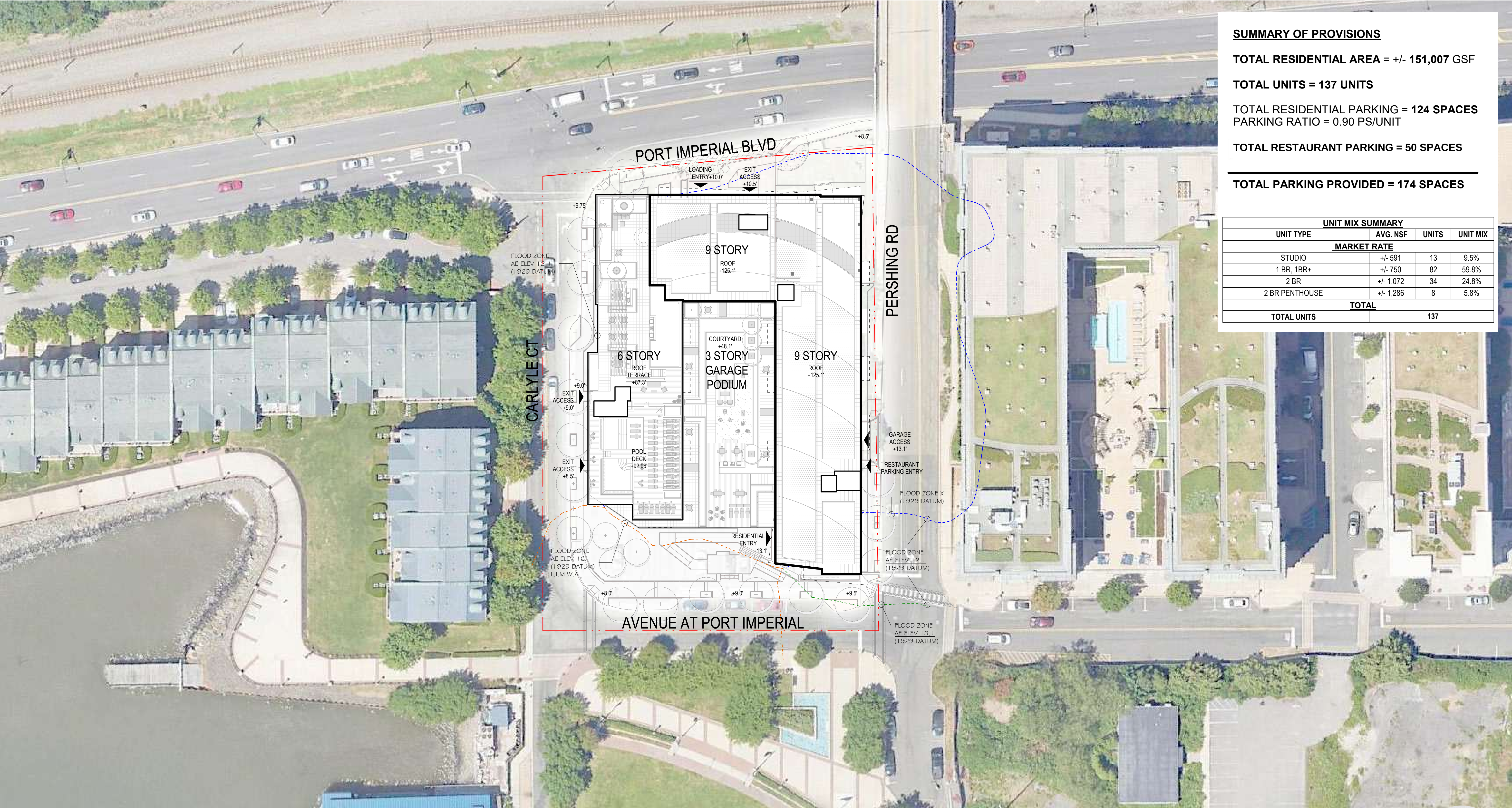




SUMMARY OF PROVISIONS

TOTAL RESIDENTIAL AREA = +/- 151,007 GSF

TOTAL UNITS = 137 UNITS

TOTAL RESIDENTIAL PARKING = 124 SPACES
PARKING RATIO = 0.90 PS/UNIT

TOTAL RESTAURANT PARKING = 50 SPACES

TOTAL PARKING PROVIDED = 174 SPACES

UNIT MIX SUMMARY			
UNIT TYPE	AVG. NSF	UNITS	UNIT MIX
MARKET RATE			
STUDIO	+/- 591	13	9.5%
1 BR, 1BR+	+/- 750	82	59.8%
2 BR	+/- 1,072	34	24.8%
2 BR PENTHOUSE	+/- 1,286	8	5.8%
TOTAL			
TOTAL UNITS		137	

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
**NOTE: PUMP STATION STRUCTURE AND CLEARANCES TO BE CONFIRMED.

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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ILLUSTRATIVE SITE PLAN

SITE PLAN SUBMISSION

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Chris Boogie
Chris Boogie (Jun 12, 2025 14:17 EDT)



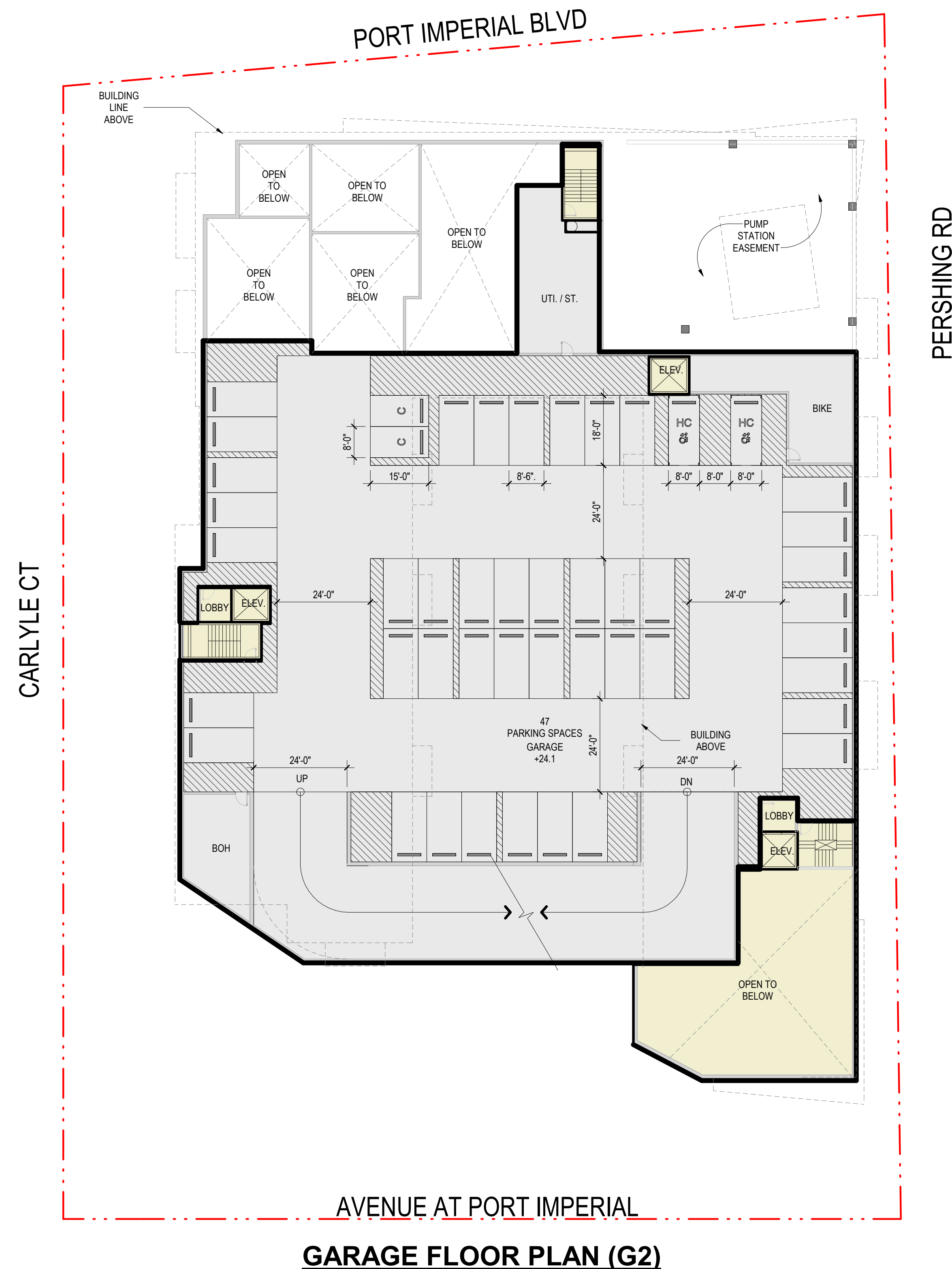
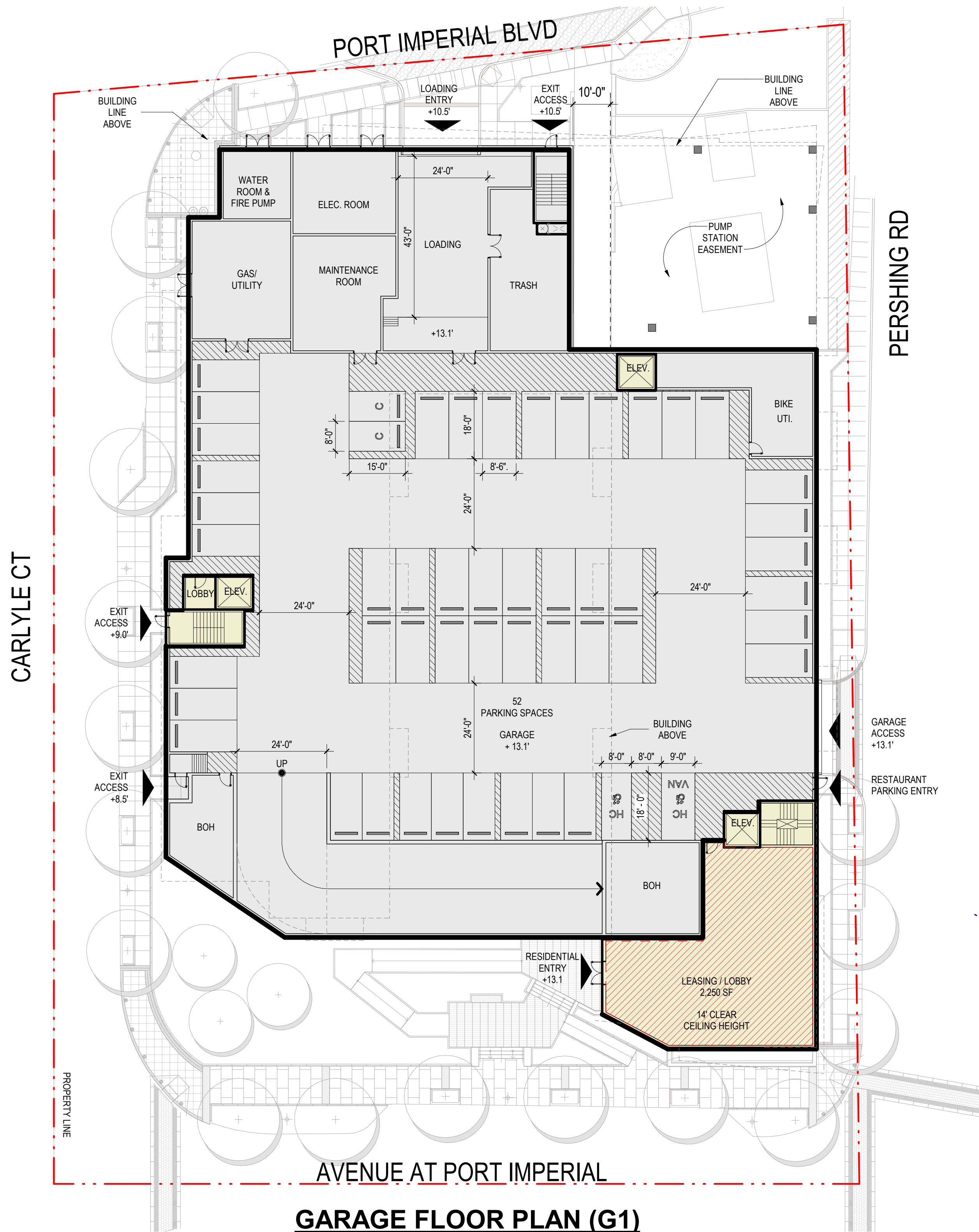
Port Imperial South Parcel 16
Urban Renewal Owner LLC

JUNE 12, 2025
CBM.027B.00D

A.01

Weehawken Township, NJ, USA
CANOE BROOK DEVELOPMENT

0 15 30 60 90
SCALE:1" = 30'-0" (@ 22"X34")



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FLOOR PLANS

SITE PLAN SUBMISSION

Port Imperial South Parcel 16
 Urban Renewal Owner LLC
 Weehawken Township, NJ, USA
CANOE BROOK DEVELOPMENT

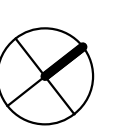
Chris Boope (Jun 12, 2025 14:17 EDT)

JUNE 12, 2025
 CBM.027B.00D

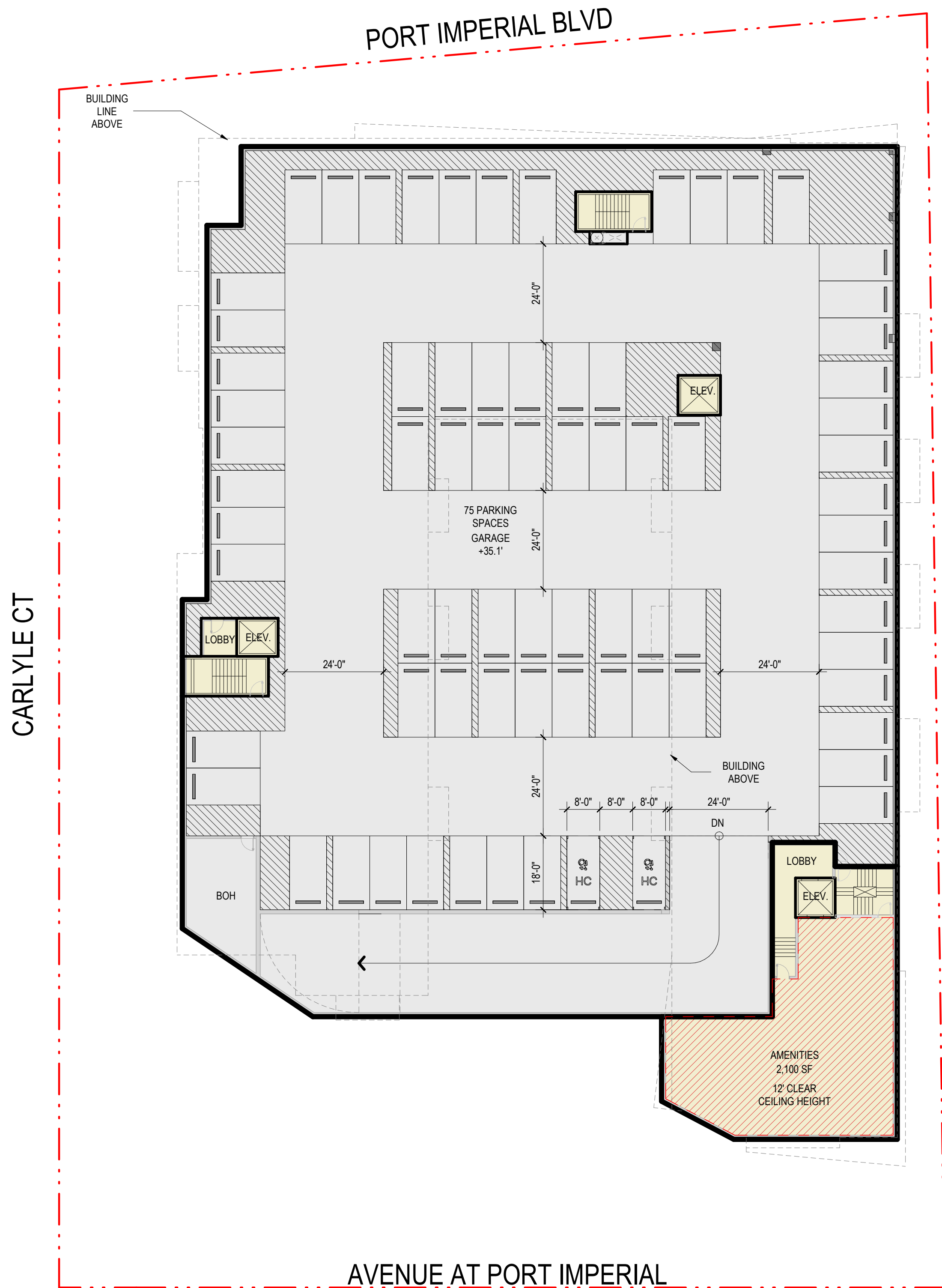
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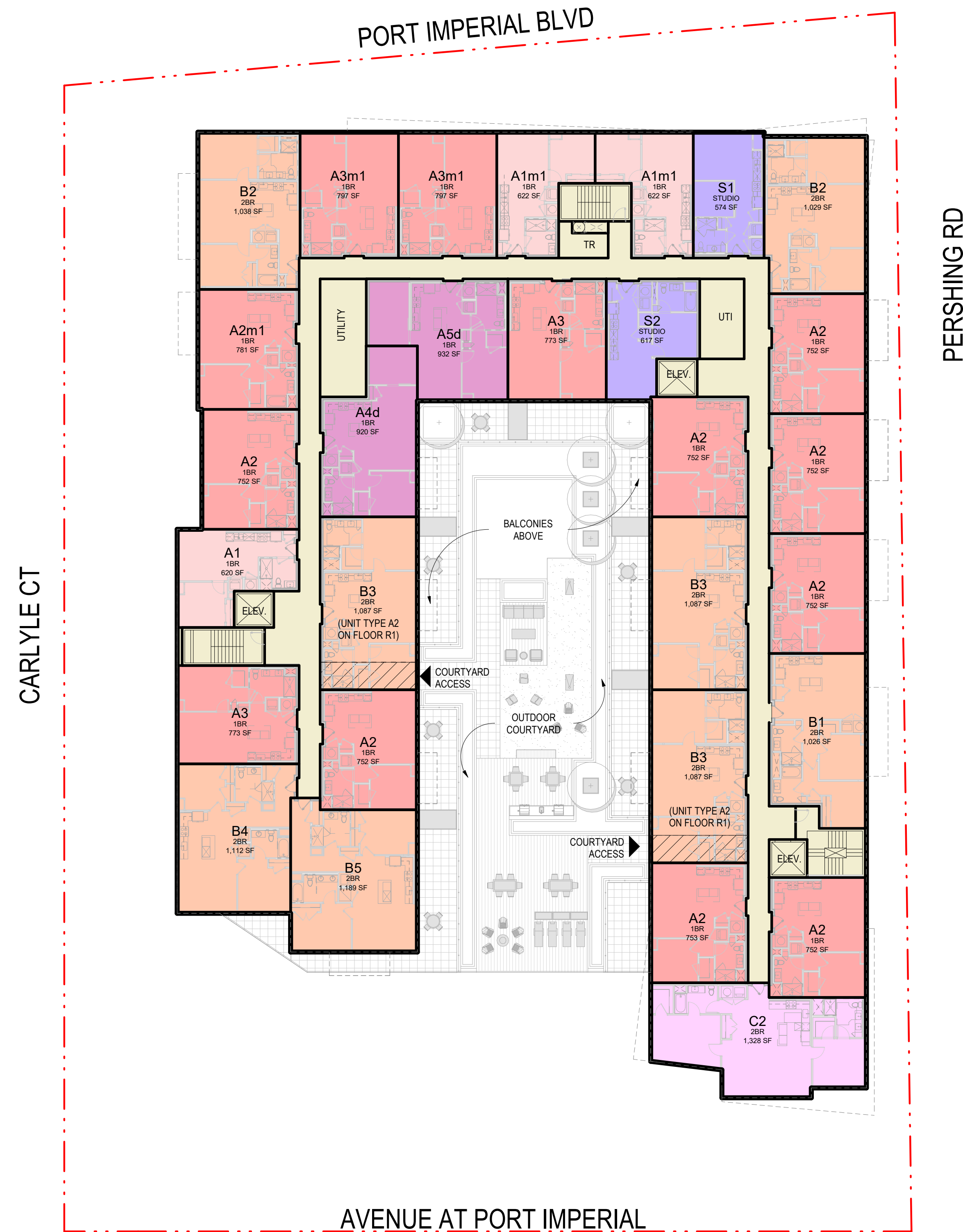


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GARAGE FLOOR PLAN (G3)

RESIDENTIAL AREA = 3,484 GSF
GARAGE AREA = 33,813 GSF



RESIDENTIAL FLOOR PLAN (R1-R3)

RESIDENTIAL AREA = 29,200 GSF

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FLOOR PLANS

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Chris Booge
Chris Booge (Jun 12, 2025 14:17 EDT)



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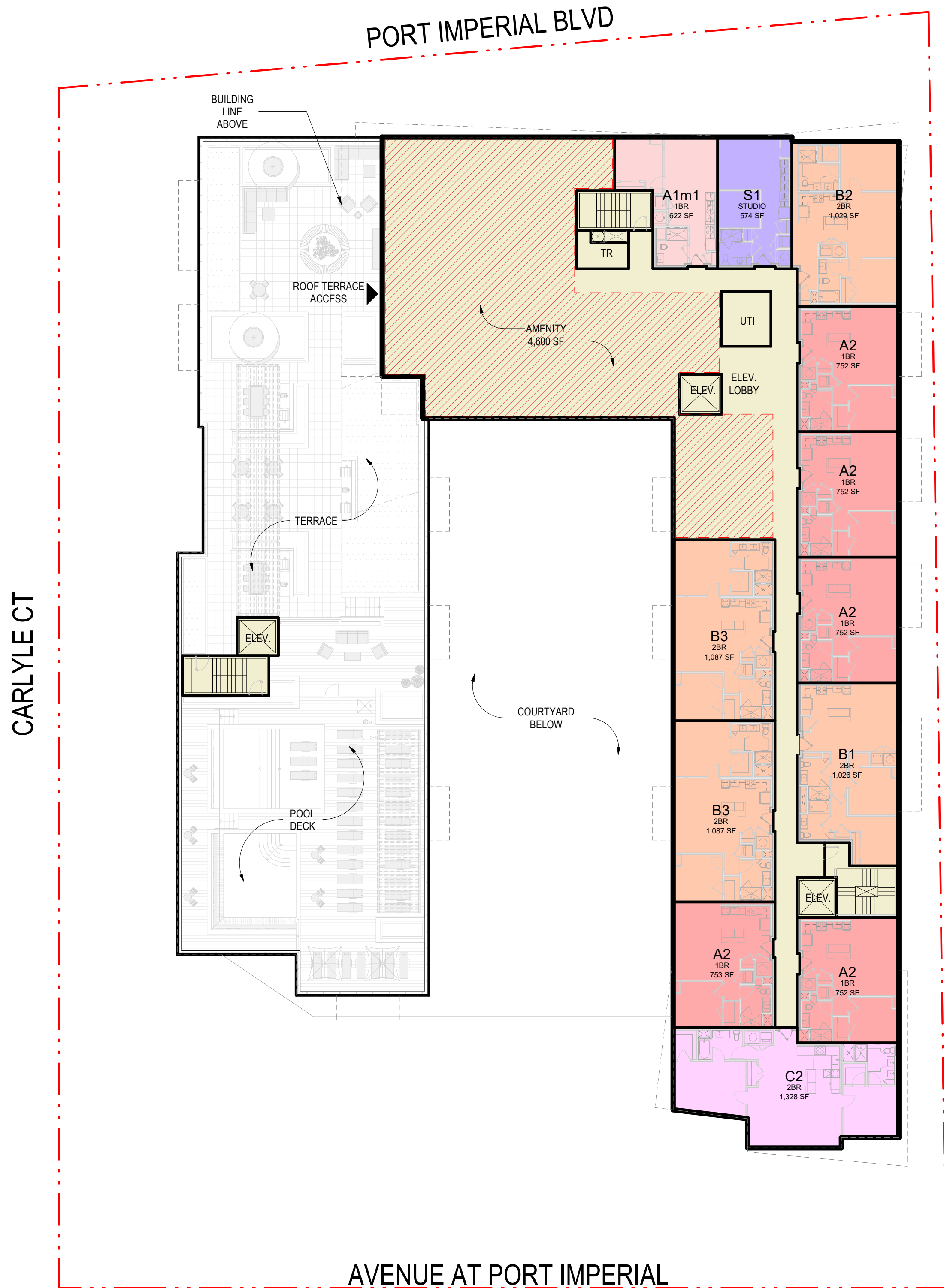
Weehawken Township, NJ, USA
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A.03

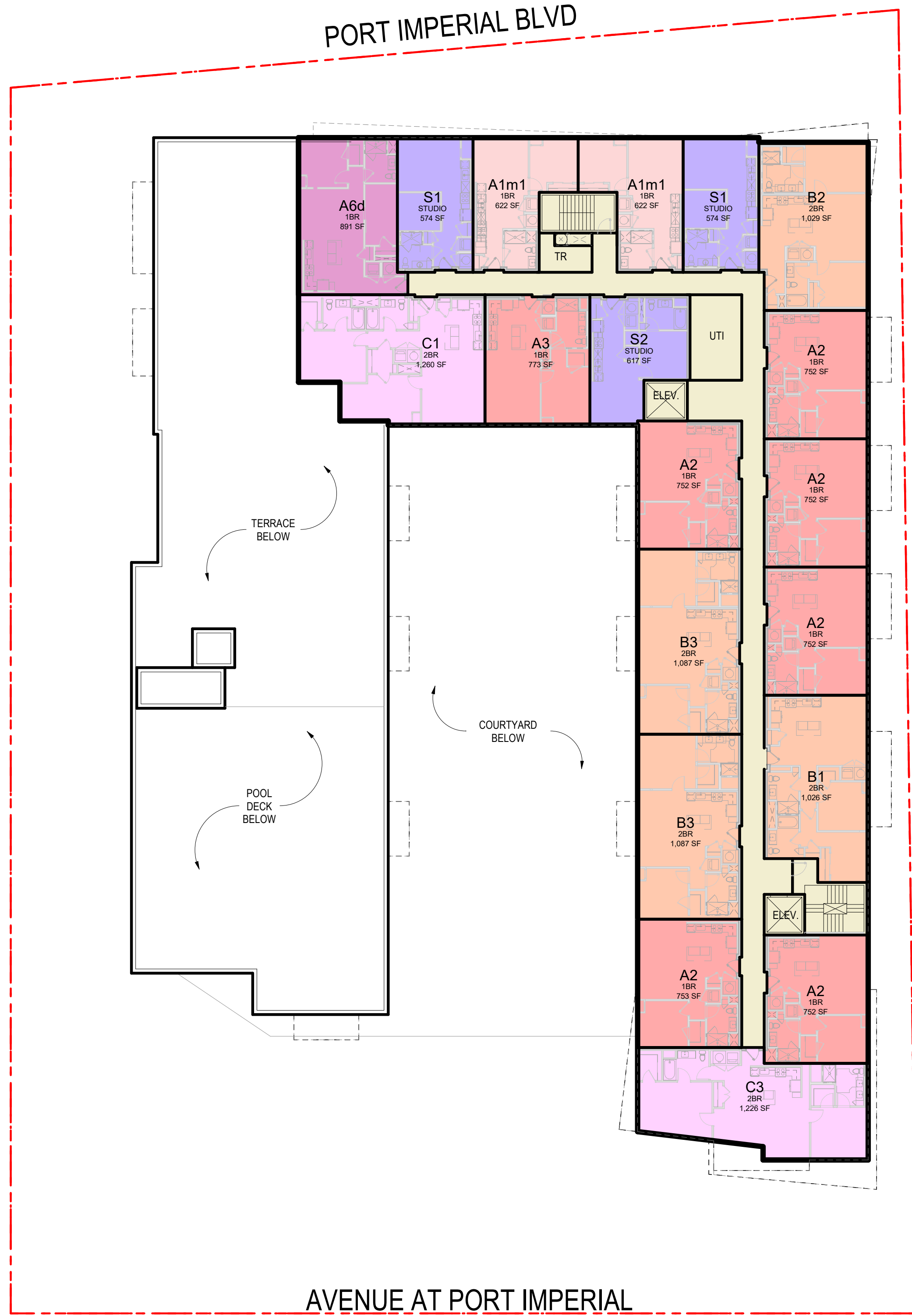
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SCALE: 1" = 20' (@ 22"x34")





RESIDENTIAL FLOOR PLAN (R4)

RESIDENTIAL AREA = 18,279 GSF



RESIDENTIAL FLOOR PLAN (R5-R6)

RESIDENTIAL AREA = 18,553 GSF

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
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Chris Booye (Jun 12, 2025 14:17 EDT)



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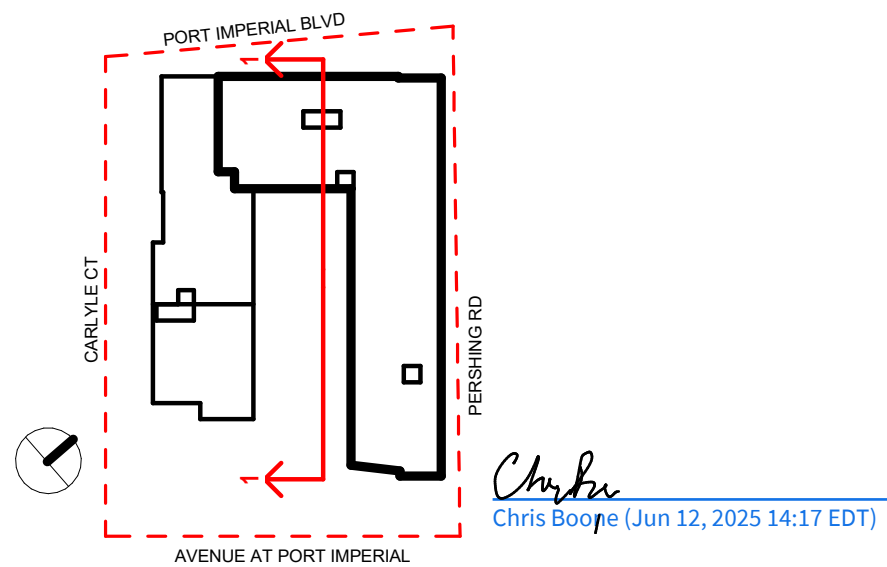
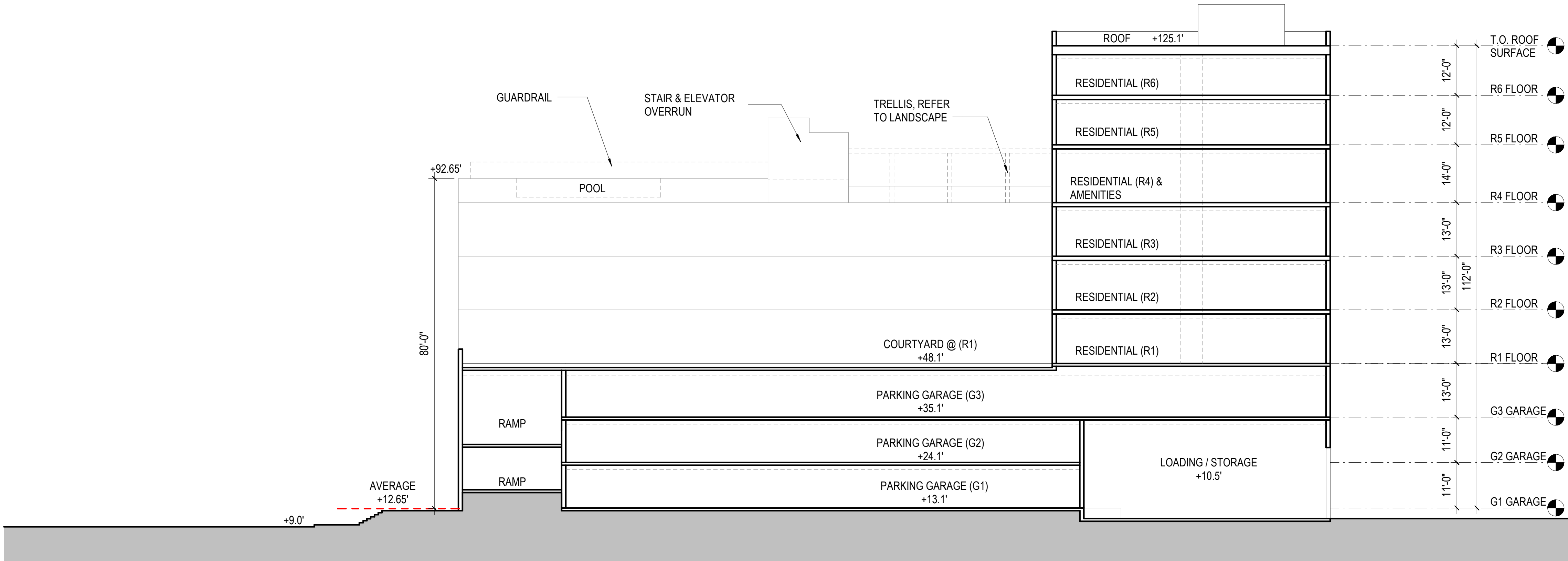
JUNE 12, 2025
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A.04

Weehawken Township, NJ, USA
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SCALE: 1" = 20' (@ 22"X34")





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BUILDING SECTION

SITE PLAN SUBMISSION

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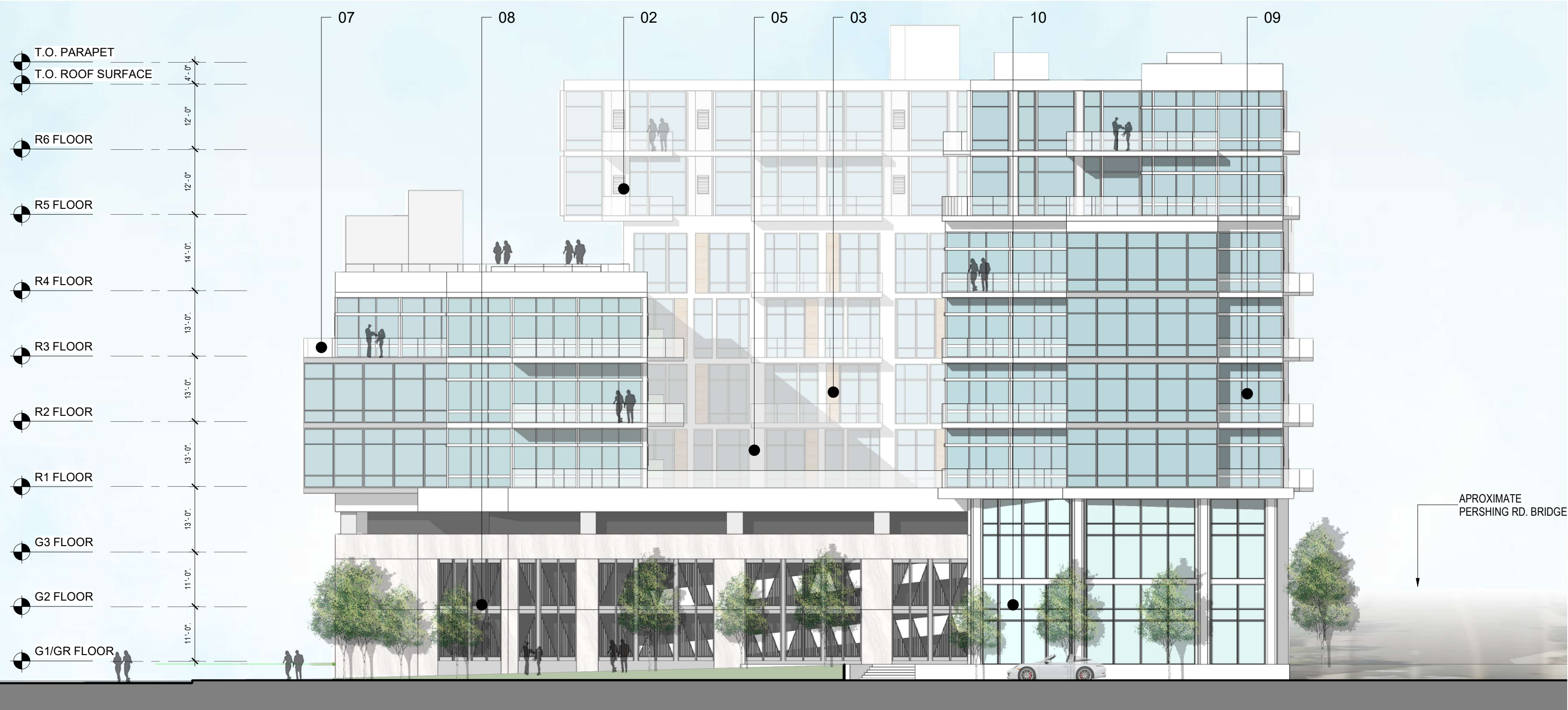
Port Imperial South Parcel 16
Urban Renewal Owner LLC
Weehawken Township, NJ, USA
CANOE BROOK DEVELOPMENT

JUNE 12, 2025
CBM.027B.00D

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SCALE: 1/16" = 1'-0" (@ 22"X34")



A.05

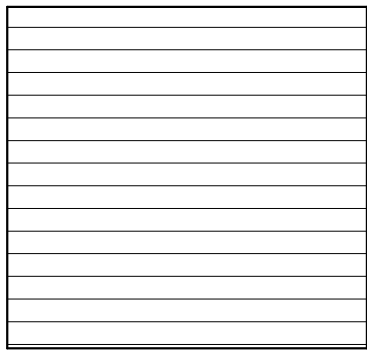


EAST ELEVATION

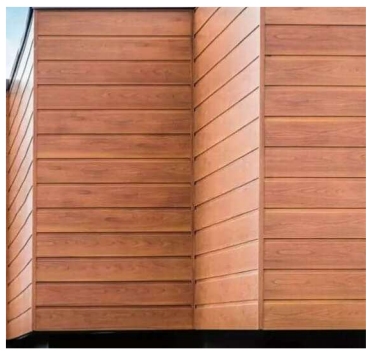
MATERIAL LEGEND



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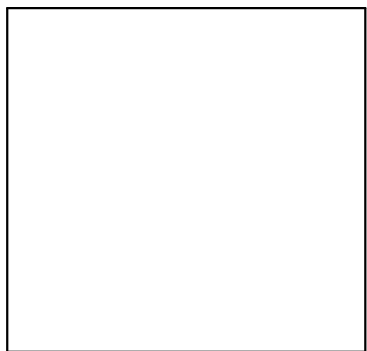
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3 METAL SIDING - WOOD



4 METAL PANEL - GREY



5 METAL PANEL - WHITE



6 METAL CANOPY



7 GLASS RAILING



8 METAL SCREEN SYSTEM



9 WINDOW WALL SYSTEM

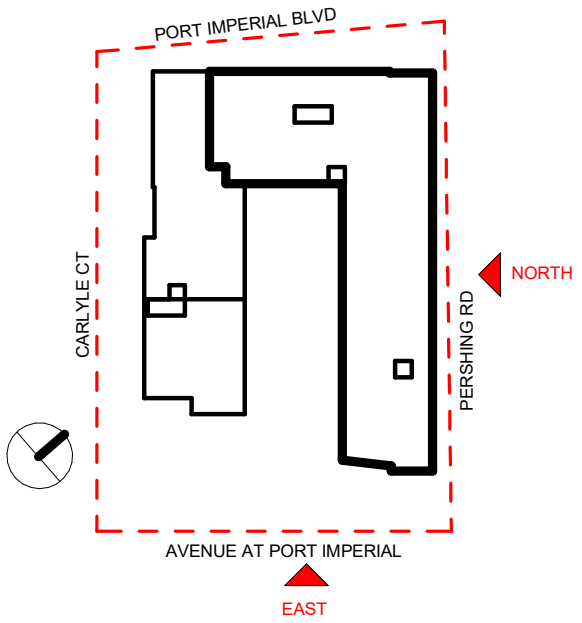


10 STOREFRONT SYSTEM

*NOTE: MATERIALS OR PRODUCTS LISTED ARE SUBJECT TO CHANGE AND / OR BE SUBSTITUTED WITH EQUIVALENT , COMPATIBLE OPTIONS OR COLORS.



NORTH ELEVATION



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JUNE 12, 2025
CBM.027B.000

Chris Boope (Jun 12, 2025 14:17 EDT)



A.06

Weehawken Township, NJ, USA

CANOE BROOK DEVELOPMENT

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SCALE:1/16" = 1'-0" (@ 22"X34")



SOUTH ELEVATION

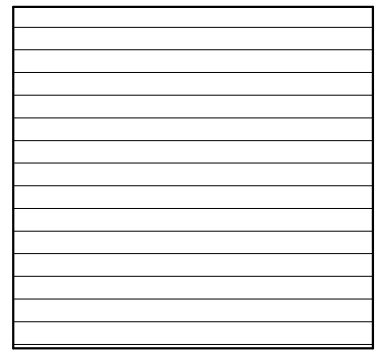


WEST ELEVATION

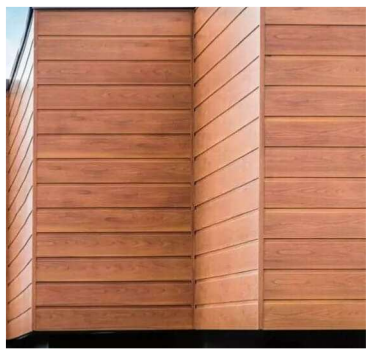
MATERIAL LEGEND



1 TILE - WHITE



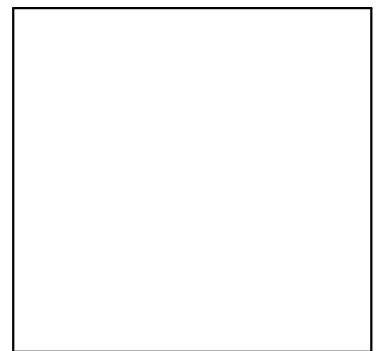
2 MECHANICAL LOUVER- COLOR TO MATCH WALL



3 METAL SIDING - WOOD



4 METAL PANEL - GREY



5 METAL PANEL - WHITE



6 METAL CANOPY



7 GLASS RAILING



8 METAL SCREEN SYSTEM

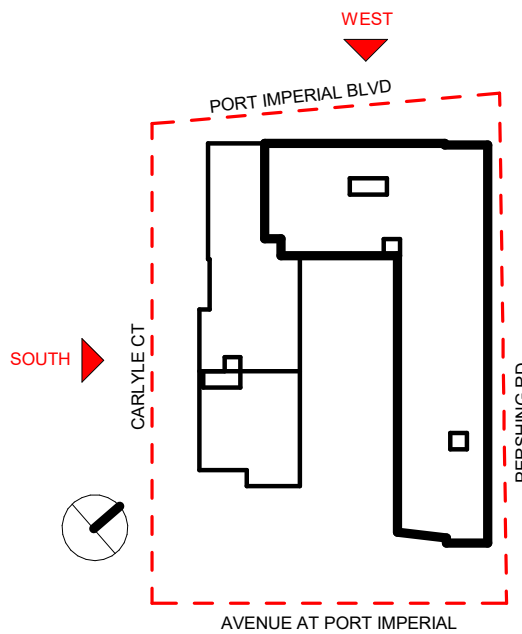


9 WINDOW WALL SYSTEM



10 STOREFRONT SYSTEM

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BUILDING ELEVATIONS

SITE PLAN SUBMISSION

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Weehawken Township, NJ, USA

CANOE BROOK DEVELOPMENT

JUNE 12, 2025
CBM.027B.000

0 4 8 16 32
SCALE:1/16" = 1'-0" (@ 22"X34")

Chris Boope (Jun 12, 2025 14:17 EDT)



A.07

250612_PIS16_Site Plan Submission ARCH

Final Audit Report

2025-06-12

Created:	2025-06-12
By:	Susan Mejia (smejia@lessarddesign.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG0coD_fc-VRZsSNH8Ko13hS0rCnjaRd

"250612_PIS16_Site Plan Submission ARCH" History

 Document created by Susan Mejia (smejia@lessarddesign.com)

2025-06-12 - 5:49:36 PM GMT

 Document emailed to cboone@lessarddesign.com for signature

2025-06-12 - 5:51:26 PM GMT

 Email viewed by cboone@lessarddesign.com

2025-06-12 - 6:15:40 PM GMT

 Signer cboone@lessarddesign.com entered name at signing as Chris Boone

2025-06-12 - 6:17:32 PM GMT

 Document e-signed by Chris Boone (cboone@lessarddesign.com)

Signature Date: 2025-06-12 - 6:17:34 PM GMT - Time Source: server

 Agreement completed.

2025-06-12 - 6:17:34 PM GMT