



NEWPORT PATH STATION
 PRELIMINARY SITE PLAN APPLICATION
 JUNE 08, 2023



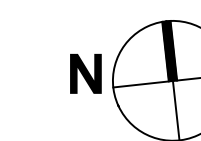
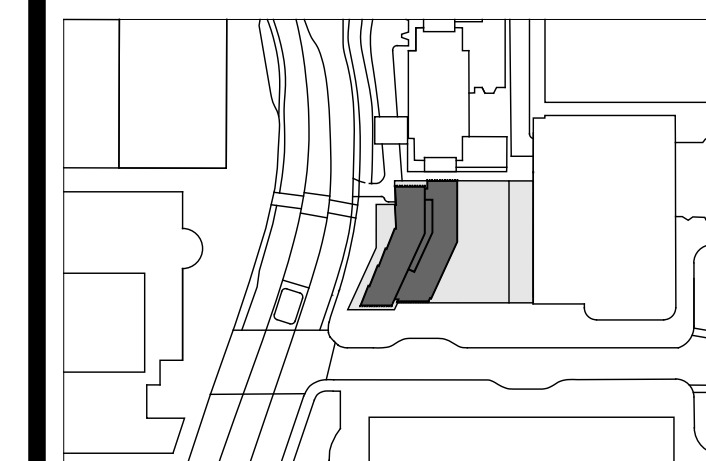
Client
 Newport Associates Development Company
 111 Town Square Place, 3rd Floor
 Jersey City, NJ 07310

Architect
 Kohn Pedersen Fox Associates PC
 Architects & Planning Consultants
 11 West 42nd Street
 New York, NY 10036
 Tel: 212.977.6500 Fax: 212.956.2526

Civil Engineer
 Dresdner Robin
 1 Evertrust Plaza
 Jersey City, NJ 07302
 Tel: 201.217.9200 Fax: 201.217.9607

No.	Issue	Date
1	Preliminary Site Plan Application	06/08/2023

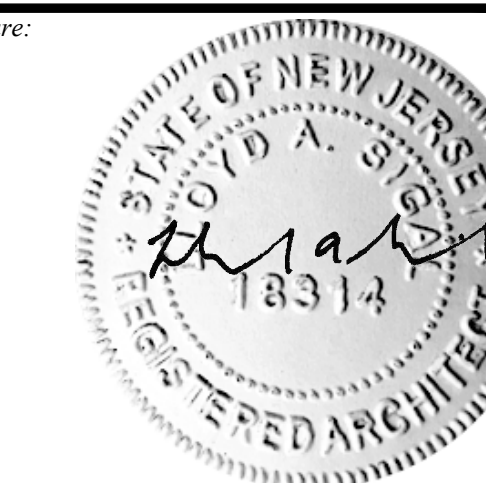
Key Plan



DOB Approval Stamp:

DOB Scan:

Seal & Signature:



Project:
NEWPORT PATH STATION
 110 TOWN SQUARE PLACE
 LOT 1, BLOCK 7302.02
 JERSEY CITY, HUDSON COUNTY,
 NEW JERSEY, 07310

Sheet Title:
COVER PAGE

<i>Scale:</i>	
<i>Date:</i> 06/08/2023	<i>Drawing No.:</i>
<i>Project No.:</i> 3361	A-000
<i>Drawing By:</i> KPF	
<i>Checked By:</i>	<i>CAD File No.:</i>



9 WASHINGTON BLVD LOOKING NORTH EAST



6 TOWN SQUARE PLACE LOOKING NORTH WEST



3 WASHINGTON BLVD LOOKING SOUTH EAST



8 TOWN SQUARE PLACE LOOKING WEST



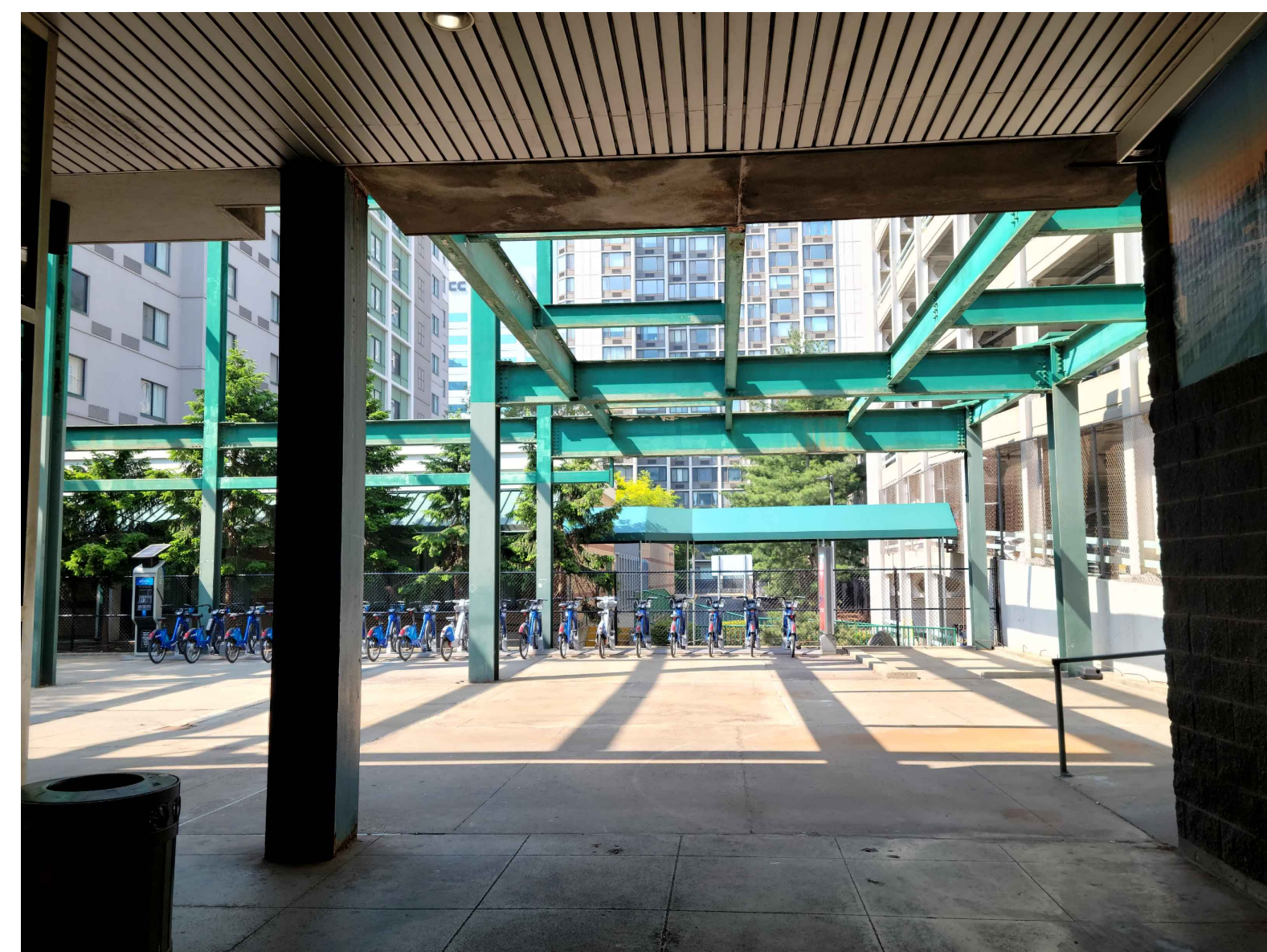
5 PATH STATION SW CORNER LOOKING NORTH



2 PATH STATION SOUTH SIDE LOOKING EAST



7 PATH STATION EAST SIDE LOOKING NORTH



4 PATH STATION NORTH SIDE LOOKING NORTH



1 NW CORNER OF SITE LOOKING SOUTH EAST



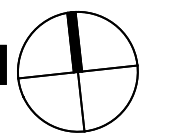
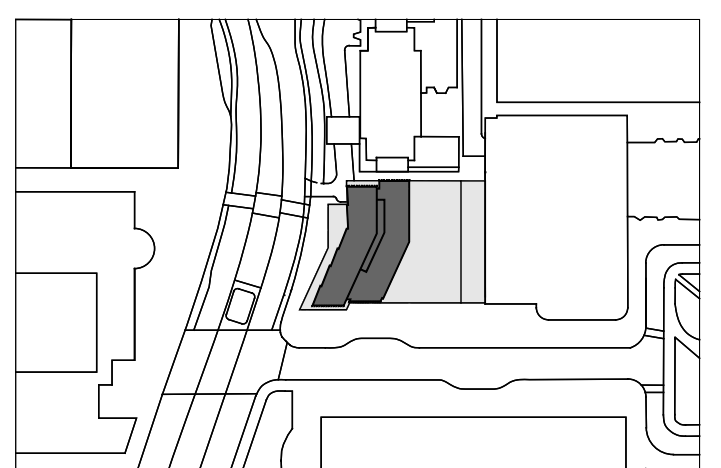
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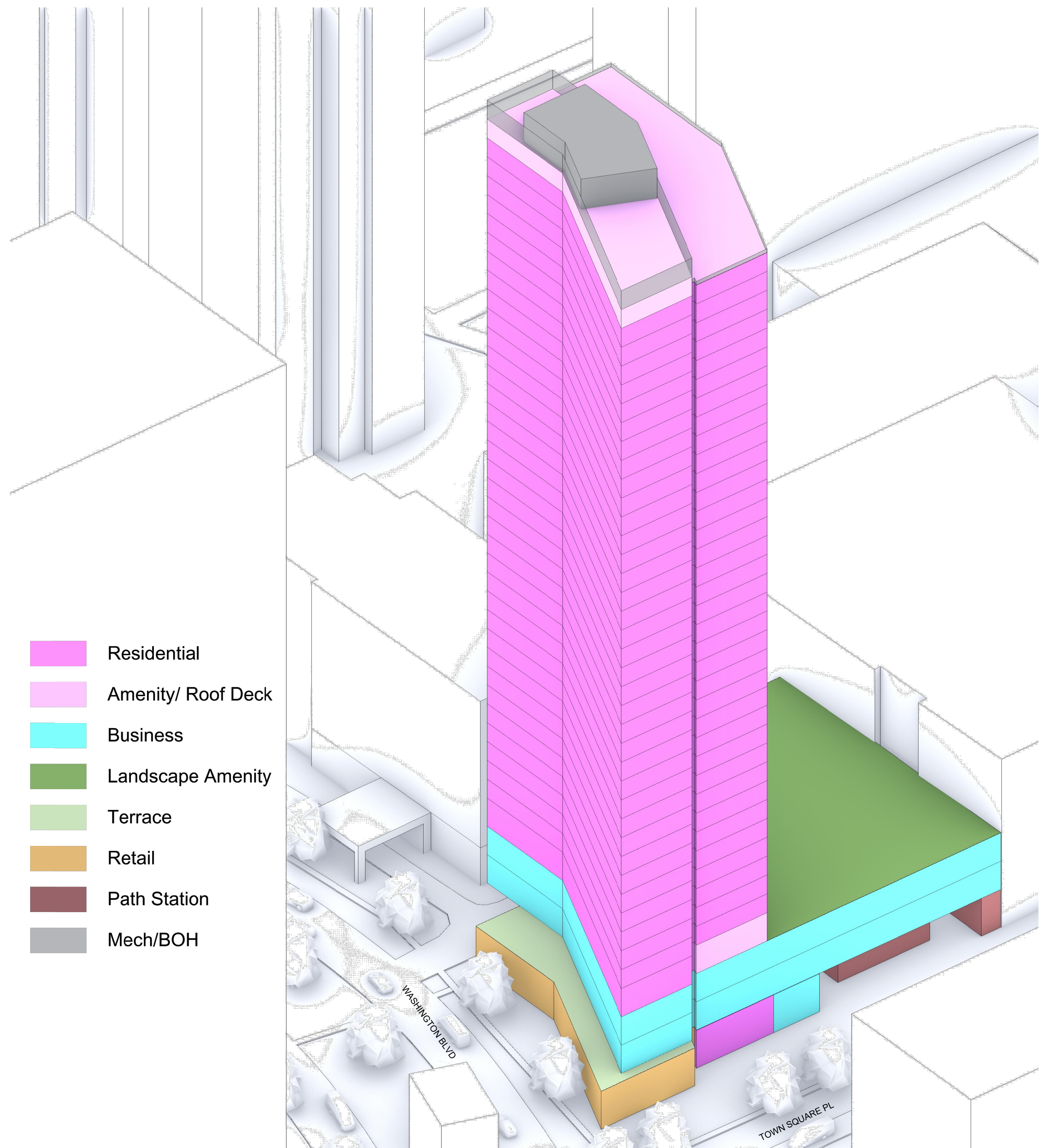
Project:
NEWPORT PATH STATION
110 TOWN SQUARE PLACE
LOT 1, BLOCK 7302.02
JERSEY CITY, HUDSON COUNTY,
NEW JERSEY, 07310

Sheet Title:
SITE PHOTOS

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

Date:	06/08/2023	Drawing No.	
Project No.:	3361		A-030
Drawing By:	KPF		
Checked By:		CAD File No.	

Filename: Q:\Projects\3361_NewportPath\BuildingWork\CAD\Sheet\A-040 PROGRAM AND STACKING.dwg Plotted by: Lightman, Alexander (Alex) Plot Time: 8/1/2023 9:18 AM



- Residential
- Amenity/ Roof Deck
- Business
- Landscape Amenity
- Terrace
- Retail
- Path Station
- Mech/BOH

2 PROGRAM AXON

	HT	ELEV	RESI NET AREA	UNITS	AMENITY NET AREA	BUSINESS NET AREA	RETAIL NET AREA	GROSS FLOOR PLATE				
MECH		442										
ROOF	22	420										
40	10	410	4,800					6,550				
39	10	400	9,595	12				12,000				
38	10	390	9,595	12				12,000				
37	10	380	9,595	12				12,000				
36	10	370	9,595	12				12,000				
35	10	360	9,595	12				12,000				
34	10	350	9,595	12				12,000				
33	10	340	9,595	12				12,000				
32	10	330	9,595	12				12,000				
31	10	320	9,595	12				12,000				
30	10	310	9,595	12				12,000				
29	10	300	9,595	12				12,000				
28	10	290	9,595	12				12,000				
27	10	280	9,595	12				12,000				
26	10	270	9,595	12				12,000				
25	10	260	9,595	12				12,000				
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23	10	240	9,595	12				12,000				
22	10	230	9,595	12				12,000				
21	10	220	9,595	12				12,000				
20	10	210	9,595	12				12,000				
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6	10	70	9,595	12				12,000				
5	10	60	9,595	12				12,000				
4	12	48	2,340	3	6,400			11,600				
3	15	33				22,000		26,600	33%	50%	17%	
2	15	18				22,000		26,600				
1	18	0			1,900	1,260	3,450	18,600				
TOTAL PROGRAM			342,965	423	8,300	45,260	3,450	399,975	509,950			
			NET AREA	UNITS	NET AREA	NET AREA	NET AREA	NET AREA	GROSS AREA			

1 STACKING CHART

NOTE:
ALL PLANS AND IMAGES CONTAINED IN THIS PACKAGE WERE DEVELOPED AND BASED ON A SURVEY PROVIDED BY DRESNER ROBIN AND ARE INTENDED FOR USE FOR THE PRELIMINARY SITE PLAN SUBMISSION PACKAGE. BUILDING SIZE AND PROGRAM ARE SUBJECT TO CHANGE PRIOR TO FINAL SITE PLAN APPROVAL, AND ARE NOT FOR CONSTRUCTION.

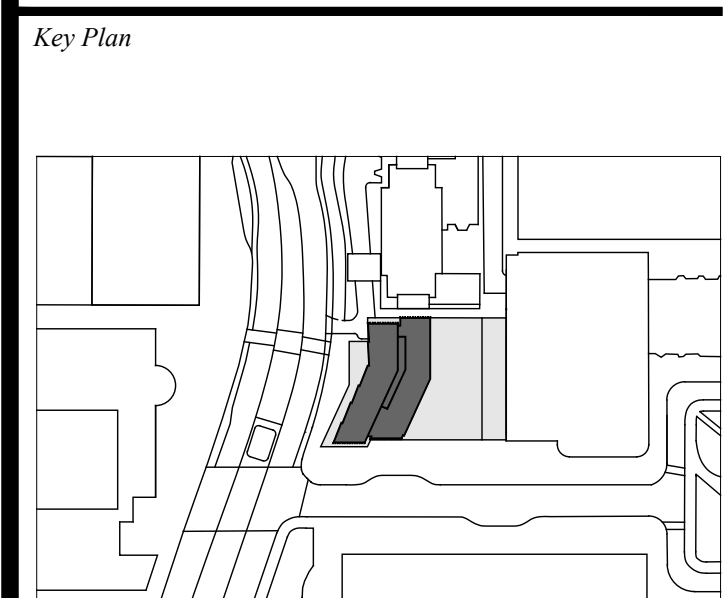


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Seal & Signature:

Project:
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110 TOWN SQUARE PLACE
LOT 1, BLOCK 7302.02
JERSEY CITY, HUDSON COUNTY,
NEW JERSEY, 07310

Sheet Title:
PROGRAM AND STACKING

Scale:

Date: 06/08/2023
Project No: 3361
Drawing By: KPF
Checked By: CAD File No.

A-040



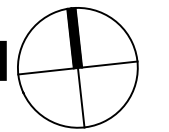
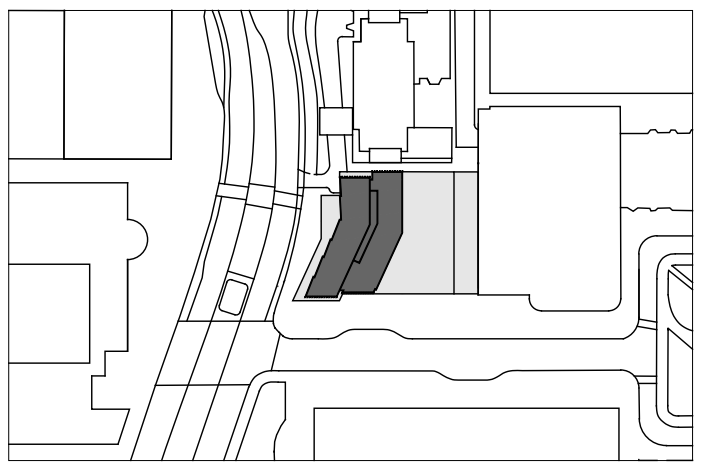
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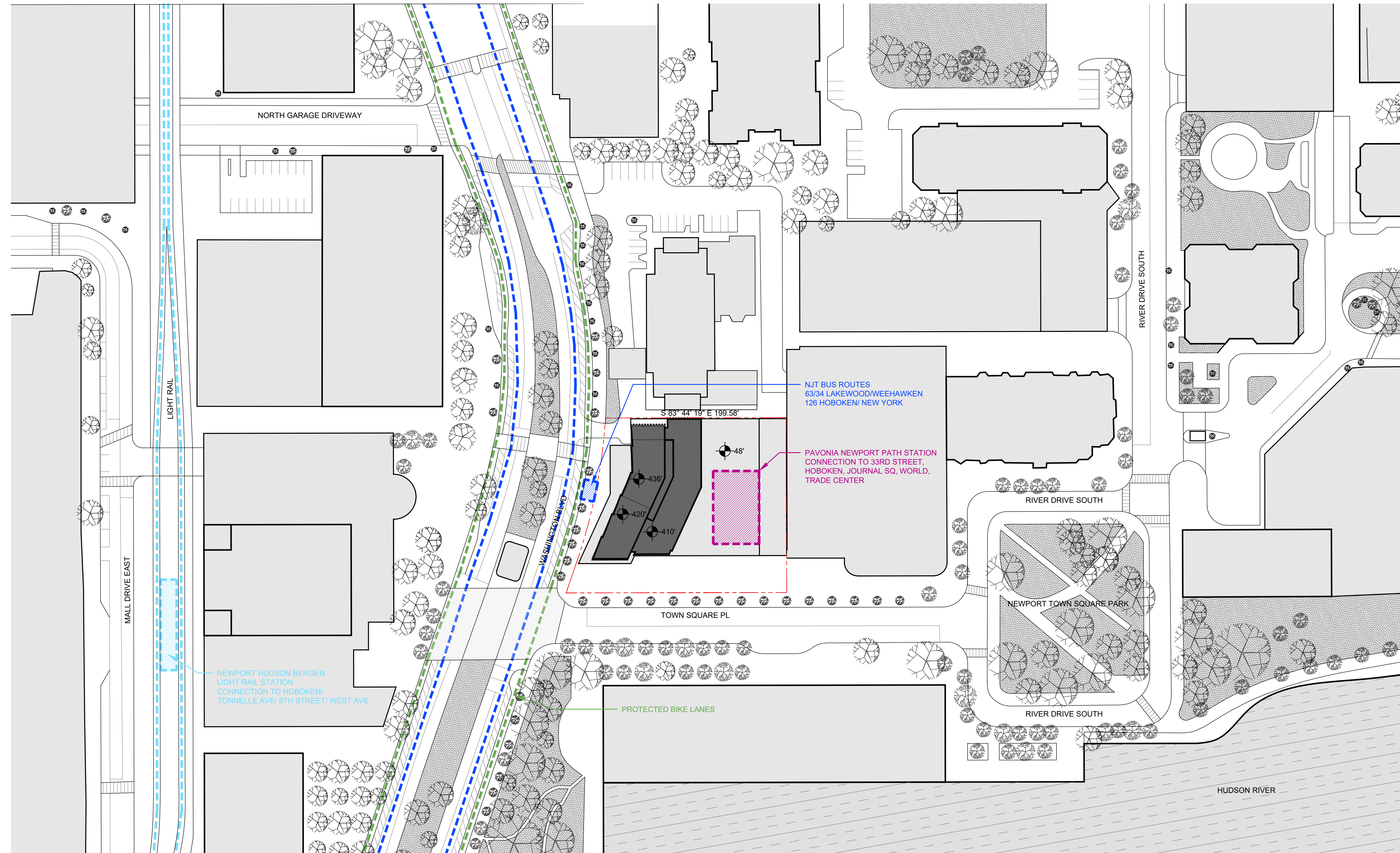


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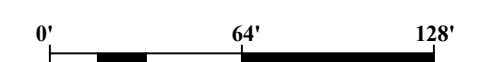
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SITE PLAN

Scale: 1/64" = 1'-0"

Date:	06/08/2023	Drawing No.	
Project No:	3361		
Drawing By:	KPF		A-050
Checked By:		CAD File No.	



1 SITE PLAN
 1/64" = 1'-0"





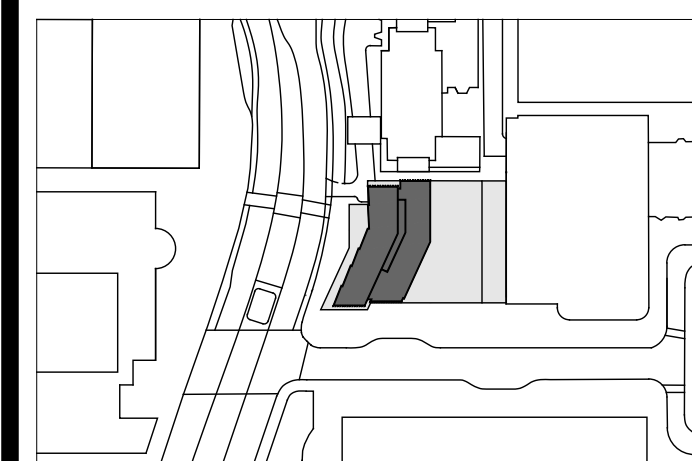
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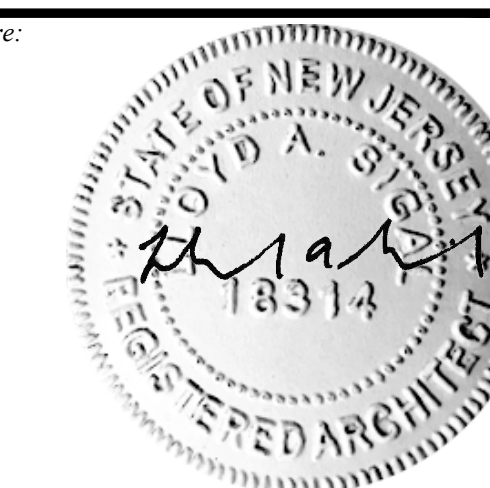
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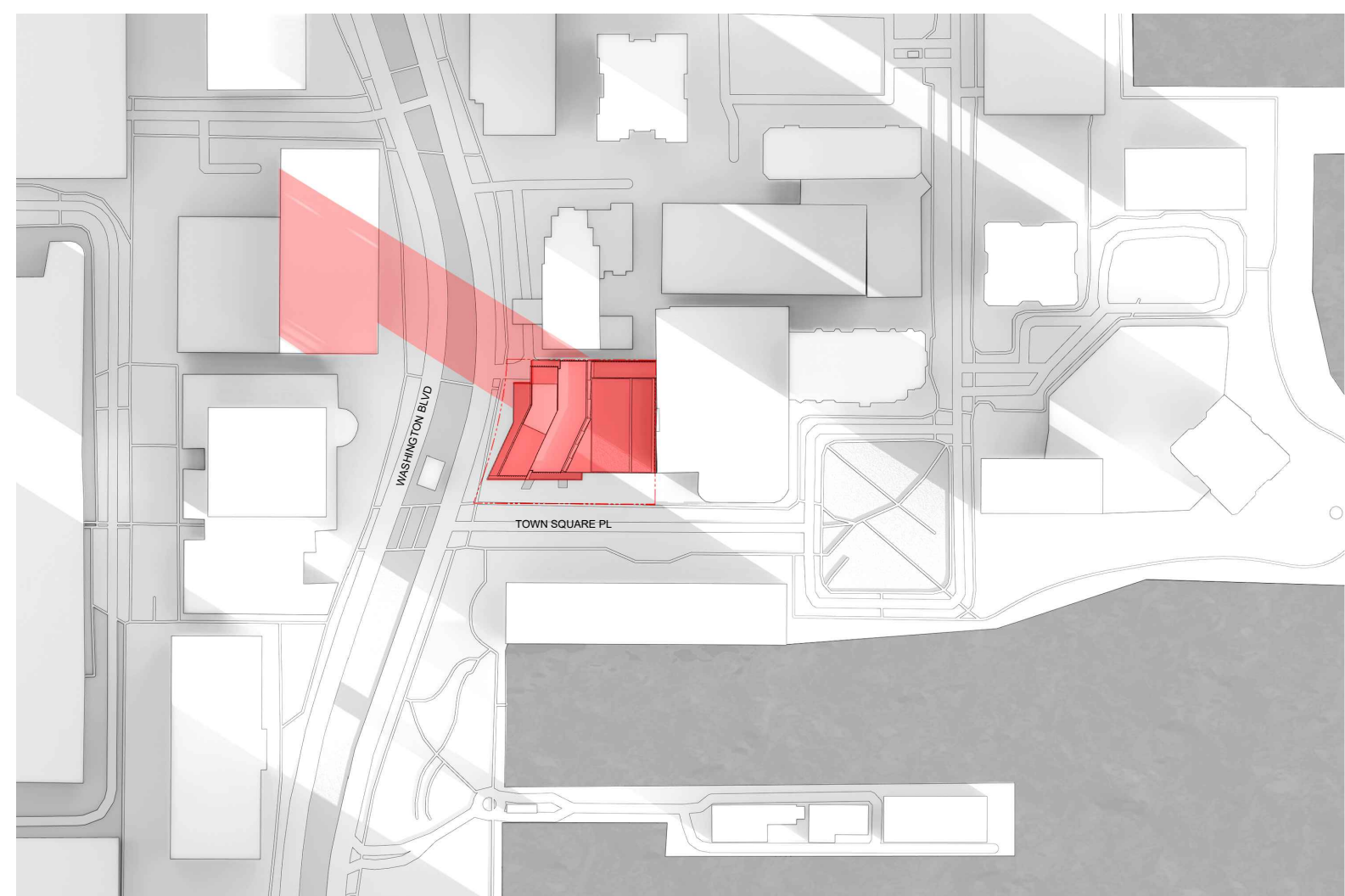
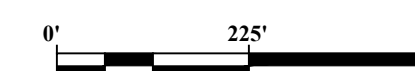


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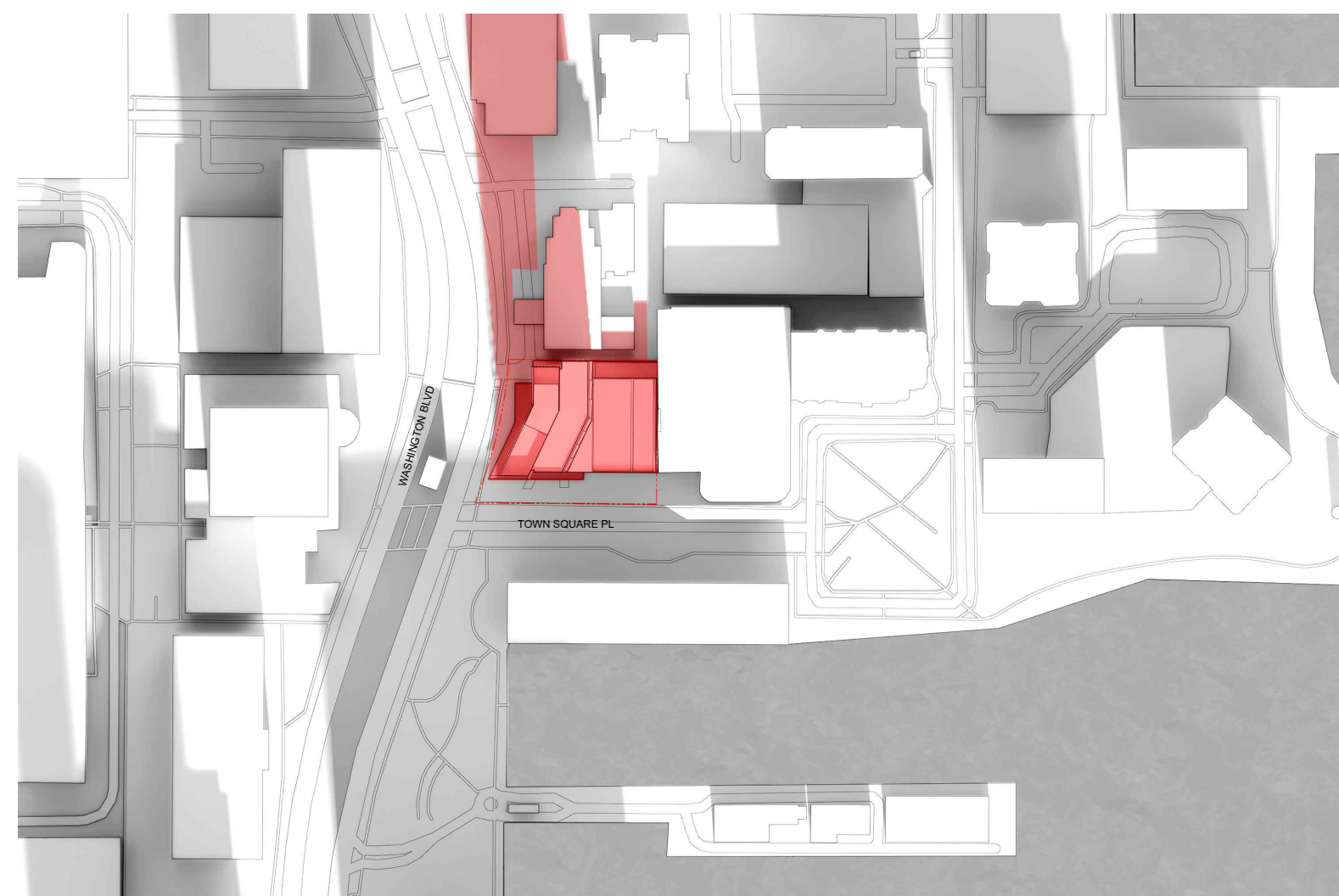
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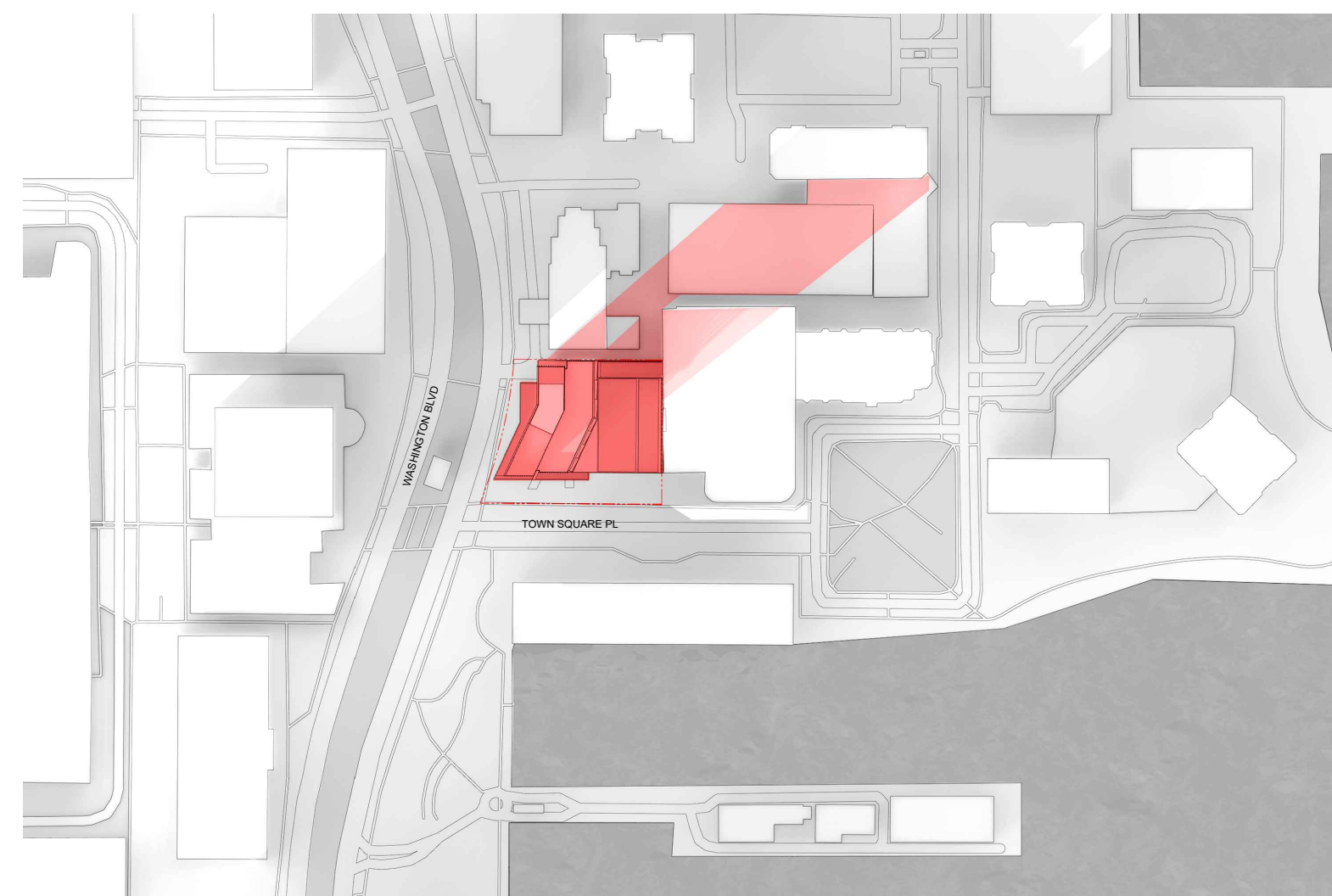
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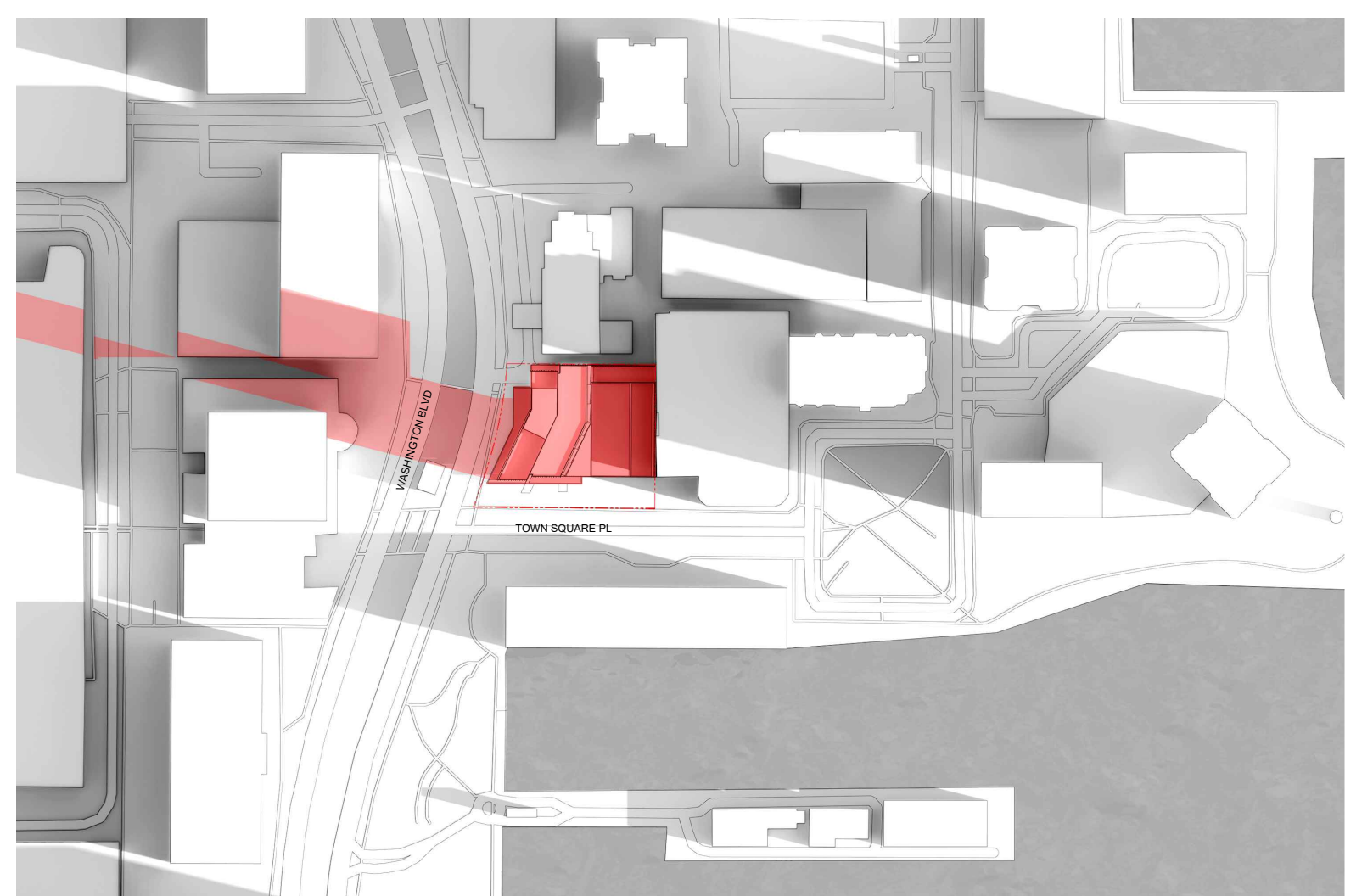
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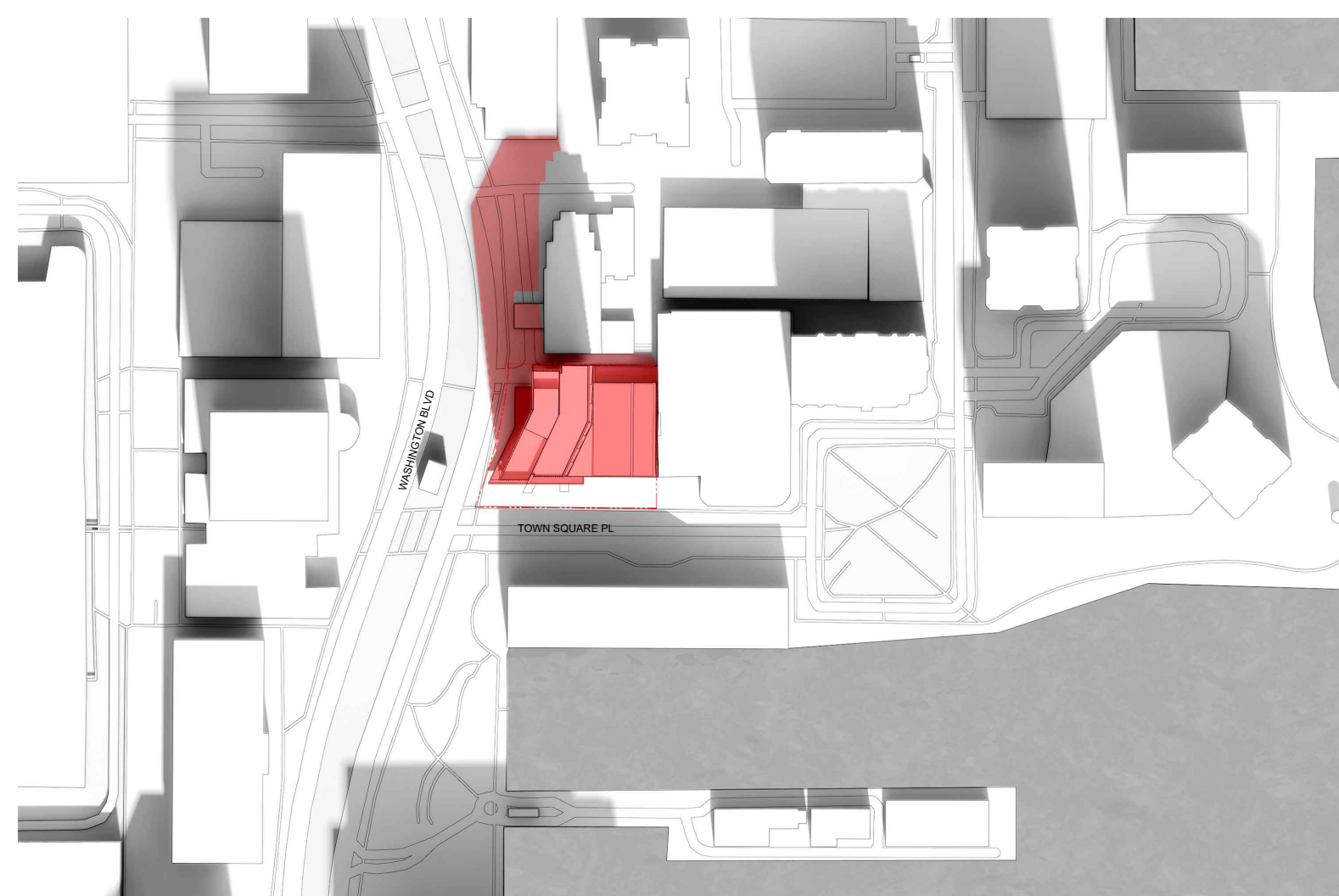
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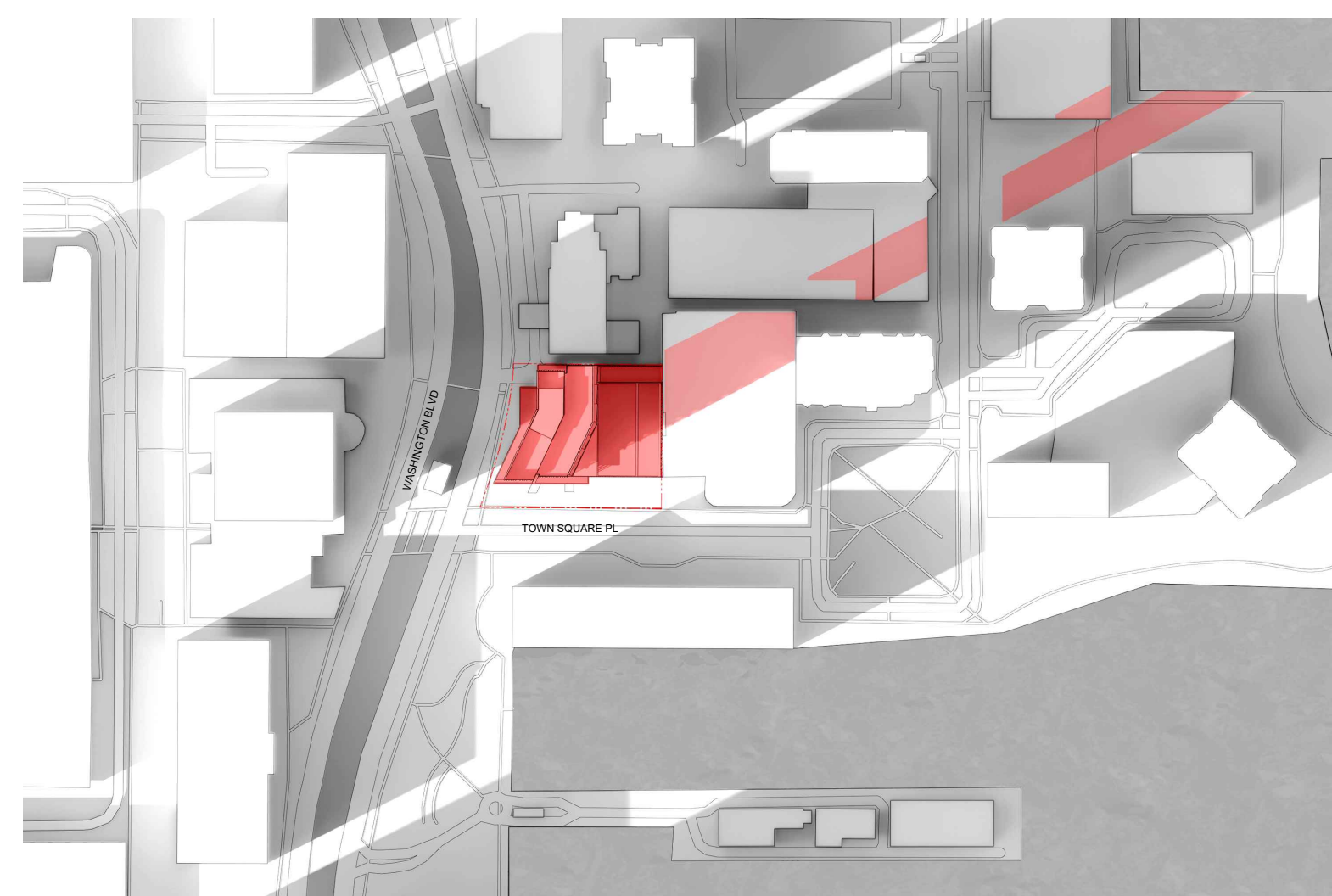
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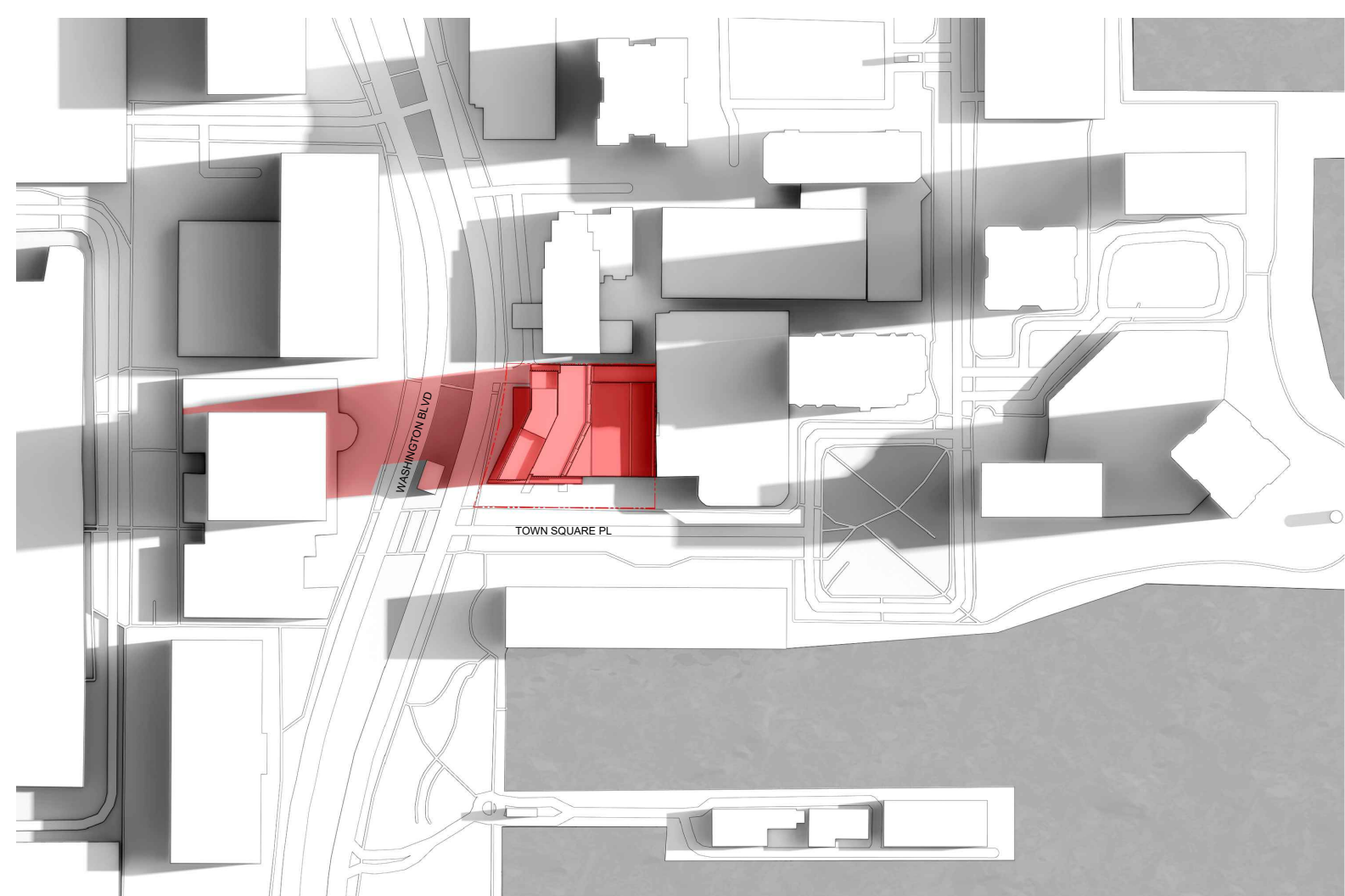
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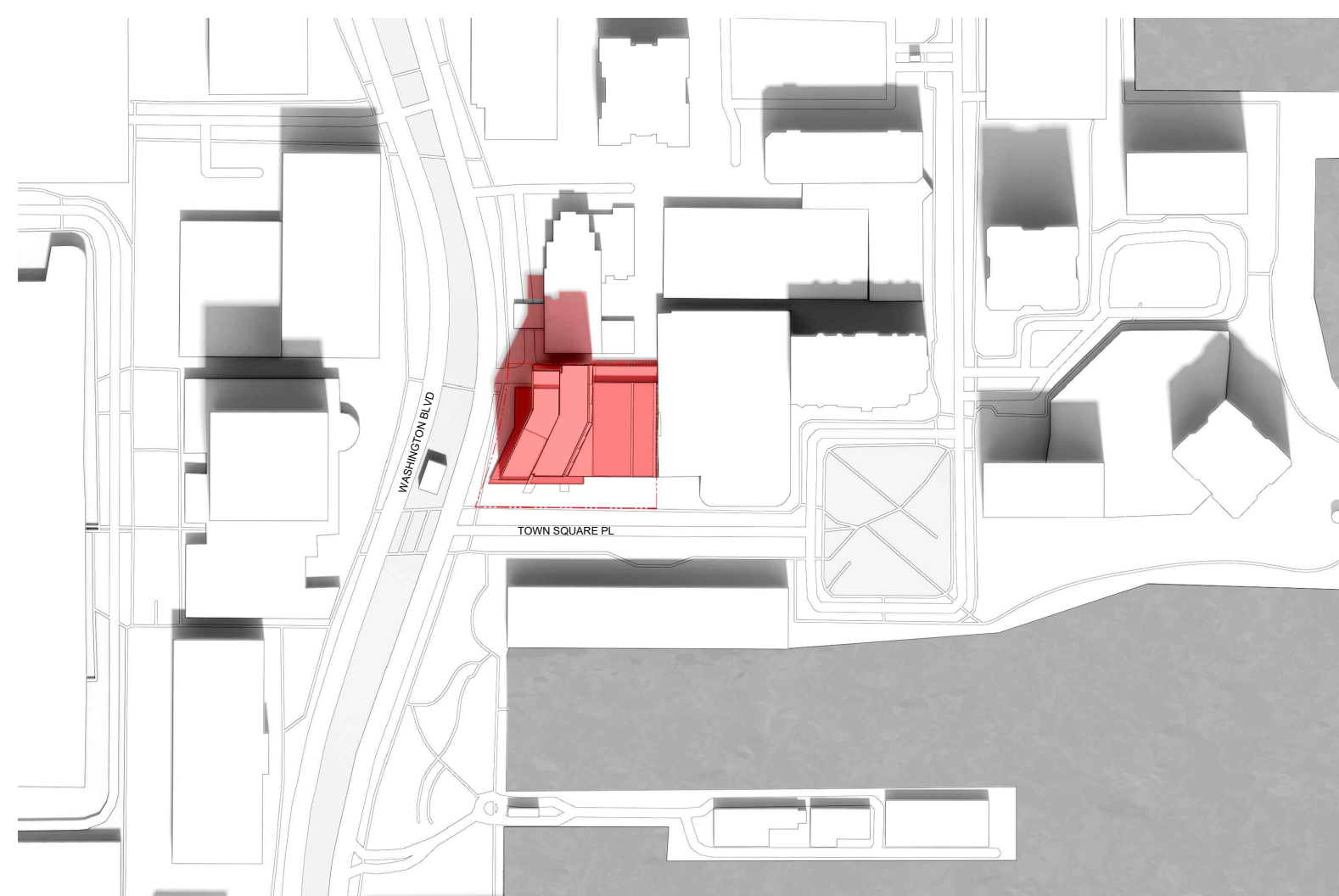
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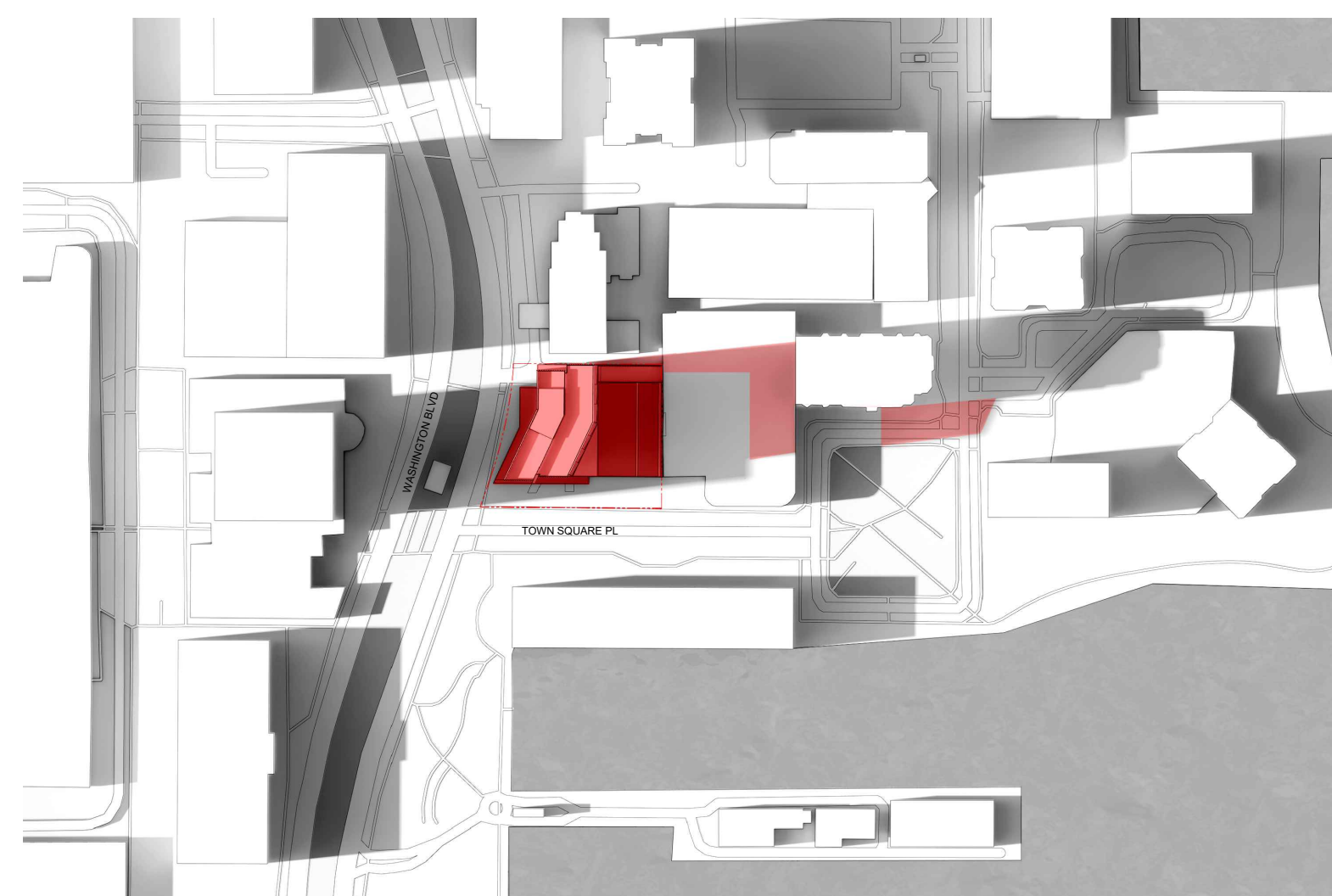
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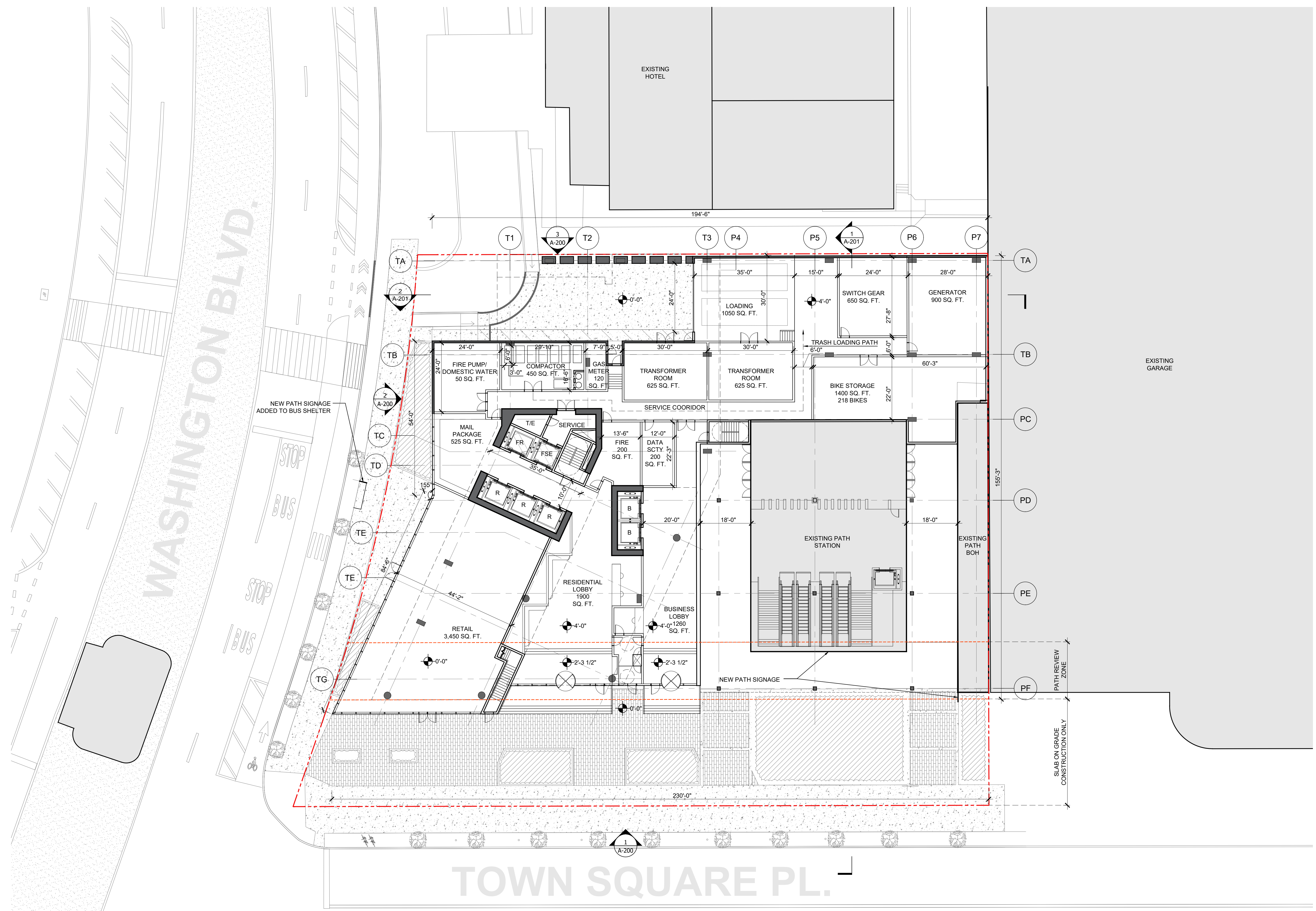
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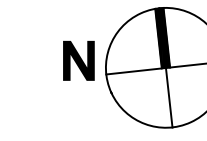
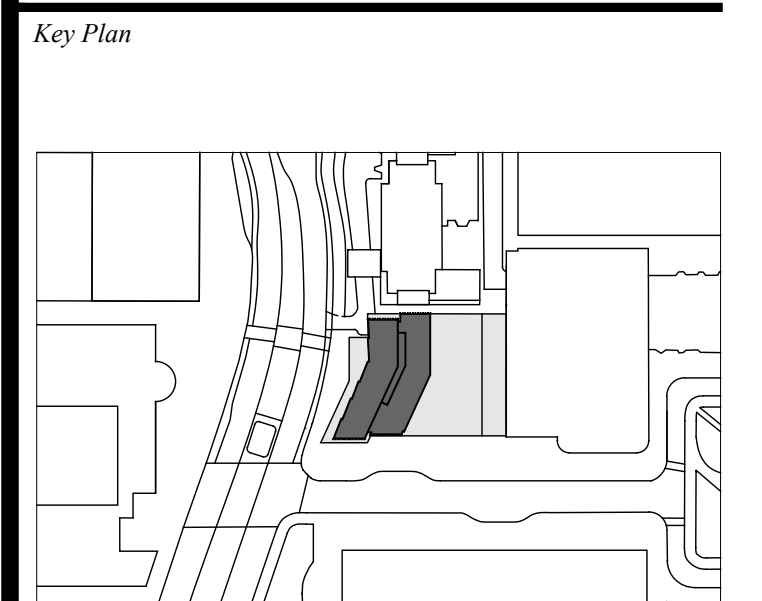


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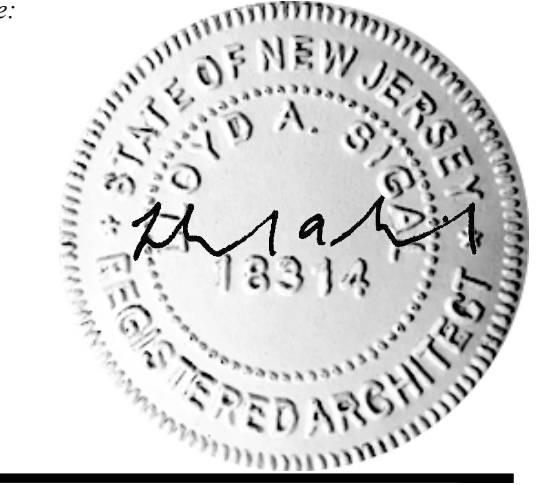
2	Revised Per Jersey City Planning Comments	07/21/2023
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Project:
NEWPORT PATH STATION
 110 TOWN SQUARE PLACE
 LOT 1, BLOCK 7302.02
 JERSEY CITY, HUDSON COUNTY,
 NEW JERSEY, 07310

Sheet Title:
GROUND FLOOR PLAN

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

Date:	06/08/2023	Drawing No.	A-100
Project No.:	3361	Drawing By:	KPF
Checked By:		CAD File No.:	



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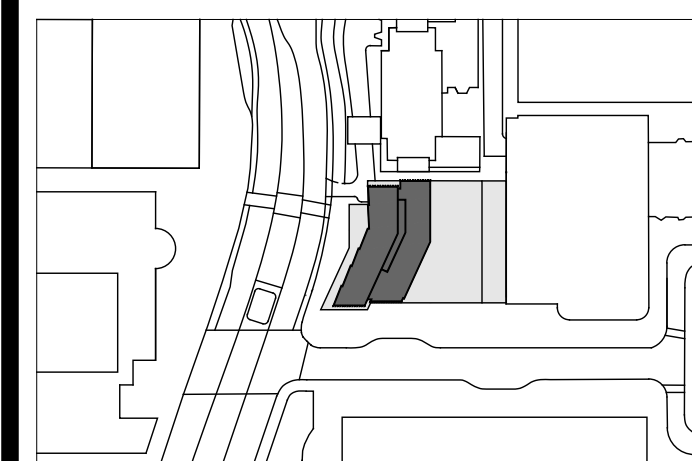
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Key Plan



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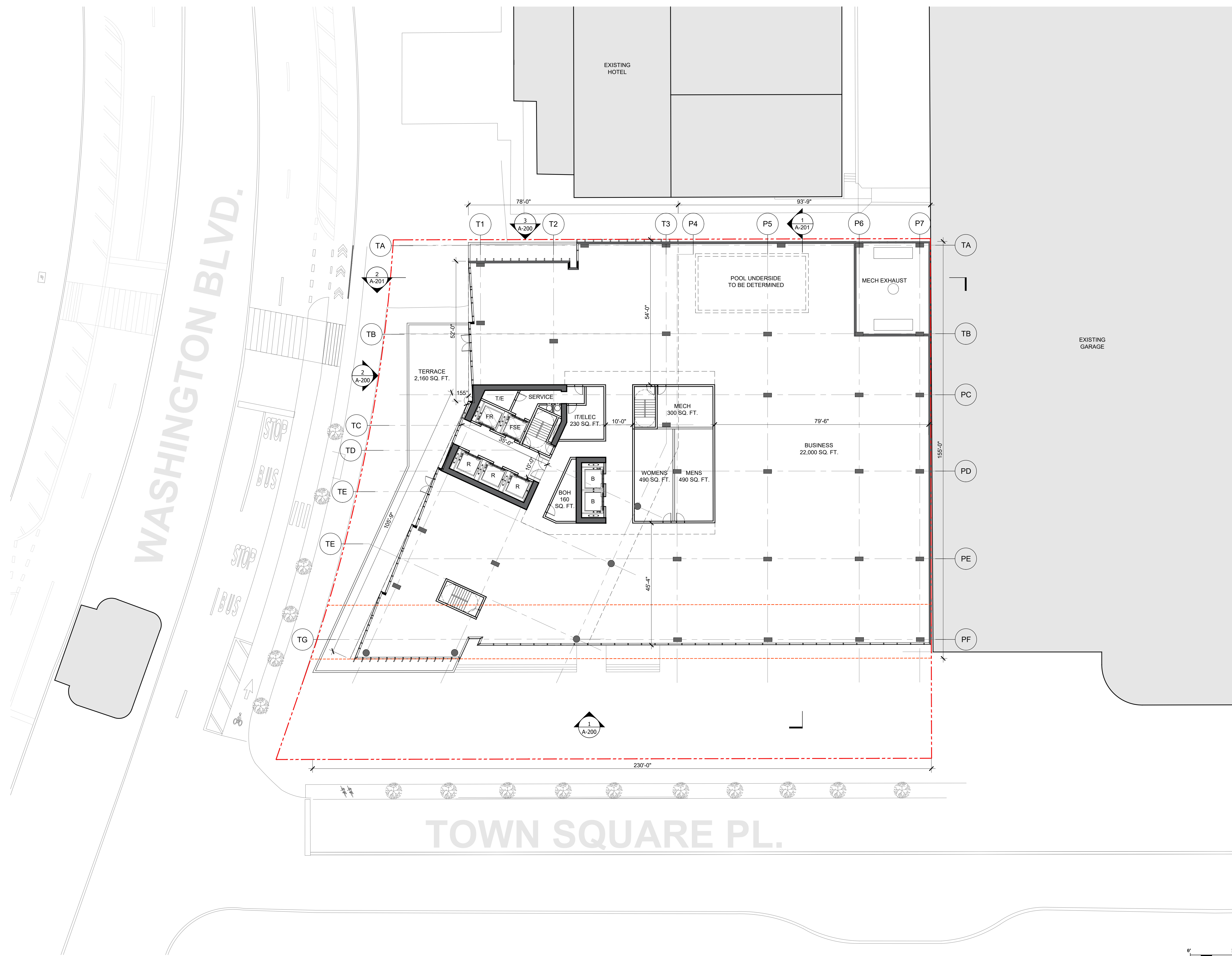
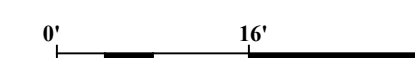
Project:
NEWPORT PATH STATION
110 TOWN SQUARE PLACE
LOT 1, BLOCK 7302.02
JERSEY CITY, HUDSON COUNTY,
NEW JERSEY, 07310

Sheet Title:
**LEVEL 2&3 BUSINESS
FLOOR PLAN**

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

Date: 06/08/2023
Project No: 3361
Drawing By: KPF
Checked By: CAD File No.

A-101



Filename: Q:\Projects\3361_NewportPath\Building\Work\CAD\SheetA-101 LEVEL 2&3 BUSINESS FLOOR PLAN.dwg Plotted by: Lightman, Alexander (Alex) Plot Time: 8/1/2023 9:19 AM



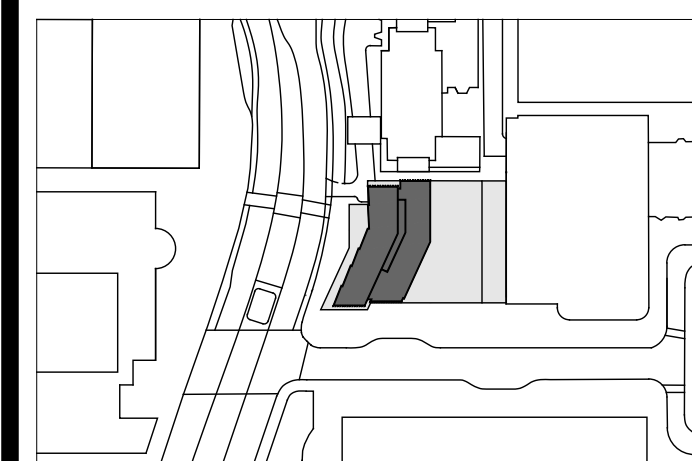
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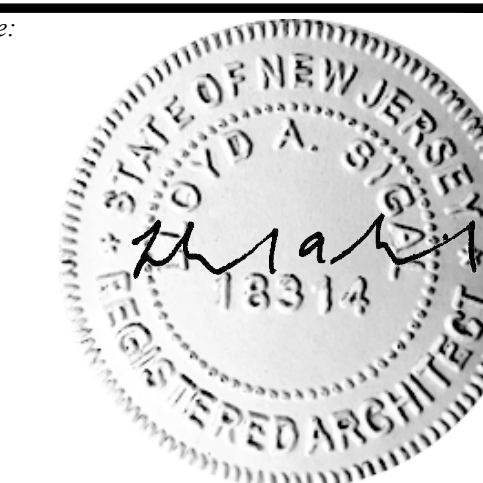
Key Plan



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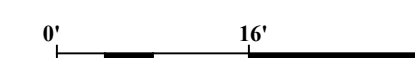
Project:
NEWPORT PATH STATION
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Sheet Title:
**LEVEL 4 AMENITY
FLOOR PLAN**

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

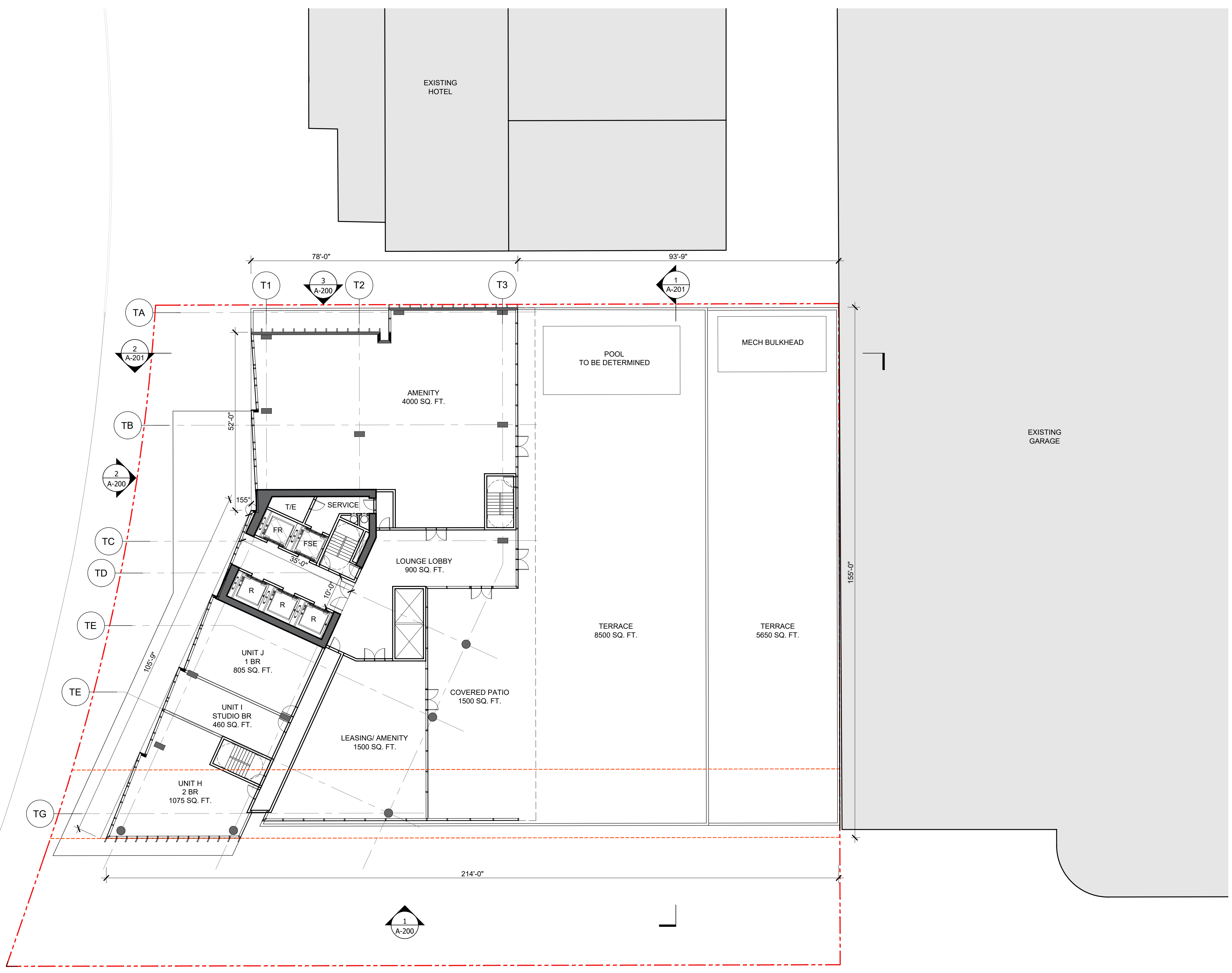
Date: 06/08/2023
Project No: 3361
Drawing By: KPF
Checked By: CAD File No.

A-102



WASHINGTON BLVD.

TOWN SQUARE PL.





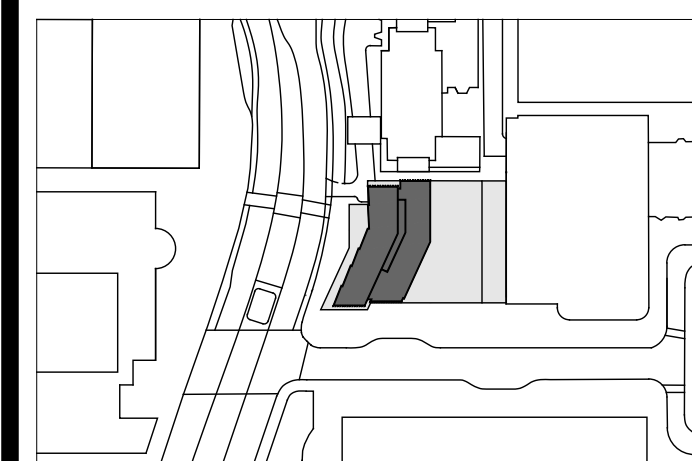
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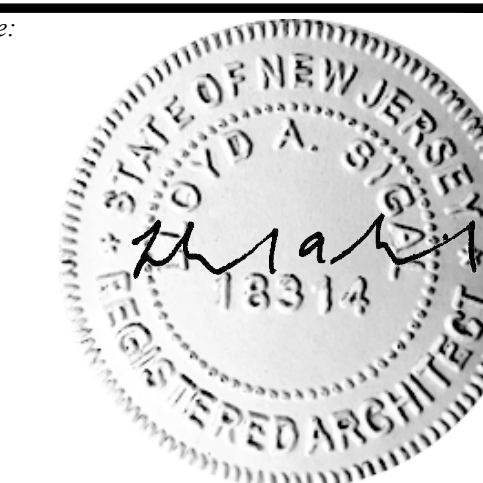
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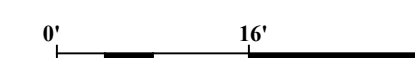
Project:
NEWPORT PATH STATION
110 TOWN SQUARE PLACE
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NEW JERSEY, 07310

Sheet Title:
**LEVEL 5-39 TYPICAL
TOWER FLOOR PLAN**

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

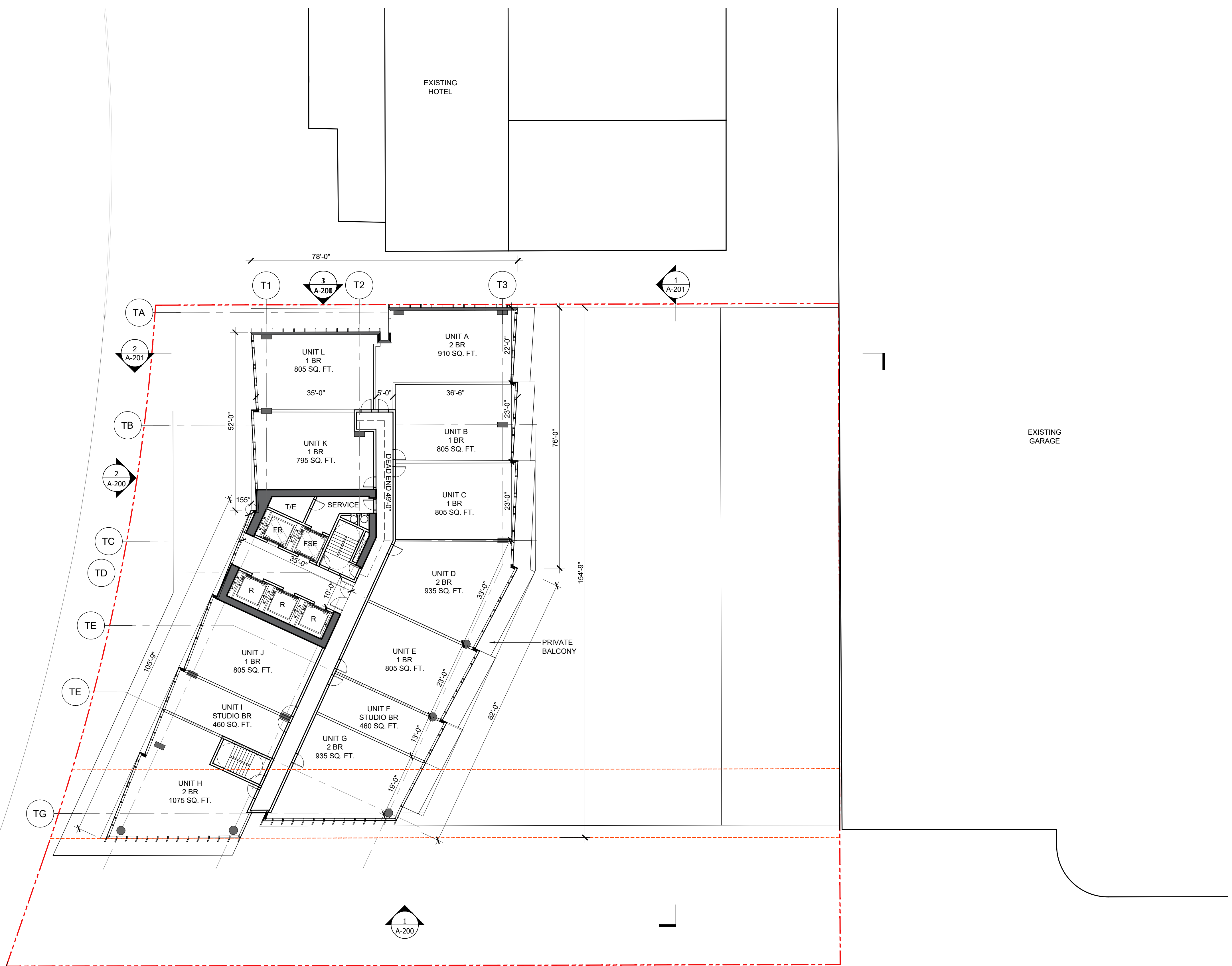
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Project No: 3361
Drawing By: KPF
Checked By: CAD File No.

A-103



WASHINGTON BLVD.

TOWN SQUARE PL.





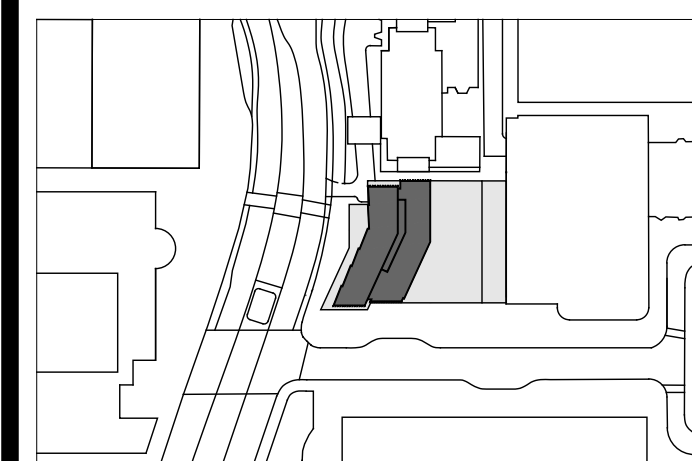
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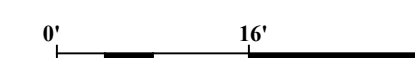
Project:
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Sheet Title:
**LEVEL 40 AMENITY
FLOOR PLAN**

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

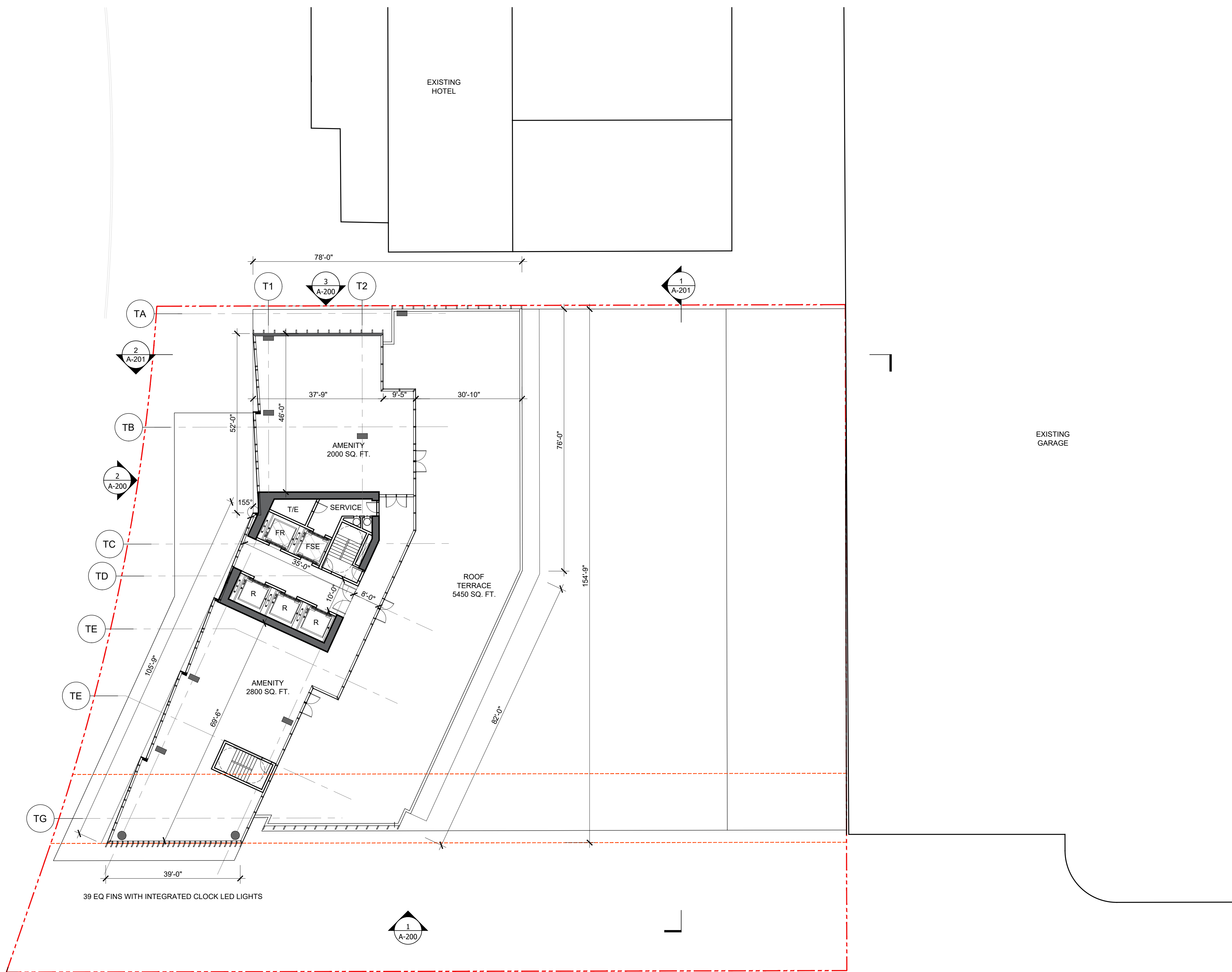
Date: 06/08/2023
Project No: 3361
Drawing By: KPF
Checked By: CAD File No.

A-104



WASHINGTON BLVD.

TOWN SQUARE PL.





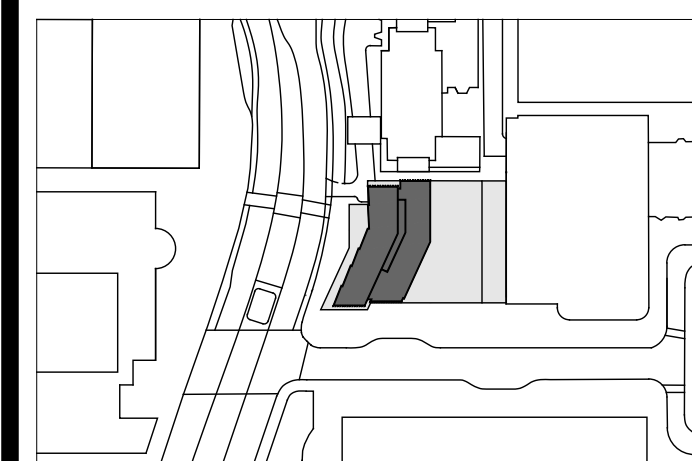
Client
 Newport Associates Development Company
 111 Town Square Place, 3rd Floor
 Jersey City, NJ 07310

Architect
 Kohn Pedersen Fox Associates PC
 Architects & Planning Consultants
 11 West 42nd Street
 New York, NY 10036
 Tel: 212.977.6500 Fax: 212.956.2526

Civil Engineer
 Dresdner Robin
 1 Evertrust Plaza
 Jersey City, NJ 07302
 Tel: 201.217.9200 Fax: 201.217.9607

2	Revised Per Jersey City Planning Comments	07/21/2023
1	Preliminary Site Plan Application	06/08/2023
No.	Issue	Date

Key Plan



DOB Approval Stamp:

DOB Scan:

Seal & Signature:



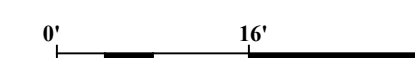
Project:
NEWPORT PATH STATION
 110 TOWN SQUARE PLACE
 LOT 1, BLOCK 7302.02
 JERSEY CITY, HUDSON COUNTY,
 NEW JERSEY, 07310

Sheet Title:
ROOF PLAN

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

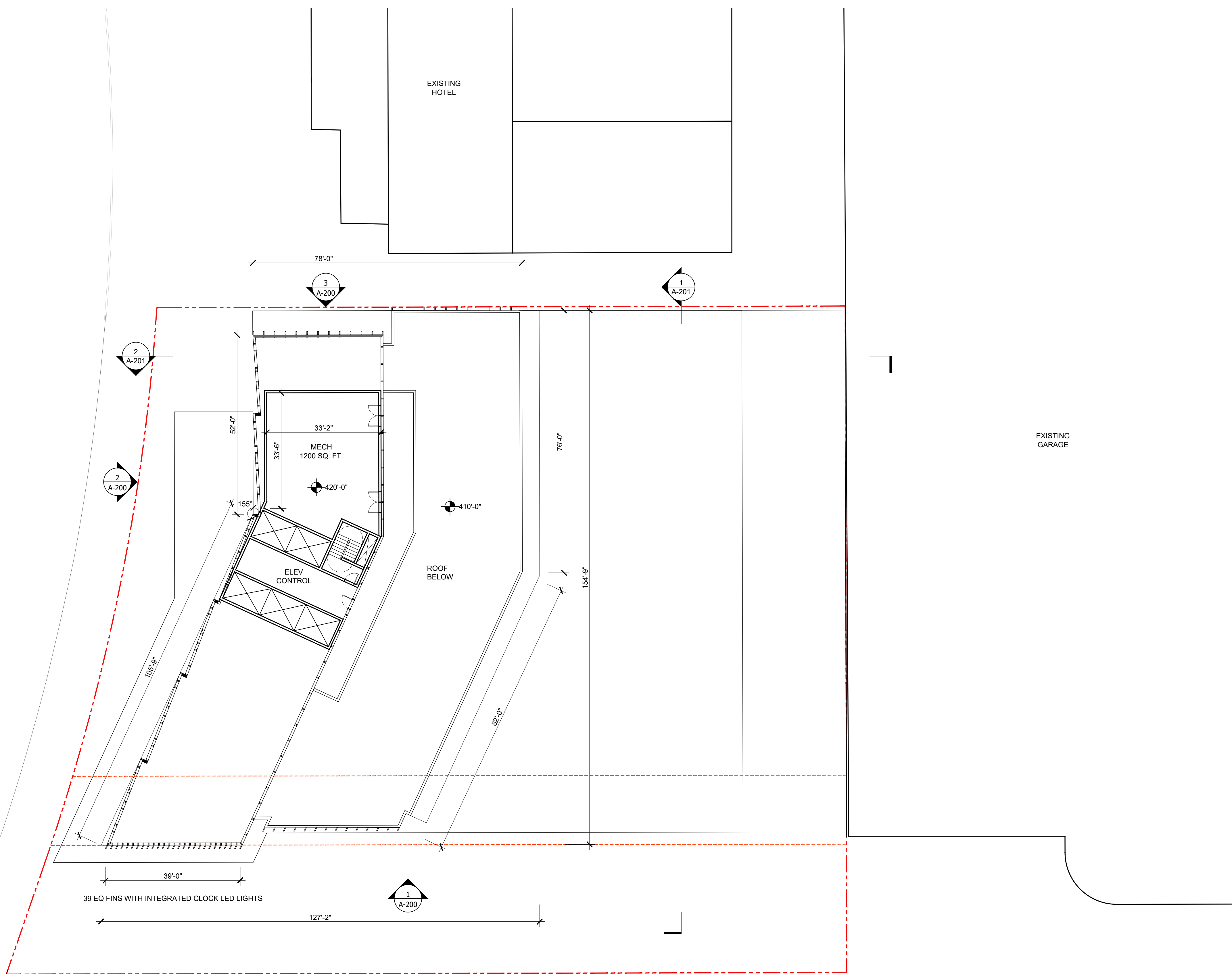
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 Project No: 3361
 Drawing By: KPF
 Checked By: CAD File No.

A-105



WASHINGTON BLVD.

TOWN SQUARE PL.





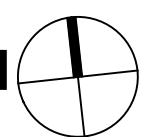
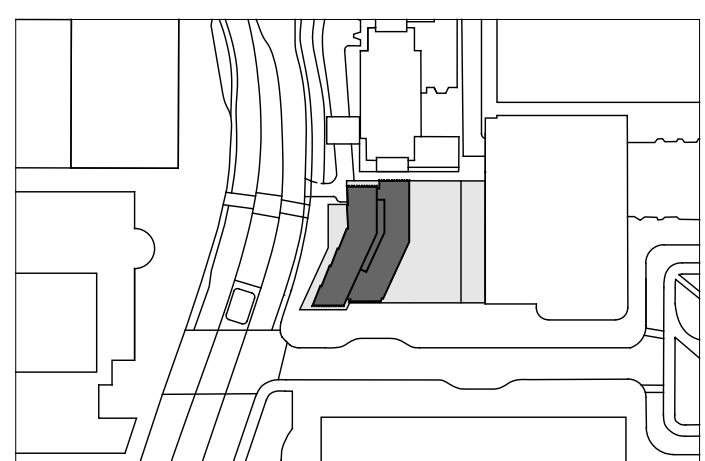
Client
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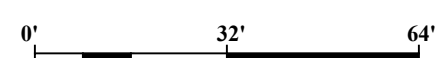
Project:
NEWPORT PATH STATION
110 TOWN SQUARE PLACE
LOT 1, BLOCK 7302.02
JERSEY CITY, HUDSON COUNTY,
NEW JERSEY, 07310

Sheet Title:

ELEVATIONS

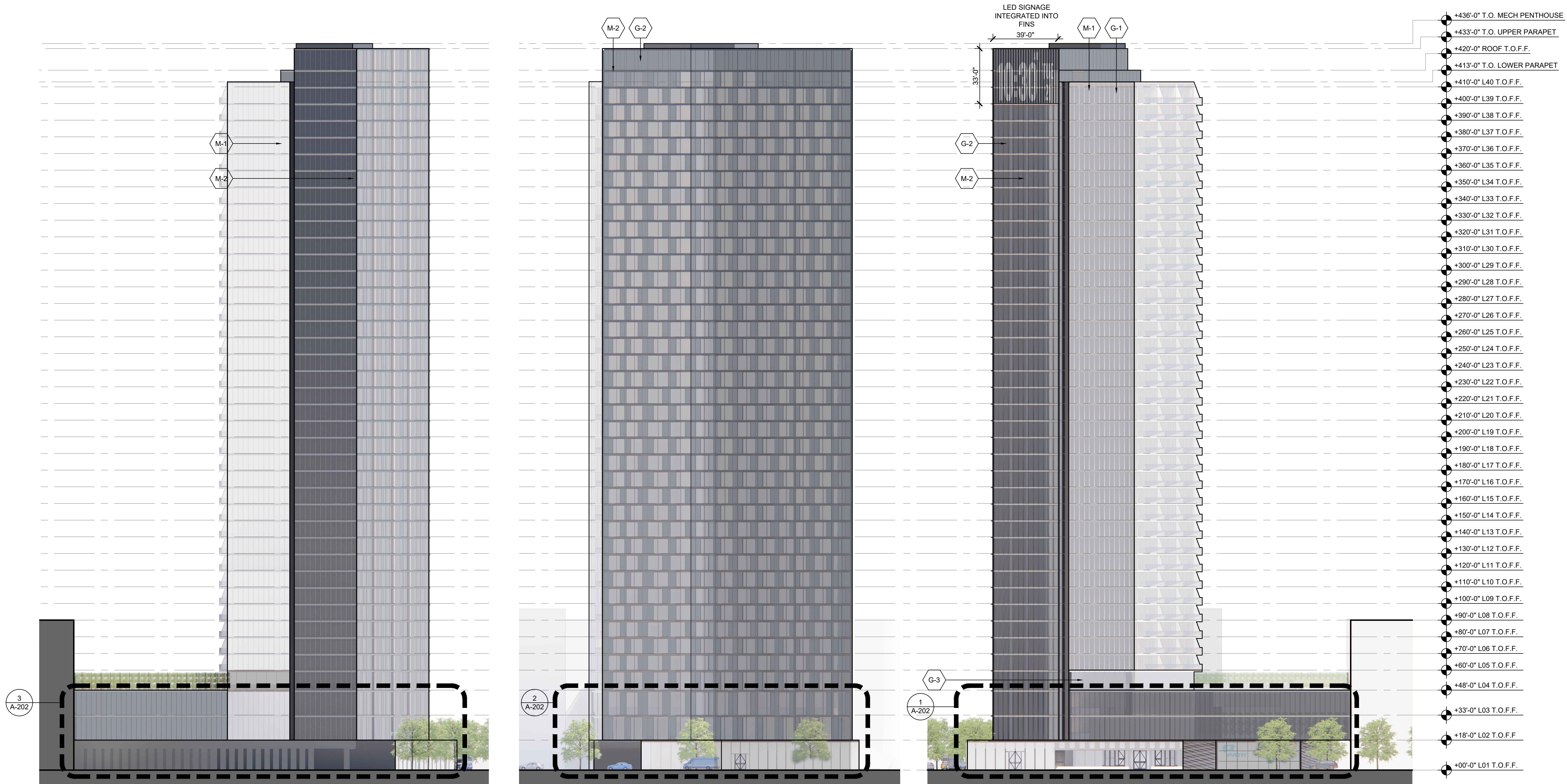
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Date:	06/08/2023	Drawing No.	
Project No.:	3361		A-200
Drawing By:	KPF		
Checked By:		CAD File No.	



GLASS			METAL		
G-1		HIGH PERFORMANCE INSULATED GLASS UNIT CLEAR	M-1		PAINTED METAL PANEL SYSTEM (WHITE)
G-2		HIGH PERFORMANCE INSULATED GLASS UNIT GREY	M-2		PAINTED METAL PANEL SYSTEM (GREY)
G-3		LAMINATED GLASS			

4 MATERIALS



3 NORTH ELEVATION

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

2 WEST ELEVATION

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

1 SOUTH ELEVATION

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

Filename: Q:\Projects\3361_NewportPath\BuildingWork\CAD\Sheet\A-200 ELEVATION.dwg Plotted by: Lightman, Alexander (Alex) Plot Time: 8/11/2023 9:20 AM



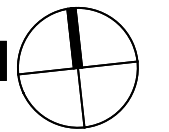
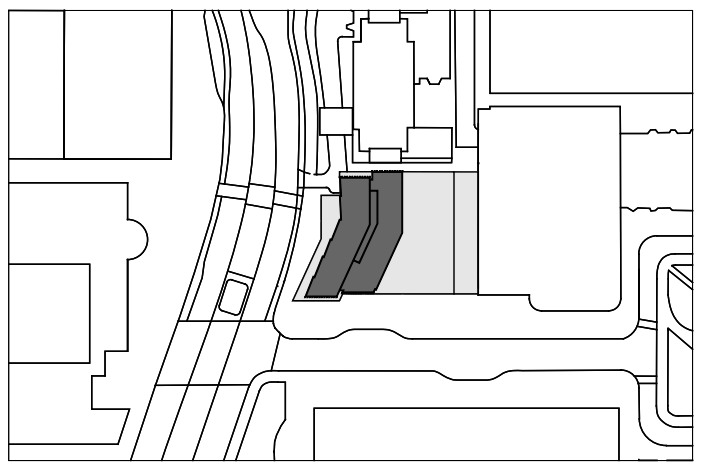
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DOB Approval Stamp:

DOB Scan:

Seal & Signature:



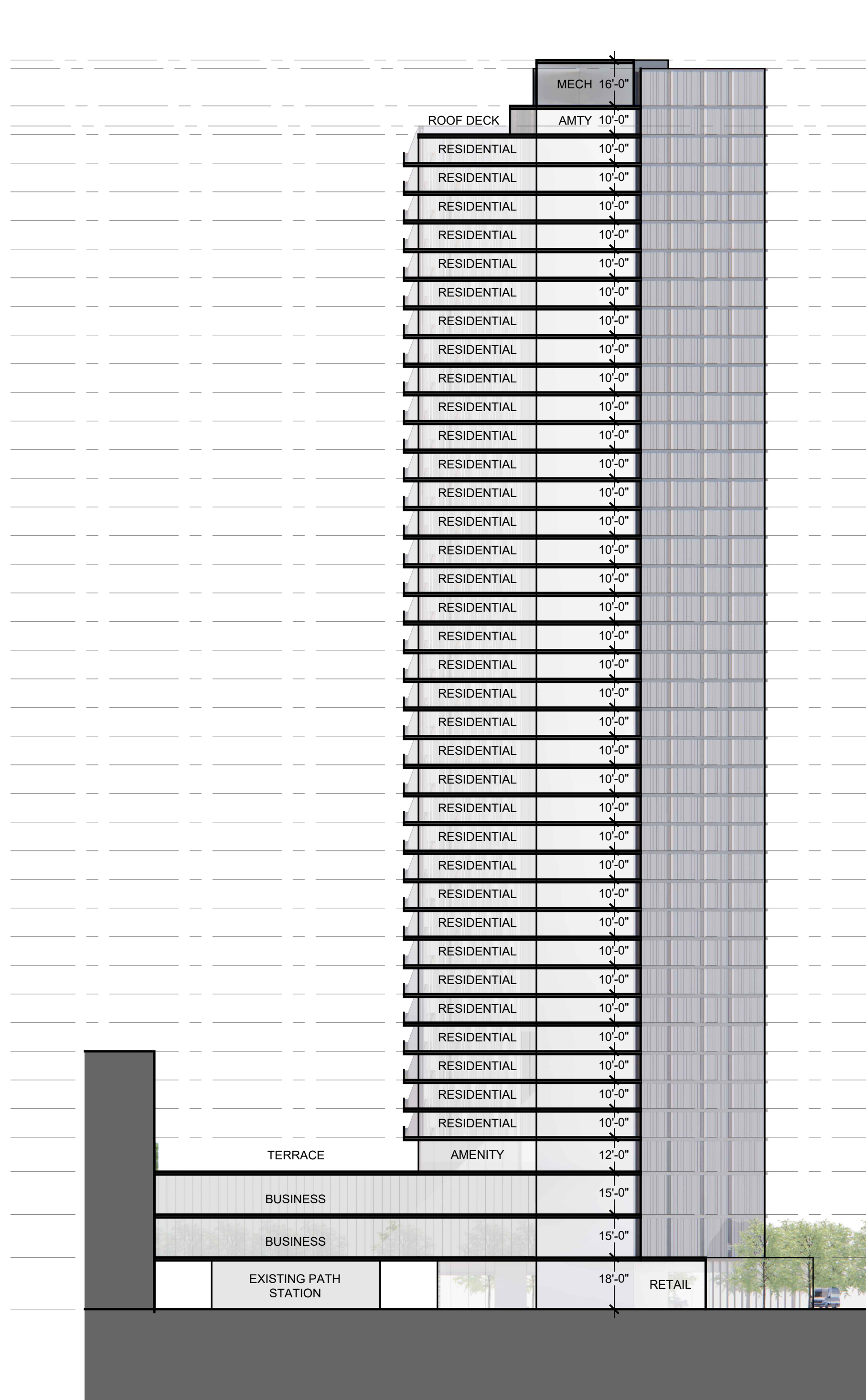
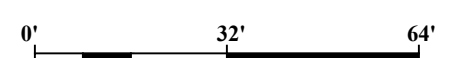
Project:
NEWPORT PATH STATION
 110 TOWN SQUARE PLACE
 LOT 1, BLOCK 7302.02
 JERSEY CITY, HUDSON COUNTY,
 NEW JERSEY, 07310

Sheet Title:

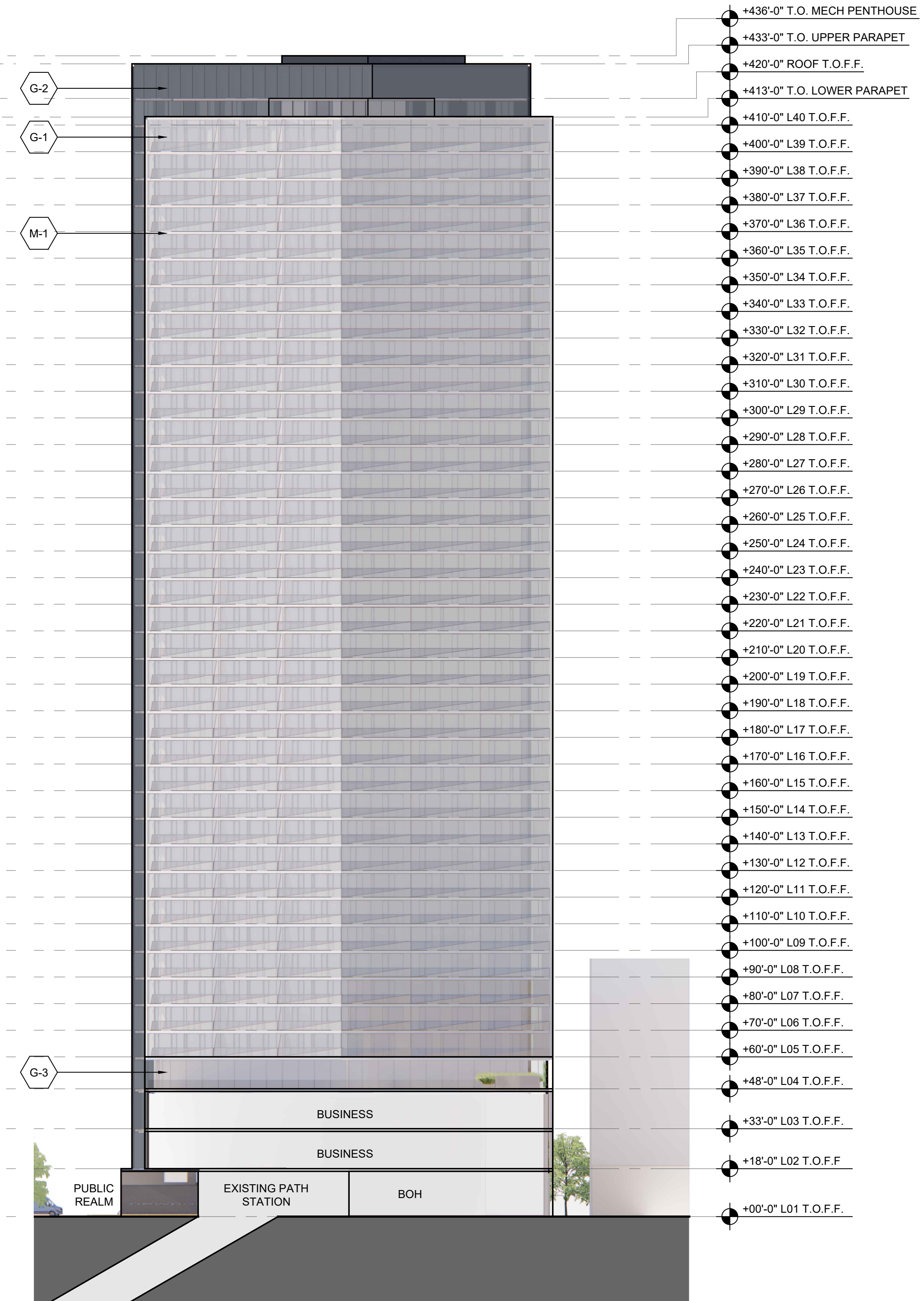
SECTIONS

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

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Project No:	3361		
Drawing By:	KPF		
Checked By:	CAD File No.		

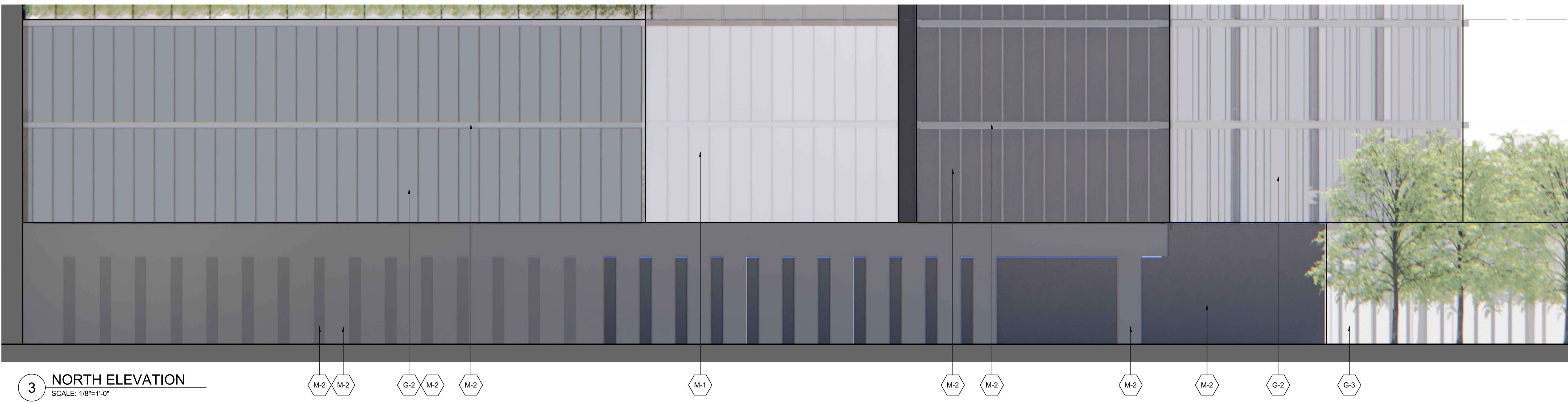


2 EAST WEST SECTION
 SCALE: 1/32"=1'-0"



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

Filename: Q:\Projects\3361_NewportPath\Building\Work\CAD\Sheet\A-201_SECTIONS.dwg Plotted by: Lightman, Alexander (Alex) Plot Time: 8/1/2023 9:20 AM



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

+48'-0" L04 T.O.F.F.
15'-0"
+33'-0" L03 T.O.F.F.
15'-0"
+18'-0" L02 T.O.F.F.
18'-0"
+00'-0" L01 T.O.F.F.



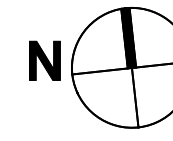
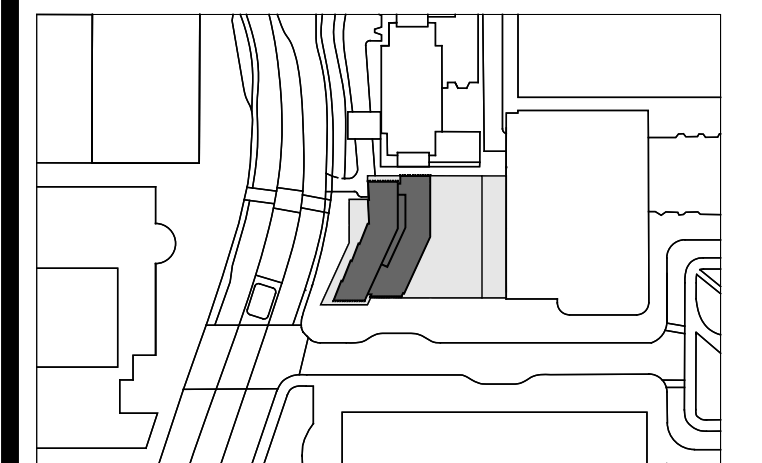
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Key Plan



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

+48'-0" L04 T.O.F.F.
15'-0"
+33'-0" L03 T.O.F.F.
15'-0"
+18'-0" L02 T.O.F.F.
18'-0"
+00'-0" L01 T.O.F.F.

DOB Approval Stamp:

DOB Scan:

Seal & Signature:



Project:
NEWPORT PATH STATION
110 TOWN SQUARE PLACE
LOT 1, BLOCK 7302.02
JERSEY CITY, HUDSON COUNTY,
NEW JERSEY, 07310

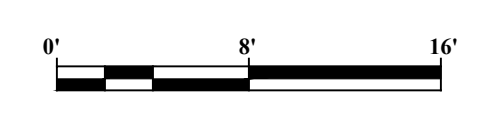
Sheet Title:
ENLARGED ELEVATIONS

Scale: 1/8" = 1'-0"
Date: 06/08/2023
Project No: 3361
Drawing By: KPF
Checked By: CAD File No.
A-202



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

+48'-0" L04 T.O.F.F.
15'-0"
+33'-0" L03 T.O.F.F.
15'-0"
+18'-0" L02 T.O.F.F.
18'-0"
+00'-0" L01 T.O.F.F.



Filename: Q:\Projects\3361 NewportPathBuilding\Work\CAD\Sheets\A-202 ENLARGED ELEVATIONS.dwg Plotted by: Lightman, Alexander (Alex) Plot Time: 8/1/2023 9:20 AM