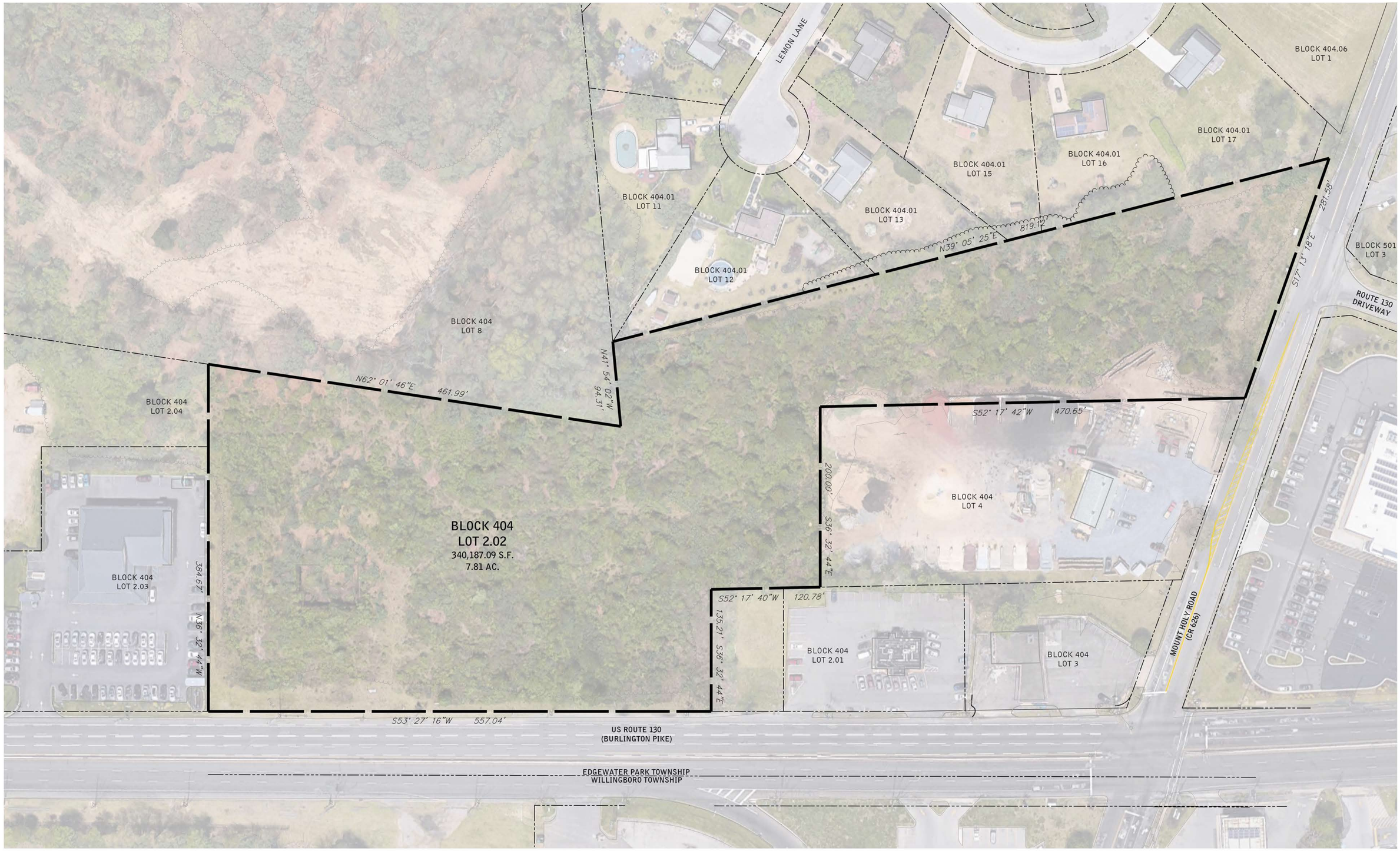


1" = 40'

0 20 40 80 200

NORTH

TREETOP DEVELOPMENT

EXHIBIT 1 - EXISTING SITE AERIAL

EDGEWATER PARK SELF STORAGE

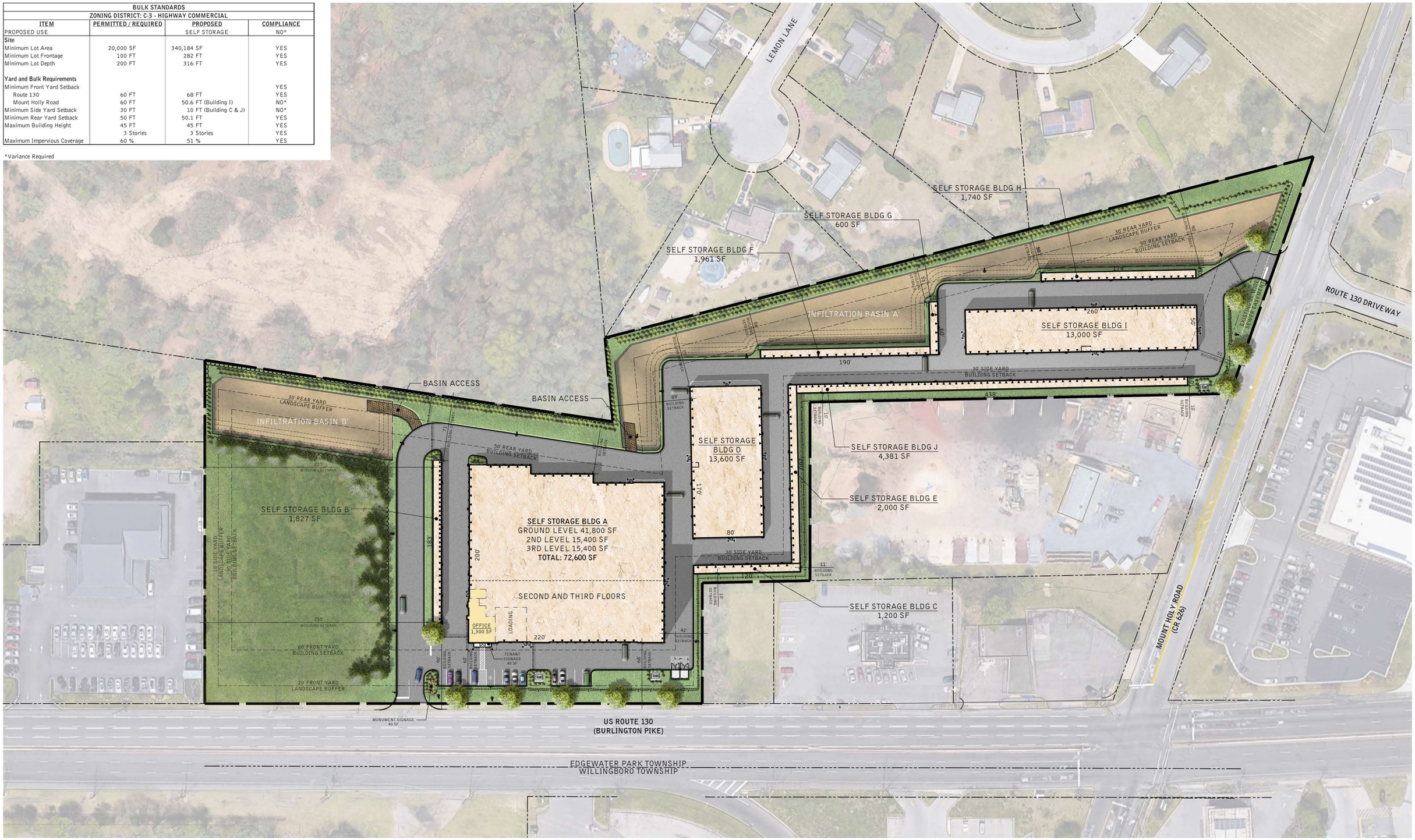
EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

10.15.2020

BULK STANDARDS			
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL			
ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
PROPOSED USE		SELF STORAGE	NO*
Site			
Minimum Lot Area	20,000 SF	340,184 SF	YES
Minimum Lot Frontage	100 FT	282 FT	YES
Minimum Lot Depth	200 FT	316 FT	YES
Yard and Bulk Requirements			
Minimum Front Yard Setback			YES
Route 130	60 FT	68 FT	YES
Mount Holly Road	60 FT	50.6 FT (Building I)	NO*
Minimum Side Yard Setback	30 FT	10 FT (Building C & J)	NO*
Minimum Rear Yard Setback	50 FT	50.1 FT	YES
Maximum Building Height	45 FT	45 FT	YES
	3 Stories	3 Stories	YES
Maximum Impervious Coverage	60 %	51 %	YES

*Variance Required



LEGEND

- LIGHT POLE
- WALPAK
- DOOR
- SIGN

1" = 40'

0 20 40 80 200

NORTH

TREETOP DEVELOPMENT

EXHIBIT 2 - PROPOSED SITE PLAN

EDGEWATER PARK SELF STORAGE

EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

10.15.2020

TENANT
STORAGE
TENANT STORAGE

NOTE:
BUILDING SIGNAGE, 'TENANT STORAGE', MAX AREA : 40SF

TREETOP
DEVELOPMENT

BUILDING A | SOUTH CORNER ENTRY PERSPECTIVE

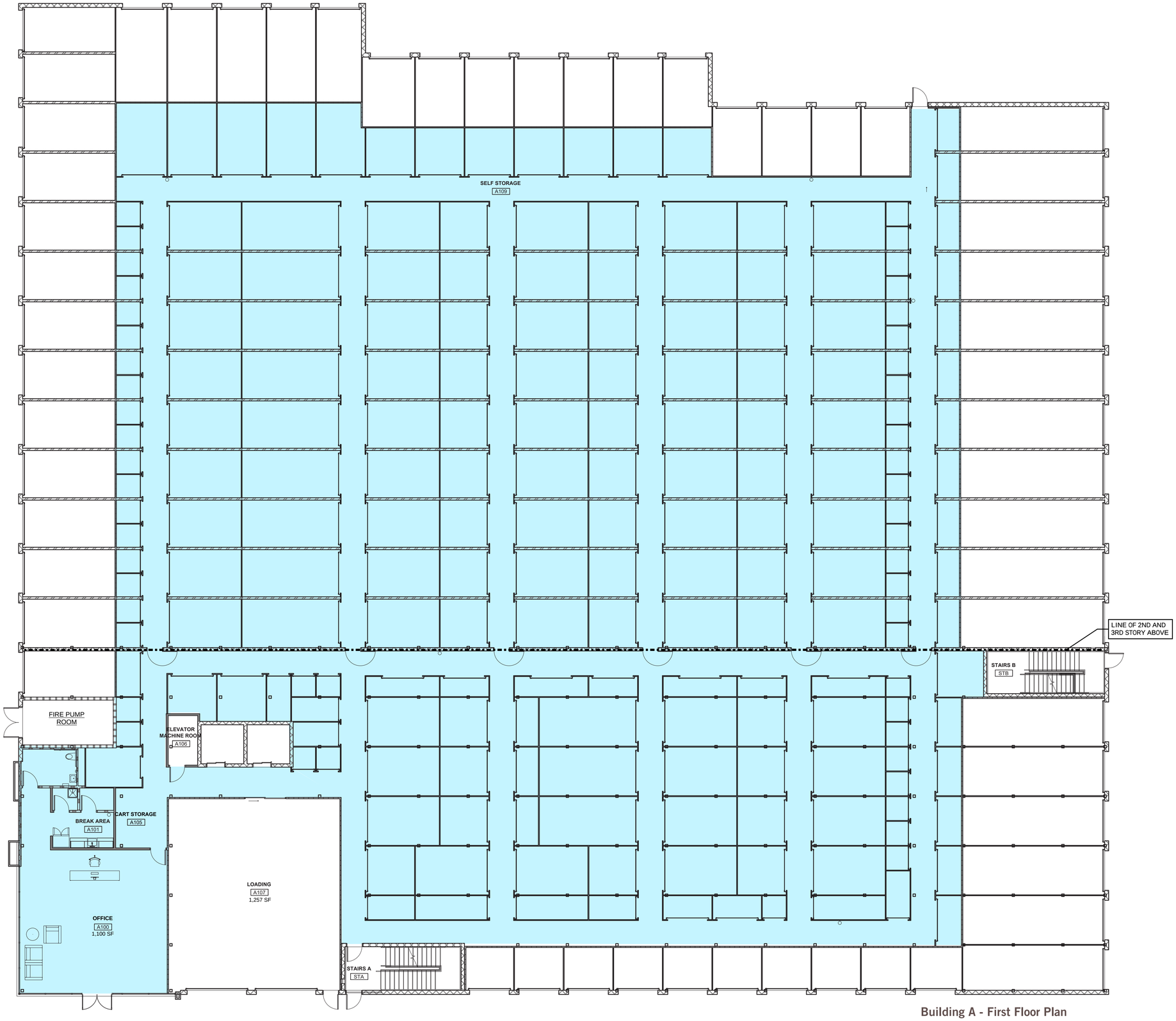
EDGEWATER SELF STORAGE
EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

07.15.2020

PERSPECTIVE FROM ADJACENT LOTS WITHOUT SOLAR PANELS

PERSPECTIVE FROM ADJACENT LOTS WITH SOLAR PANELS



Building A - First Floor Plan

Building A – First Floor
53 – 5x5 CC
32 – 5x10 CC
2 – 5x15 CC
5 – 5x15 NCC
46 – 10x10 CC
10 – 10x10 NCC
5 – 10x15 CC
11 – 10x15 NCC
9 – 10x20 CC
33 – 10x20 NCC
17 – 10x30 NCC
Total - 223

Building A – Second Floor
55 – 5x5 CC
4 – 5x10 CC
1 – 5x15 CC
87 – 10x10 CC
1 – 10x15 CC
1 – 10x20 CC
Total – 149

Building A – Third Floor
55 – 5x5 CC
4 – 5x10 CC
1 – 5x15 CC
87 – 10x10 CC
1 – 10x15 CC
1 – 10x20 CC
Total – 149

Building A Total - 521

Climate Controlled

NonClimate Controlled

1/8"=1'-0"
0 4' 8' 16'

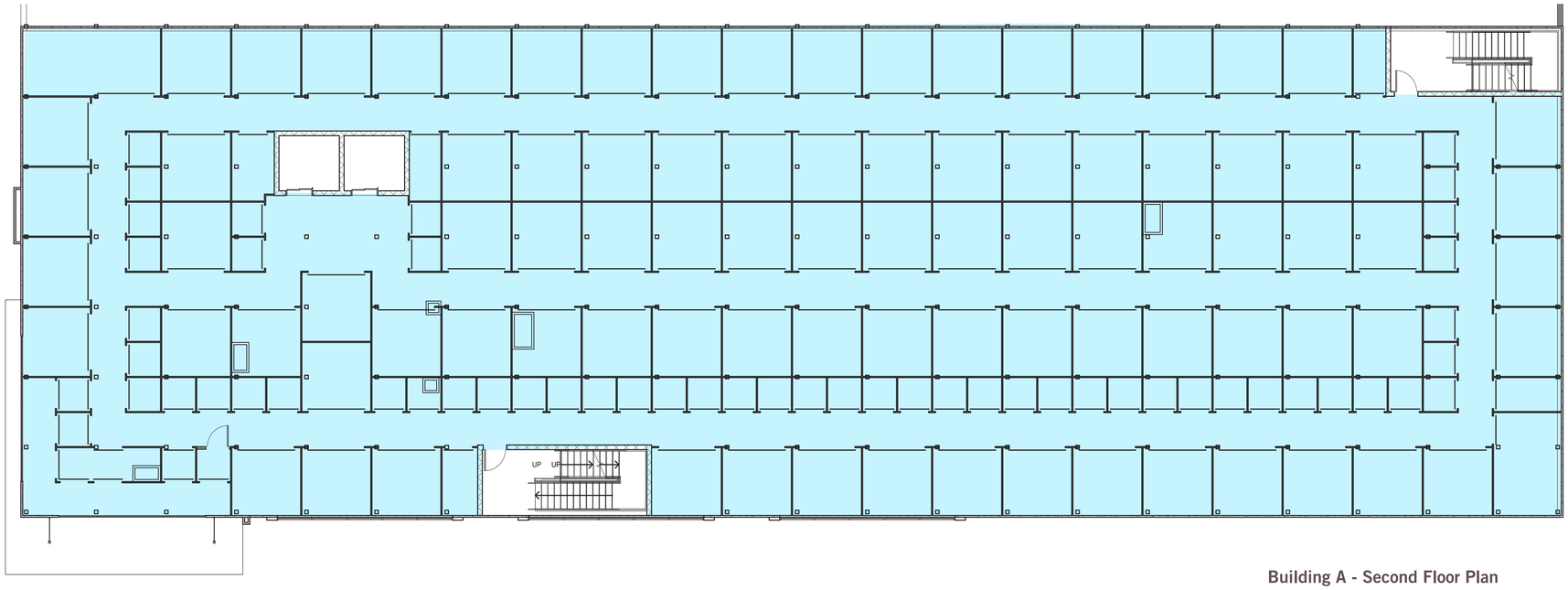
TREETOP DEVELOPMENT

BUILDING A | FIRST FLOOR PLAN

EDGEWATER SELF STORAGE
EDGEWATER PARK, NJ - NYC19-0005-00

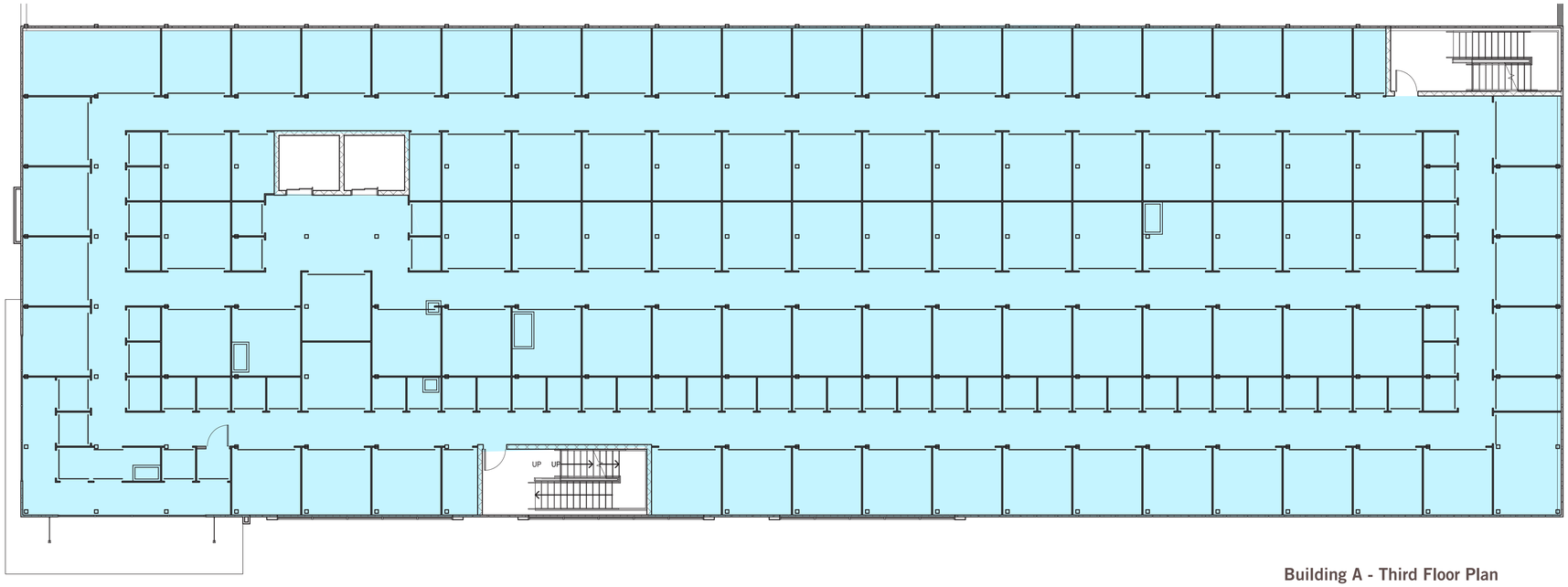
WARE MALCOMB

07.15.2020



Building A - Second Floor Plan

Building A – Second Floor
55 – 5x5 CC
4 – 5x10 CC
1 – 5x15 CC
87 – 10x10 CC
1 – 10x15 CC
1 – 10x20 CC
Total – 149



Building A - Third Floor Plan

Building A – Third Floor
55 – 5x5 CC
4 – 5x10 CC
1 – 5x15 CC
87 – 10x10 CC
1 – 10x15 CC
1 – 10x20 CC
Total – 149

Climate Controlled

NonClimate Controlled

1/8"=1'-0"
0 4' 8' 16'

TREETOP DEVELOPMENT

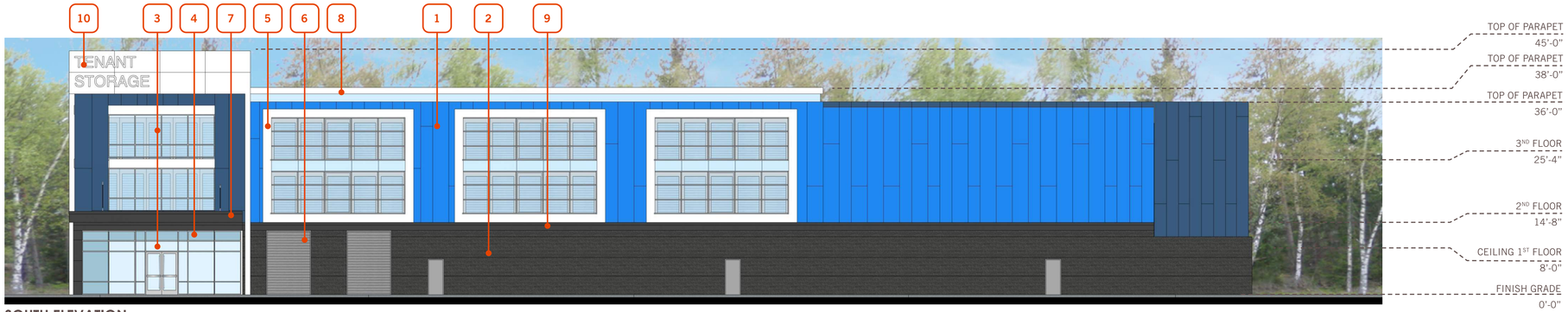
BUILDING A | SECOND & THIRD FLOOR PLAN

EDGEWATER SELF STORAGE

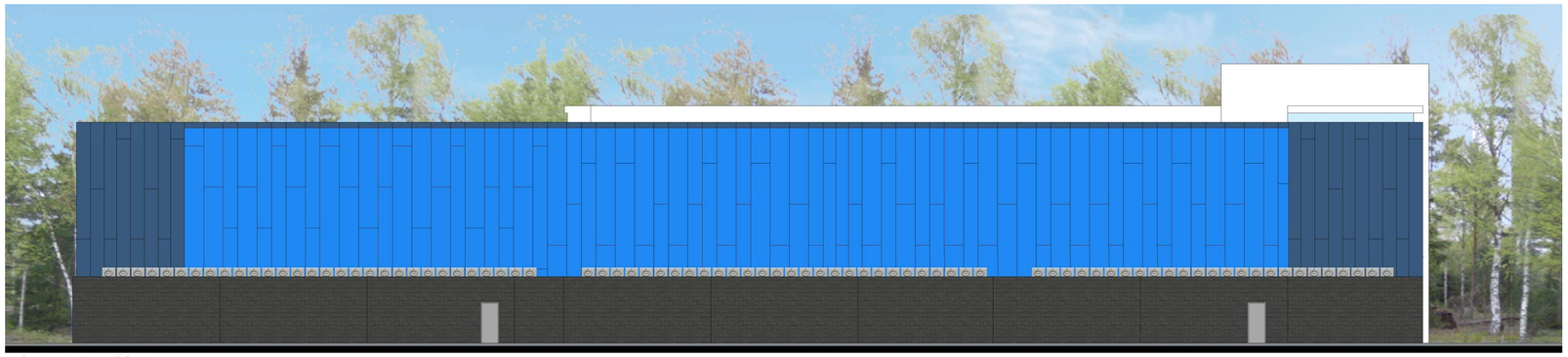
EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

07.15.2020

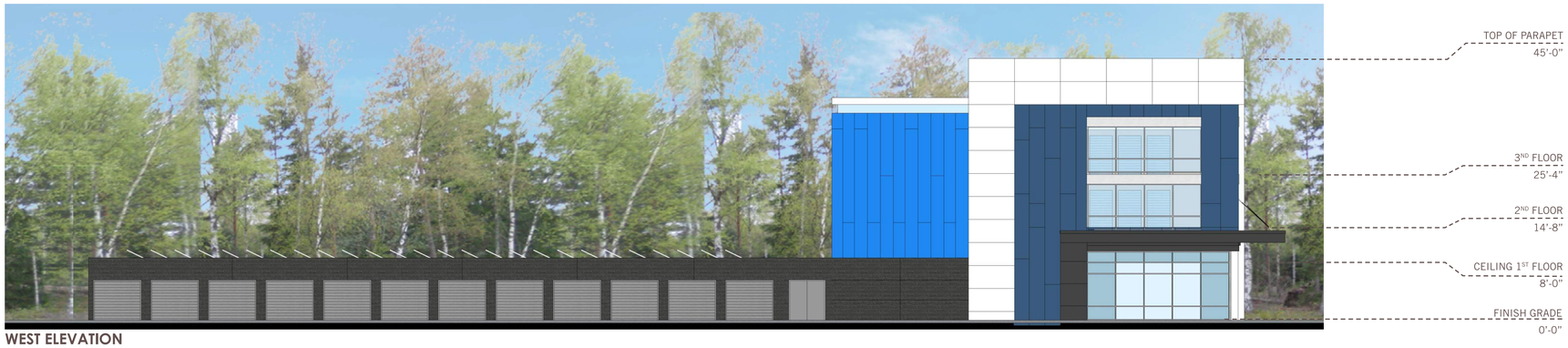


SOUTH ELEVATION



NORTH ELEVATION

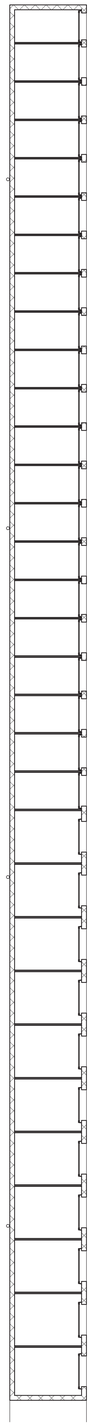
EAST ELEVATION



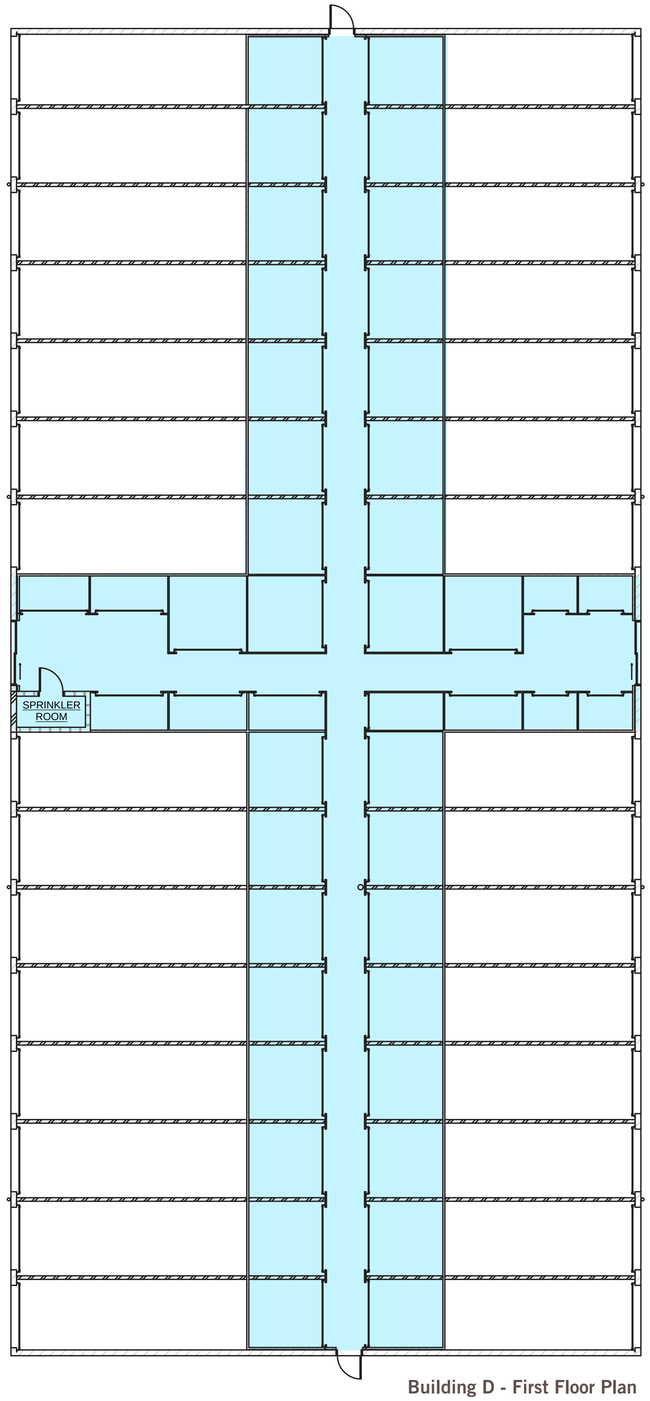
WEST ELEVATION

KEYNOTES

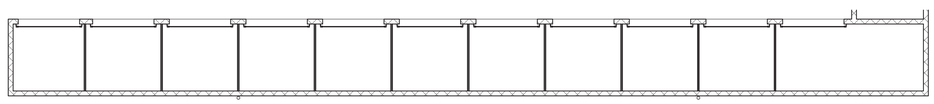
1. **INSULATED METAL PANEL**
2. **INTEGRALLY COLORED OMNIBLOCK, 8" & 12" WITH EITHER SPLIT FACE OR GROUND FACE FINISH, WITH SEALER.**
3. **INSULATED STOREFRONT GLAZING IN THERMALLY BROKEN ALUMINUM FRAME**
   CLEAR ANODIZED FRAME W/ SOLARBAN VISSION GLASS
4. **DUAL PANE SPANDREL GLASS W/ OPACITY COATING ON 4TH SURFACE**
   SW 7006 "EXTRA WHITE"
5. **ALUMINUM ACCENT ELEMENT W/ FAUX PRINT OF STORAGE DOORS AND INSULATED GLAZING SYSTEM**
   PREFINISHED
6. **INSULATED SECTIONAL OVERHEAD DRIVE-IN (GRADE LEVEL) DOOR**
   PREFINISHED
7. **COMPOSITE METAL PANEL CLAD CANOPY ELEMENT**
   PRE-FINISHED
8. **BREAK METAL SOFFIT W/ LED INSET LIGHT**
   PRE-FINISHED
9. **PRECAST MASONRY LEDGE TRIM**
   INTEGRALLY COLORED
10. **TENANT SIGNAGE ON STAND-OFFS**
    BUILDING SIGNAGE MAX AREA : 40SF



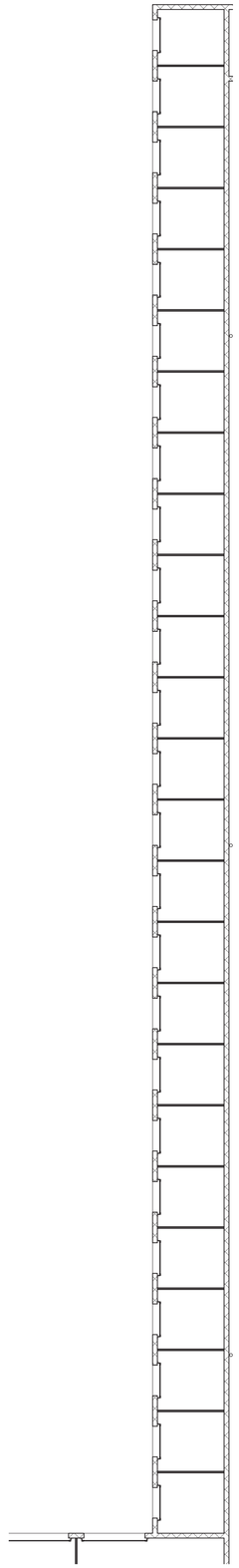
Building B - First Floor Plan



Building D - First Floor Plan



Building C - First Floor Plan



Building E - First Floor Plan

Building B
121 – 5x10 NCC
3 – 7x10 NCC
Total – 34

Building C
10 – 10x10 NCC
1 – 10x20 NCC
Total - 11

Building D
4 – 5x5 CC
7 – 5x10 CC
34 – 10x10 CC
15 – 10x25 NCC
15 – 10x30 NCC

Total - 76

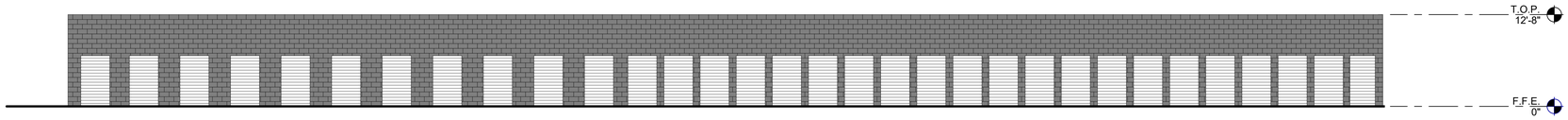
Building E
25 – 8x10 NCC
Total - 25

Climate Controlled

NonClimate Controlled

1/8" = 1'-0"
0 4' 8' 16'

TREETOP DEVELOPMENT

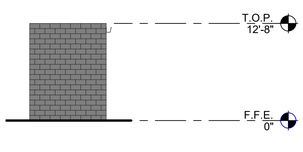


1/8"=1'-0"

0 4' 8' 16' 32'

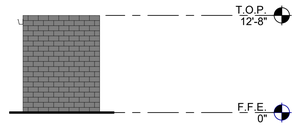
BUILDING B - EAST EXTERIOR ELEVATION (1)

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



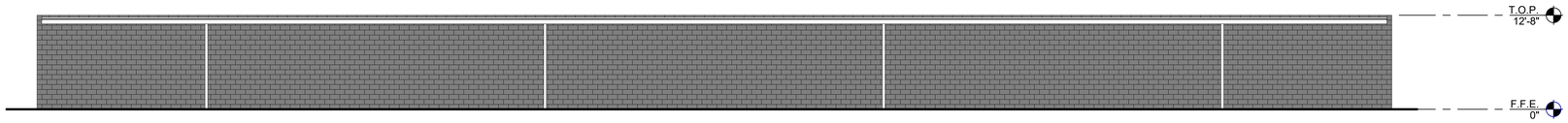
BUILDING B - NORTH EXTERIOR ELEVATION (4)

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



BUILDING B - SOUTH EXTERIOR ELEVATION (2)

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

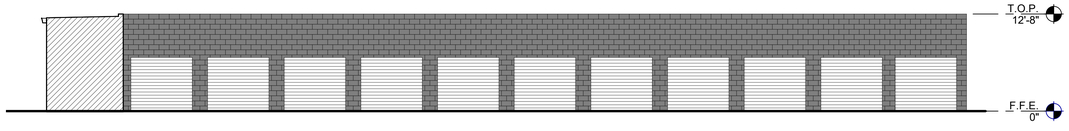


BUILDING B - WEST EXTERIOR ELEVATION (3)

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

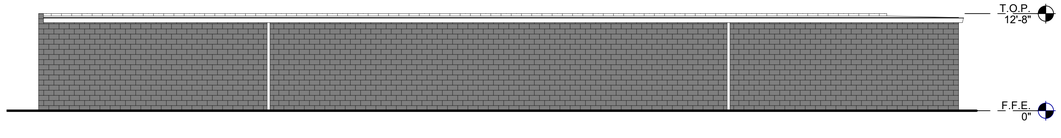
BUILDING C - WEST EXTERIOR ELEVATION (6)

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



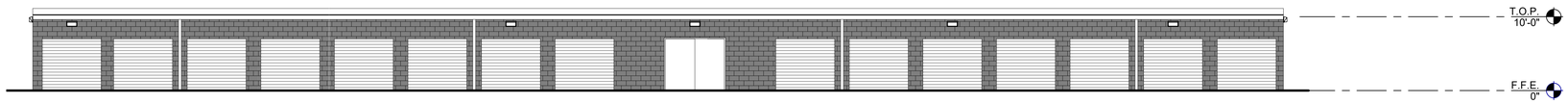
BUILDING C - NORTH EXTERIOR ELEVATION (4)

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



BUILDING C - SOUTH EXTERIOR ELEVATION (5)

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

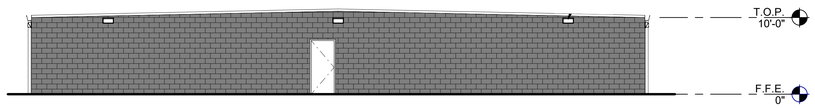


1/8"=1'-0"

0 4' 8' 16' 32'

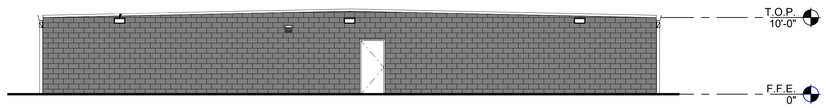
BUILDING D - EAST EXTERIOR ELEVATION (1)

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



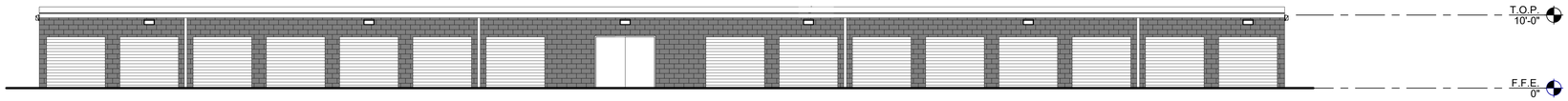
BUILDING D - NORTH EXTERIOR ELEVATION (4)

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



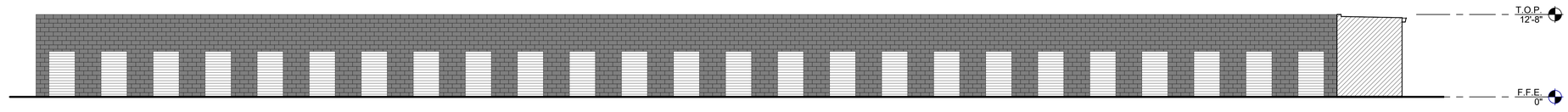
BUILDING D - SOUTH EXTERIOR ELEVATION (2)

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



BUILDING D - WEST EXTERIOR ELEVATION (3)

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

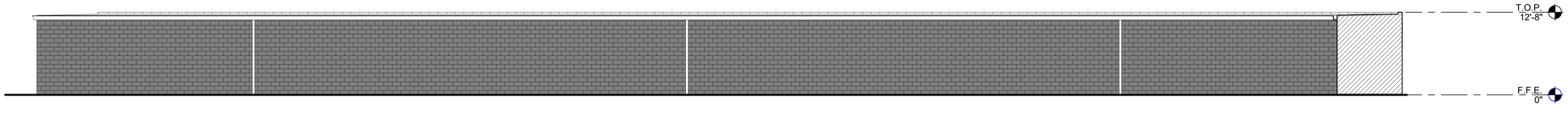


1/8"=1'-0"

0 4' 8' 16' 32'

BUILDING E - WEST EXTERIOR ELEVATION (1)

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



BUILDING E - EAST EXTERIOR ELEVATION (2)

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

TREETOP DEVELOPMENT

BUILDINGS D & E | EXTERIOR BUILDING ELEVATIONS

EDGEWATER SELF STORAGE

EDGEWATER PARK, NJ - NYC19-0005-00

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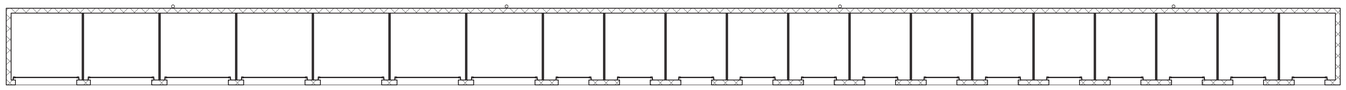
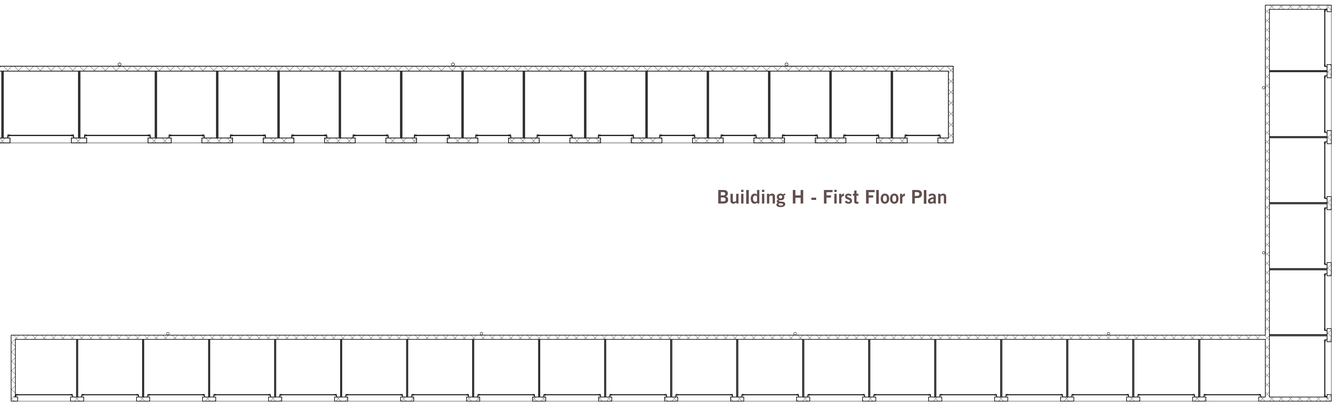
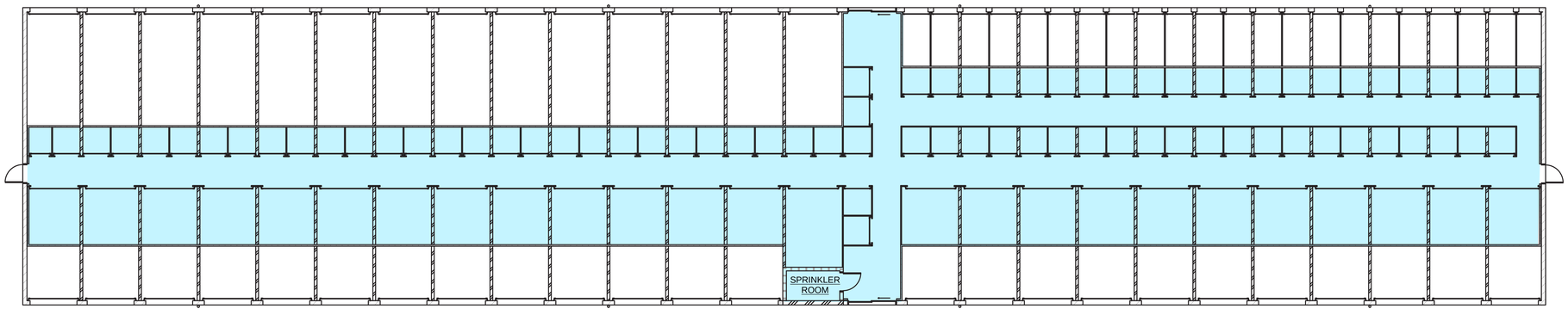


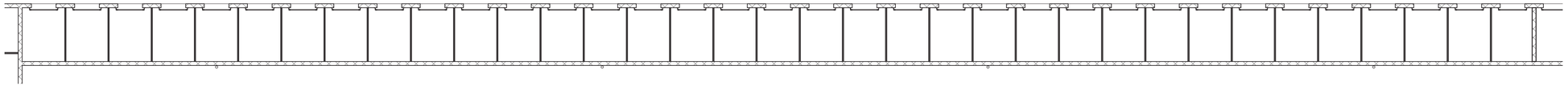
Building H - First Floor Plan



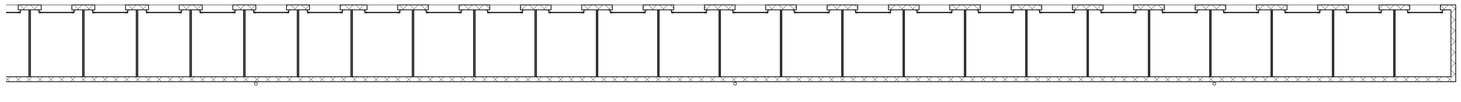
Building F & G - First Floor Plan



Building I - First Floor Plan



Building J - First Floor Plan



Building J (Cont.)- First Floor Plan

Building F
19 – 10x10 NCC
Total - 19

Building G
6 – 10x10 NCC
Total - 6

Building H
13 – 8x10 NCC
7 – 10x10 NCC
Total - 20

Building I
76 – 5x5 CC
22 – 5x10 NCC
25 – 10x10 CC
25 – 10x10 NCC
14 – 10x20 NCC
Total - 162

Building J
42 – 7x10 NCC
18 – 8x10 NCC
Total – 60

Climate Controlled

NonClimate Controlled

1/8"=1'-0"
0 4' 8' 16'

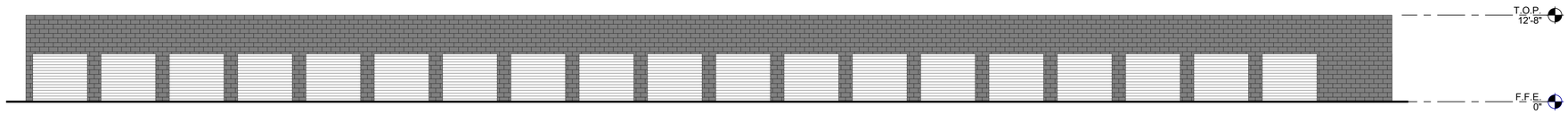
TREETOP DEVELOPMENT

BUILDING B | FIRST FLOOR PLAN

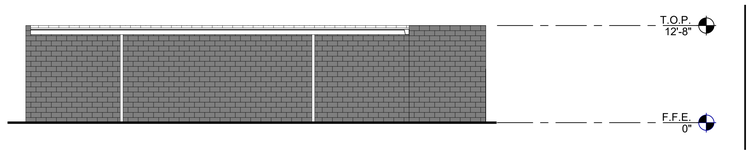
EDGEWATER SELF STORAGE
EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

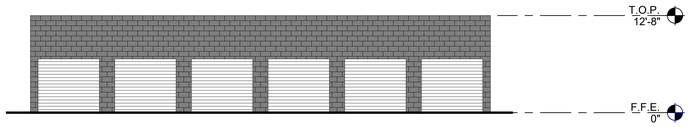
07.15.2020



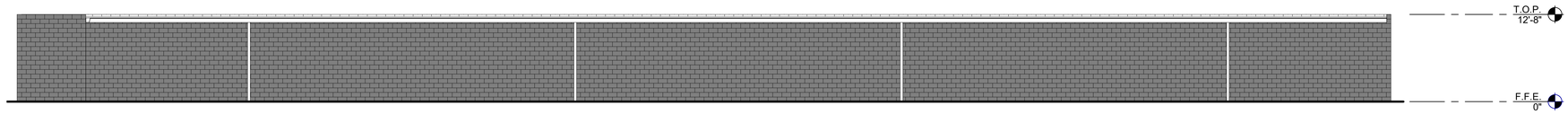
BUILDINGS F-G - SOUTH EXTERIOR ELEVATION (1)
SCALE: 1/8" = 1'-0"



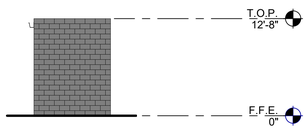
BUILDINGS F-G - WEST EXTERIOR ELEVATION (4)
SCALE: 1/8" = 1'-0"



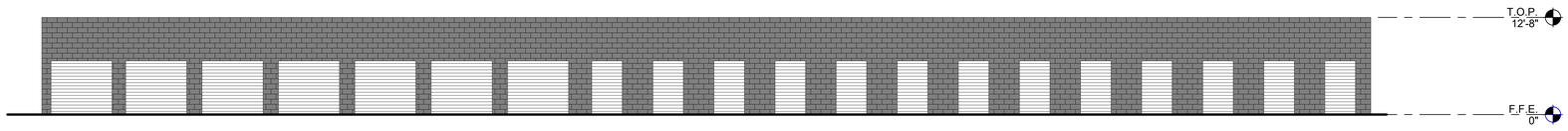
BUILDINGS F-G - EAST EXTERIOR ELEVATION (2)
SCALE: 1/8" = 1'-0"



BUILDINGS F-G - NORTH EXTERIOR ELEVATION (3)
SCALE: 1/8" = 1'-0"

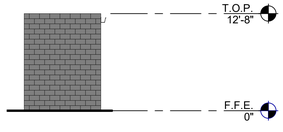


BUILDING H - WEST EXTERIOR ELEVATION (2)
SCALE: 1/8" = 1'-0"

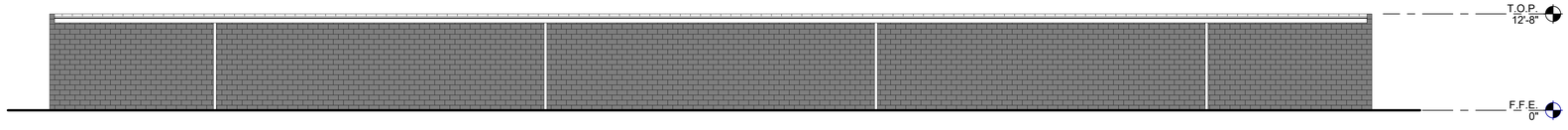


1/8"=1'-0"
0 4' 8' 16' 32'

BUILDING H - SOUTH EXTERIOR ELEVATION (1)
SCALE: 1/8" = 1'-0"



BUILDING H - EAST EXTERIOR ELEVATION (4)
SCALE: 1/8" = 1'-0"



BUILDING H - NORTH EXTERIOR ELEVATION (3)
SCALE: 1/8" = 1'-0"

TREETOP DEVELOPMENT

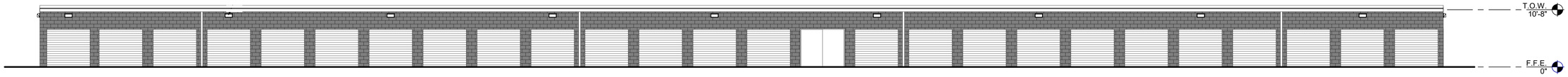
BUILDINGS F, G & H I EXTERIOR BUILDING ELEVATIONS

EDGEWATER SELF STORAGE

EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

07.15.2020

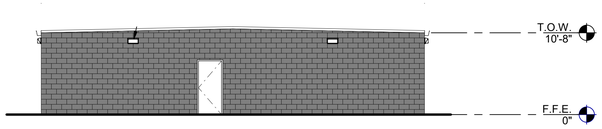


1/8"=1'-0"

0 4' 8' 16' 32'

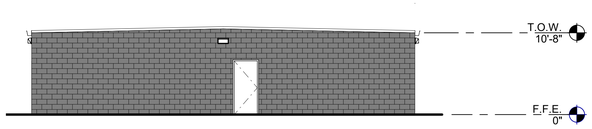
BUILDING I - SOUTH EXTERIOR ELEVATION (1)

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



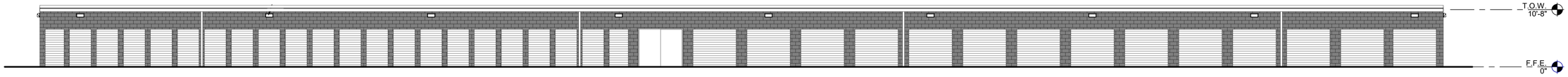
BUILDING I - EAST EXTERIOR ELEVATION (4)

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



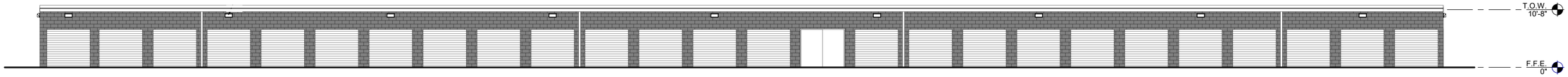
BUILDING I - WEST EXTERIOR ELEVATION (2)

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



BUILDING I - NORTH EXTERIOR ELEVATION (3)

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



1/8"=1'-0"

0 4' 8' 16' 32'

BUILDING I - SOUTH EXTERIOR ELEVATION (1)

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

TREETOP DEVELOPMENT

BUILDING I I EXTERIOR BUILDING ELEVATIONS

EDGEWATER SELF STORAGE

EDGEWATER PARK, NJ - NYC19-0005-00

WARE MALCOMB

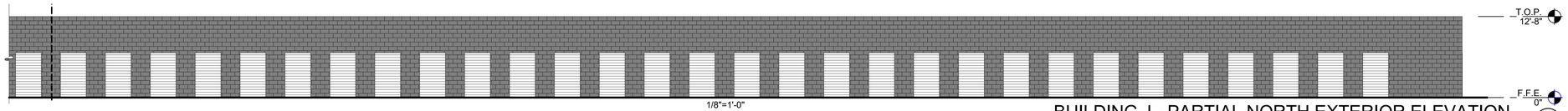
07.15.2020

1/16"=1'-0"

0 8' 16' 32' 64'

BUILDING J - NORTH EXTERIOR ELEVATION (1)

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

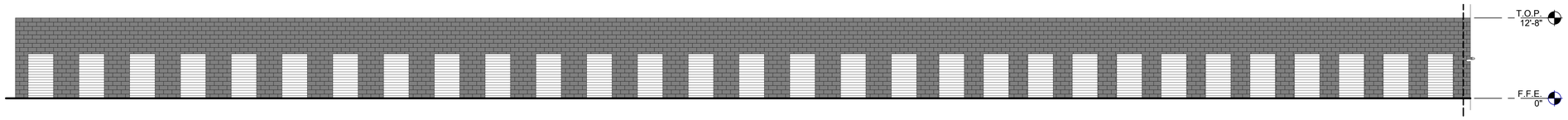


1/8"=1'-0"

0 4' 8' 16' 32'

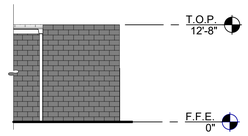
BUILDING J - PARTIAL NORTH EXTERIOR ELEVATION (1A)

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



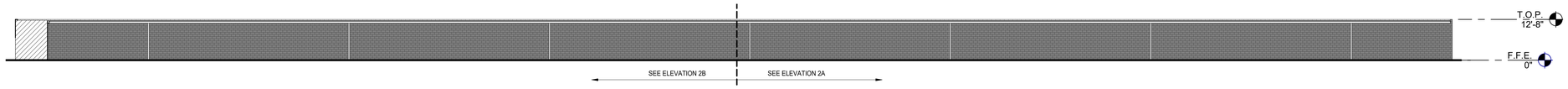
BUILDING J - PARTIAL NORTH EXTERIOR ELEVATION (1B)

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



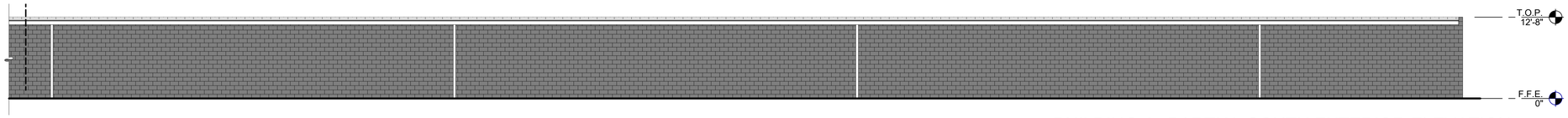
BUILDING J - EAST EXTERIOR ELEVATION (2)

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



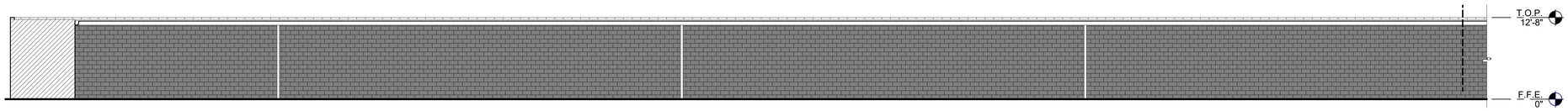
BUILDING J - SOUTH EXTERIOR ELEVATION (3)

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



BUILDING J - PARTIAL SOUTH EXTERIOR ELEVATION (3A)

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



BUILDING J - PARTIAL SOUTH EXTERIOR ELEVATION (3B)

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