

Architectural Drawings

for
Preliminary and Final Site Plan Approval

Project # 96-0066-24

COLTS NECK MANOR

Tax Block 22, Lot 18
Colts Neck, New Jersey
PB743

~~January, 18 2021~~

~~March, 25 2021~~

~~April, 28 2021~~

August, 27 2021

PREPARED FOR:

Kushner Companies, LLC

767 Fifth Avenue,
New York, NY
30 Columbia Turnpike,
Florham Park, NJ

PREPARED BY:

ARCHITECT:

Minno & Wasko Architects & Planners

80 Lambert Lane - Suite 105
Lambertville, NJ 08530

MINNO WASKO
ARCHITECTS AND PLANNERS

Project Statistics

TOTAL RESIDENTIAL DU:	360 DU
MARKET RATE:	288 DU
1 BEDROOM	166 DU
2 BEDROOM	122 DU
C.O.A.H. (20%)	72 DU
1 BEDROOM	14 DU
2 BEDROOM	43 DU
3 BEDROOM	15 DU



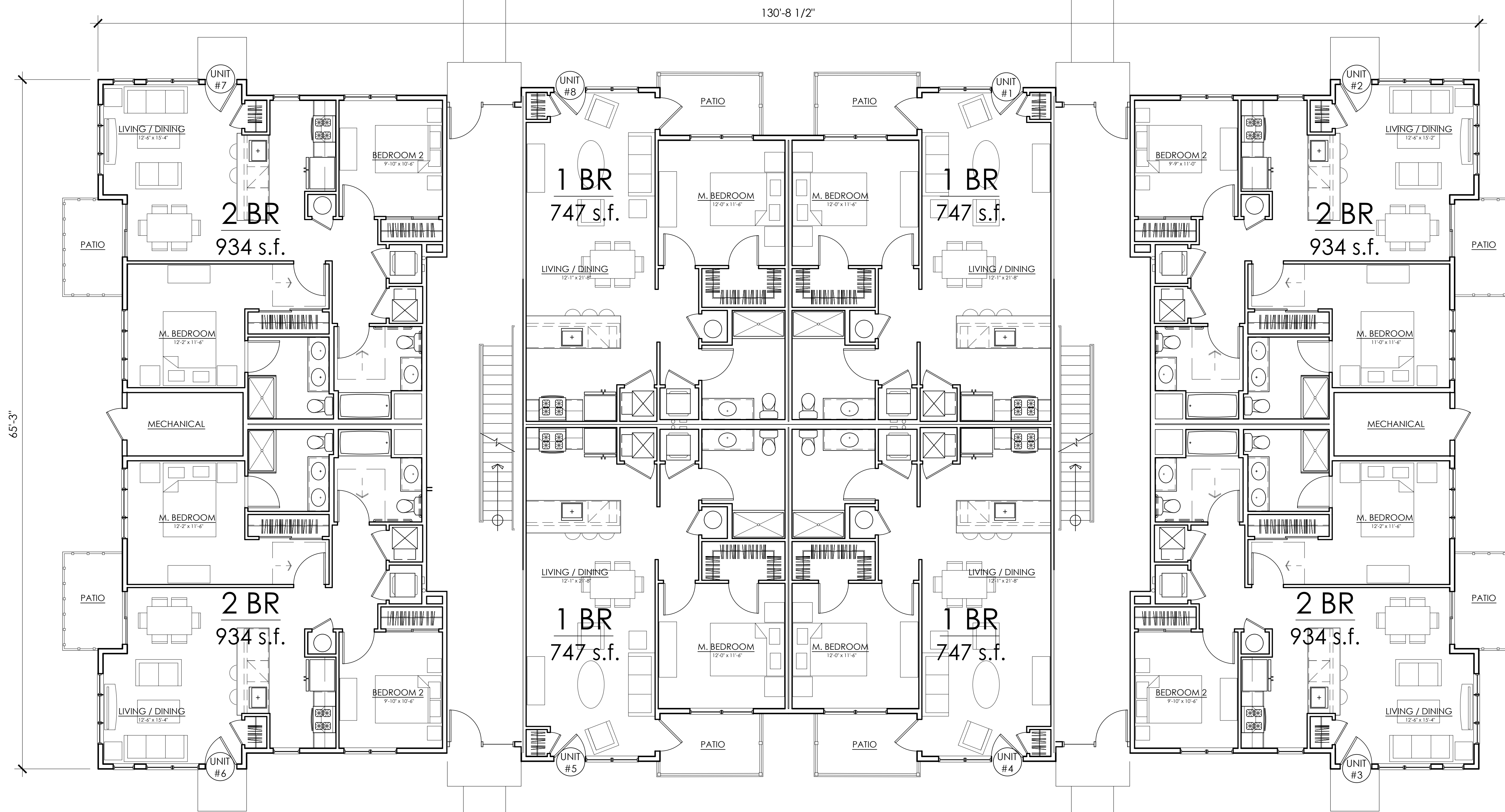
ILLUSTRATIVE RENDERING

Drawing List

Architectural Drawings:	Issue Date	Revision Date	Revision Date	Revision Date
Cover	01-18-2021	03-25-2021	04-28-2021	08-27-2021
A-1 Building Type 1 Plan - Ground Floor	01-18-2021		04-28-2021	08-27-2021
A-2 Building Type 1 Plan - Second and Third Floor	01-18-2021		04-28-2021	08-27-2021
A-3 Building Type 1 Elevation	01-18-2021			08-27-2021
A-4 Building Type 1 Elevation	01-18-2021			08-27-2021
A-5 Building Type 2 Plan - Ground Floor	01-18-2021		04-28-2021	08-27-2021
A-6 Building Type 2 Plan - Second and Third Floor	01-18-2021		04-28-2021	08-27-2021
A-7 Building Type 2 Elevation	01-18-2021			08-27-2021
A-8 Building Type 2 Elevation	01-18-2021			08-27-2021
A-9 Clubhouse Plan	01-18-2021		04-28-2021	08-27-2021
A-10 Clubhouse Elevation	01-18-2021			08-27-2021
A-11 Clubhouse Elevation	01-18-2021			08-27-2021
A-12 Maintenance Building & Bike Shed Plan and Elevation	01-18-2021			08-27-2021
A-13 Wastewater Treatment, Recycling Enclosure, and Signage	01-18-2021	03-25-2021		08-27-2021
A-14 Trash Compactor Screening	03-25-2021			08-27-2021
A-15 Water Supply Building			04-28-2021	08-27-2021

Low & Moderate Unit Locations

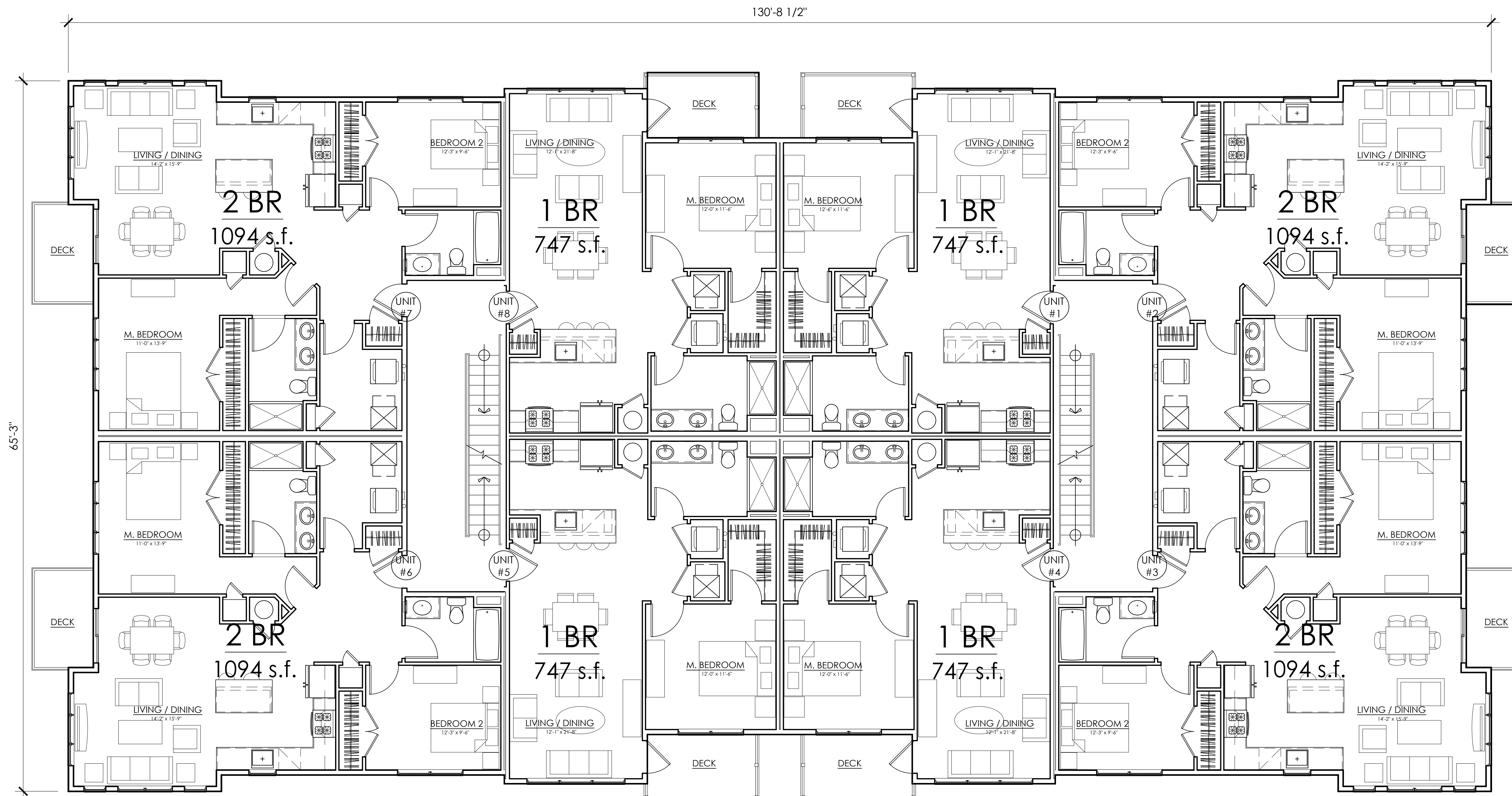
Unit Type	Unit Number	Building #	Floor	# DU	# DU
Very Low 1 Bedroom	Unit #1	5,8	2	2	14
Low 1 Bedroom	Unit #1	9,10,11,12,15	2	5	
Moderate 1 Bedroom	Unit #5	5,8,9,10,11,12,15	1	7	
Very Low 2 Bedroom	Unit #2,3	5,8,10	1	6	43
Low 2 Bedroom	Unit #6,7	5,8,10	1	6	
Low 2 Bedroom	Unit #2,3,6,7	9,7	1	8	
Low 2 Bedroom	Unit #2,3	4	1	2	
Moderate 2 Bedroom	Unit #6	4	1	1	
Moderate 2 Bedroom	Unit #2,3,6,7	3,4,13,15,16	1	20	
Very Low 3 Bedroom	Unit #2	14,16	1	2	15
Low 3 Bedroom	Unit #2	11,12,13,14,16	2	5	
Low 3 Bedroom	Unit #2	11	1	1	
Moderate 3 Bedroom	Unit #2	12,13	1	2	
Moderate 3 Bedroom	Unit #2	11,12,13,14,16	3	5	
				72	



GROUND FLOOR

SCALE: 3/16"=1'-0"

A-1
 REVISED: 8/24/2021
BUILDING TYPE 1 PLANS
 DATE: 8/27/2021



SECOND & THIRD FLOORS

SCALE: 3/16"=1'-0"

A-2
 REVISED: 8/24/2021
BUILDING TYPE 1 PLANS
 DATE: 8/27/2021



SIDE ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"

A-3

BUILDING TYPE 1 ELEVATIONS

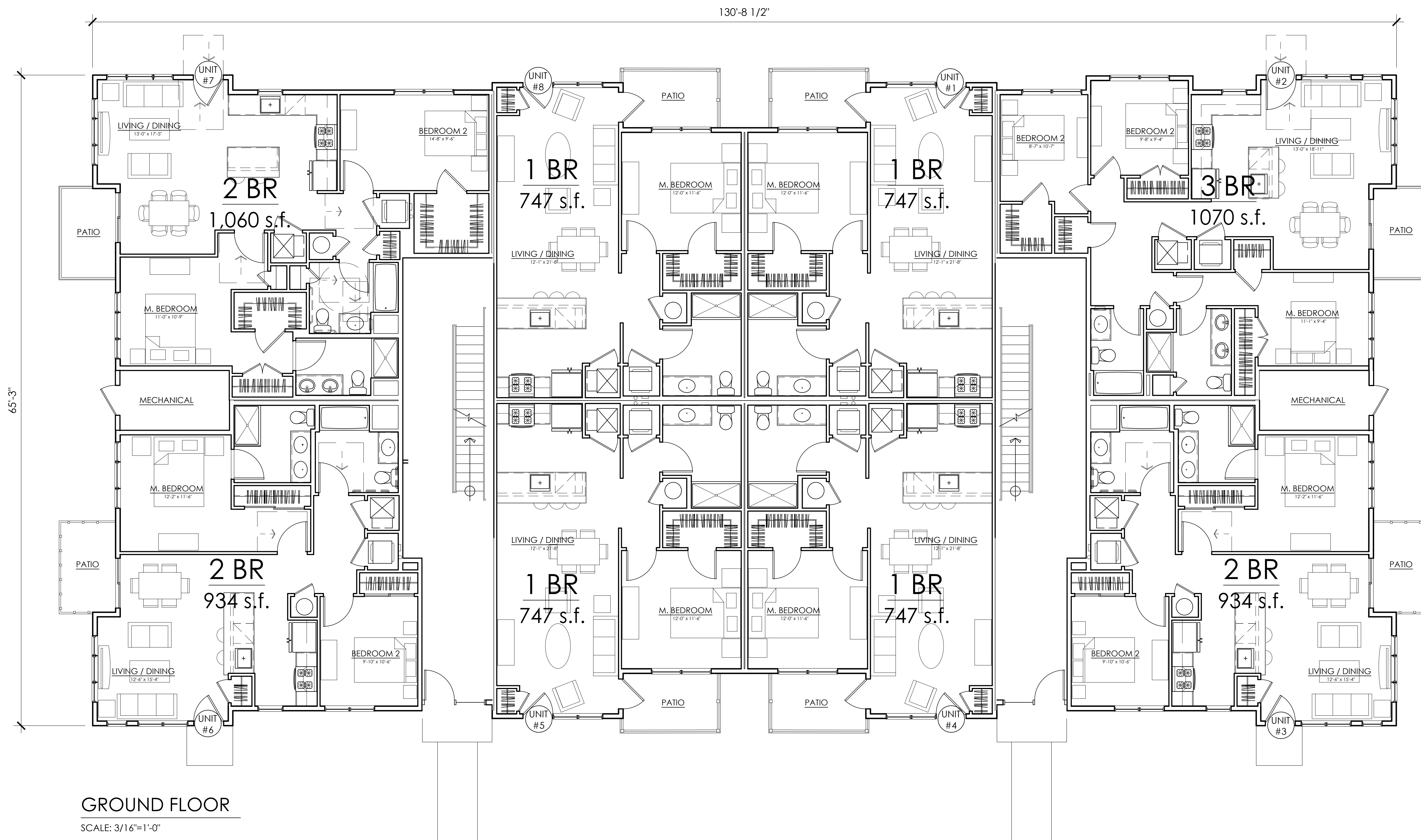
DATE: 8/27/2021



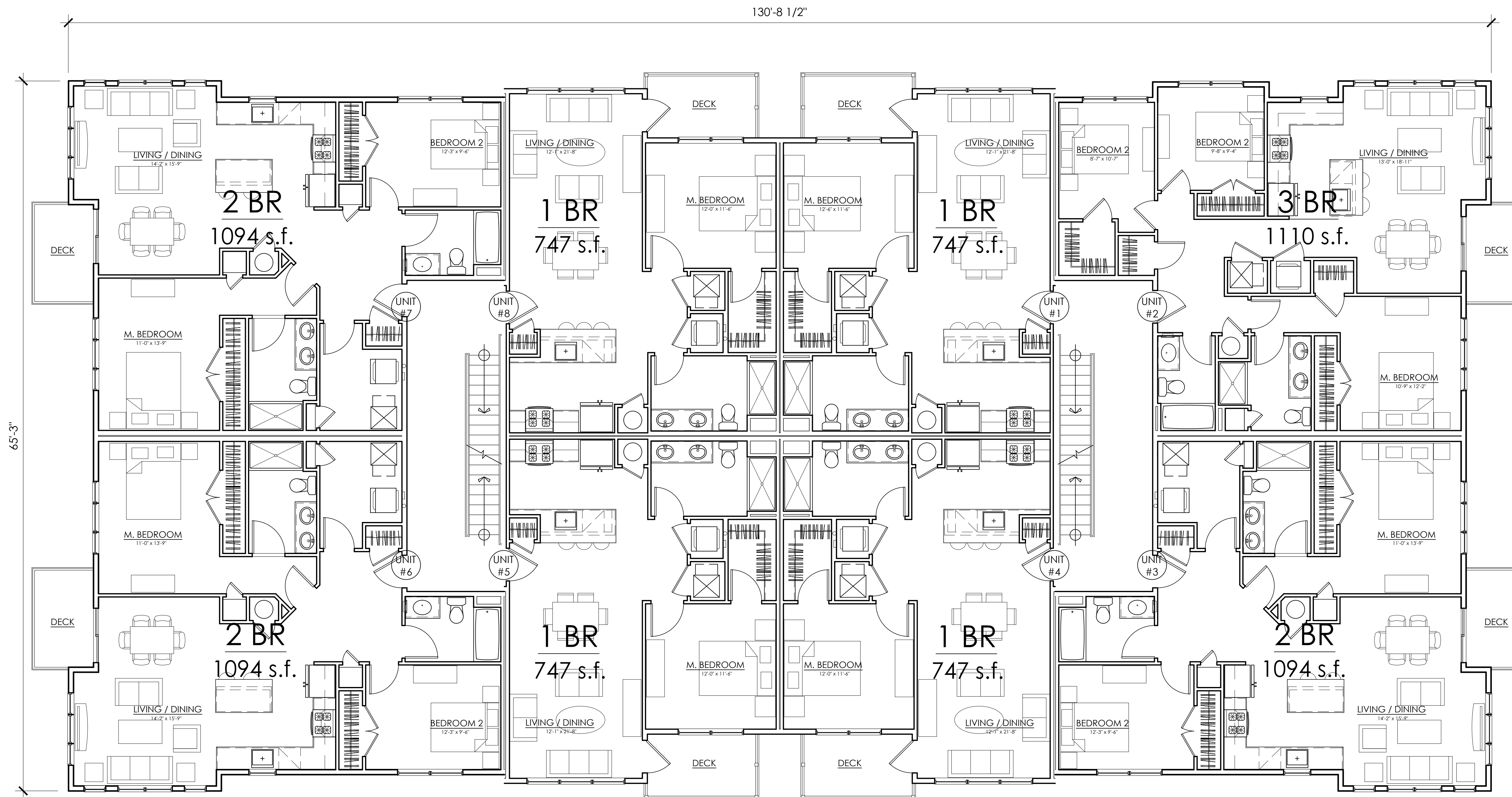
REAR ELEVATION

SCALE: 3/16"=1'-0"

A-4
 BUILDING TYPE 1 ELEVATIONS
 DATE: 8/27/2021



A-5
 REVISED: 8/24/2021
 BUILDING TYPE 2 PLANS
 DATE: 8/27/2021



SECOND & THIRD FLOORS

SCALE: 3/16"=1'-0"

A-6
 REVISED: 8/24/2021
BUILDING TYPE 2 PLANS
 DATE: 8/27/2021



SIDE ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"

A-7

BUILDING TYPE 2 ELEVATIONS

DATE: 8/27/2021



49'-7 1/2" (BUILDING HEIGHT)

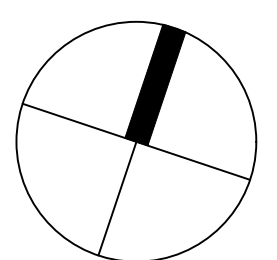
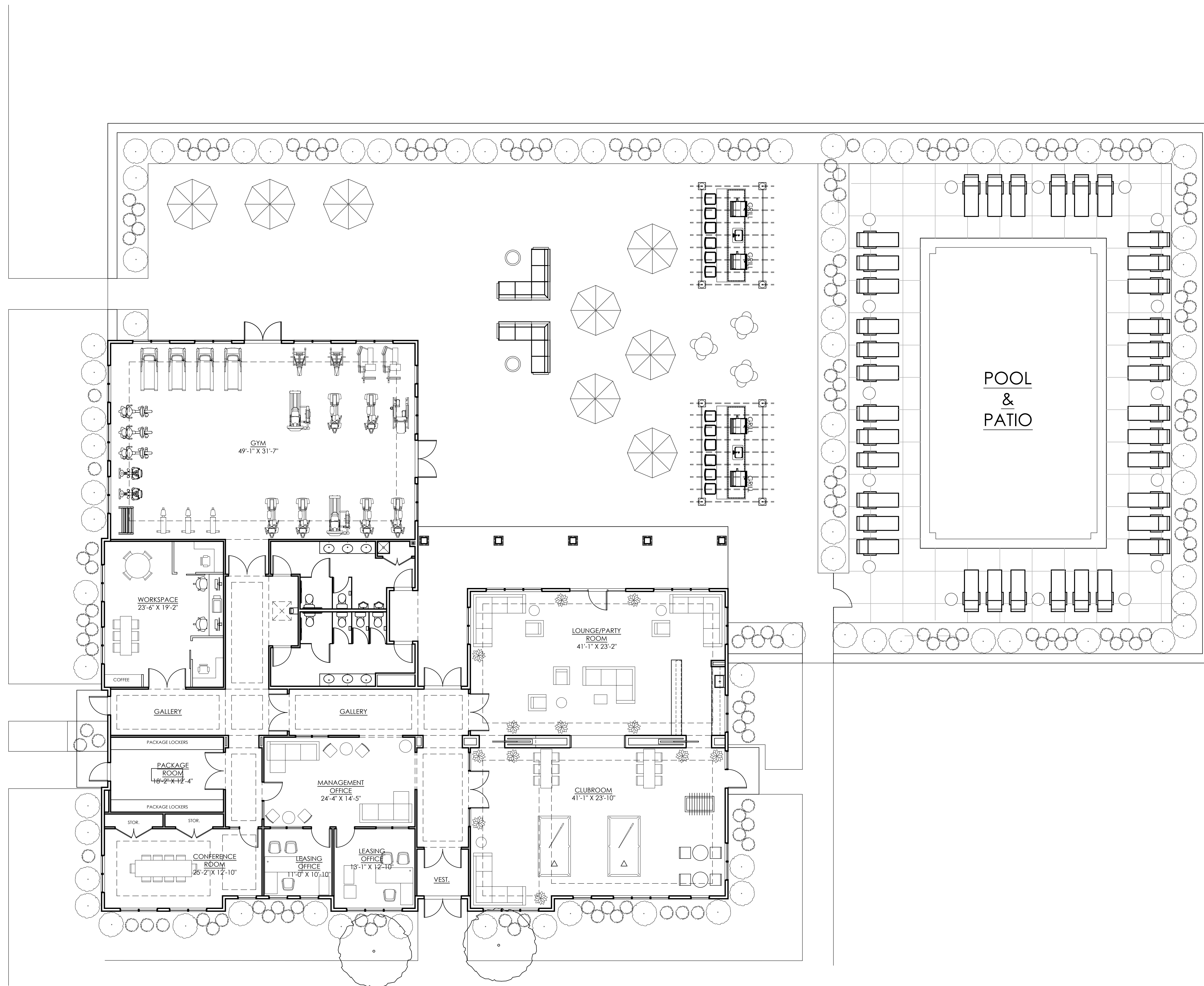
REAR ELEVATION

SCALE: 3/16"=1'-0"

A-8

BUILDING TYPE 2 ELEVATIONS

DATE: 08/27/2021



A-9

CONCEPT PLAN - CLUBHOUSE

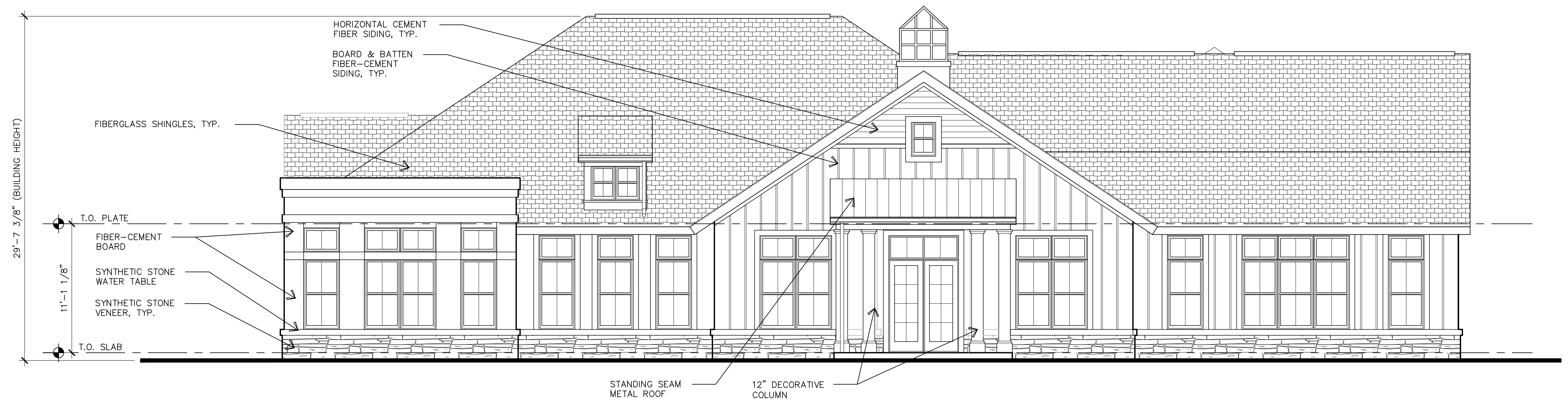
SCALE: 1/8"=1'

DATE: 8/27/2021
Revised: 4/28/2021



RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"

A-10
CLUBHOUSE ELEVATIONS

DATE: 8/27/2021



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

A-11
CLUBHOUSE ELEVATIONS
 DATE: 8/27/2021



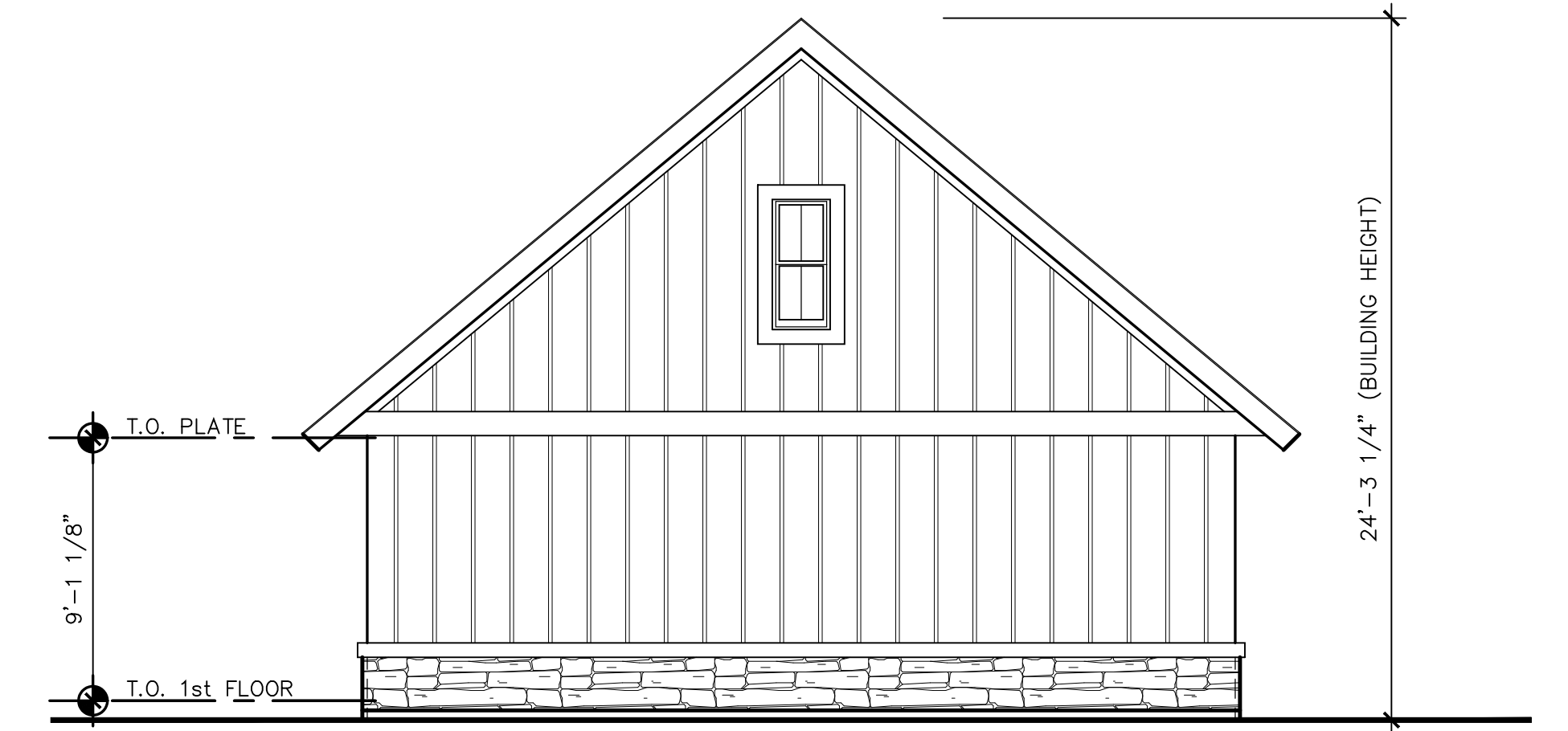
FRONT ELEVATION - MAINTENANCE

SCALE: 3/16"=1'-0"



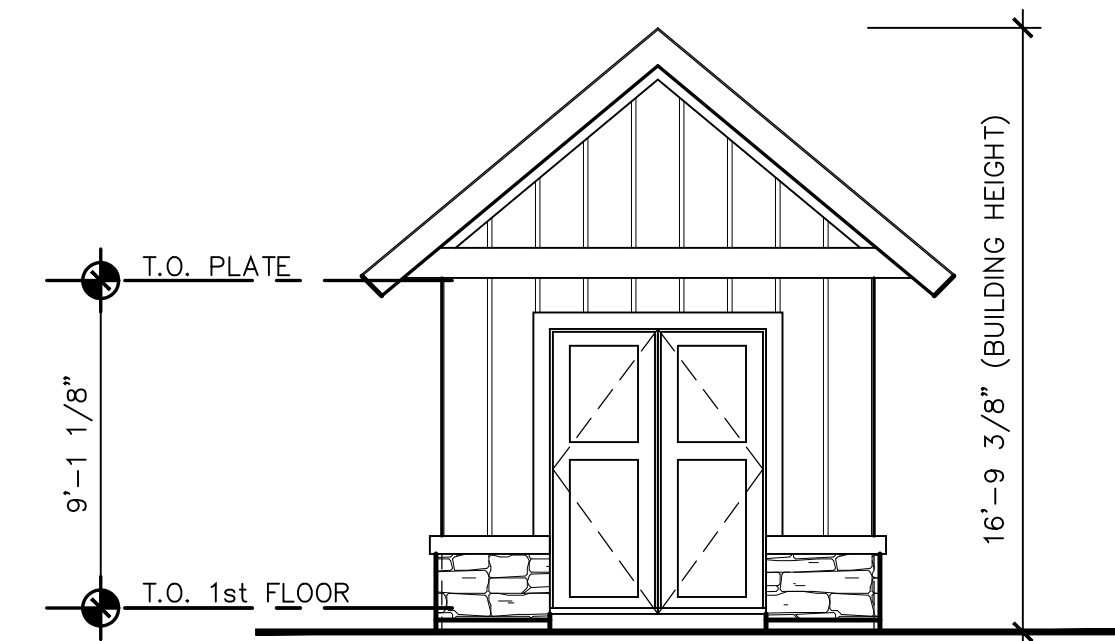
SIDE ELEVATION - MAINTENANCE

SCALE: 3/16"=1'-0"



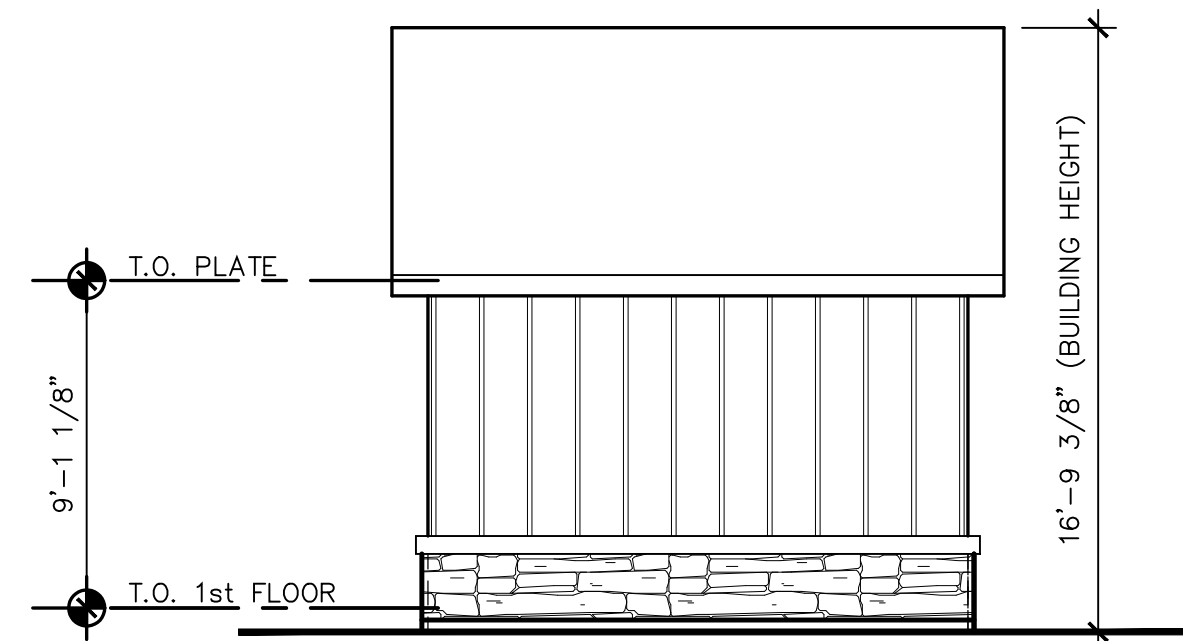
REAR ELEVATION - MAINTENANCE

SCALE: 3/16"=1'-0"



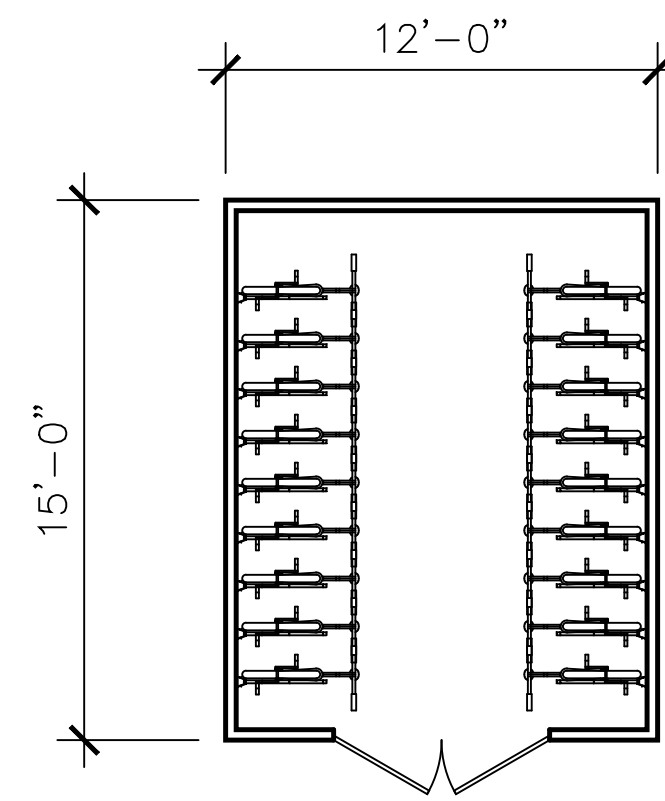
FRONT ELEVATION - BIKE SHED

SCALE: 3/16"=1'-0"



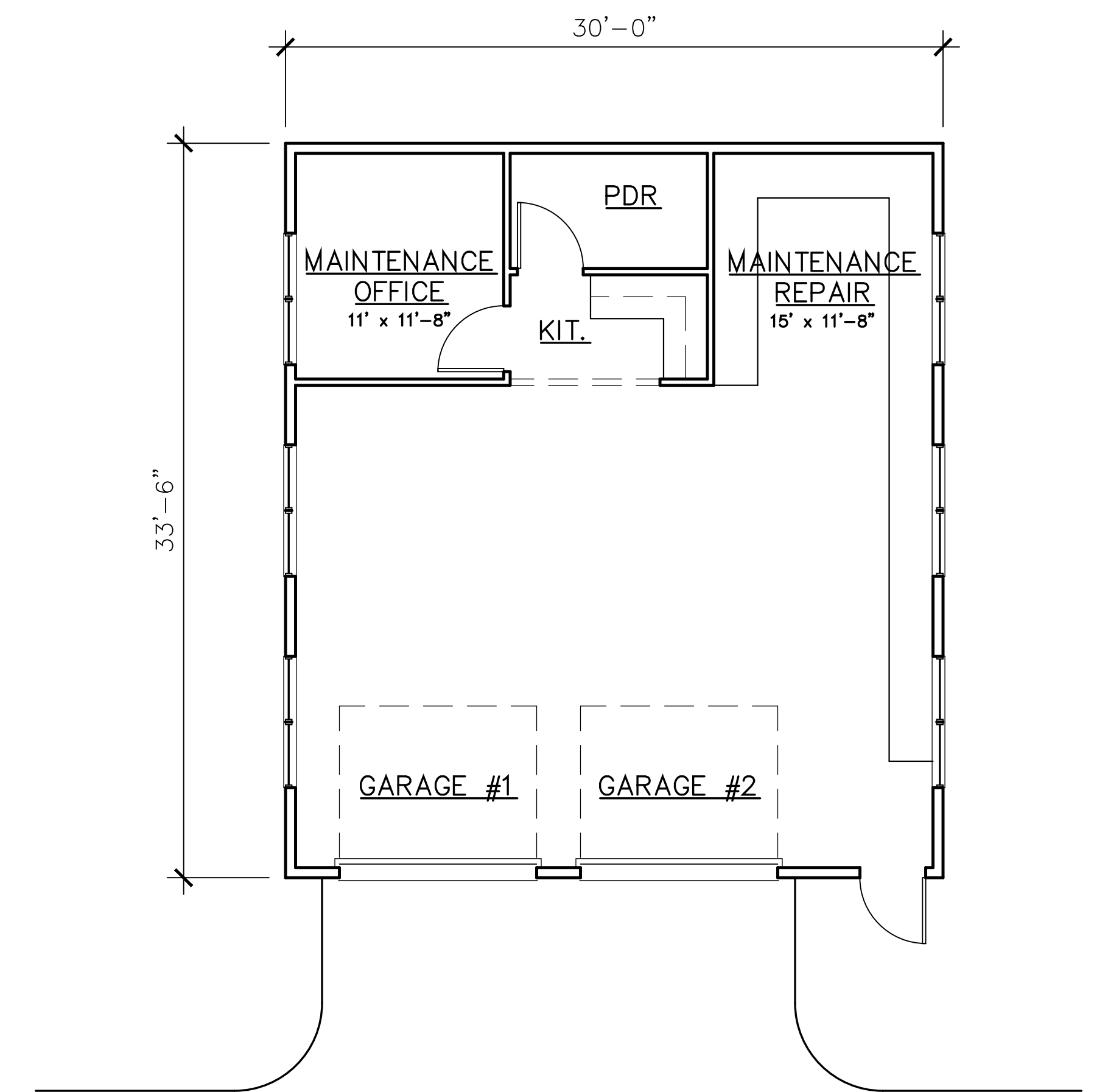
SIDE ELEVATION - BIKE SHED

SCALE: 3/16"=1'-0"



PLAN - BIKE SHED

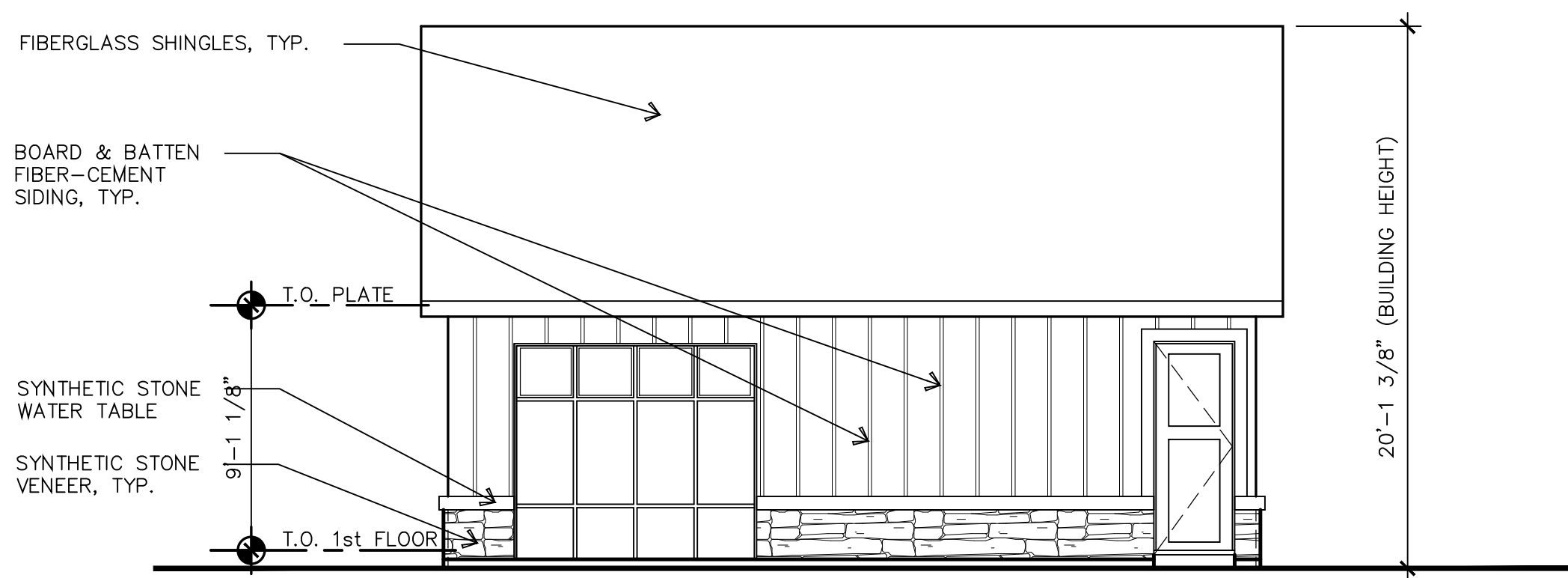
SCALE: 3/16"=1'-0"



PLAN - MAINTENANCE

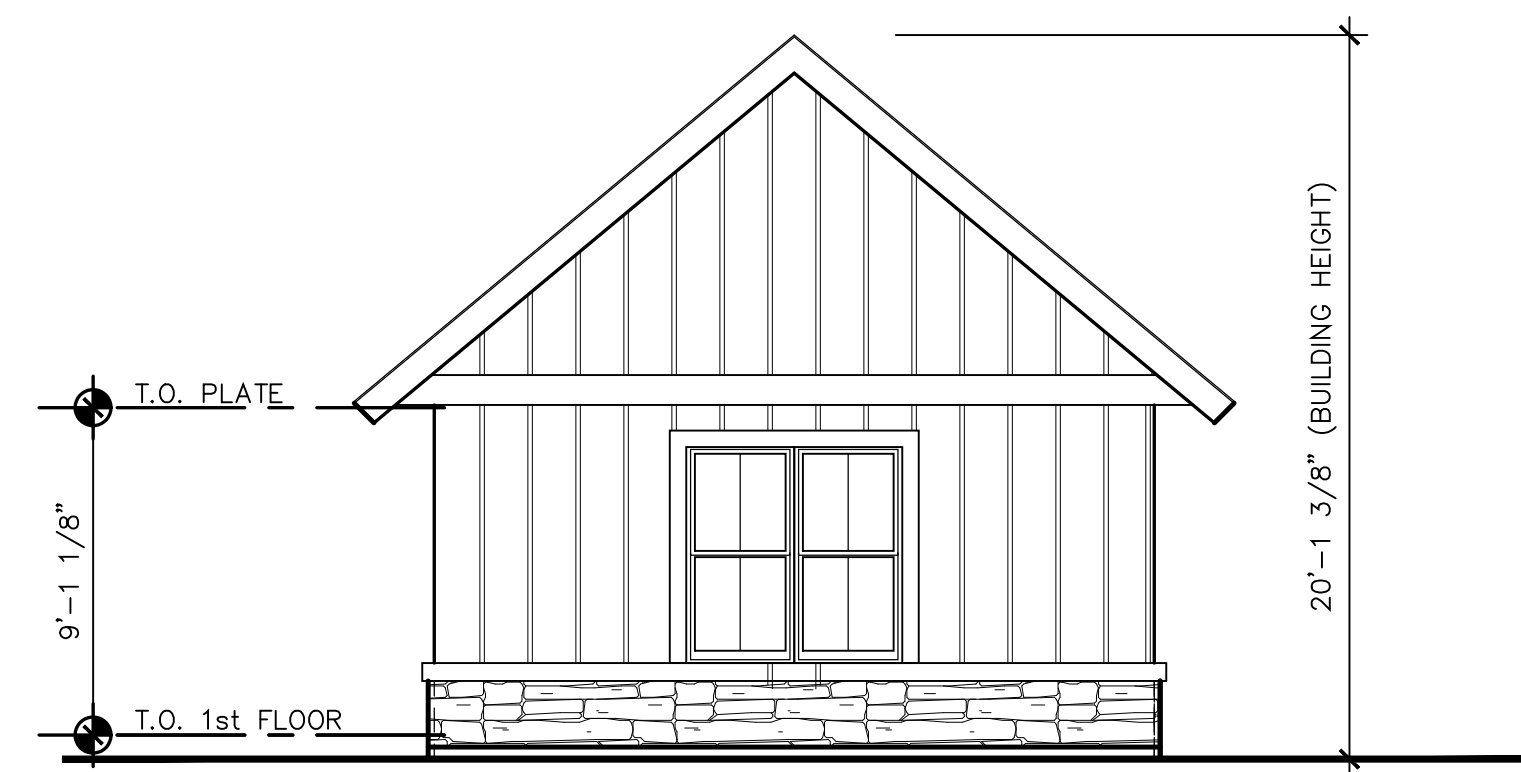
SCALE: 3/16"=1'-0"

A-12
 MAINTENANCE BUILDING & BIKE SHED PLAN AND ELEVATIONS
 DATE: 8/27/2021



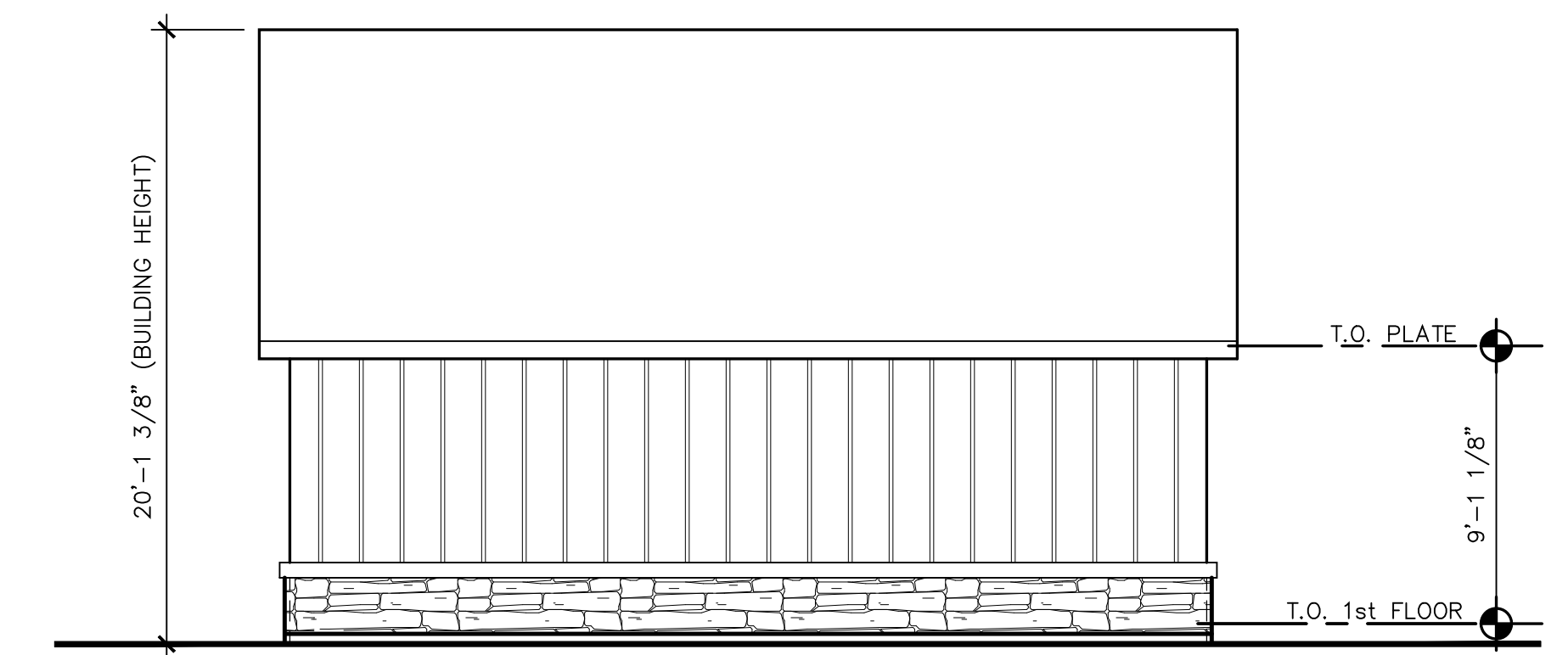
FRONT ELEVATION - WASTEWATER TREATMENT CONTROL BUILDING

SCALE: 3/16"=1'-0"



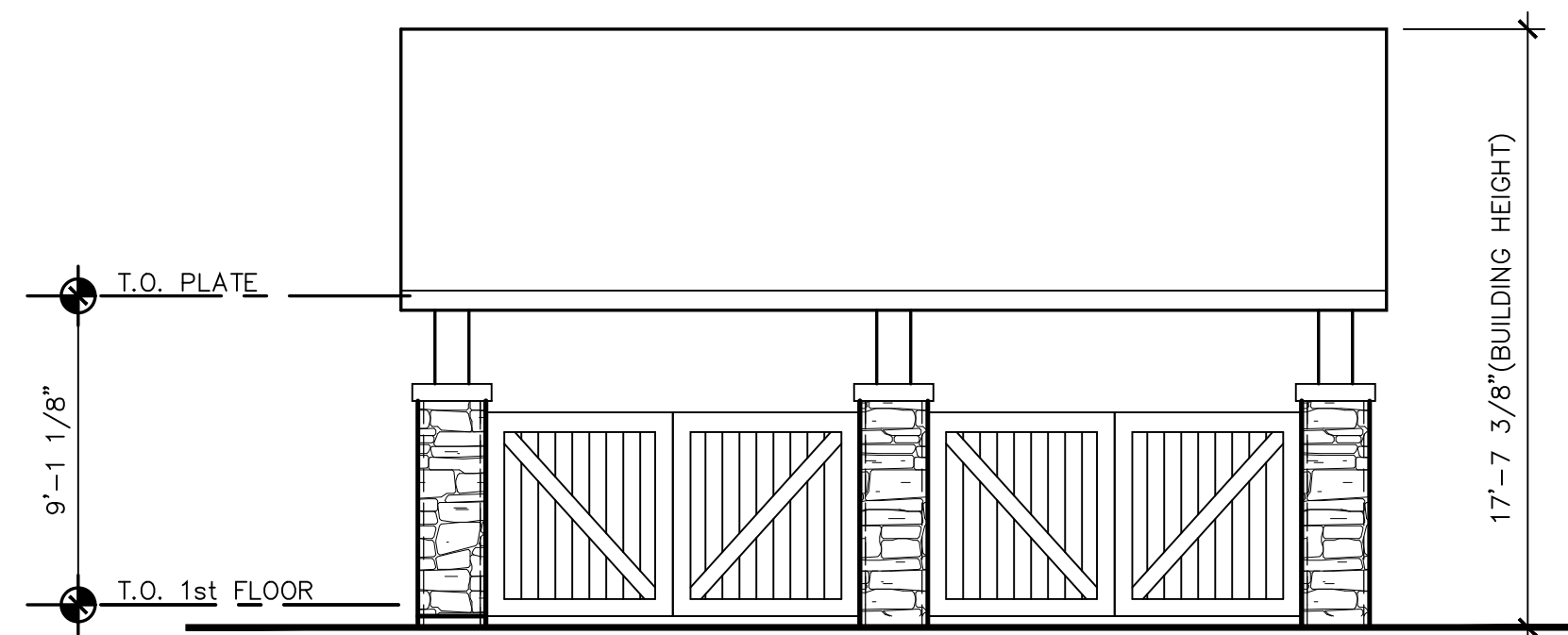
SIDE ELEVATION - WASTEWATER TREATMENT CONTROL BUILDING

SCALE: 3/16"=1'-0"



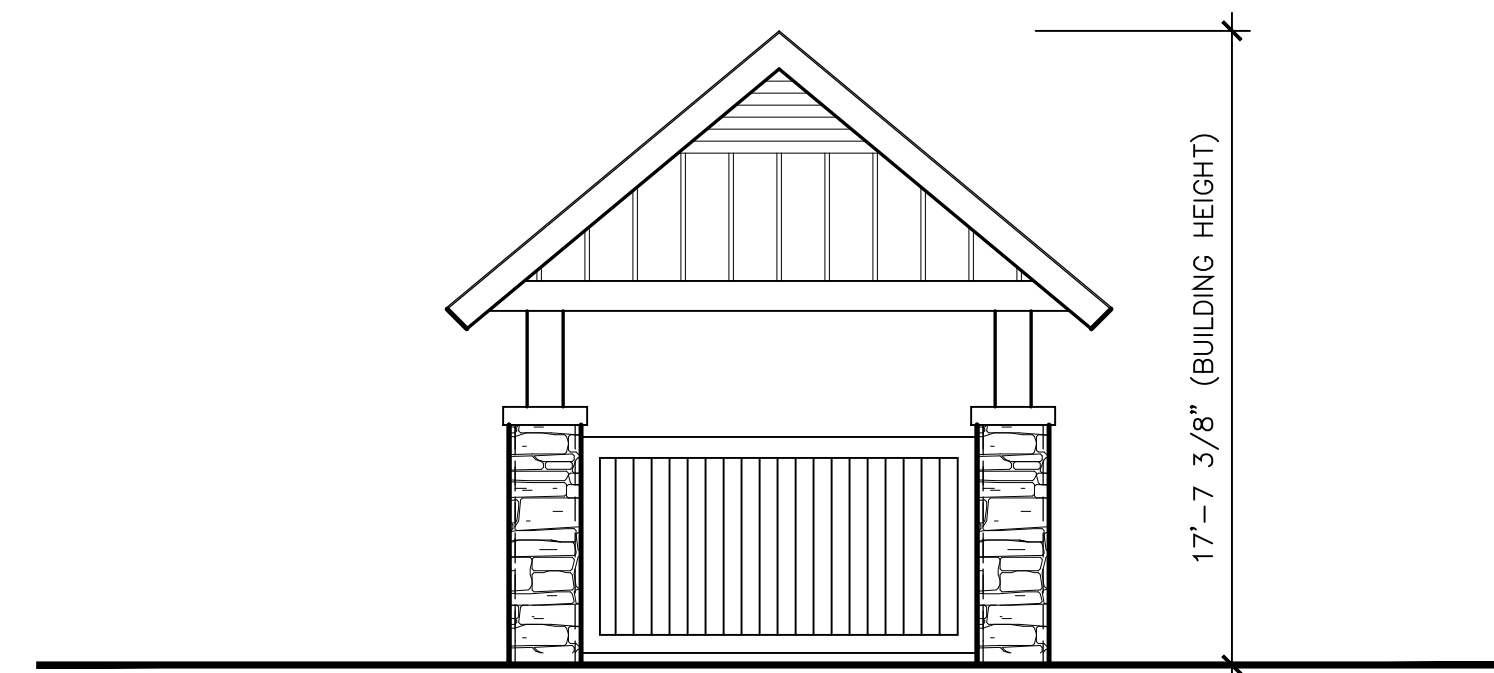
REAR ELEVATION - WASTEWATER TREATMENT CONTROL BUILDING

SCALE: 3/16"=1'-0"



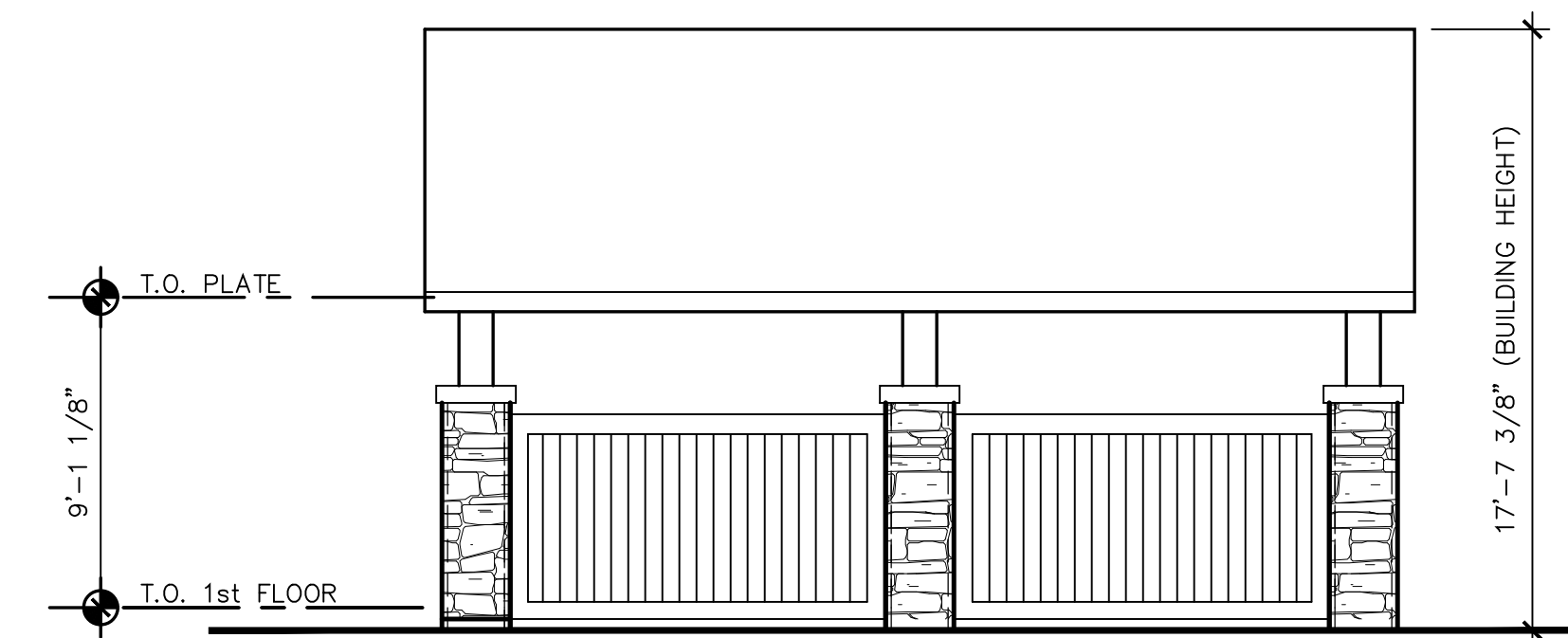
FRONT ELEVATION - RECYCLING ENCLOSURE

SCALE: 3/16"=1'-0"



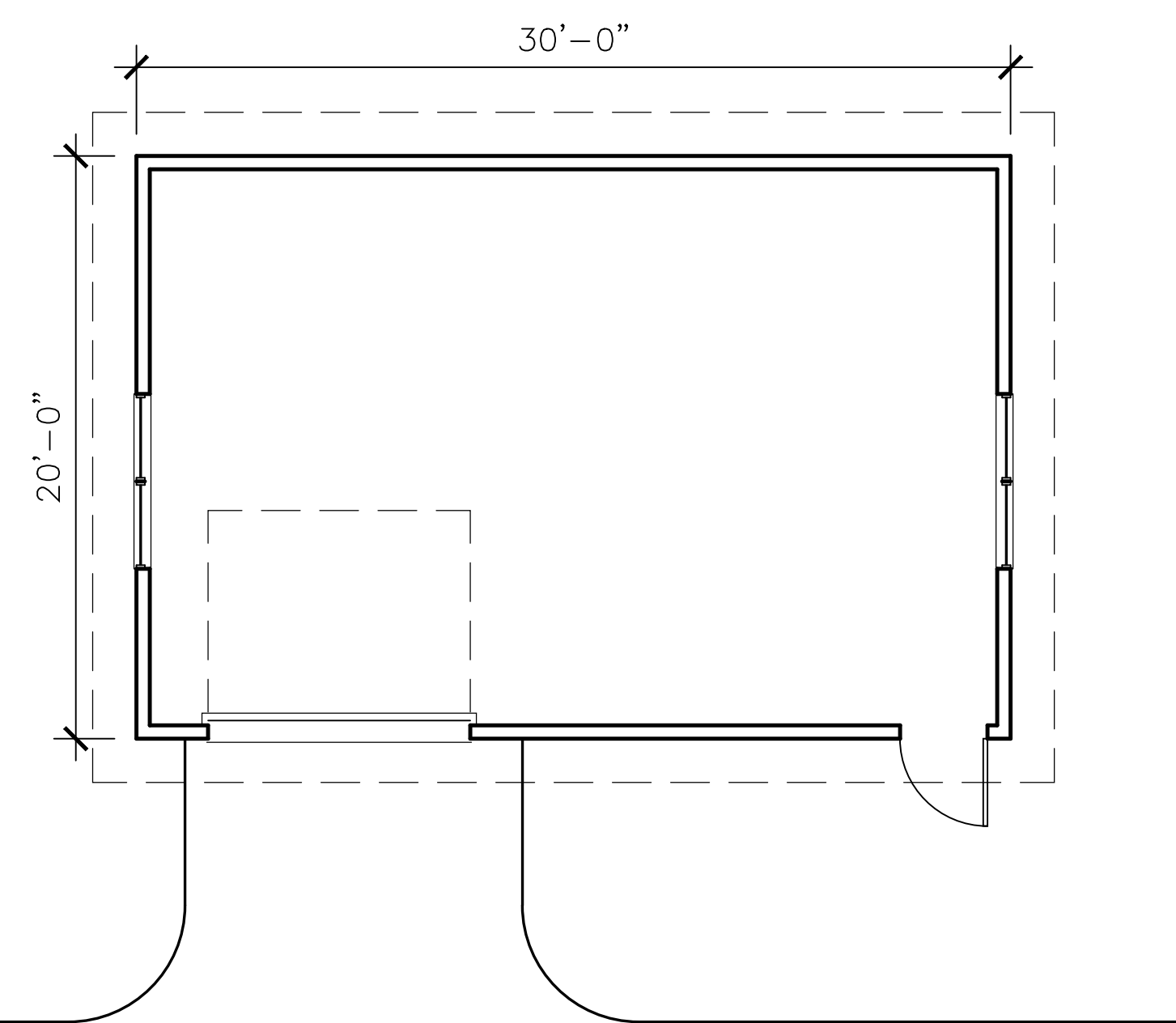
SIDE ELEVATION - RECYCLING ENCLOSURE

SCALE: 3/16"=1'-0"



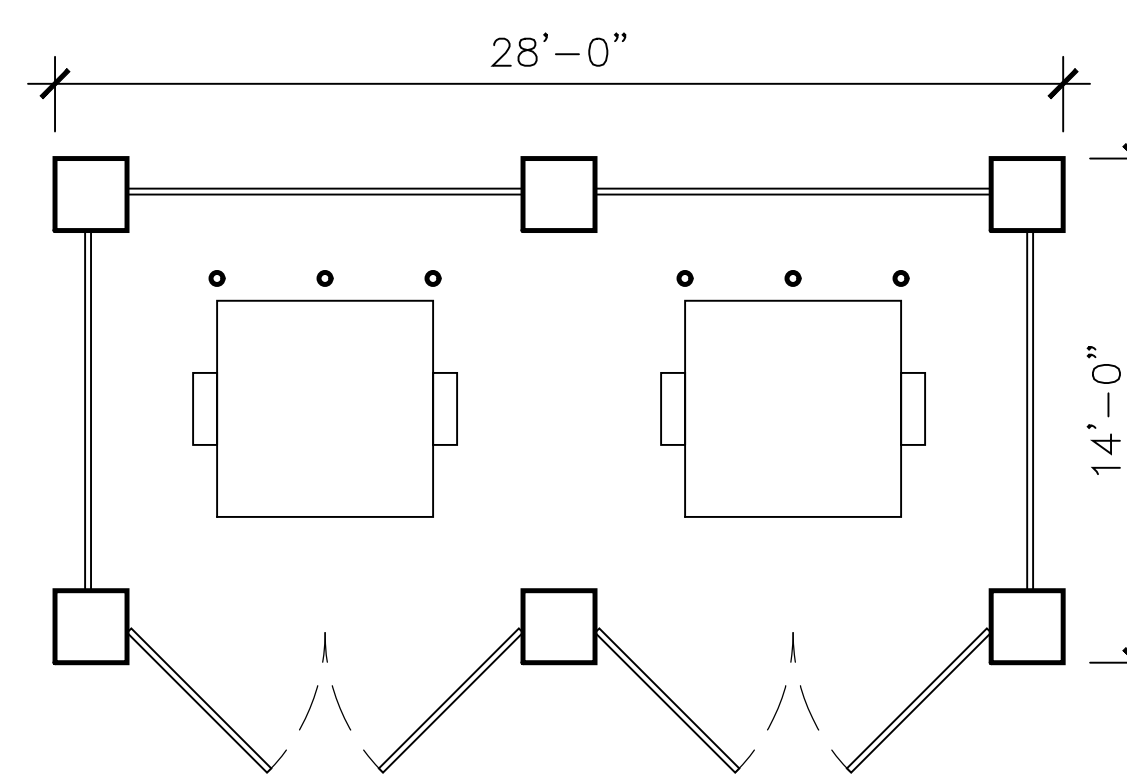
REAR ELEVATION - RECYCLING ENCLOSURE

SCALE: 3/16"=1'-0"



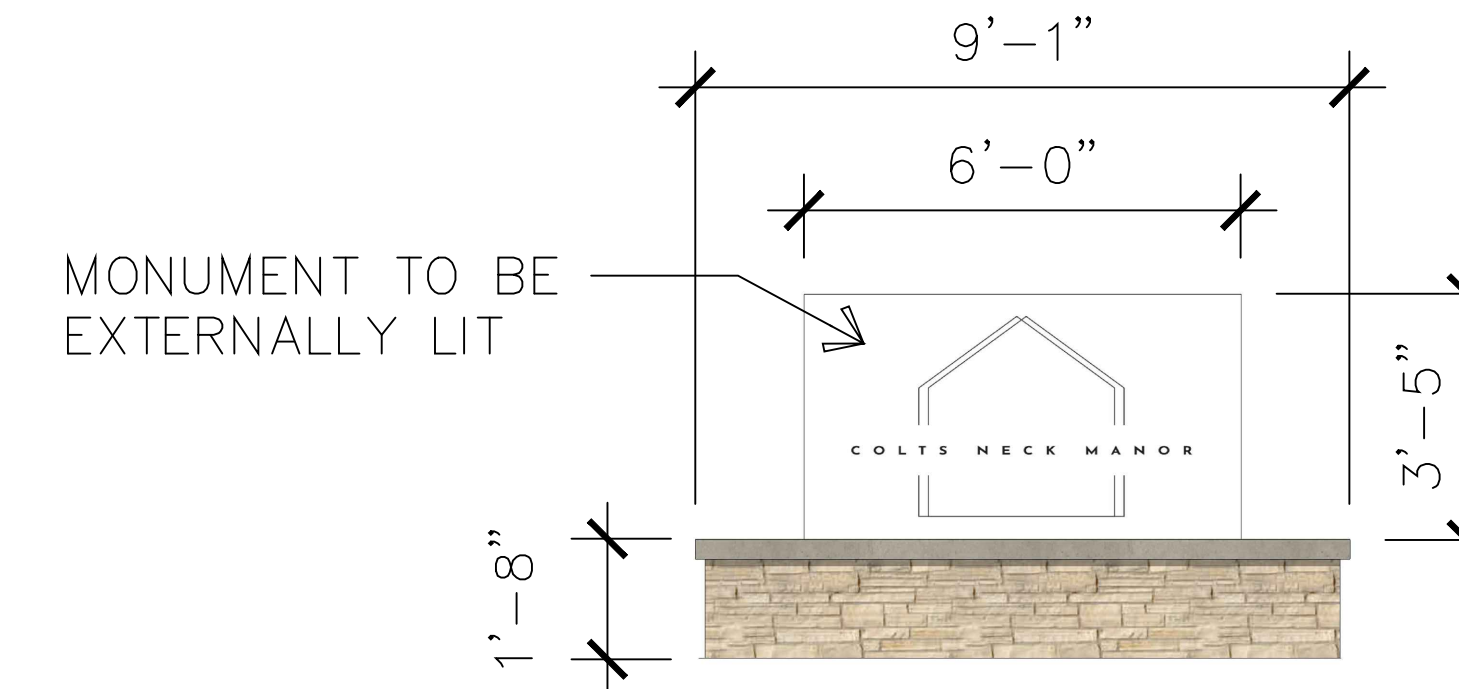
PLAN - WASTEWATER TREATMENT CONTROL BUILDING

SCALE: 3/16"=1'-0"



PLAN - RECYCLING ENCLOSURE

SCALE: 3/16"=1'-0"



TYPICAL MONUMENT SIGN

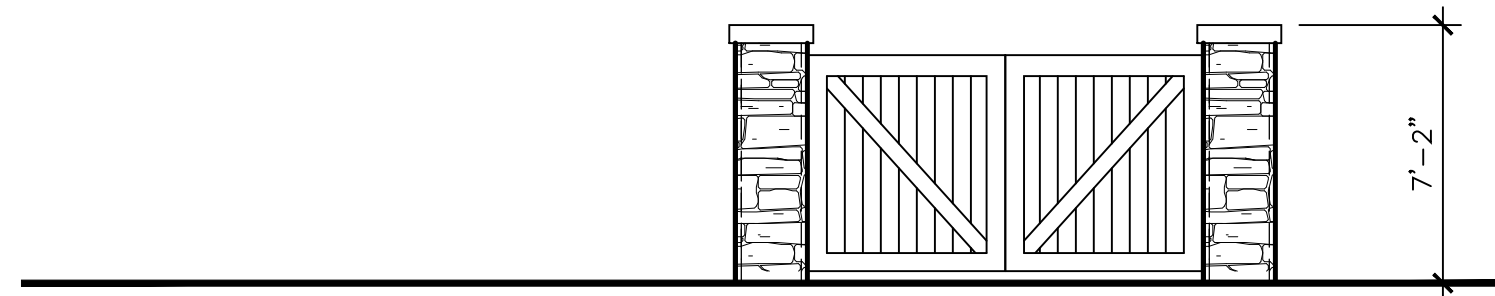
SCALE: 3/8"=1'-0"

WTC BUILDING, RECYCLING ENCLOSURE, AND SIGNAGE

A-13

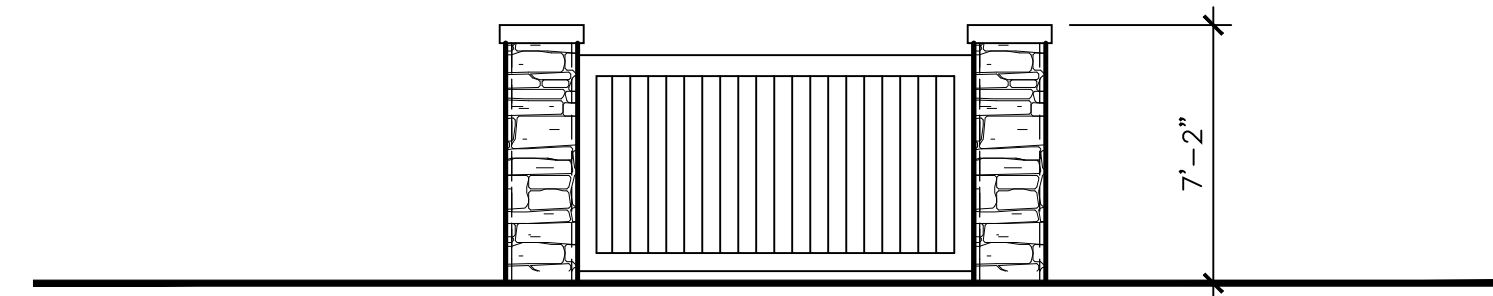
Revised 3/25/2021

DATE: 8/27/2021



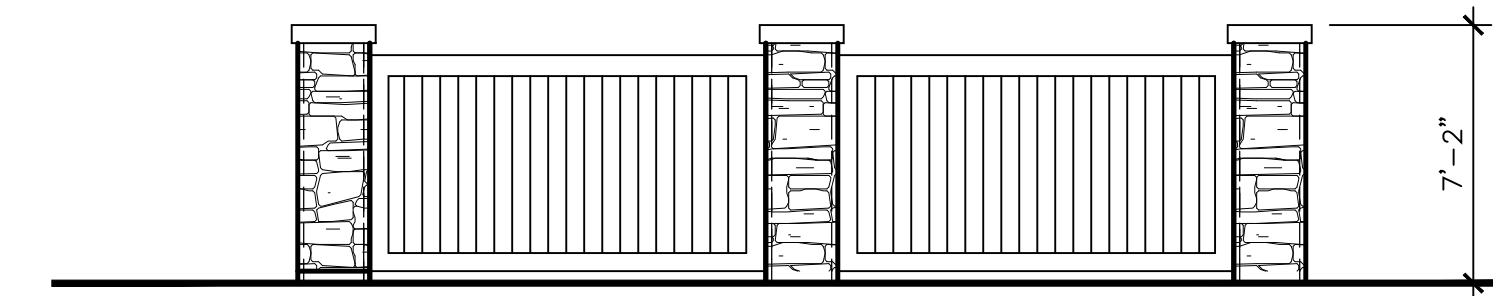
FRONT ELEVATION

SCALE: 3/16"=1'-0"



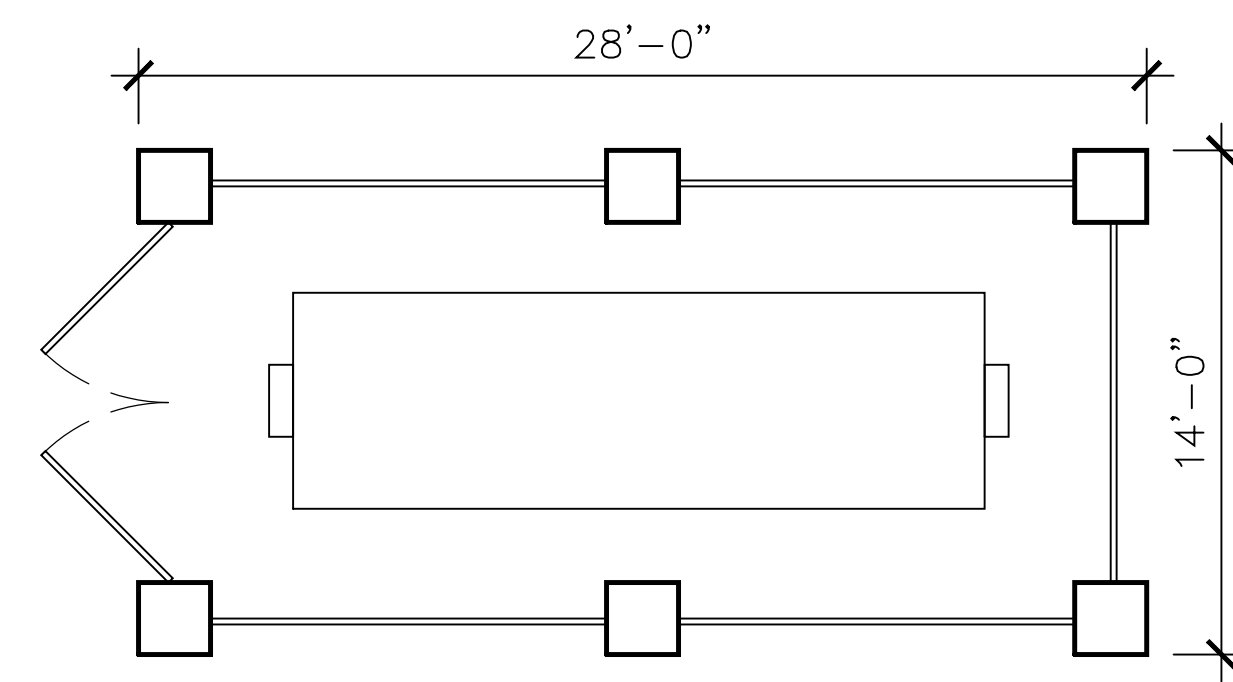
SIDE ELEVATION

SCALE: 3/16"=1'-0"



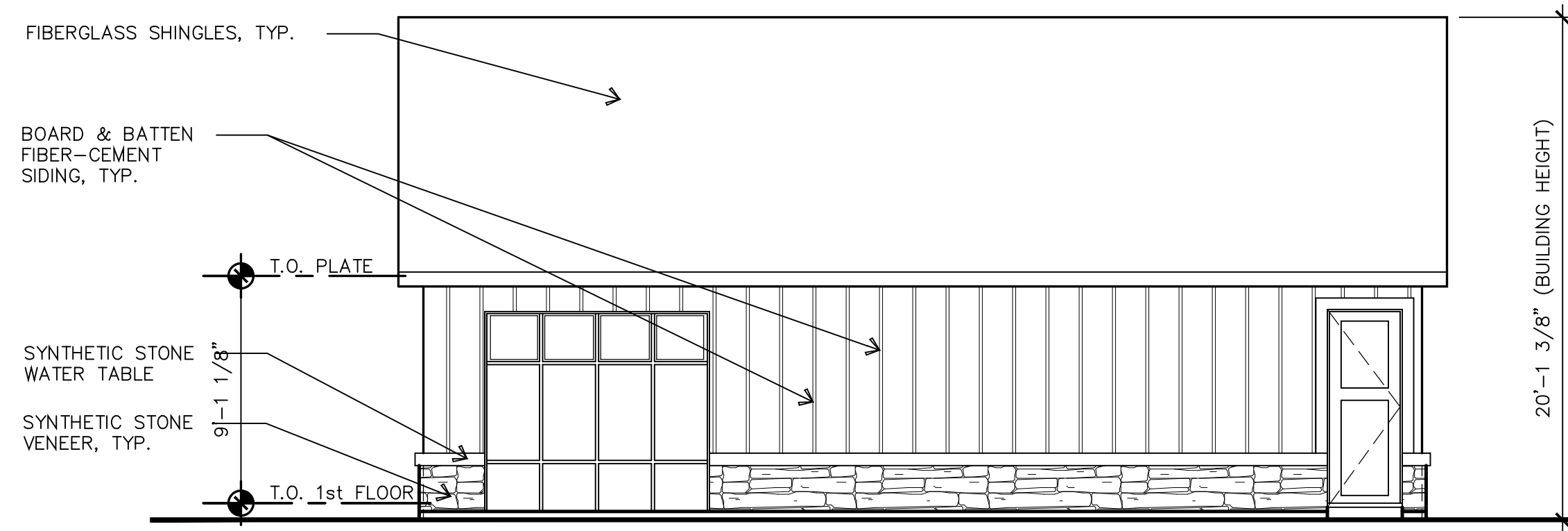
REAR ELEVATION

SCALE: 3/16"=1'-0"



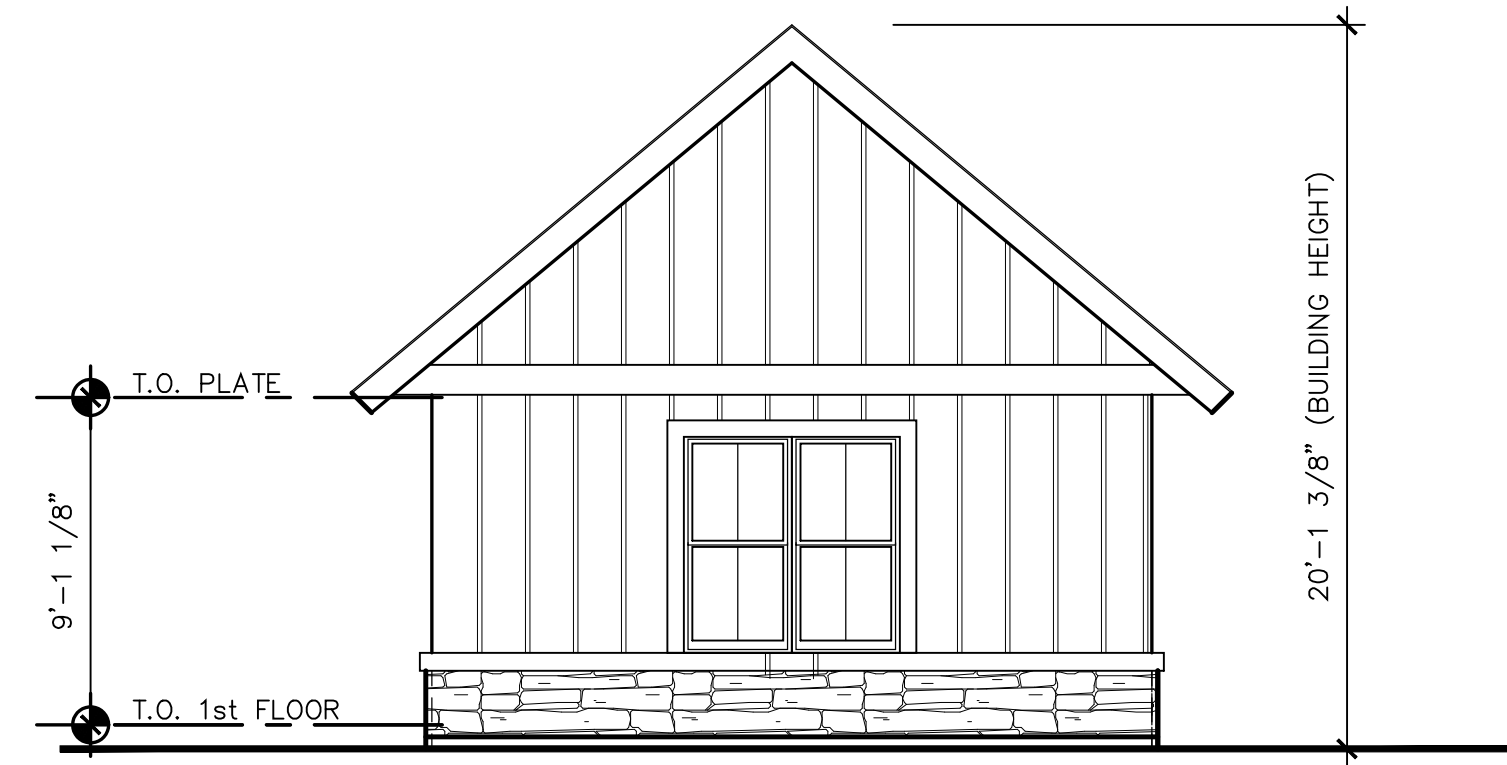
PLAN

SCALE: 3/16"=1'-0"



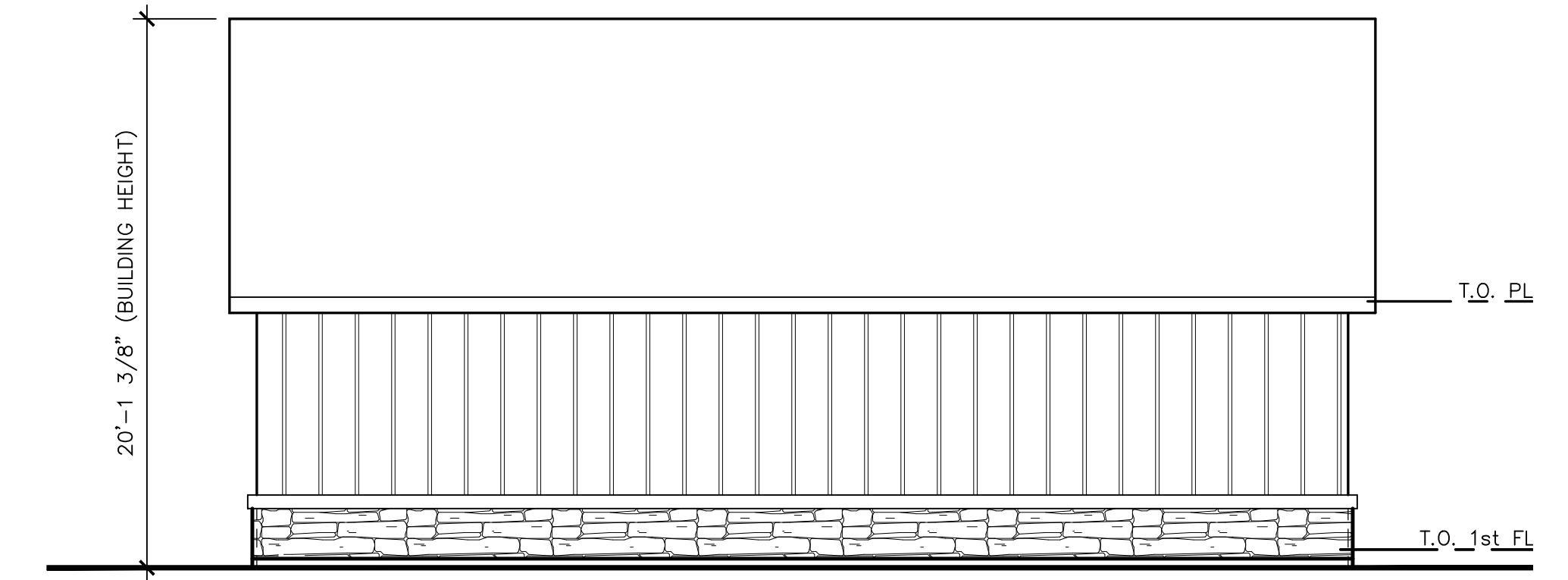
FRONT ELEVATION - WATER SUPPLY CONTROL BUILDING

SCALE: 3/16"=1'-0"



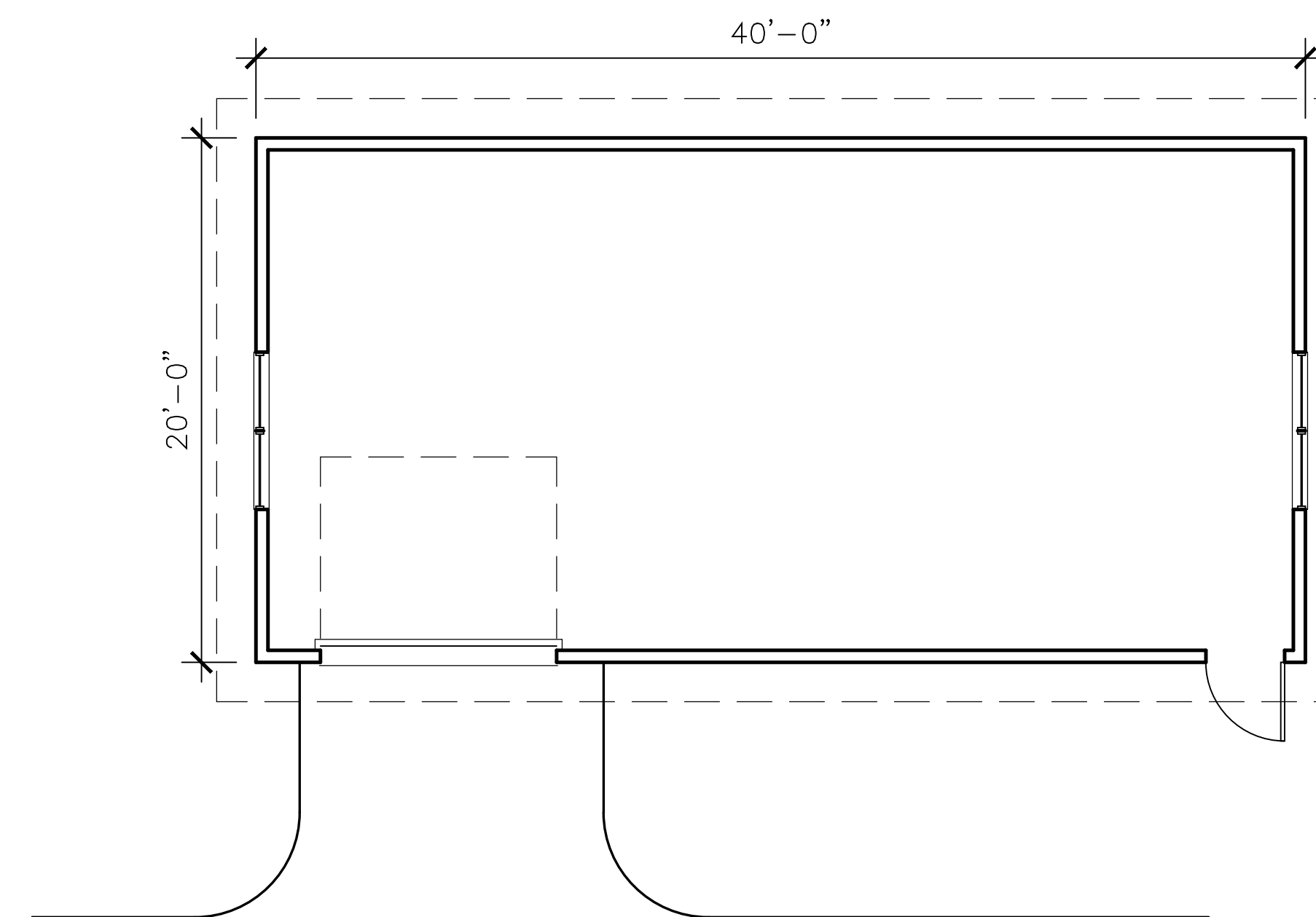
SIDE ELEVATION - WATER SUPPLY CONTROL BUILDING

SCALE: 3/16"=1'-0"



REAR ELEVATION - WATER SUPPLY CONTROL BUILDING

SCALE: 3/16"=1'-0"



PLAN - WATER SUPPLY CONTROL BUILDING

SCALE: 3/16"=1'-0"

A-15

Revised 3/25/2021

WATER SUPPLY CONTROL BUILDING

DATE: 8/27/2021