED NORTH ELEVATION

1/4"=1'-0"



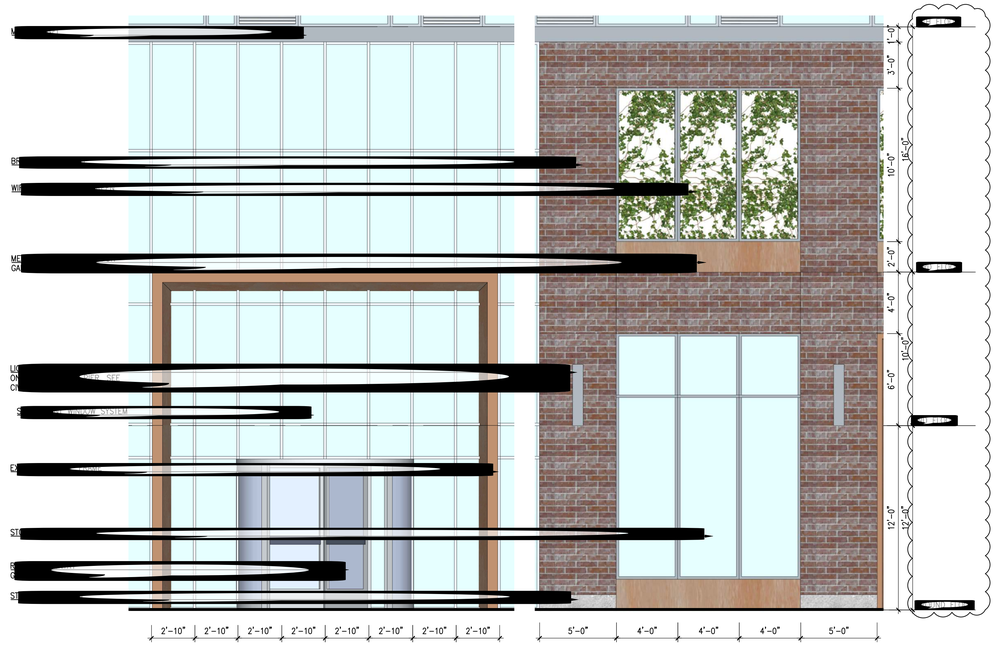
4 ENLARGED NORTH ELEVATION

1/4"=1'-0"



3 ENLARGED NORTH ELEVATION

1/4"=1'-0"



2 ENLARGED NORTH ELEVATION

1/4"=1'-0"

1 ENLARGED NORTH ELEVATION

1/4"=1'-0"

MATERIAL LEGEND

A1	[redacted]
A2	[redacted]
A3	[redacted]
A4	[redacted]
B	[redacted]
C1	[redacted]
C2	[redacted]
D1	[redacted]
D2	[redacted]
D3	[redacted]
E	[redacted]
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[redacted]

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ENLARGED ELEVATIONS

A20

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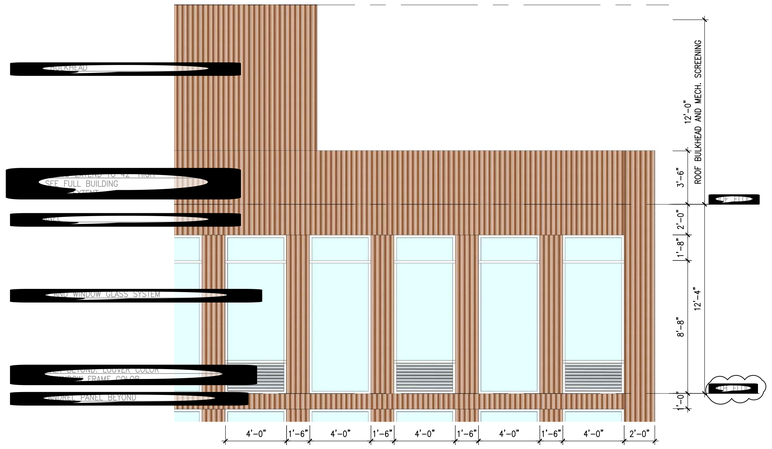

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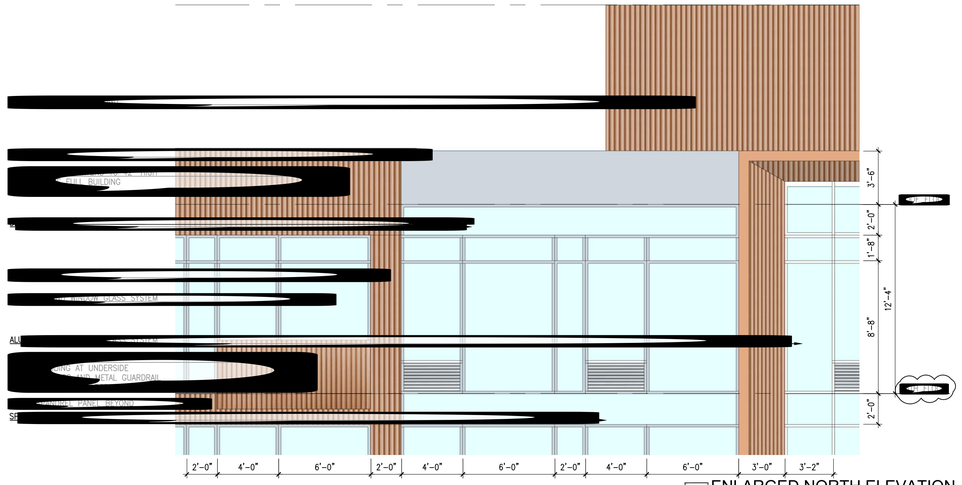
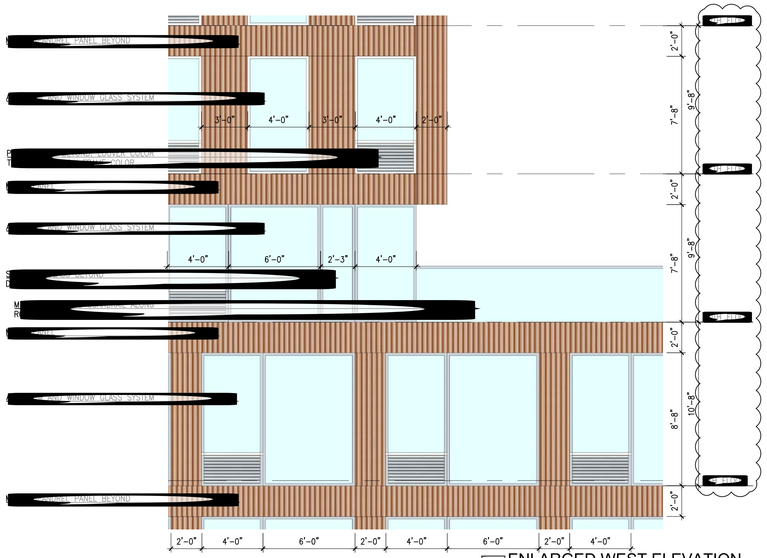


5 ENLARGED NORTH ELEVATION



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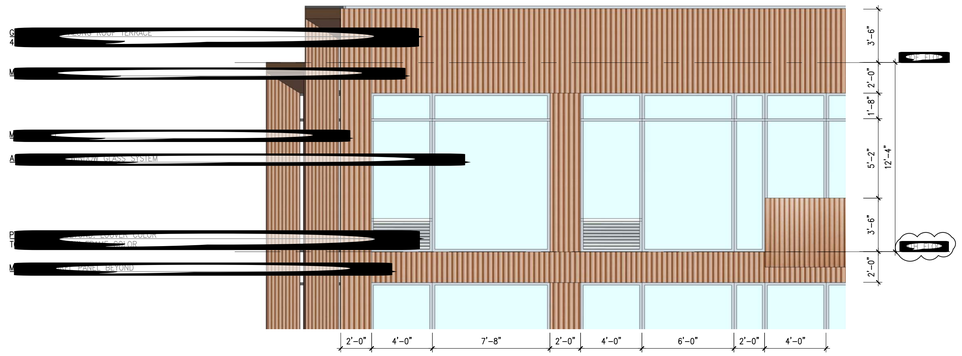

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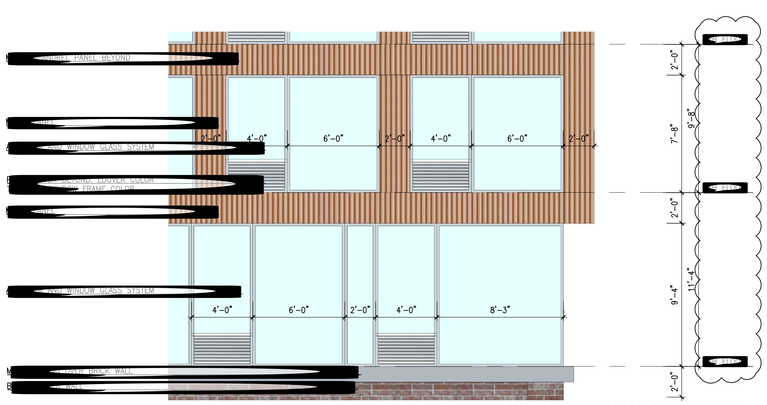
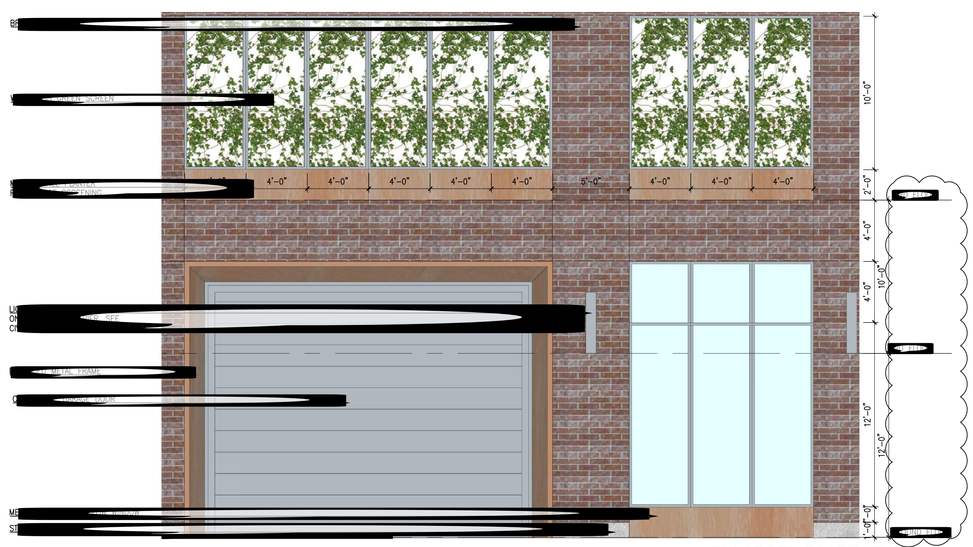


2 ENLARGED WEST ELEVATION



1 ENLARGED EAST ELEVATION

MATERIAL LEGEND

- A1 [redacted]
- A2 [redacted]
- A3 [redacted]
- A4 [redacted]
- B [redacted]
- C1 [redacted]
- C2 [redacted]
- D1 [redacted]
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[redacted]

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ENLARGED ELEVATIONS

A21

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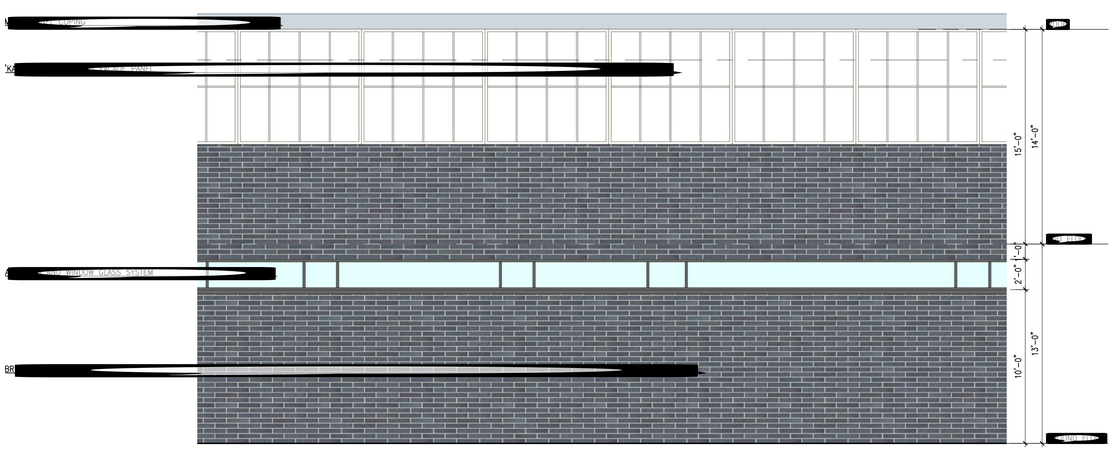
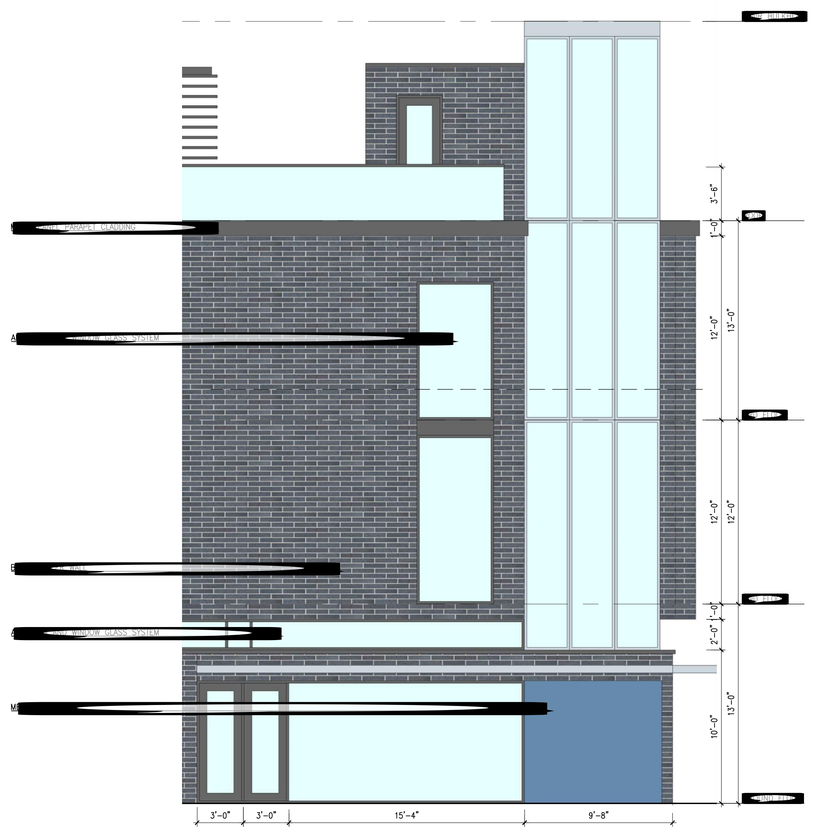


2 ENLARGED WEST ELEVATION

1/4 = 1'-0"



1 ENLARGED WEST ELEVATION

1/4 = 1'-0"

MATERIAL LEGEND

- A1
- A2
- A3
- A4
- B
- C1
- C2
- D1
- D2
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BASIS-OF-DESIGN, FIN
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OVAL BY OWNER AND AR

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ENLARGED RECREATION CENTER ELEVATION

A22

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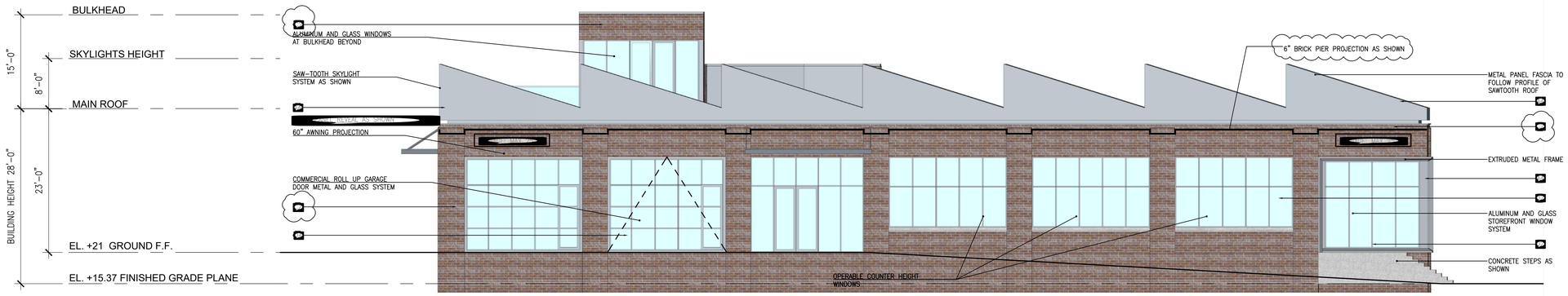
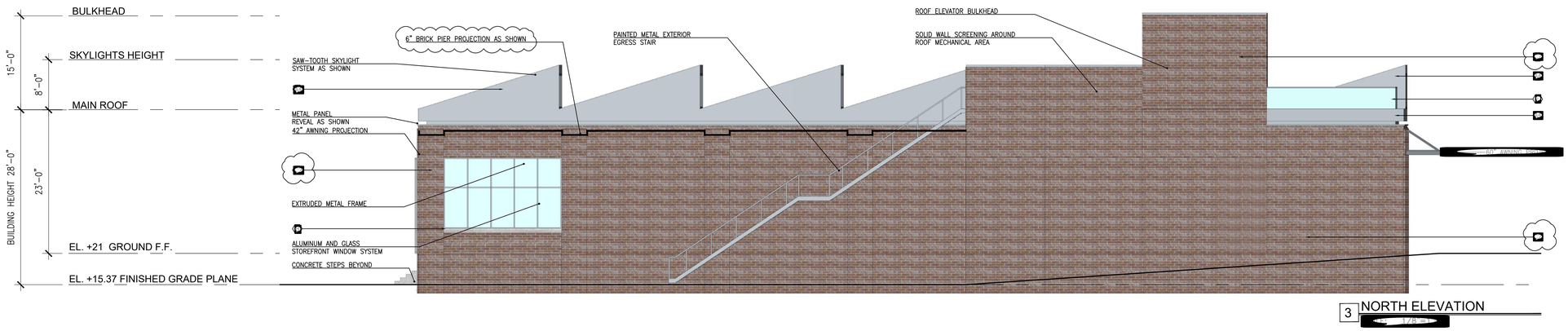
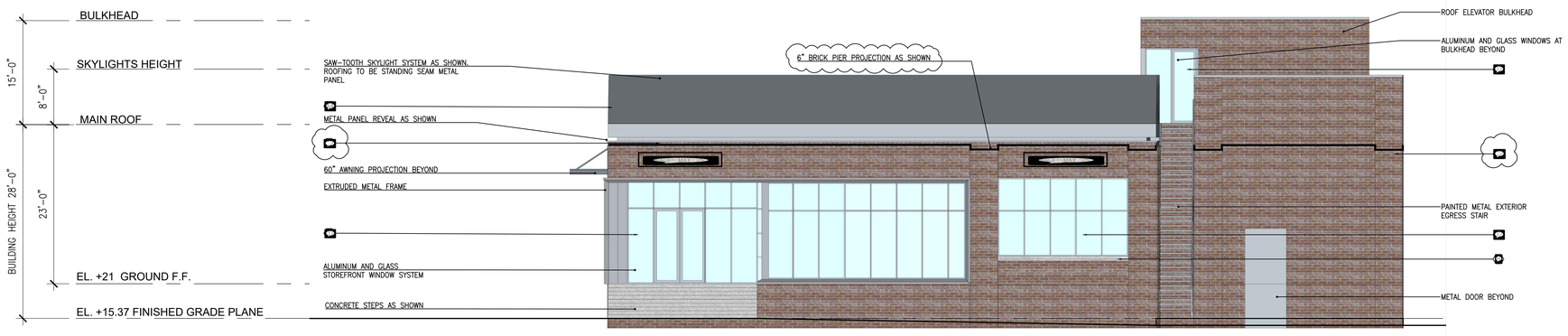


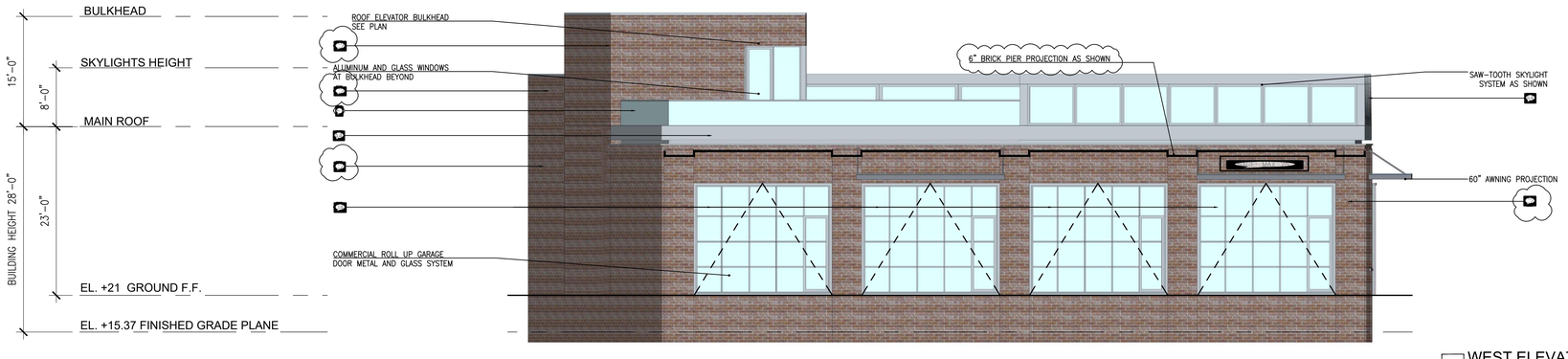
4 SOUTH ELEVATION



3 NORTH ELEVATION



2 EAST ELEVATION



1 WEST ELEVATION

MATERIAL LEGEND

A1	METAL PANEL TYP.
A2	COPING / FASCIA
A3	METAL PANEL TYP.
A4	METAL PANEL TYP.
B	BRICK TYP.
C1	[illegible]
C2	[illegible]
D1	WALL SCONCE TYP.
D2	[illegible] TYP.
D3	WALL WASH LIGHT TYP.
E	[illegible]
F	TRANSLUCENT FASCIA
G	[illegible]
H	[illegible]
I	METAL EQUIPMENT

[illegible] BASIS-OF-DESIGN. FIN[illegible] [illegible]ION AND MANUFACTURER MAY [illegible] COLOR SELECTION SUBJECT TO [illegible]OVAL BY OWNER AND AR[illegible]

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REGISTERED ARCHITECT

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Project Name:
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Steel Tech
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Block 18901, Lot 23 & 29

Job Number :
Scale :
Drawn By :
Checked By :

Issue :	
Date	For :
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12/20/2022	SITE PLAN SUBMISSION

NEIGHBORHOOD COMMERCIAL ELEVATION

A23

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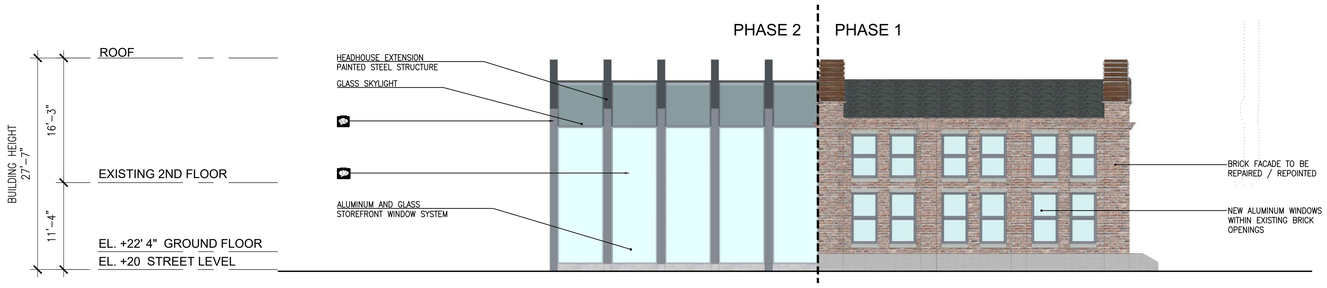
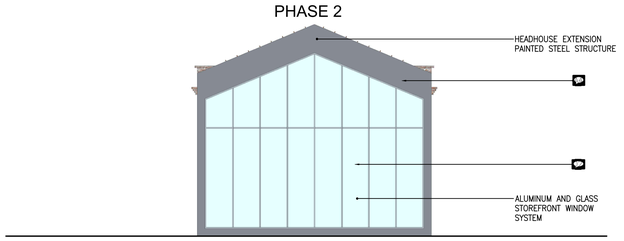


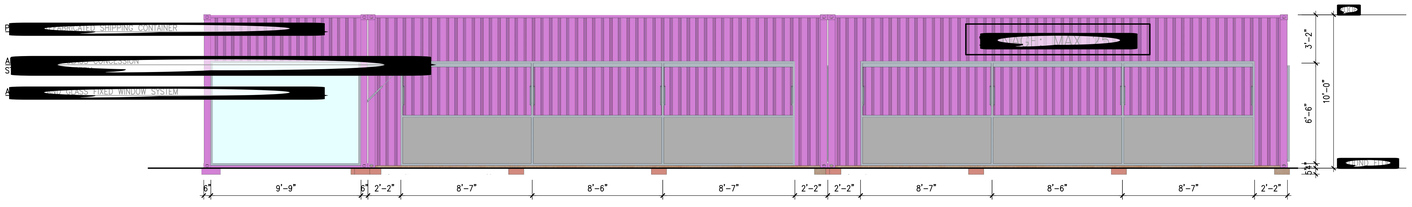
4 SOUTH ELEVATION

3 EAST ELEVATION

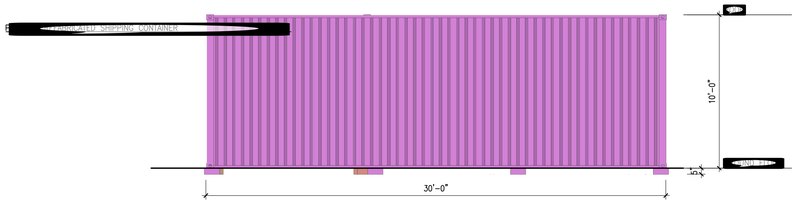
2 NORTH ELEVATION



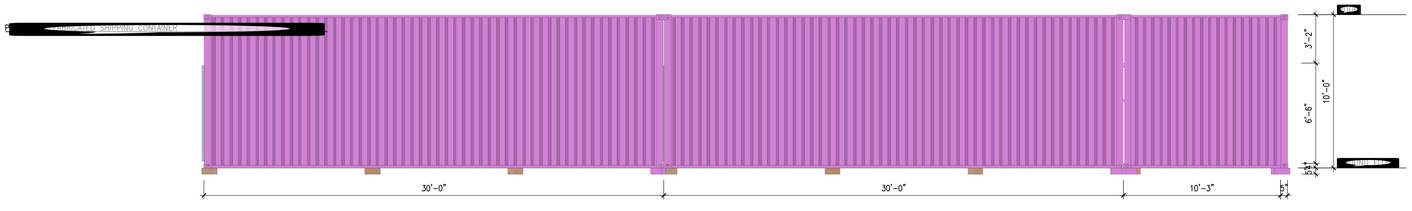
1 WEST ELEVATION



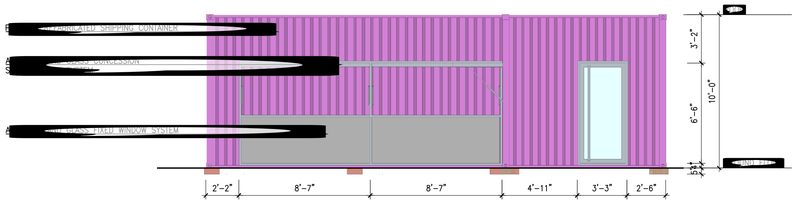
4 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



1 WEST ELEVATION

MATERIAL LEGEND

- A1
- A2
- A3
- A4
- B
- C1
- C2
- D1
- D2
- D3
- E
- F
- G
- H
- I

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HEADHOUSE / F&B CONTAINER ELEVATION

A24

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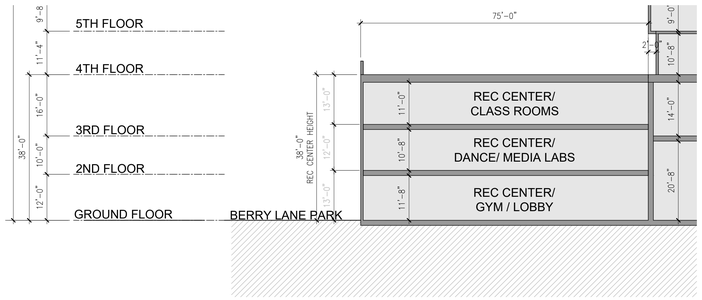
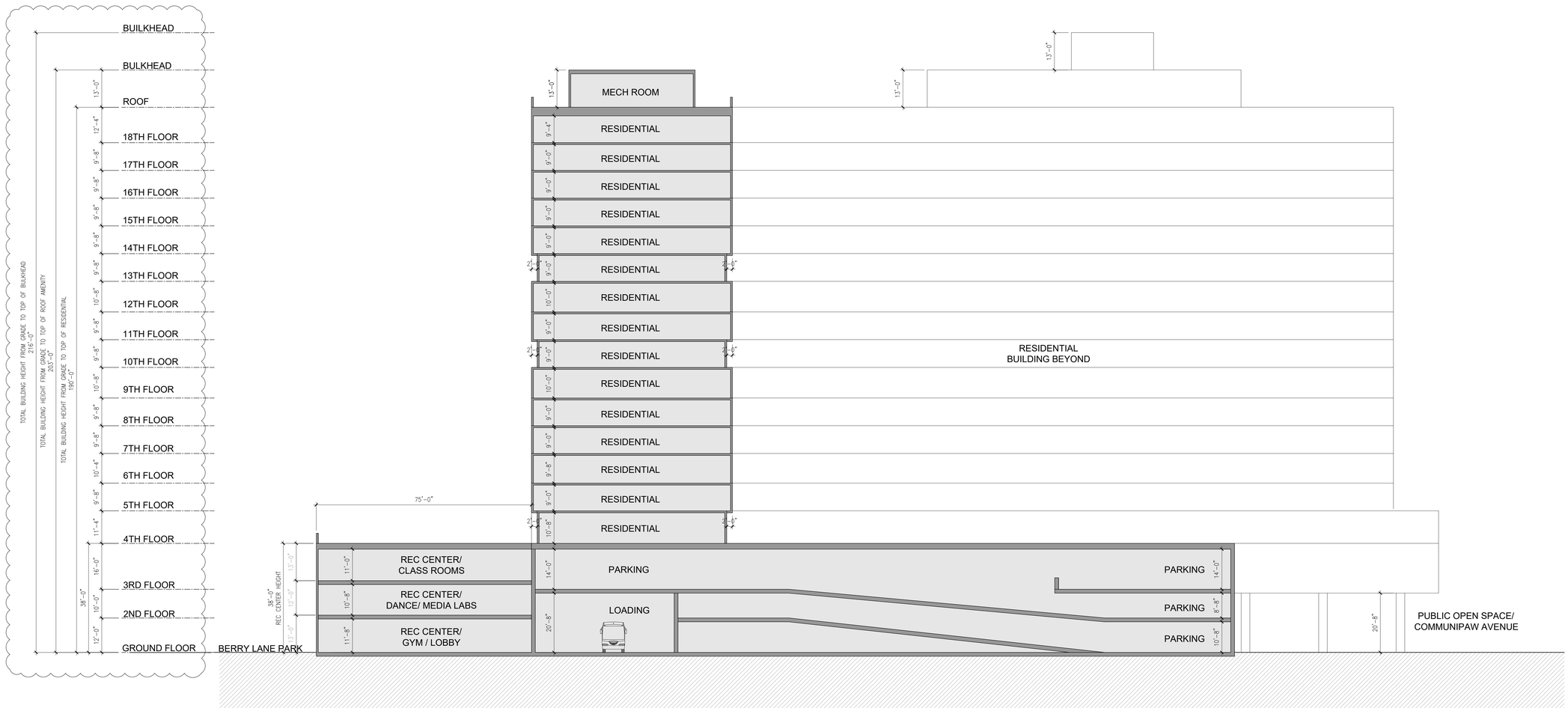


1 PARTIAL BUILDING SECTION AT REC CENTER



1 LONGITUDINAL BUILDING SECTION

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BUILDING SECTION
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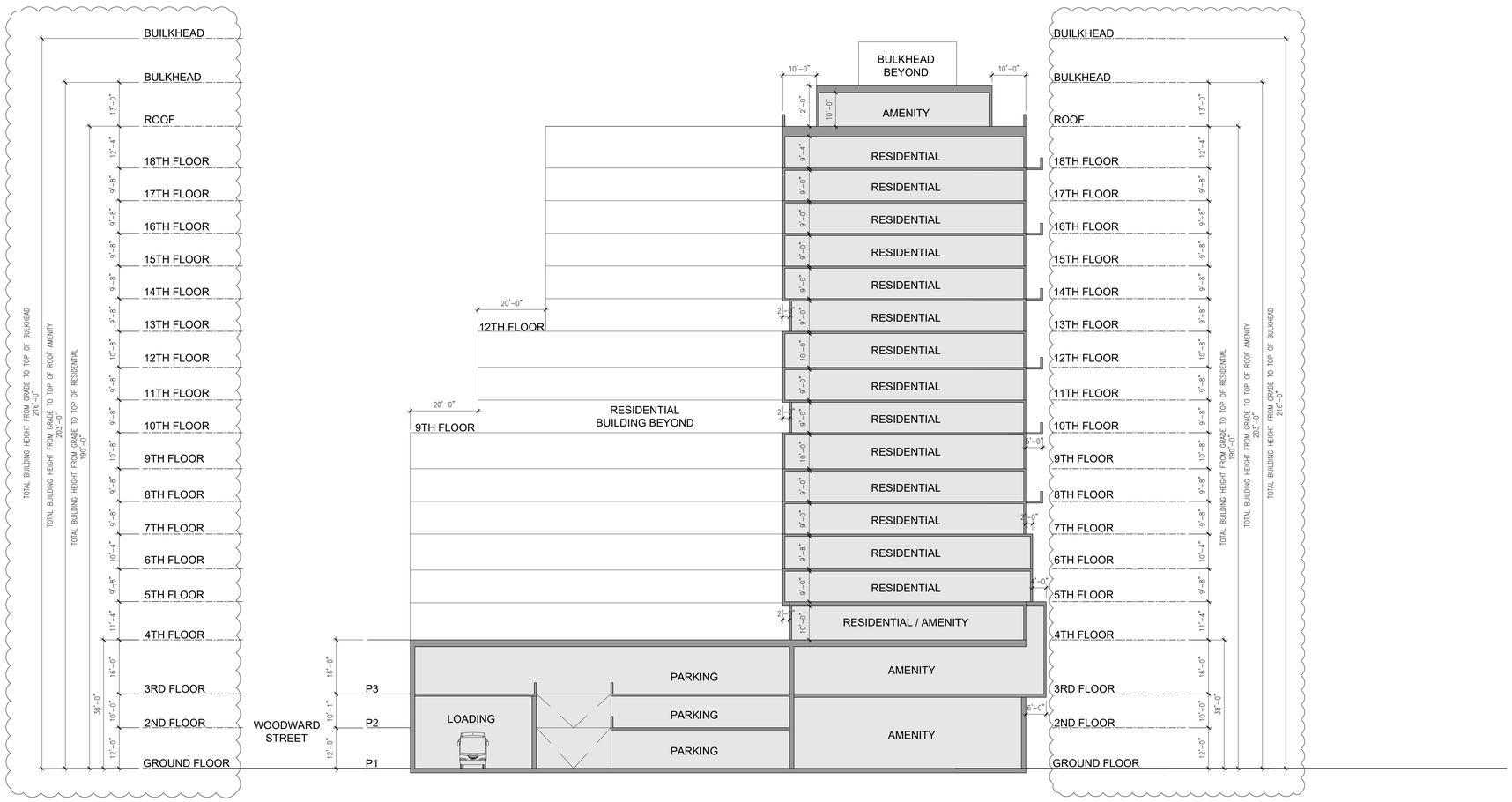

1 LATERAL BUILDING SECTION

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BUILDING SECTION
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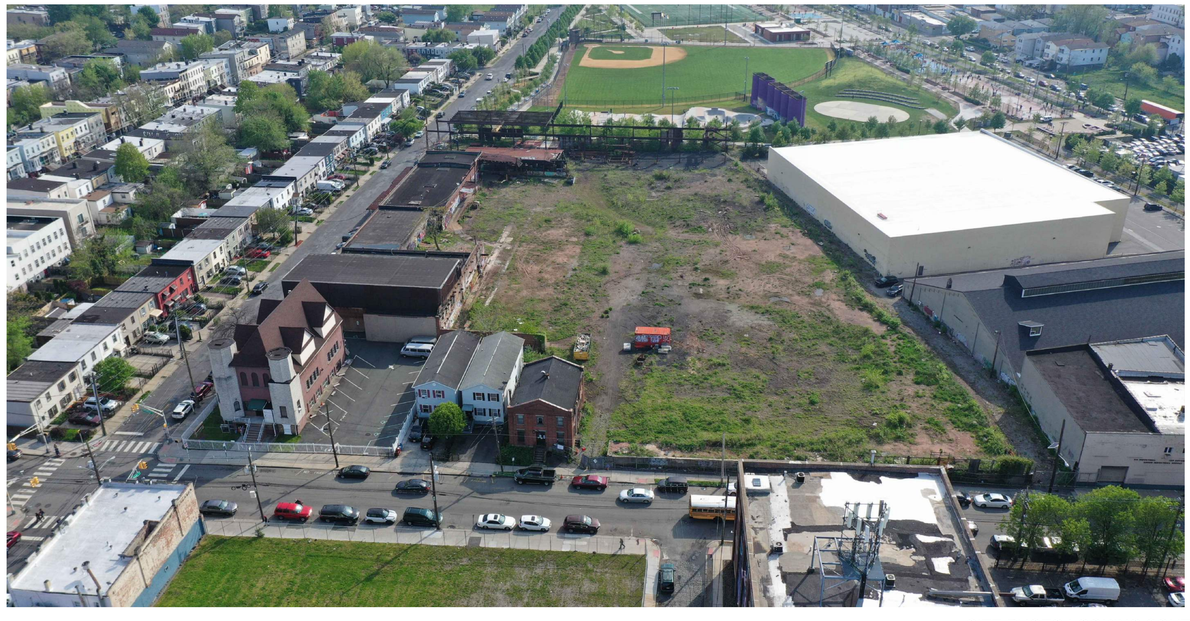
3 SITE PHOTO AT BERRY LANE WALKWAY

4 SITE PHOTO ALONG COMMUNIPAW AVENUE

5 SITE PHOTO ALONG WOODWARD STREET

2 SITE PHOTO LOOKING EAST



1 SITE PHOTO LOOKING SOUTH

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SITE PHOTOS

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