

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

CASPIAN POINT

PROPOSED FOUR STORY BUILDINGS
 BLOCK 102, LOT 4, 5, & 6
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

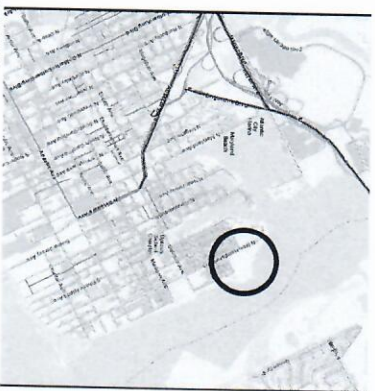


ILLUSTRATIVE ELEVATION
 SCALE: NTS

PROJECT UNIT MIX:

TOTAL PROJECT			
1 BEDROOM:	76	42%	
2 BEDROOM:	104	58%	
TOTAL:	180		
BUILDING A			
1 BEDROOM:	19	42%	
2 BEDROOM:	26	58%	
TOTAL:	45		
BUILDING B			
1 BEDROOM:	19	42%	
2 BEDROOM:	26	58%	
TOTAL:	45		
BUILDING C			
1 BEDROOM:	19	42%	
2 BEDROOM:	26	58%	
TOTAL:	45		
BUILDING D			
1 BEDROOM:	19	42%	
2 BEDROOM:	26	58%	
TOTAL:	45		

LOCATION MAP
 NTS



PROJECT DATA

BLOCK/LOT:	BLOCK 102, LOT 4, 5, & 6
ZONING DISTRICT:	XXX
LOT AREA:	29,643 SF (0.68 ACRES)
BUILDING HEIGHT:	4 STORIES
BUILDING FOOTPRINT:	4,220 SF
BUILDING 2.5x4x1000:	1,220 SF
CLIMBER FOOTPRINT:	3,790 SF
TOTAL LOT AREA:	29,643 SF
TOTAL LOT AREA:	29,643 SF
TOTAL LOT AREA:	29,643 SF

SHEET INDEX

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CARDA APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE CASINO REVENUE DEVELOPMENT AUTHORITY CARD# 1186 ... DAY OF ... 2023.

Board Chairman	
Board Secretary	
Board Engineer	

PREPARED BY
MINNO WASKO
 ARCHITECTS AND PLANNERS
 710 WEST 10TH STREET, SUITE 200
 ATLANTIC CITY, NJ 08401

CASPIAN POINTE
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
 BLOCK 102, LOT 4, 5, & 6

DATE:	07/24/2023
BY:	PRELIMINARY SITE PLAN
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	

C-01
 COVER SHEET

CONSTRUCTION DOCUMENTS AND ARCHITECTURAL DRAWINGS

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

3. REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR SEE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

COMPACTOR IS HYDRAULICALLY OPERATED EXTENDER-
ABLE. SOLID WASTE WILL BE DELIVERED TO UP TO NINE
STORY TRASH CHUTE WITH OPENING ON EACH FLOOR.
FLOOR. COMPACTED REFUSE WILL BE EXPOSED AND
CONTINUOUS PLASTIC TIEING OR INDIVIDUAL PLASTIC
BAG, WHICH WILL BE STORED IN TRASH COMPACTOR
ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES,
BUILDING MANAGEMENT WILL MOVE CONTAINERS TO
LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD
STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEN CONFIDENTIAL TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

MINNO WASKO
ARCHITECTS AND PLANNERS
200 N. WEST LAUREL AVE. NEW KENY DRIVE
CHICAGO, IL 60610 TEL: (312) 467-1700
WWW.MINNO-WASKO.COM

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

BLOCK 102 1014, 5, 6, 7

PREPARED FOR
 BY: [REDACTED]

ROTHSCHILD COMPANY, INC.
765 FIFTH AVE., NEW YORK, N.Y.

30 COLONNEL TURNPIKE, FLOHAM PARK, NJ

ISSUE

DATE: _____ FOR _____

07/24/2025	PRELIM & FINAL SITE PLAN
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1

10-A

IC-A

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SITE PLAN

CONCRETE & MASONRY ARCHITECTS AND PLANNERS

01 SITE PLAN
SCALE: 1" = 40'-0"

A-01

SITE PLAN

SCALE: 1" = 10'-0"



PREPARED BY
MINNO WASKO
ARCHITECTS AND PLANNERS
100 SOUTH LOMBARD, SUITE 400, CHICAGO, IL 60606
TEL: 312.527.1000 FAX: 312.527.1001
WWW.MINNO-WASKO.COM

CASPIAN POINTE

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
BLOCK 102, LOT 4, 5, & 6

BLOCK 102, LOT 4, 5, 6

PREPARED FOR

KUSHNER COMPANIES, LLC
THE BETH AVE. NEW YORK, NY

750 FIFTH AVE., NEW YORK, NY
30 COLUMBIA TURNPIKE, FLORENCE PARK, NJ

ISSUE	FOR
DATE	

PROPOSAL NO.

01/24/2025 PRELIMINARY SITE PLAN

100

3A

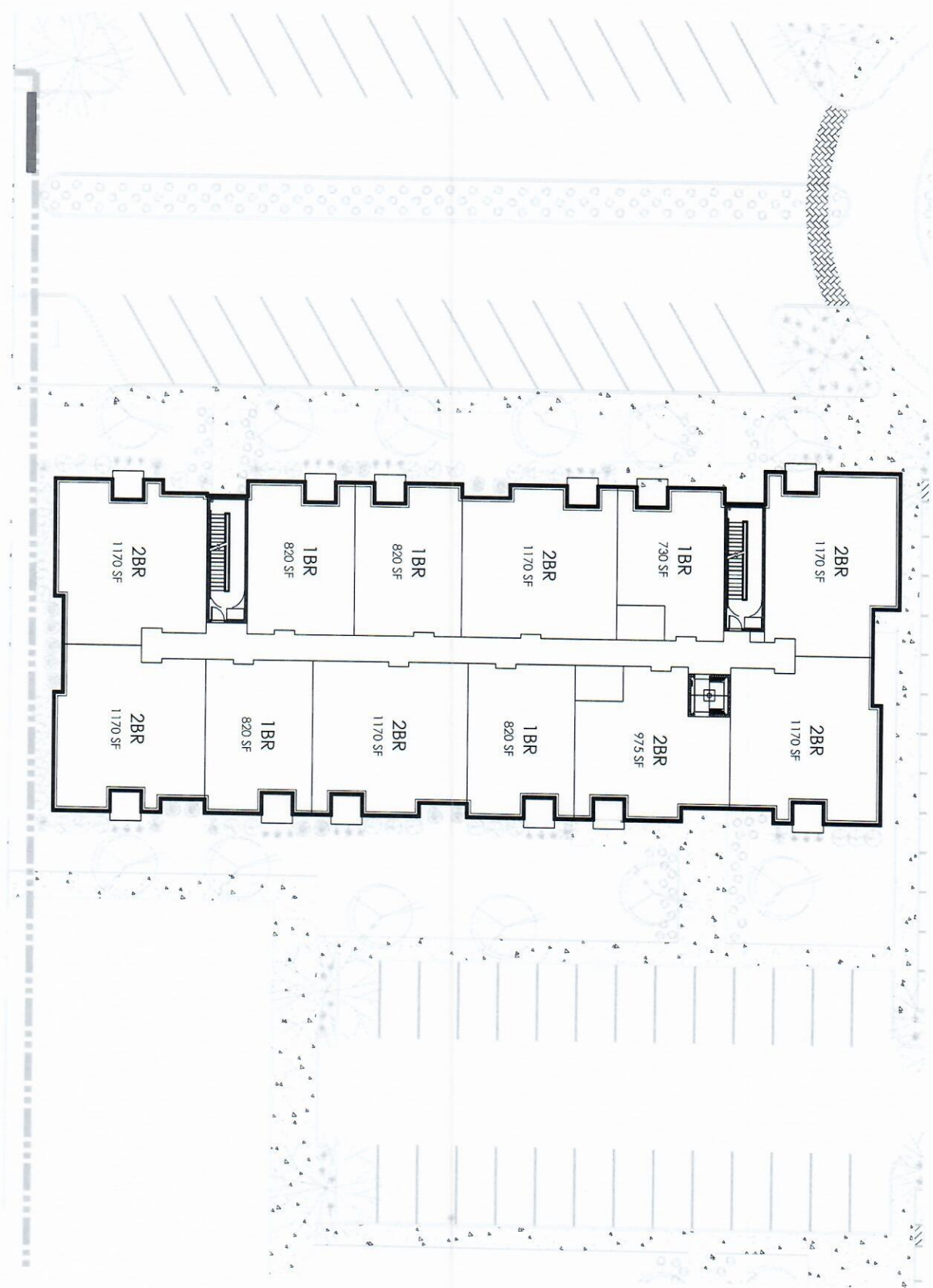
A-02

C
/
2

BUILDING PLAN

BOEING 747

97-0316-1
COPYING OF THIS JOURNAL ARTICLE AND REPRINTS



01 SECOND-FOURTH FLOOR PLAN
 SCALE 1" = 10'-0"
 0 10' 20'

MINNO WASKO
 ARCHITECTS AND PLANNERS
 30 COLUMBIA STREET, SUITE 200
 ATLANTIC CITY, NJ 08401-1001
 TEL: 856.344.1111 FAX: 856.344.1112
 WWW.MINNOWASKO.COM

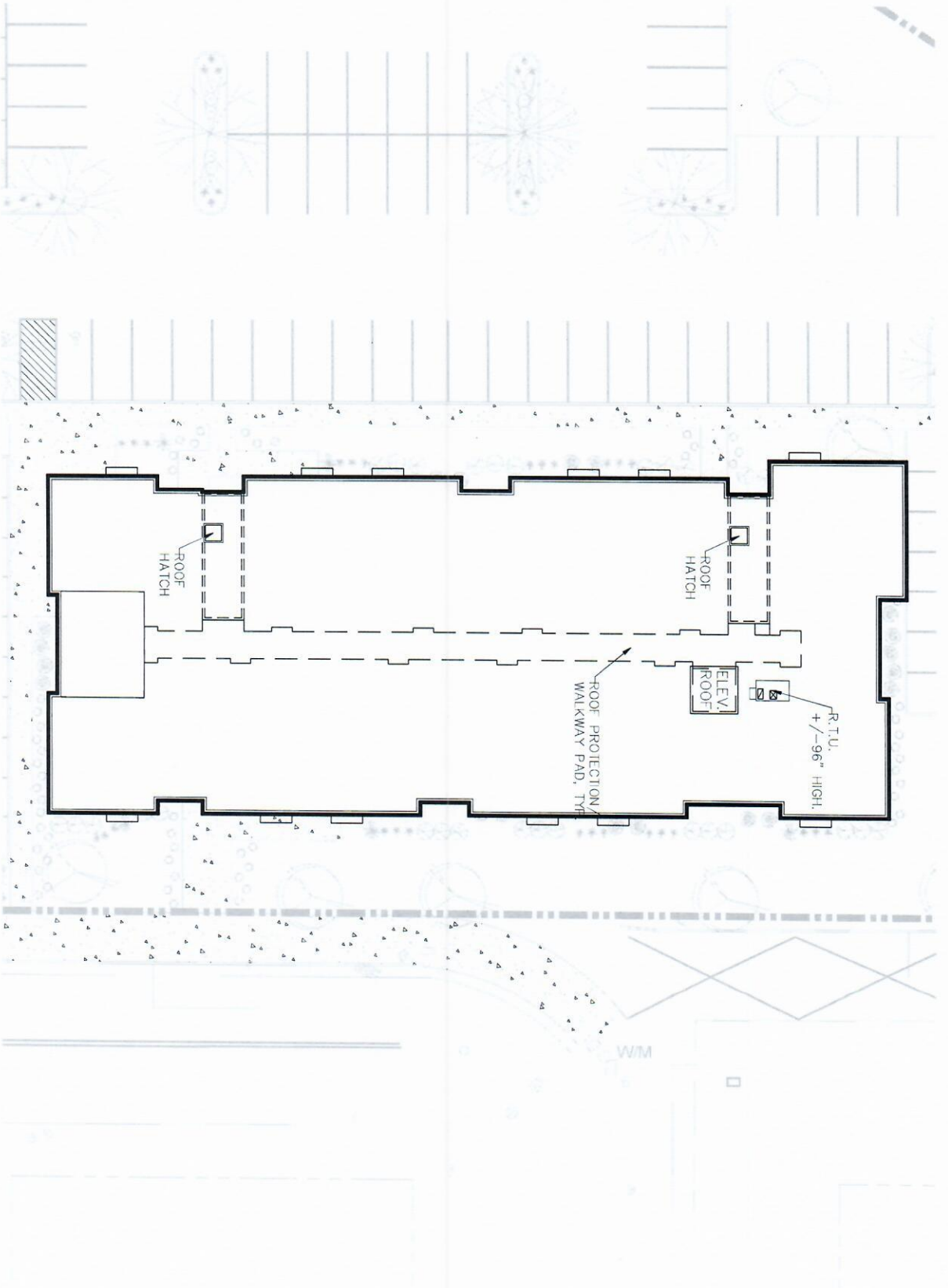
CASPIAN POINTE
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
 BLOCK 102, LOT 4.1 & 4.2
 PREPARED FOR:
 WILSON JACOBI COMPANY, LLC
 735 BETHLEHEM AVENUE, SUITE 200
 30 COLUMBIA STREET, SUITE 200
 ATLANTIC CITY, NJ 08401-1001

DATE	FOR
07/24/2020	PRELIMINARY FLOOR PLAN

A-03
 BUILDING PLAN

CONTRACT NUMBER: A-0300 PROJECT: CASPIAN POINTE

01 ROOF ALL PLAN
SCALE 1" = 10'-0"
0 10 20'



PREPARED BY
MINNO WASKO
ARCHITECTS AND PLANNERS
30 COLUMBIA TURNPIKE, FLORENCE PARK, NJ
762.771.1100
www.minnowasko.com

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
BLOCK 102, LOT 4.3 & 6
PREPARED FOR
TURNING POINT REALTY, LLC
762.771.1100
30 COLUMBIA TURNPIKE, FLORENCE PARK, NJ

DATE	FOR
07/24/2025	PRELIMINARY PLAN

A-05
BUILDING PLAN
CONSTRUCTION & ARCHITECTURAL SERVICES

Scale: 1" = 10'-0"



SCALE: 1" = 10'-0"



- 01. REINFORCING
- 02. BOARD & BATTEN FIBER CEMENT SIDING
- 03. HORIZONTAL FIBER CEMENT SIDING
- 04. FIBER CEMENT PANEL
- 05. VERT. WINDOWS
- 06. METAL PAINTING
- 07. METAL LOUVERS
- 08. STOREFRONT WINDOW SYSTEM

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ILLUSTRATION PURPOSES ONLY. APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
BLOCK 102, LOT 4, S. 2, 1/4

PREPARED FOR
KUSHNER COMPANIES, LLC
765 FIFTH AVE., NEW YORK, NY
30 COLOMBIA TURNPIKE, FLORHAM PARK, NJ

SSUE	TOP
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DATE	10/26
DATE	07/24/2005
DATE	PRELIM & FINAL SITE PLAN

A-06

A-10

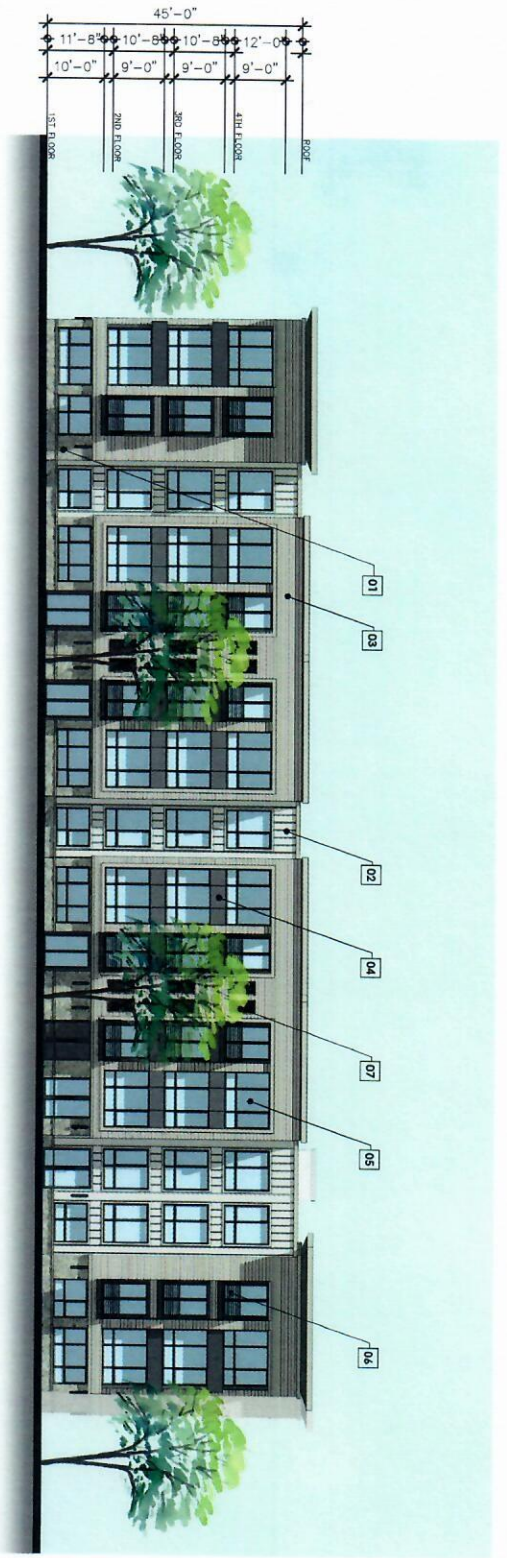
BUILDING ELEVATIONS

04-0006-01
CORRECTIONAL TREATMENT PROJECTS AND PROGRAMS

A-06

BUILDING ELEVATIONS

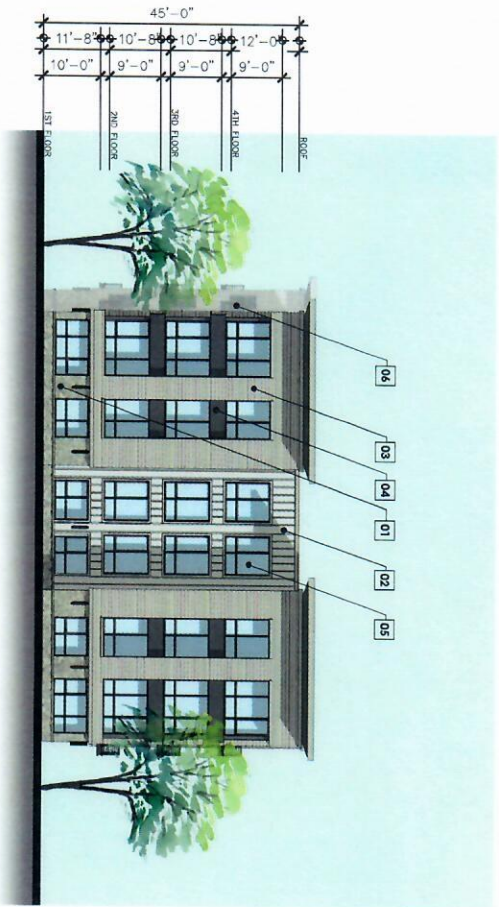
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02 BUILDING 2, 3, & 4 SOUTH ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'



01 BUILDING 2, 3, & 4 WEST ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'

KEY PLAN:



MATERIALS KEY:

- 01 BRICK
- 02 STONE
- 03 CONCRETE
- 04 METAL CLADDING
- 05 METAL CLADDING
- 06 METAL CLADDING

NOTES:

PROVIDE AND MANUFACTURE LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE SHOWN FOR DESIGN, COMPLIANCE AND BRANDING OF THE BUILDING. CHANGE BASED ON FINAL.

PREPARED BY
MINNO WASKO
ARCHITECTS AND LANDSCAPERS
1000 W. 10TH STREET, SUITE 100, NEW BRUNSWICK, NJ 08901
TEL: 732.241.1000 FAX: 732.241.1001

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
DESIGN BY: MINNO WASKO ARCHITECTS AND LANDSCAPERS
PREPARED FOR:

1000 W. 10TH STREET, SUITE 100, NEW BRUNSWICK, NJ 08901
TEL: 732.241.1000 FAX: 732.241.1001

DATE: 07/24/2023
FOR: PRELIMINARY SITE PLAN

A-07

BUILDING ELEVATIONS

COURTESY OF MINNO WASKO ARCHITECTS AND LANDSCAPERS

SCALE: 1" = 10'-0"

0 10' 20'



- 01. ROOFING
- 02. BOARD & BATTEN/FIBER CEMENT SIDING
- 03. HORIZONTAL FIBER CEMENT SIDING
- 04. FIBER CEMENT PANEL
- 05. VERTICAL WINDOWS
- 06. METAL PAINTING
- 07. METAL LOUVERS
- 08. STOREFRONT WINDOW SYSTEM

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTES: STORAGE SHOWN FOR TONING COMPLIANCE AND APPROVAL ONLY; TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

ARCHITECTS AND PLANNERS
1000 N. GARDEN STREET, SUITE 1000, NEW YORK, NY 10017
212.691.1200 FAX 212.691.1201 [WWW.MCA.COM](http://www.mca.com)

BLOCK 102, LOT 4, 5, & 6

ISSUE

A-09

CONFIDENTIALITY AND PROJECTS AND MATERIALS

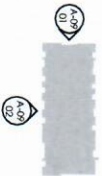
SCALE: 1" = 10'-0"



BUILDING ELEVATIONS

09/0016-65
CORROSION INVAJOLPROJECTS AND MANAGES

KEY PLAN:



MATERIALS KEY:

- 01. BRICK
- 02. CONCRETE
- 03. GLASS
- 04. METAL
- 05. WOOD
- 06. ROOFING
- 07. LANDSCAPE
- 08. SIGNAGE
- 09. LIGHTING
- 10. FURNITURE
- 11. OTHER

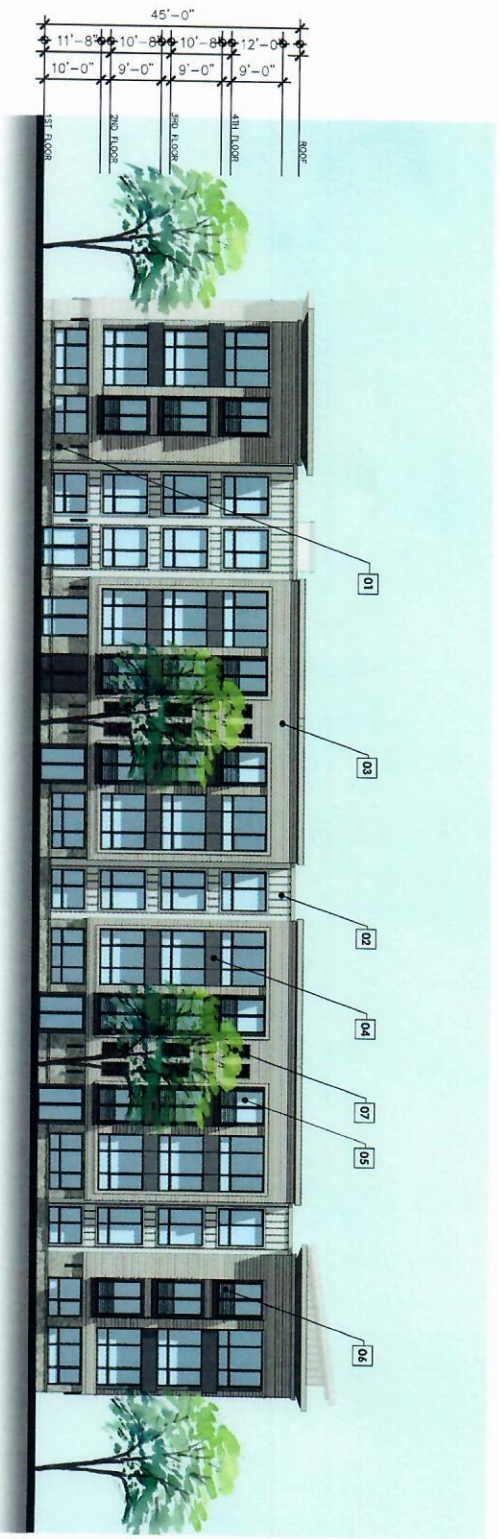
NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSIONS OF THE PRODUCTS AND MANUFACTURERS LISTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSIONS OF THE PRODUCTS AND MANUFACTURERS LISTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSIONS OF THE PRODUCTS AND MANUFACTURERS LISTED.

02 BUILDING 1 SOUTH ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'



01 BUILDING 1 WEST ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'



MINNO WASKO
ARCHITECTS AND PLANNERS
30 COCKBURN TERRACE, FLOHAM PARK, NJ 07643
TEL: 908.351.1000 FAX: 908.351.1001
WWW.MINNOWASKO.COM

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
ROCKFELLER LOT 1 & 2

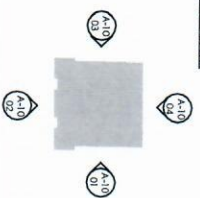
PREPARED FOR:
KIMBERLY CLARK
765 BRIDGE AVENUE
BRIDGEVIEW, NJ 07003
DATE: 07/24/2023
PROJECT: CASPIAN POINTE

A-09

BUILDING ELEVATIONS

CONCEPT DESIGN & ARCHITECTURAL RENDERINGS

KEY PLAN:



MATERIALS KEY:

- 01 BRICK
- 02 BRICK
- 03 BRICK
- 04 BRICK
- 05 BRICK
- 06 BRICK
- 07 BRICK

NOTES:

PROFILES AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL MATERIALS AND FINISHES SHALL BE SUBMITTED FOR APPROVAL AND APPROVED BY THE OWNER AND SHOWN FOR LUMBERING PURPOSES ONLY. FOR BOARD COMPLIANCE AND APPROVAL, OWNER SHALL HAVE CHANGE BASED ON FINAL MATERIALS SUBMITTAL.



04 CLUBHOUSE NORTH ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'



03 CLUBHOUSE WEST ELEVATION

SCALE: 1" = 10'-0"

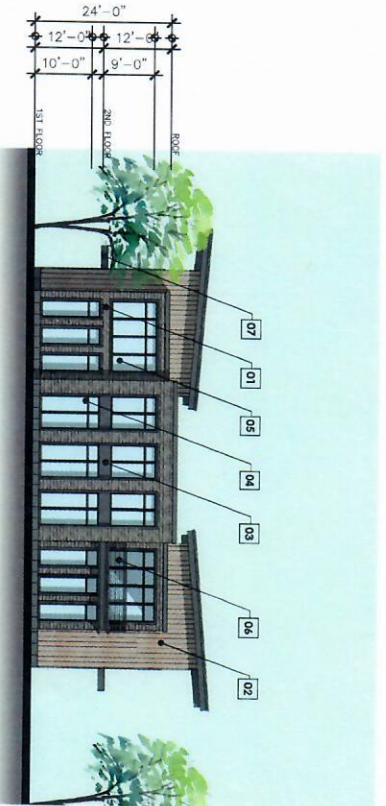
0 10' 20'



02 CLUBHOUSE SOUTH ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'



01 CLUBHOUSE EAST ELEVATION

SCALE: 1" = 10'-0"

0 10' 20'

MINNO WASKO
ARCHITECTS AND PLANNERS
3000 BROADWAY, SUITE 200
NEW YORK, NY 10013
TEL: 212.512.1000
WWW.MINNOWASKO.COM

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
MOCK UP FOR LOT 4 & 5

DATE: 07/24/2023
BY: [Signature]
FOR: [Signature]
PROJECT: CASPIAN POINTE
3000 BROADWAY, SUITE 200
NEW YORK, NY 10013
TEL: 212.512.1000
WWW.MINNOWASKO.COM

A-10
BUILDING ELEVATIONS

CONSTRUCTION DETAILS & NOTES / PROJECTS / SITE PLANS



07 BUILDINGS 2, 3, & 4 SECTION
SCALE: 1" = 30'-0"



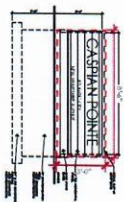
06 BUILDING 1 & CLUBHOUSE SECTION
SCALE: 1" = 30'-0"



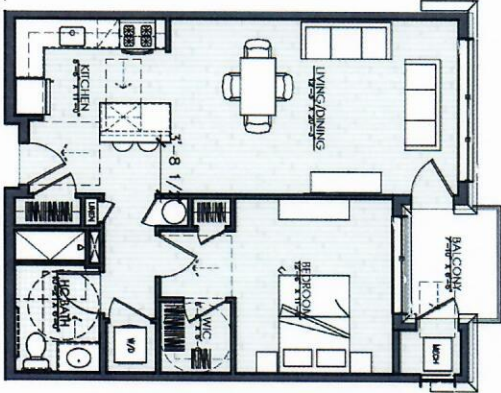
03 RESIDENTIAL SIGNAGE
SCALE: 1/4" = 1'-0"



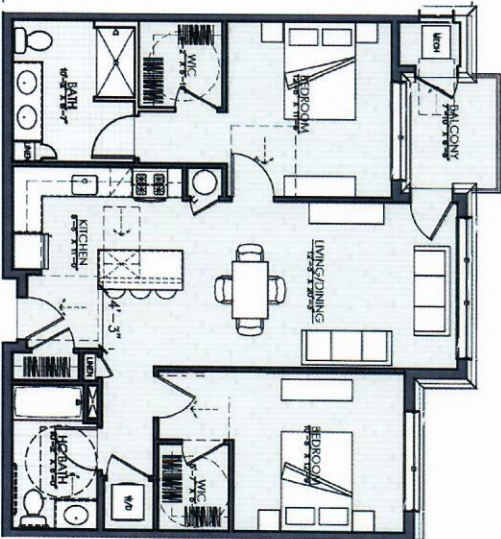
04 CLUBHOUSE SIGNAGE
SCALE: 1/4" = 1'-0"



05 MONUMENT SIGN
SCALE: 1/4" = 1'-0"



01 ONE BEDROOM (820 SF)
SCALE: 1/4" = 1'-0"



02 TWO BEDROOM (1170 SF)
SCALE: 1/4" = 1'-0"

BUILDINGS 1, 2, 3, & 4

1 SIGN PROPOSED FOR EACH BUILDING (3 TOTAL)

4 - CANOPY SIGN

1 AT EAST ELEVATION ON EACH BUILDING

4 - CANOPY SIGN - RESIDENTIAL LOBBY ENTRANCE

- INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS (WHITE) MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY (COMPLES)
- LED HALO BACKLIT LETTERS (COMPLES)
- SIGN HEIGHT MAX. 15FT ABOVE GRADE (COMPLES)
- 10 SQUARE FEET TOTAL (COMPLES)

CLUBHOUSE

1 SIGN PROPOSED

1 - CANOPY SIGN

1 AT NORTH ELEVATION

1 - CANOPY SIGN - CLUBHOUSE ENTRANCE

- INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS (WHITE) MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY (COMPLES)
- LED HALO BACKLIT LETTERS (COMPLES)
- SIGN HEIGHT MAX. 15FT ABOVE GRADE (COMPLES)
- 10 SQUARE FEET TOTAL (COMPLES)

SITE

1 SIGN PROPOSED

1 - MONUMENT SIGN

SEE CIVIL PLANS FOR LOCATION

1 - MONUMENT SIGN - SITE ENTRANCE

- ONE SIGN PERMANTED (COMPLES)
- INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS (WHITE) MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY (COMPLES)
- INTERNAL LED HALO BACKLIT LETTERS (COMPLES)
- SIGN HEIGHT MAX. 3FT ABOVE GRADE (COMPLES)
- SIGNAGE LETTER AREA MAX. 10 SQFT (COMPLES)

BUILDING SIGNAGE:

- (A) RESIDENTIAL SIGN
- (B) CLUBHOUSE SIGN
- (C) MONUMENT SIGN

PREPARED BY
MINNO WASKO
ARCHITECTS AND PLANNERS
1000 WEST 10TH STREET, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MINNOWASKO.COM

CASPIAN POINTE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
BLOCK 100 LOT 4.3 & 4.4
PREPARED FOR:
THE SPANISH VILLAGE, LLC
700 BERRY AVE., NEW JERSEY
07746-2005
30 COLUMBIA TURNPIKE, FLORENCE PARK, NJ
07746-2005
DATE: 07/24/2023
FOR: PRELIMINARY SET BY A/E

A-11

TYPICAL UNIT PLANS /
SECTIONS / SIGNAGE
SCHEDULE
CONTRACT: CASPIAN POINTE, ATLANTIC COUNTY, NEW JERSEY