



ADVANCE
REALTY INVESTORS

Harrison Riverbend District Blocks A&B
Site Plan Documents
March 9, 2022

RAMSA
ROBERT A.M. STERN ARCHITECTS

Package Contents

- Site Locator Plan
- Floor Area, Unit Count and Phasing Summary
- Proposed Site Plan
- Parking Summary
- Phase I Plans: Southwest Block
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- Signage Plans
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Site Locator Plan

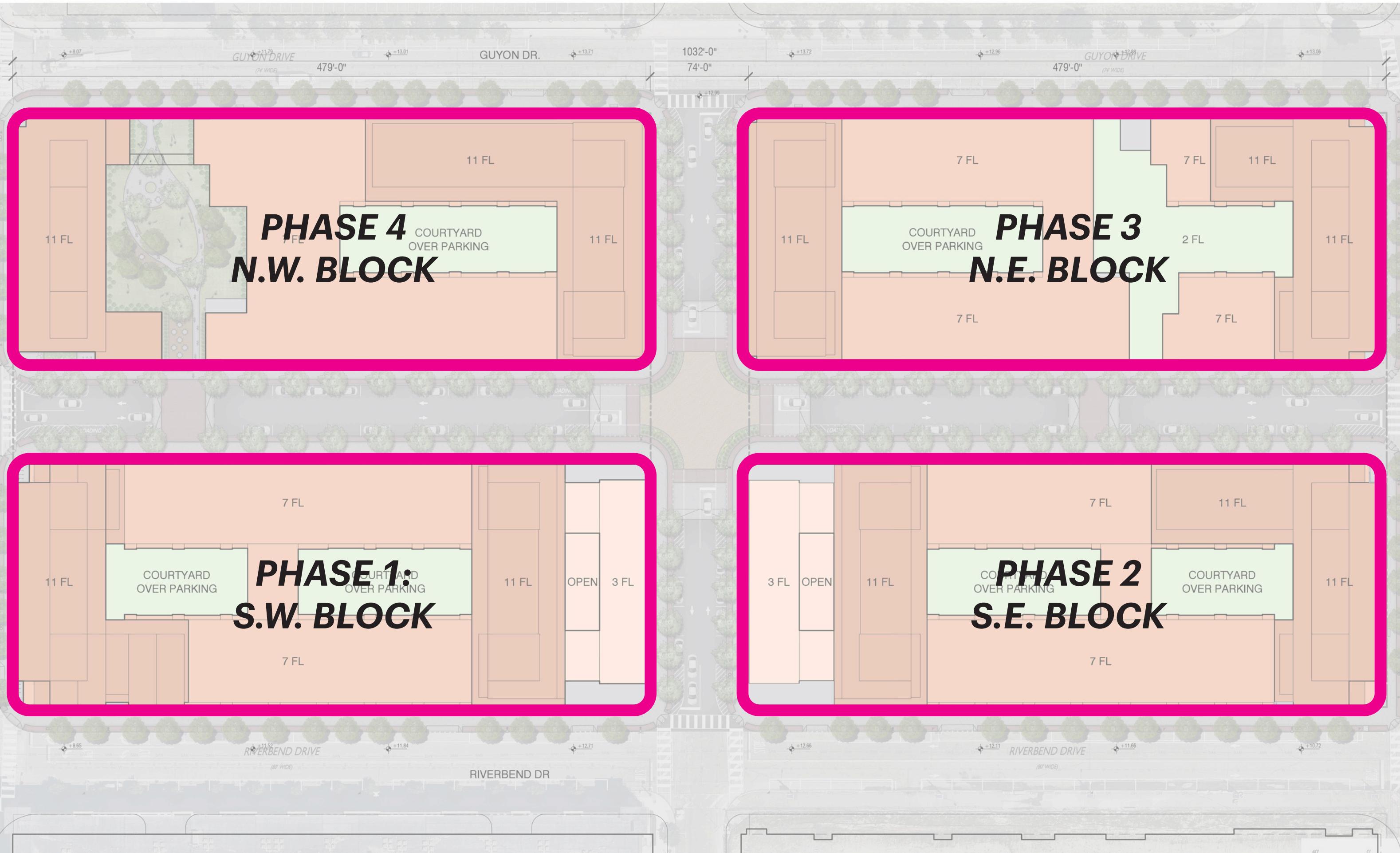


Harrison, NJ Blocks A&B
March 2022

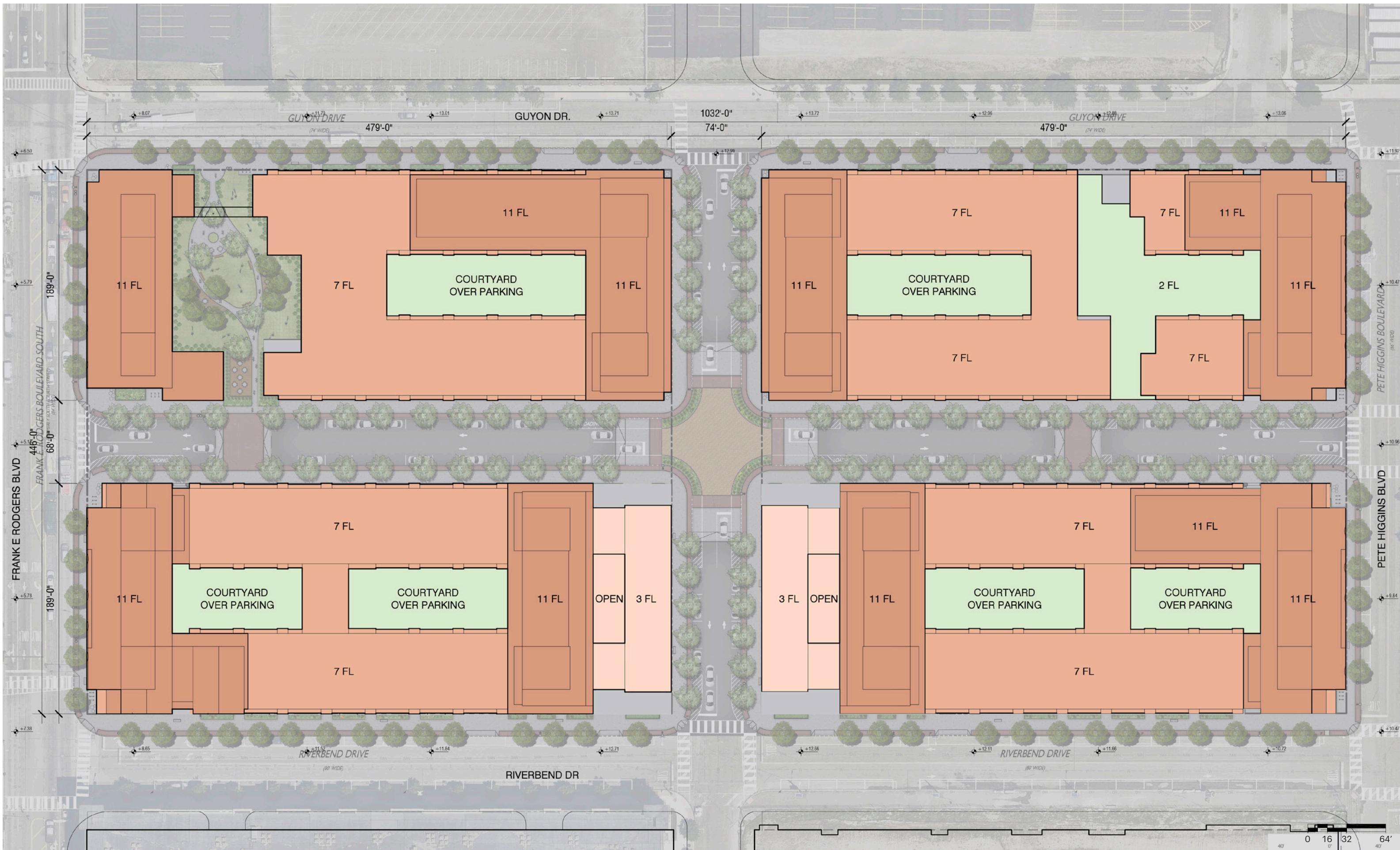
Site Locator Plan

Floor Area, Unit Count and Phasing Summary

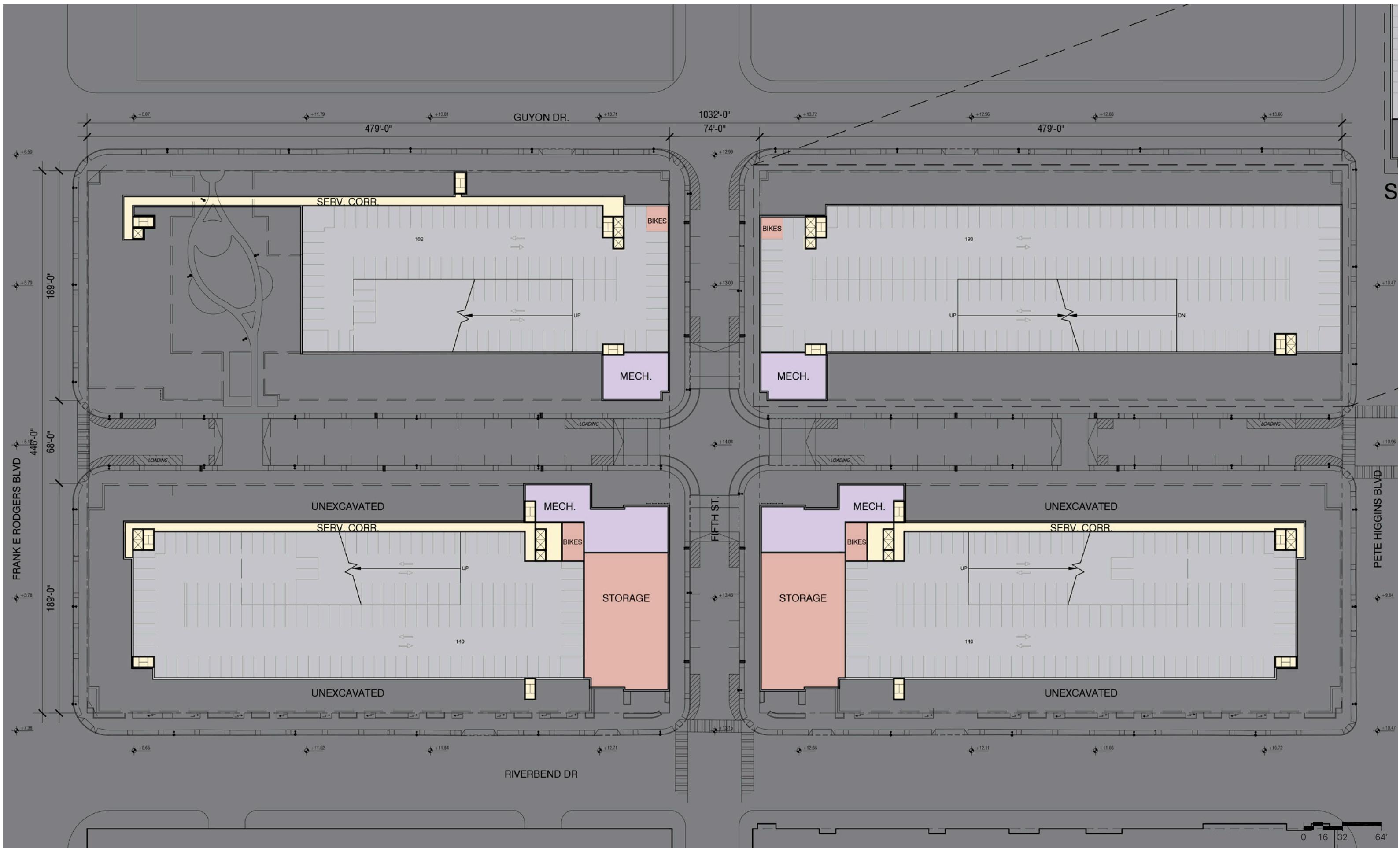
	Southwest Building	Southeast Building	Northeast Building	Northwest Buildings	Total	% Total
GSF	686,645	701,149	713,219	677,677	2,778,690	
GSF (Excl. Parking & BOH)	539,507	554,011	557,979	575,902	2,227,399	
Total Unit Count	512	524	477	485	1,997	
Studio (~540 NSF)	77	79	71	73	300	15%
1BR (~715 NSF)	179	183	167	170	699	35%
2BR (~1,040 NSF)	230	236	214	218	899	45%
3BR (~1,300 NSF)	26	26	24	24	100	5%
Retail GSF	14,440	14,440	16,190	15,687	60,757	100%

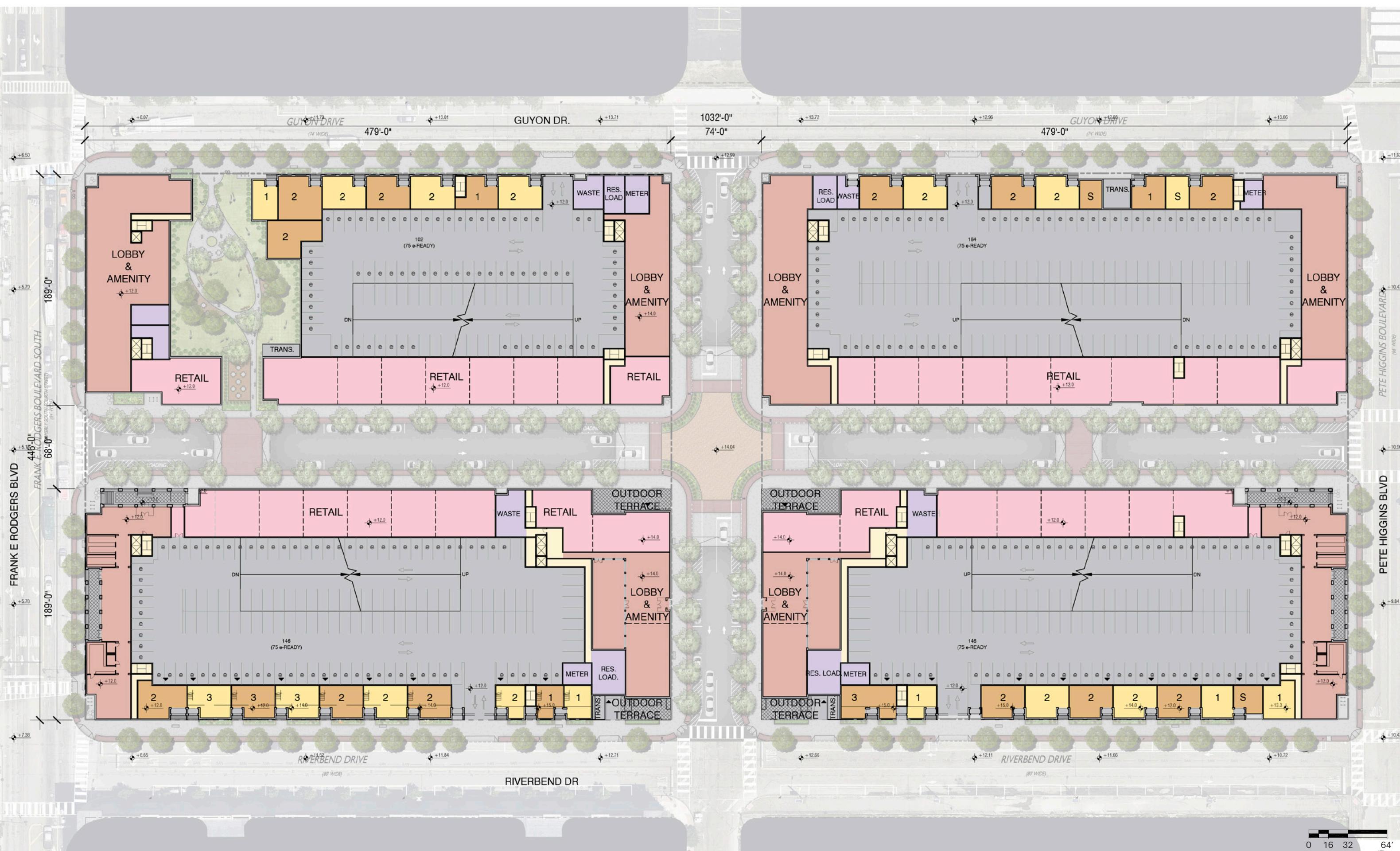


Proposed Site Plans

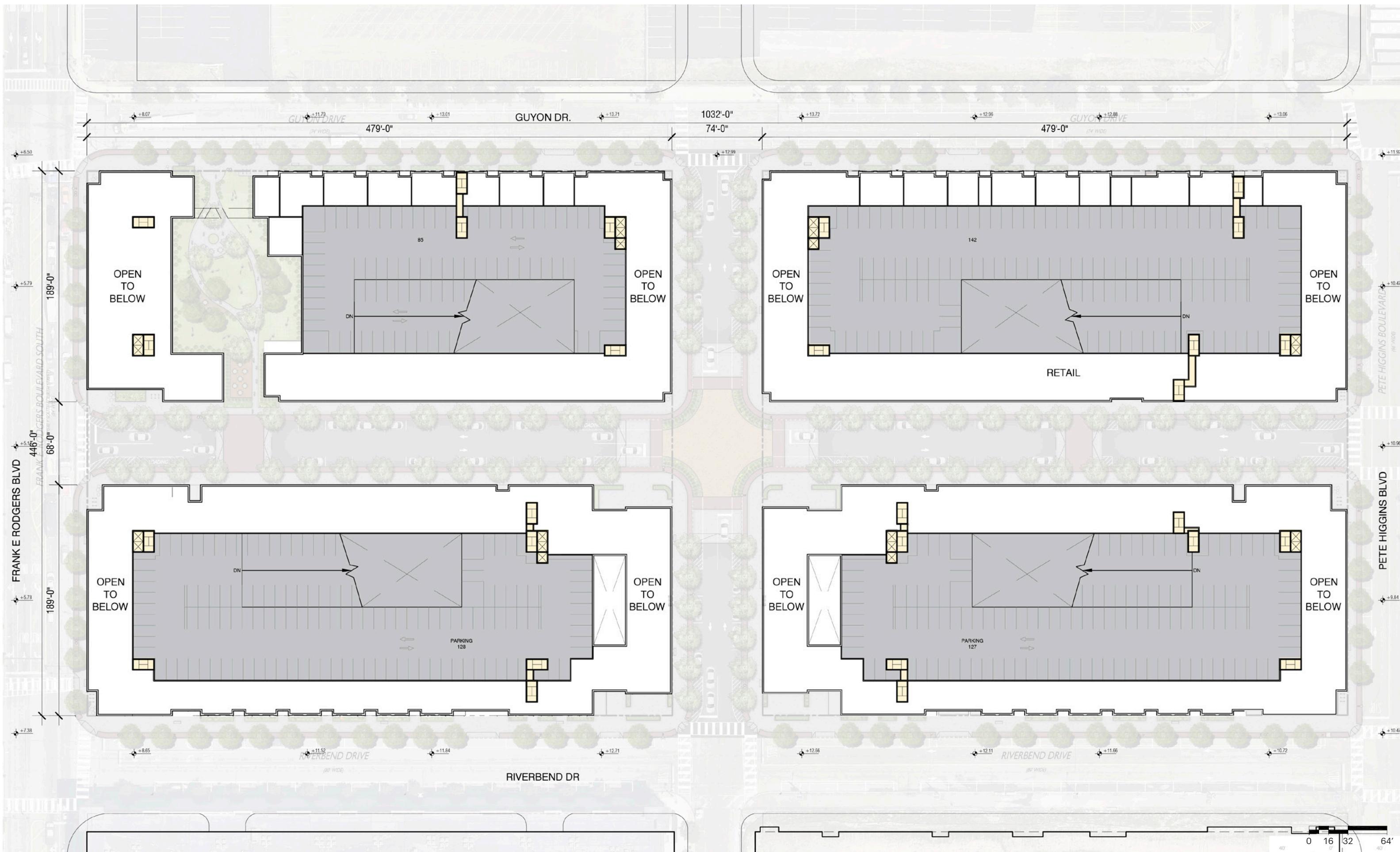


Site Plan





Ground Floor Plan

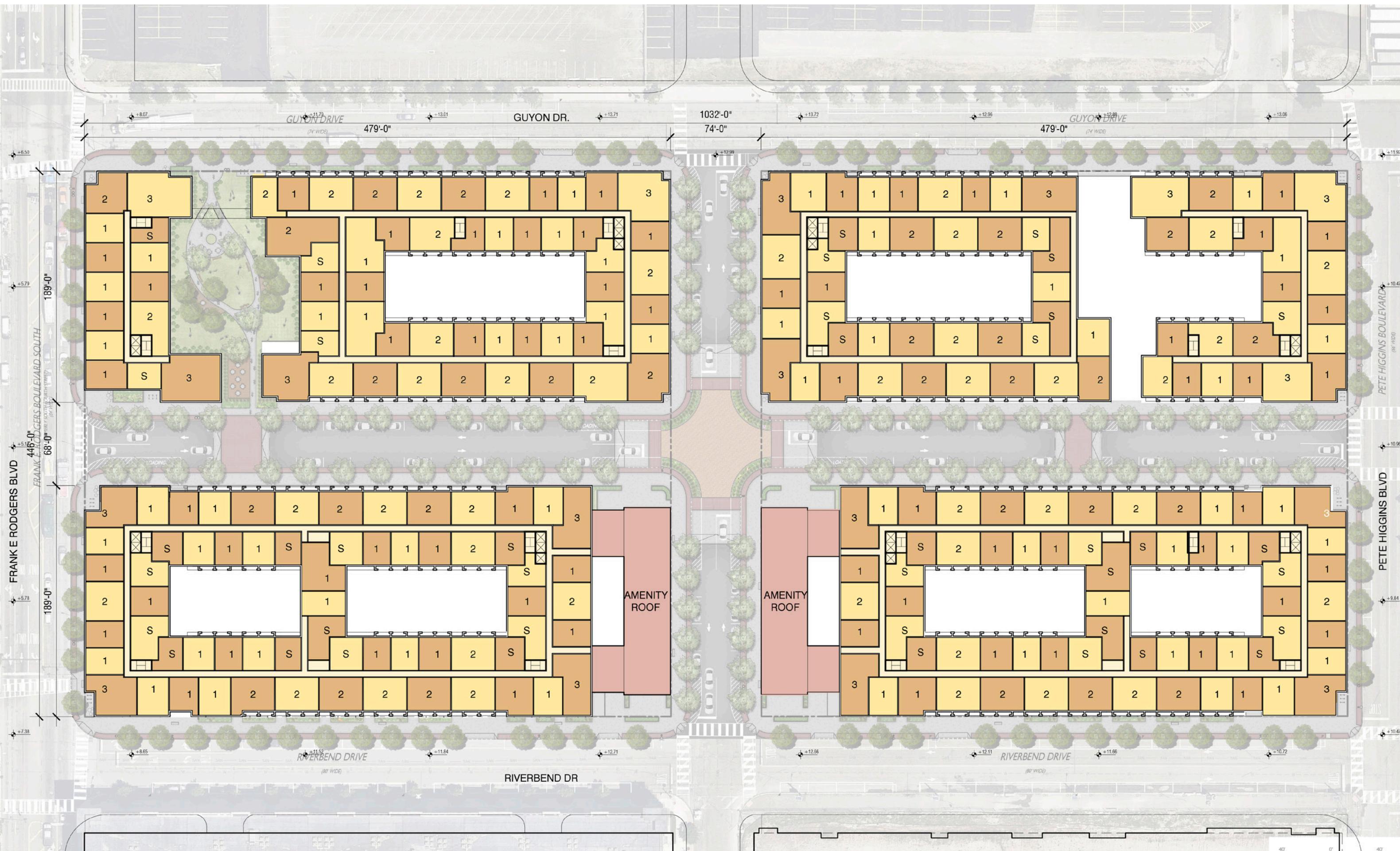




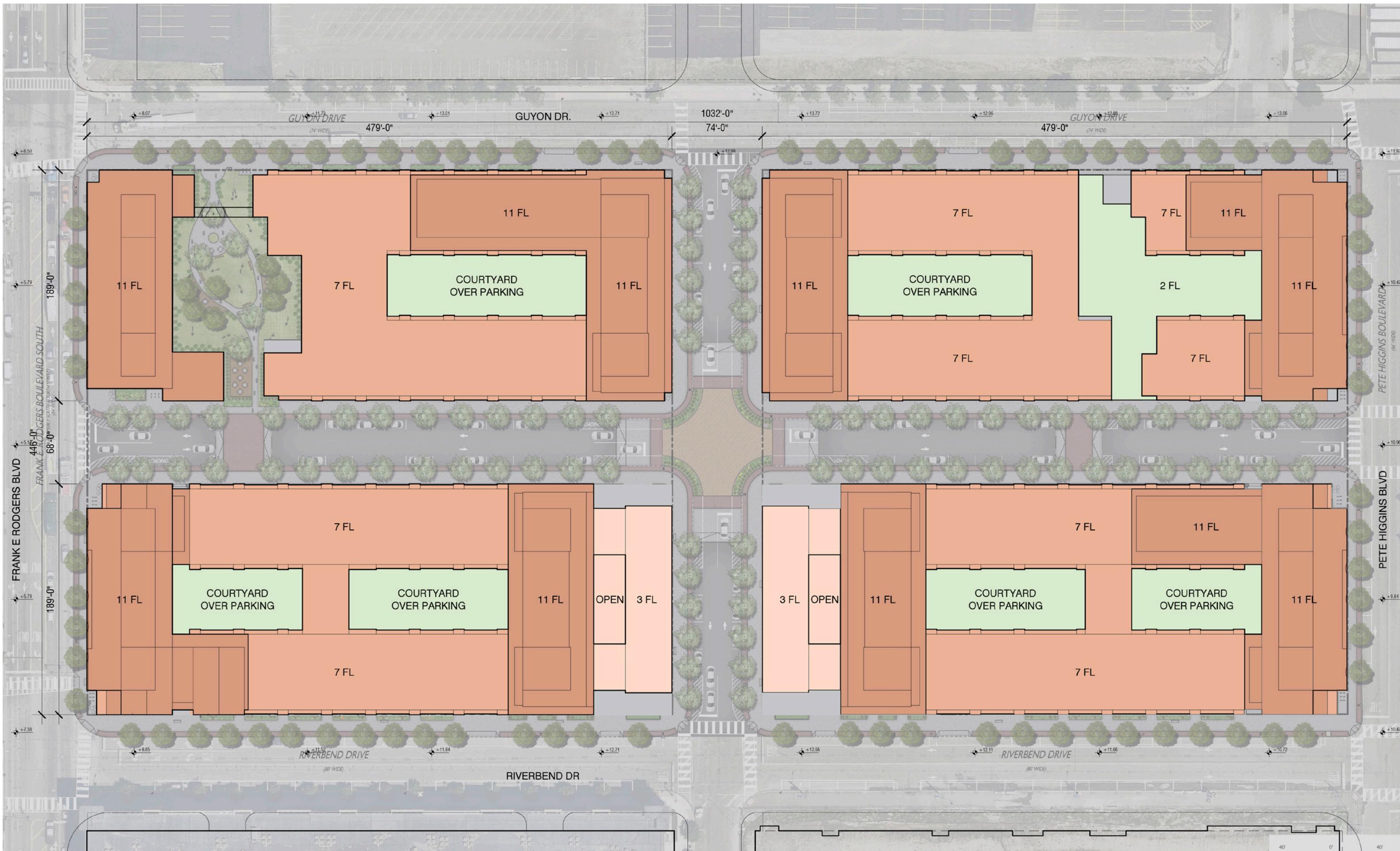
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Floor 2

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Roof Plan

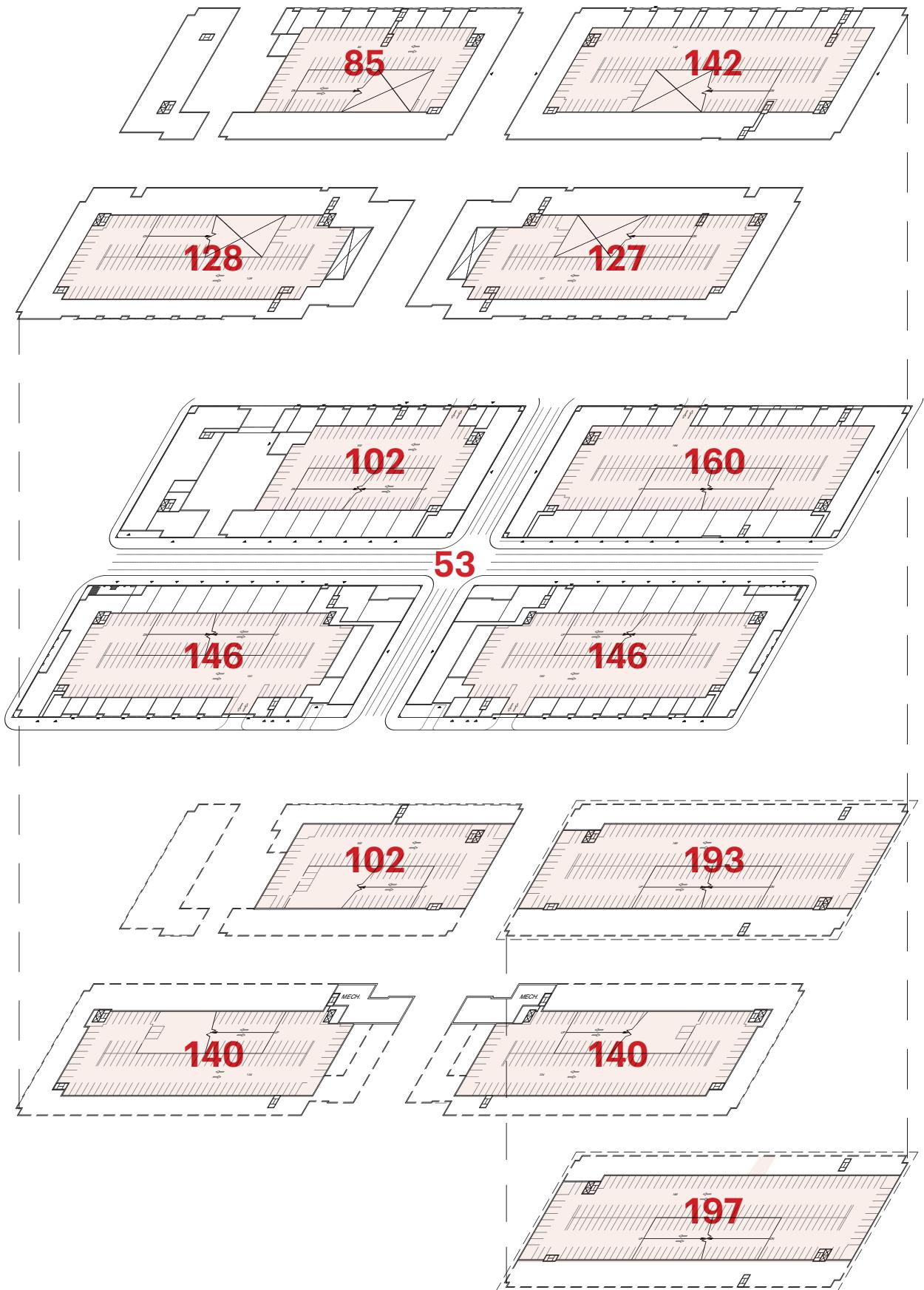
Parking Summary

Mezzanine
(EL +21.0)

Ground Level
(EL +12.0)

Lower Level
(EL +3.0)

Lower Level 2
(EL -6.0)



PARKING REQUIRED

1.0 spaces required per dwelling unit

Permitted 10% reduction for providing
E.V.-ready spaces

2,000 dwelling units: 2,000 spaces
Less 10% per E.V.-ready space reduction*: - 200 spaces

Required retail parking ratio:
1 space per 1,000 gross square feet of retail*
60,757 GSF Leasable Retail: 61 spaces

Total Required: 1,861 spaces

PARKING PROVIDED

Structured covered screened parking:
NW Block: 289 NE Block: 692
SW Block: 414 SE Block: 413

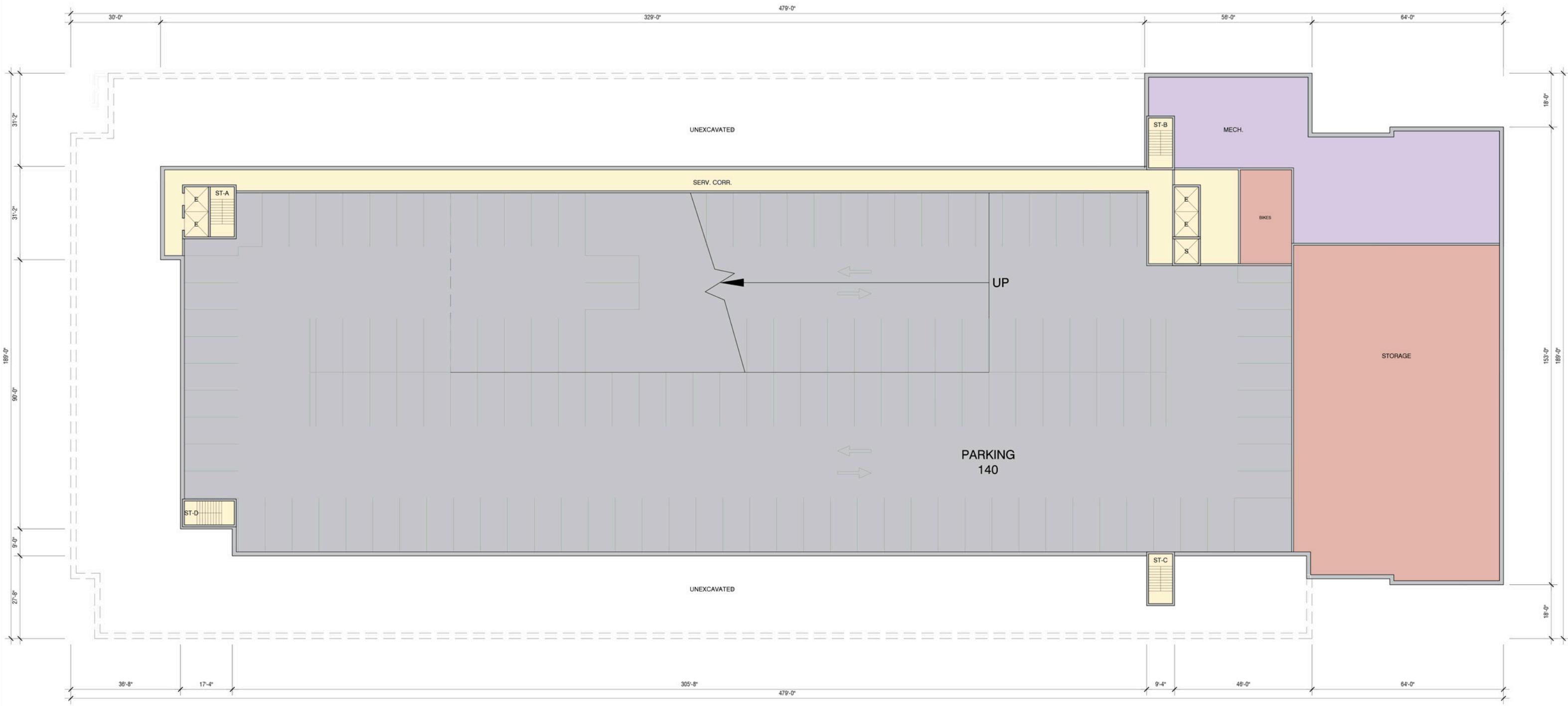
1,808 spaces

Parallel surface parking along Retail Street: 53 spaces

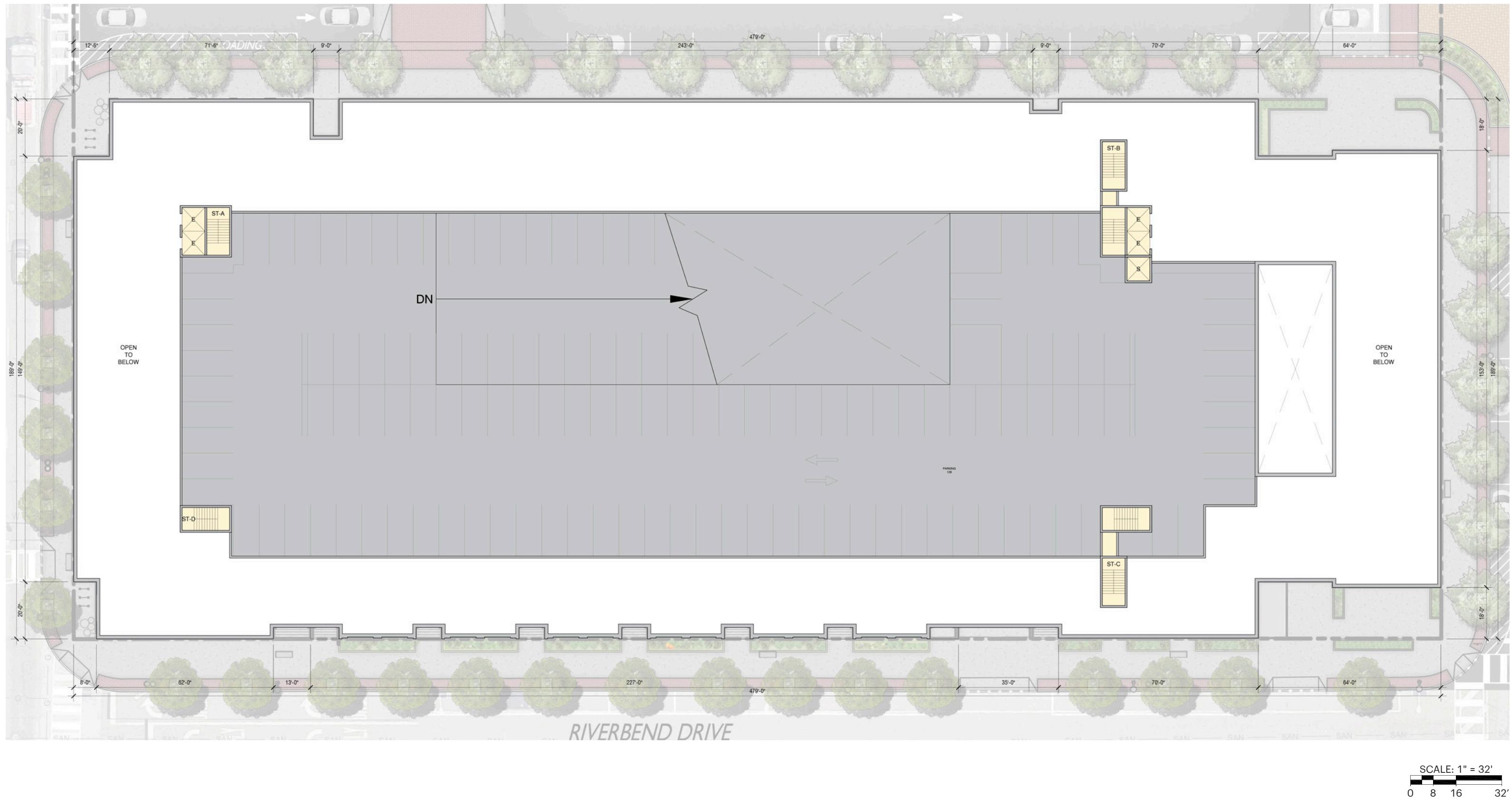
Total Provided: 1,861 spaces

*Notes: "Office/Retail/Financial Institution" uses assumed for all 'retail' floor area
300 of total to be E.V.-Ready spaces
Required metered on-street parking along Fifth Street Right-Of-Way is
provided but not included in calculations above.

Phase I Plans: Southwest Block



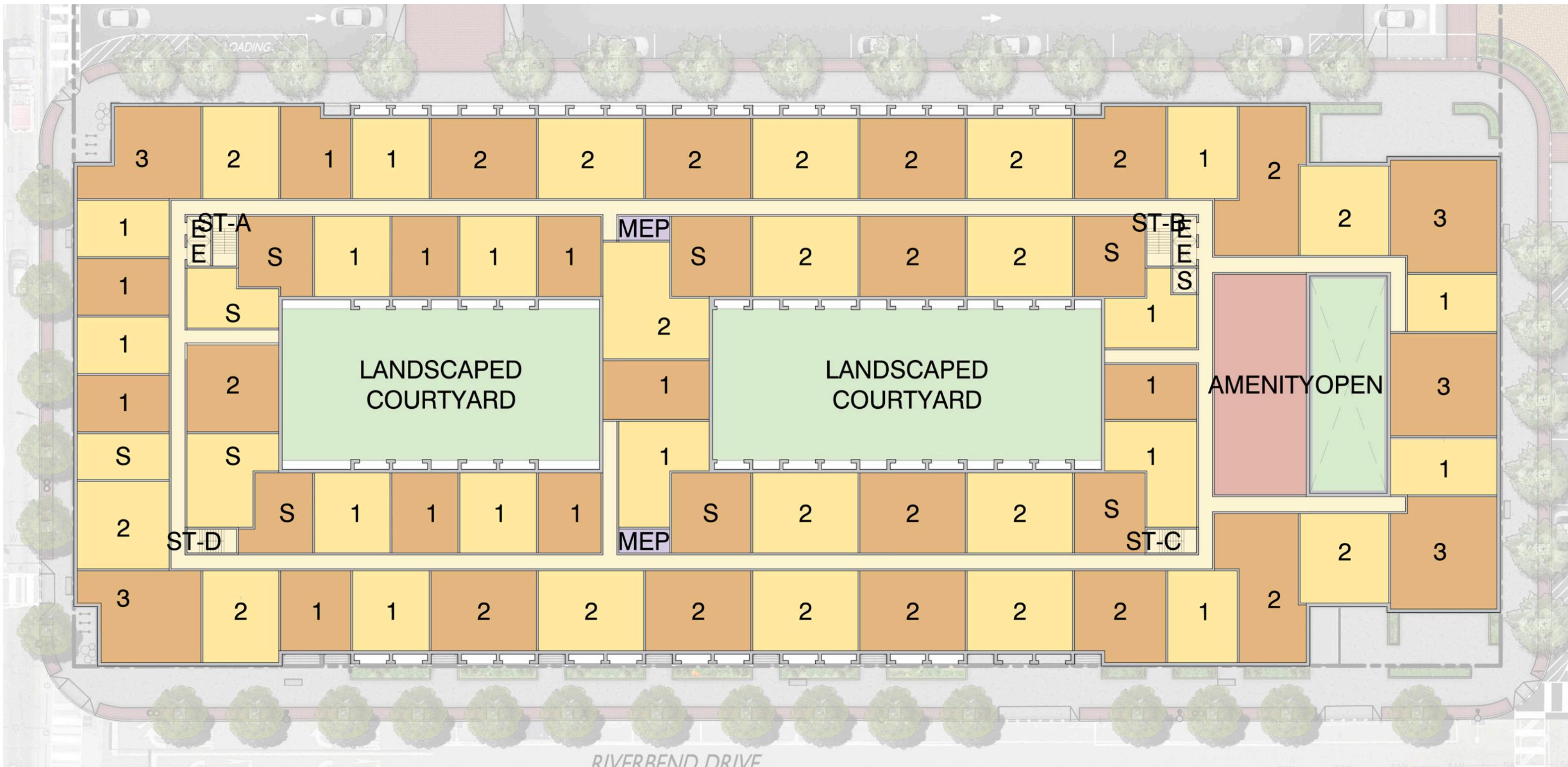


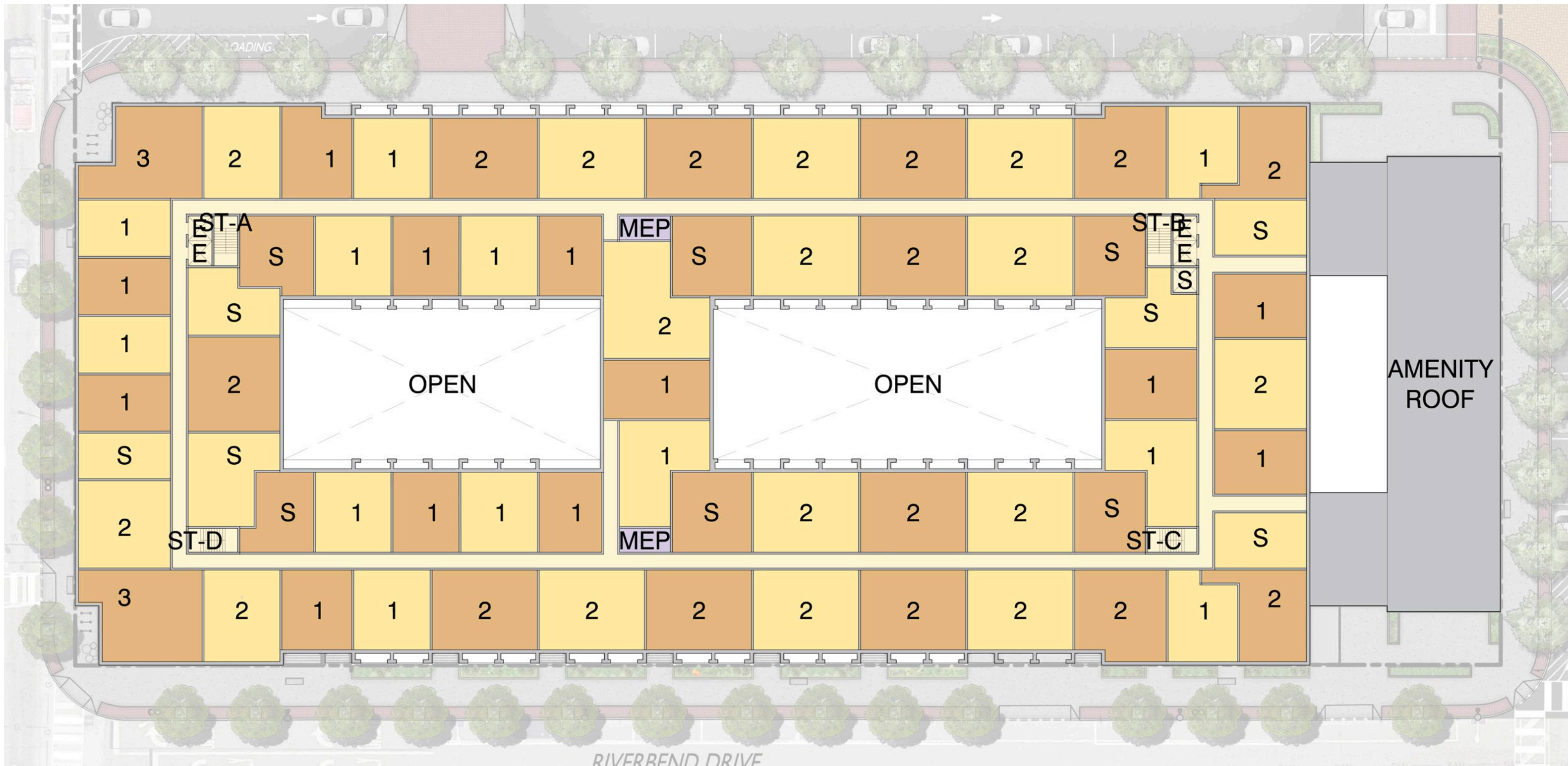


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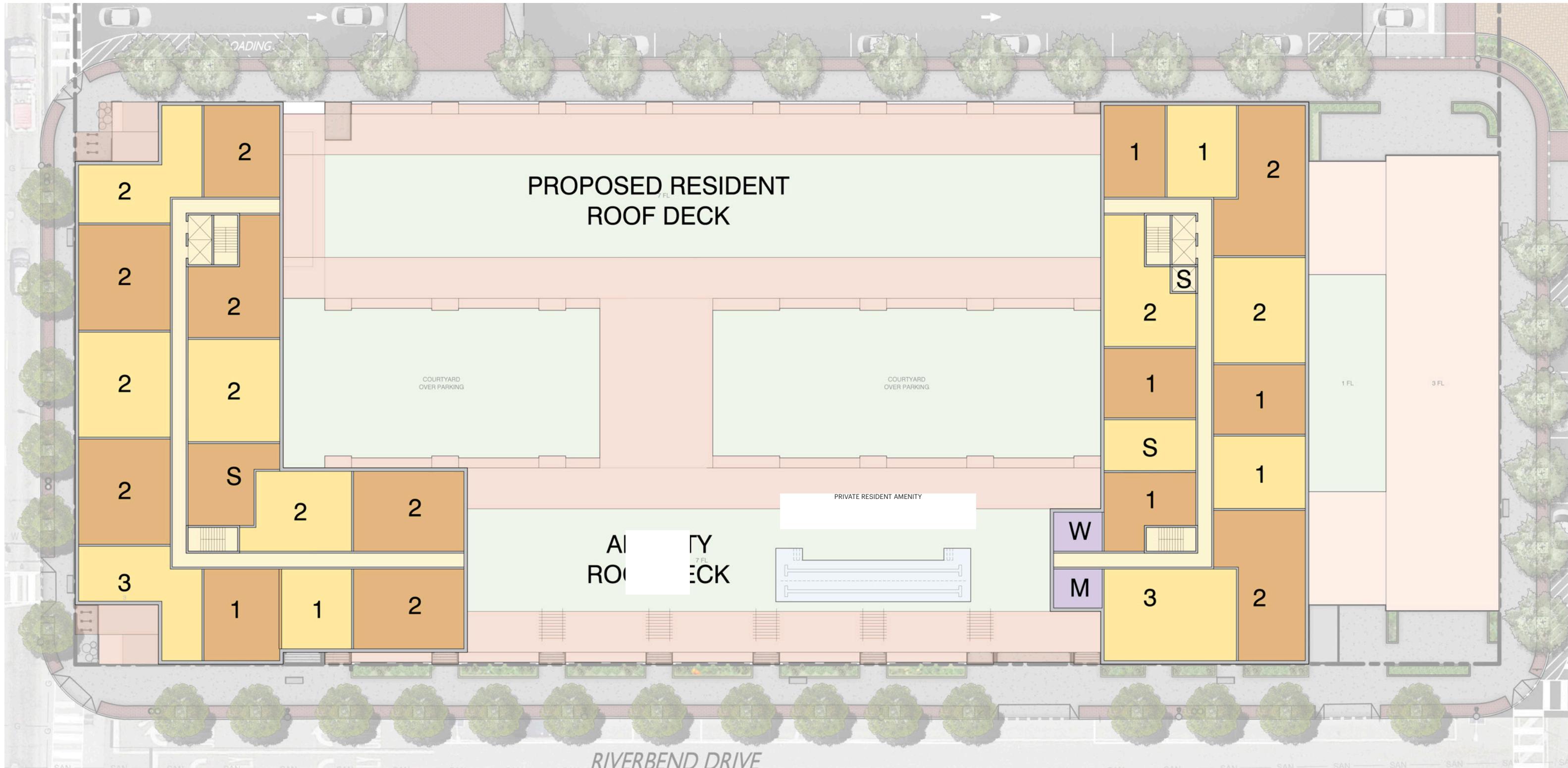
Phase I - Parking Mezzanine Plan

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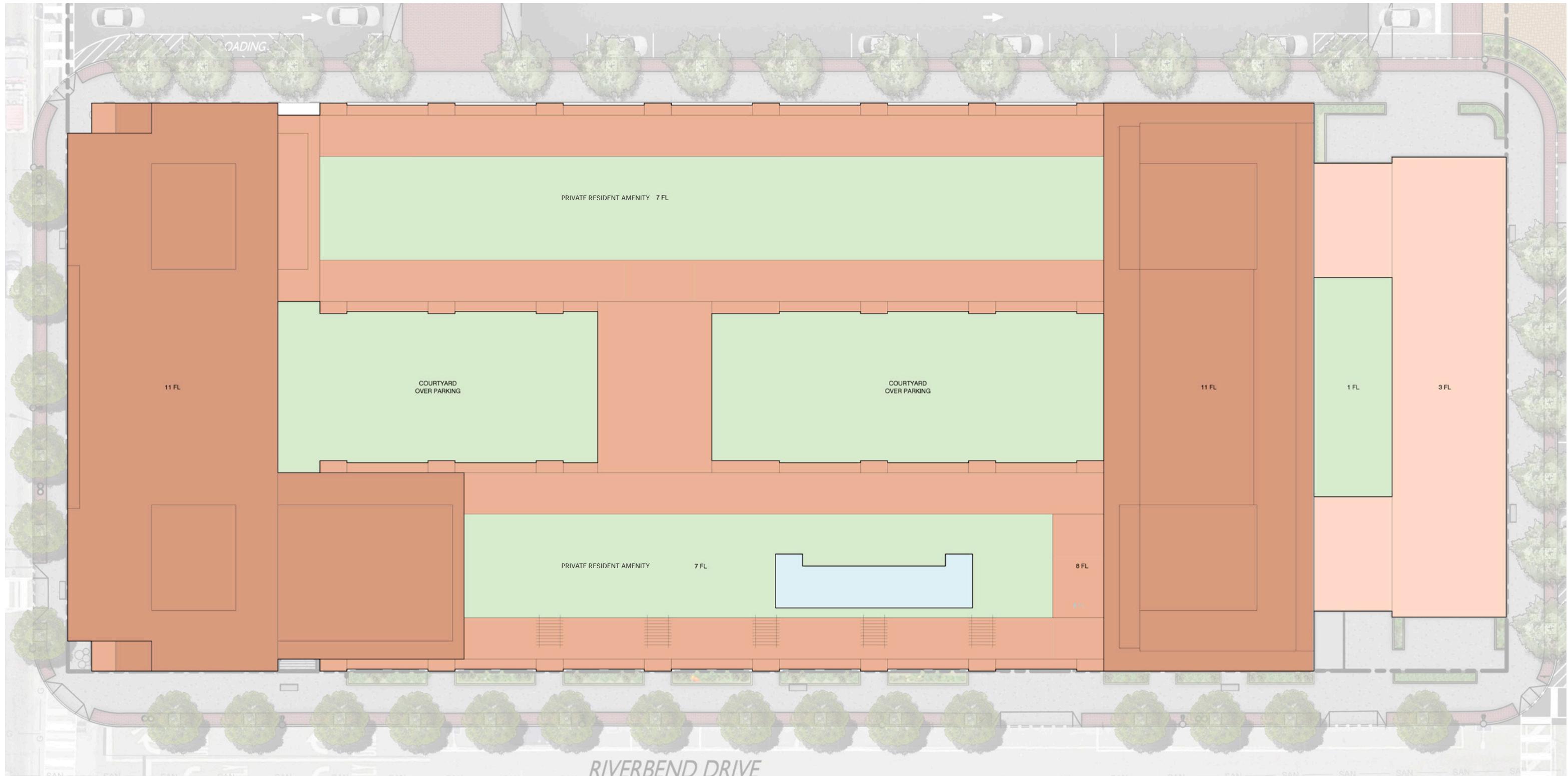
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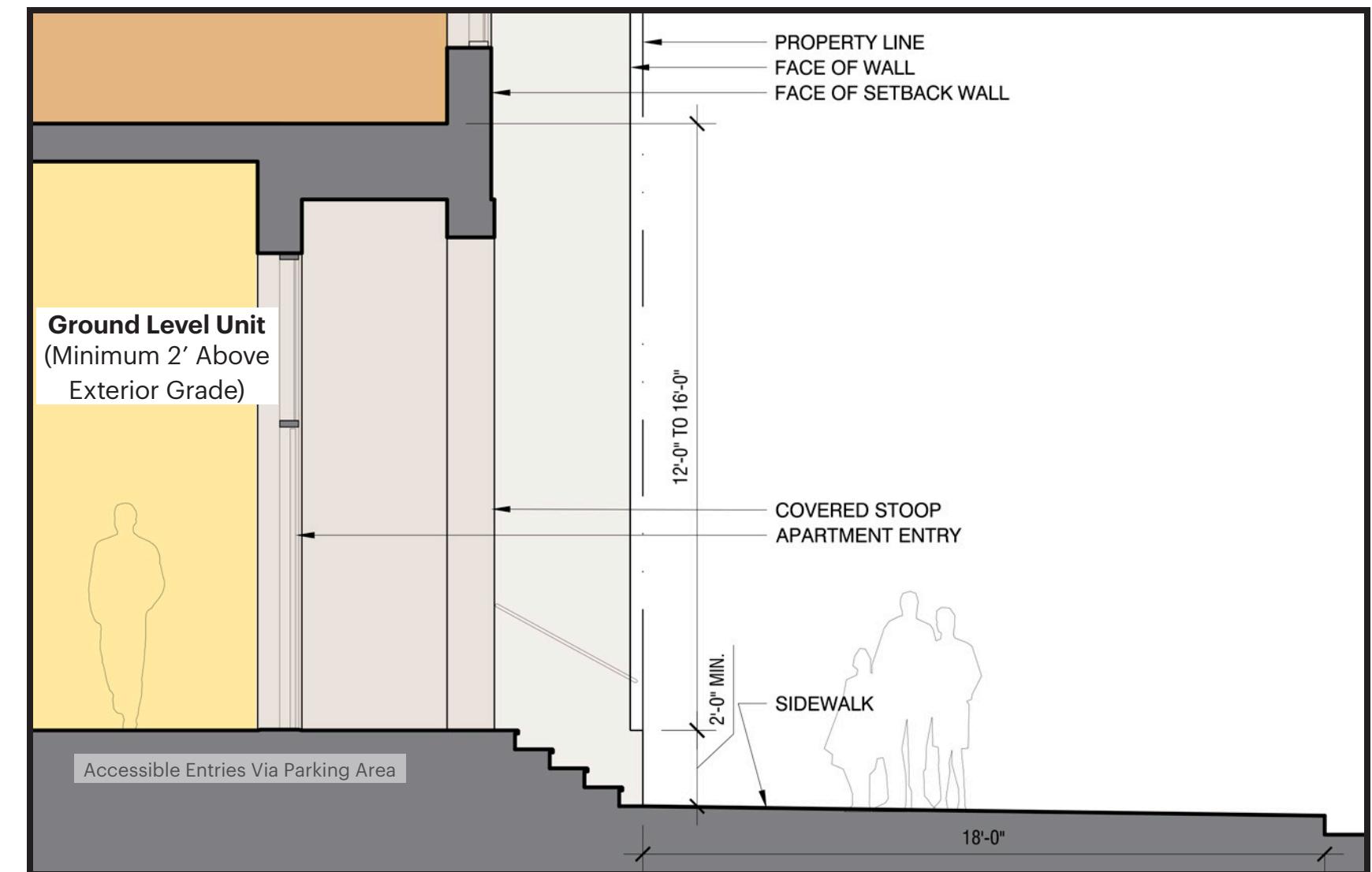
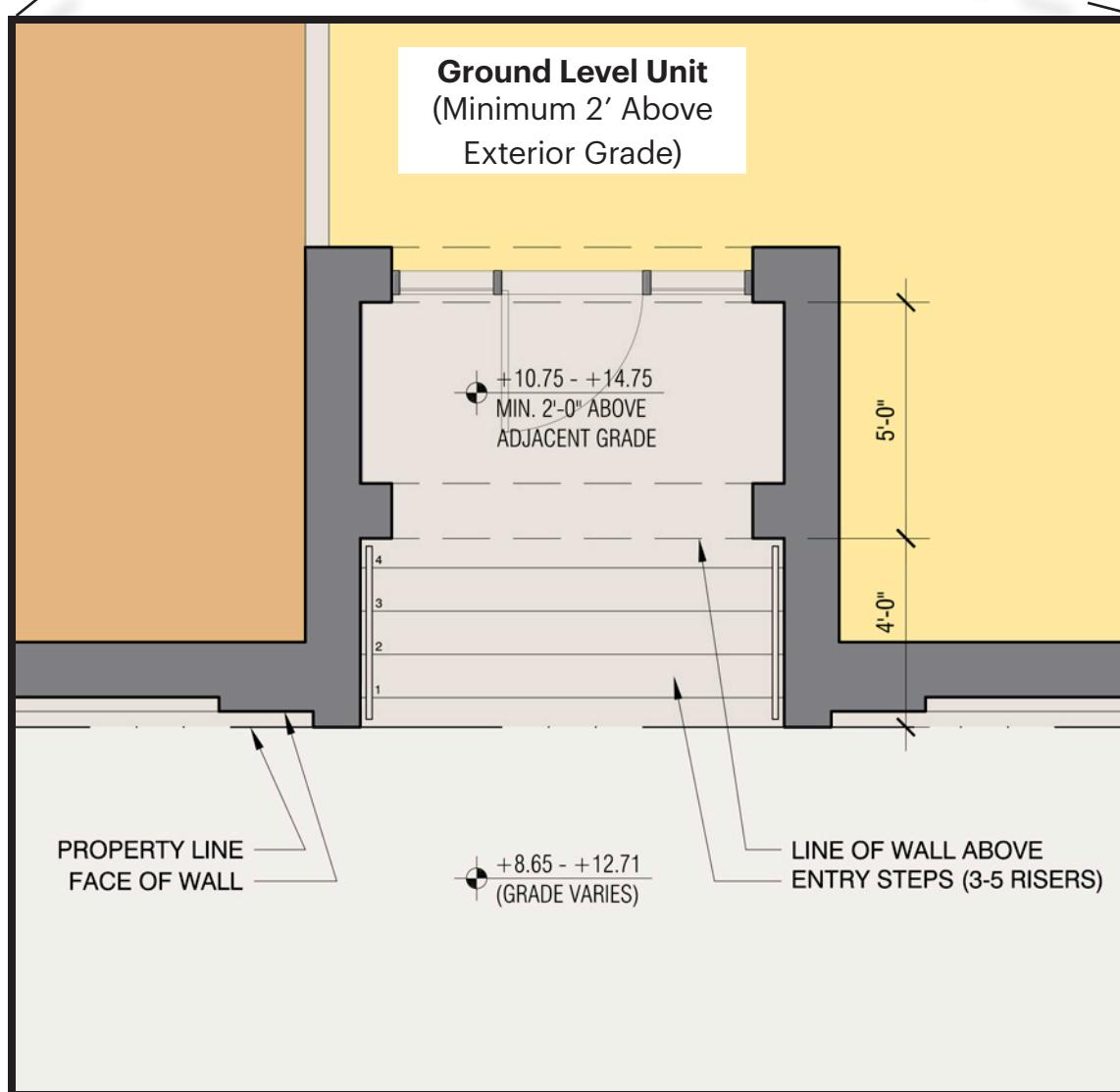
Phase I - Floors 8-11

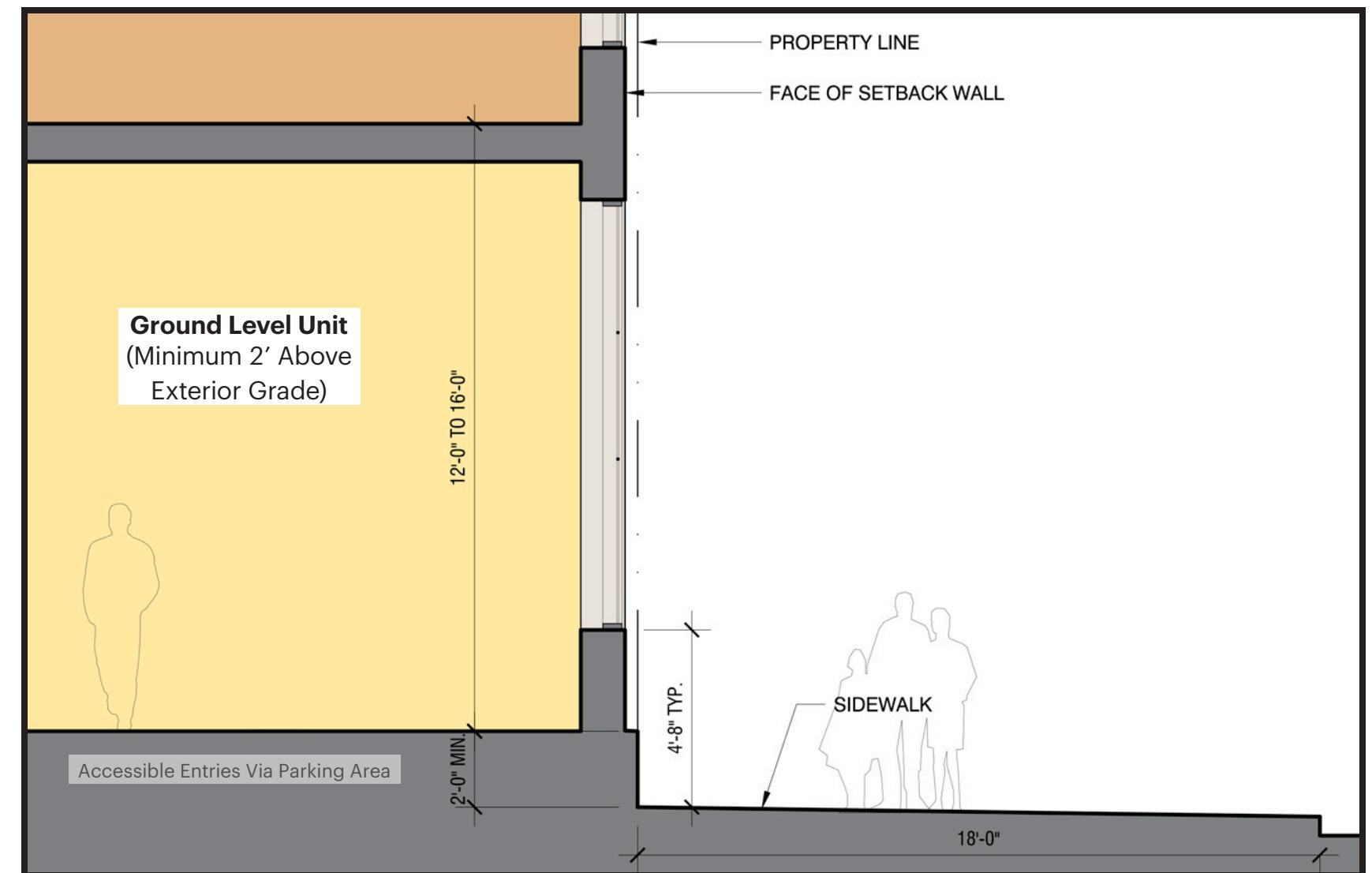
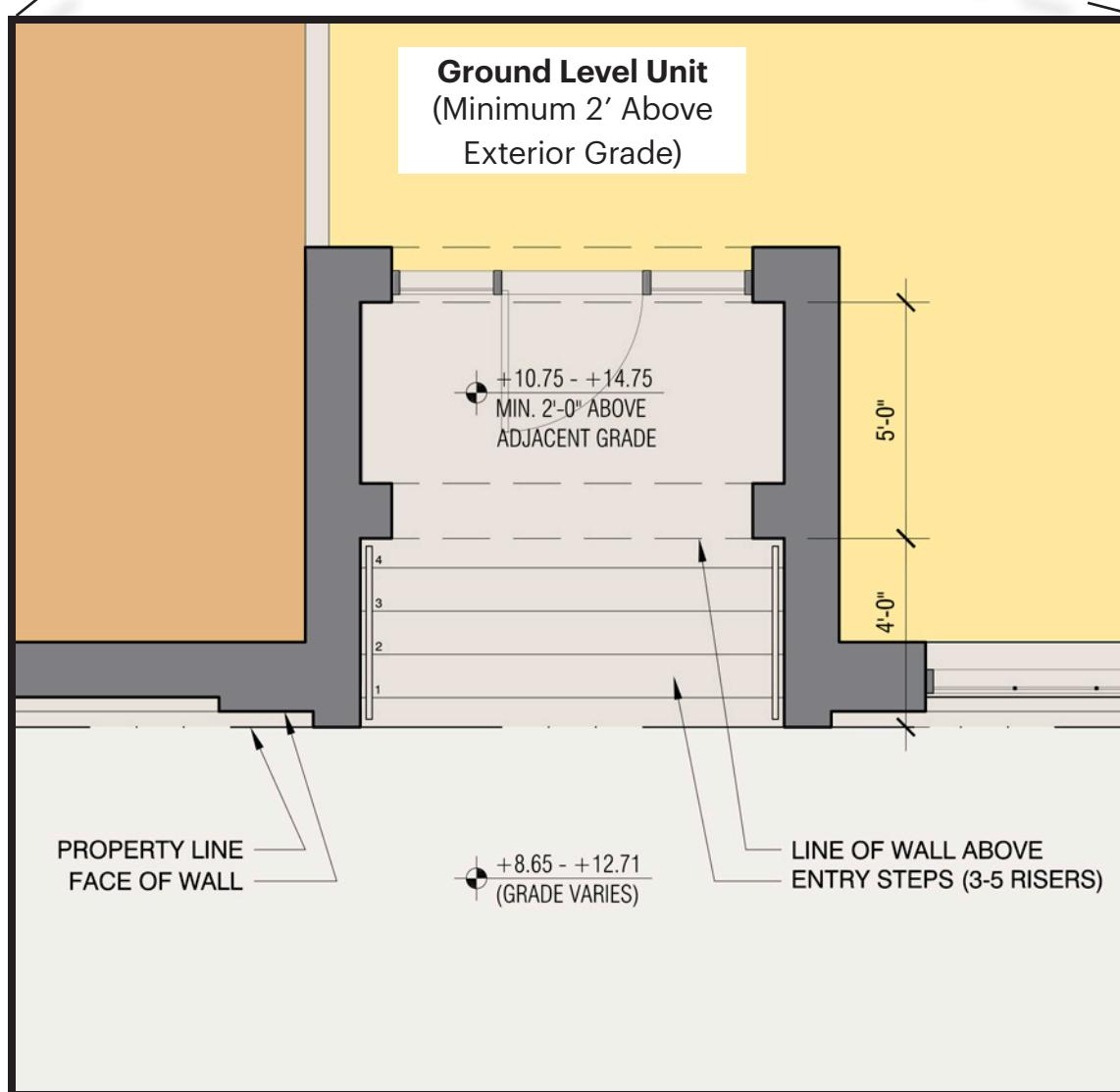
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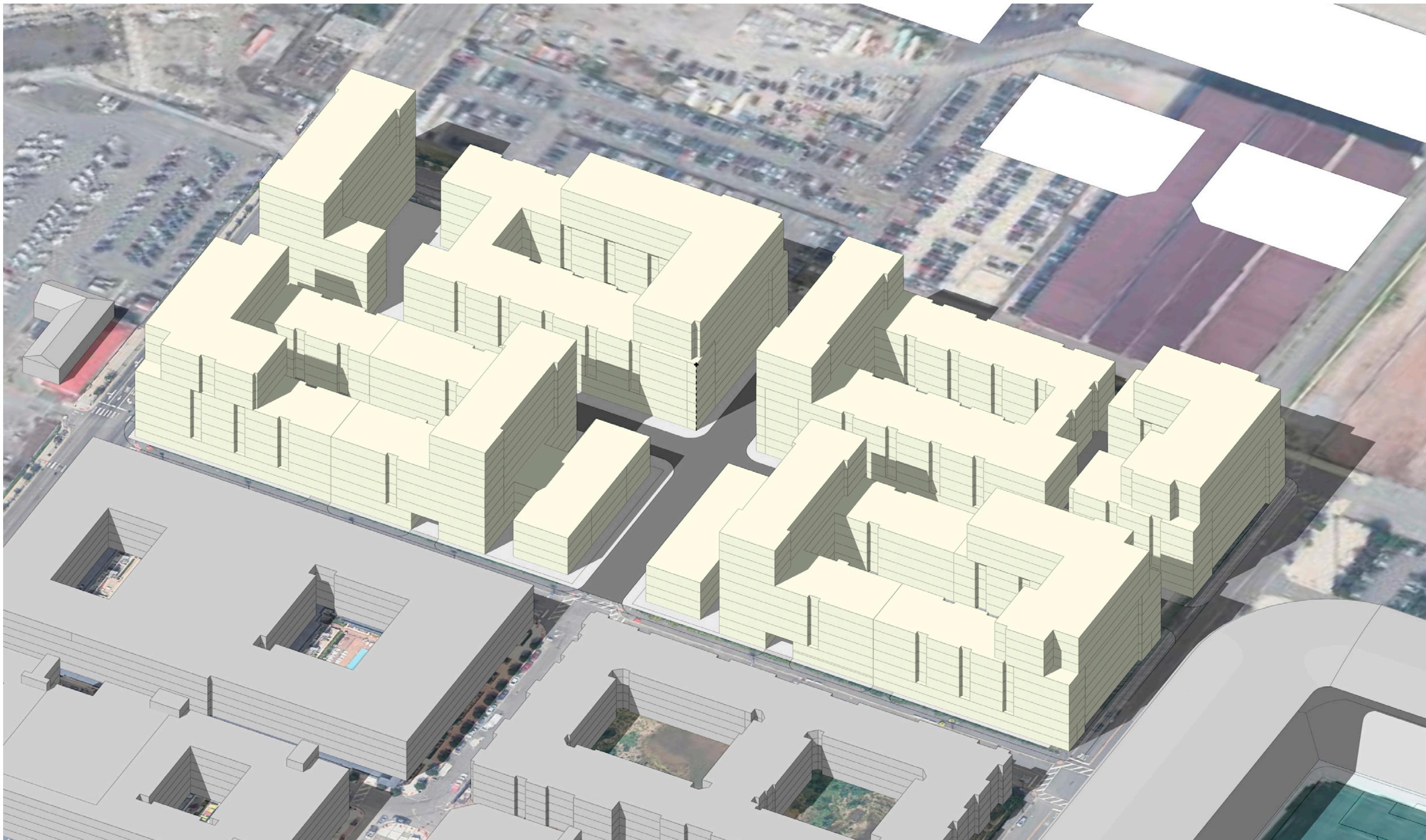
SCALE: 1" = 32'

0 8 16 32'





Massing Diagram



Elevation Design

Southwest Building
(Phase 1)



Southeast Building
(Phase 2)



South Elevation

Northwest Building
(Phase 4)



Southwest Building
(Phase 1)



West Elevation



0 16 32 64'

Northeast Building
(Phase 3)



Northwest Building
(Phase 4)



North Elevation

Southeast Building
(Phase 2)



Northeast Building
(Phase 3)



East Elevation



0 16 32 64'



Masonry Wall
base

Cladding
Type A

Cladding
Type B

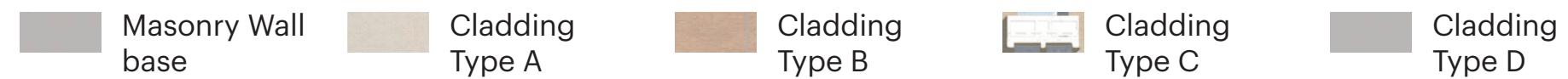
Cladding
Type C

Cladding
Type D

SCALE: 1" = 32'
0 8 16 32'



East



West

SCALE: 1" = 32'
0 8 16 32'



Masonry Wall
base



Cladding
Type A



Cladding
Type B



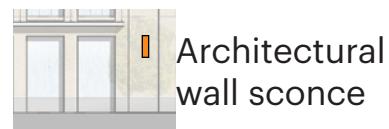
Cladding
Type C



Cladding
Type D

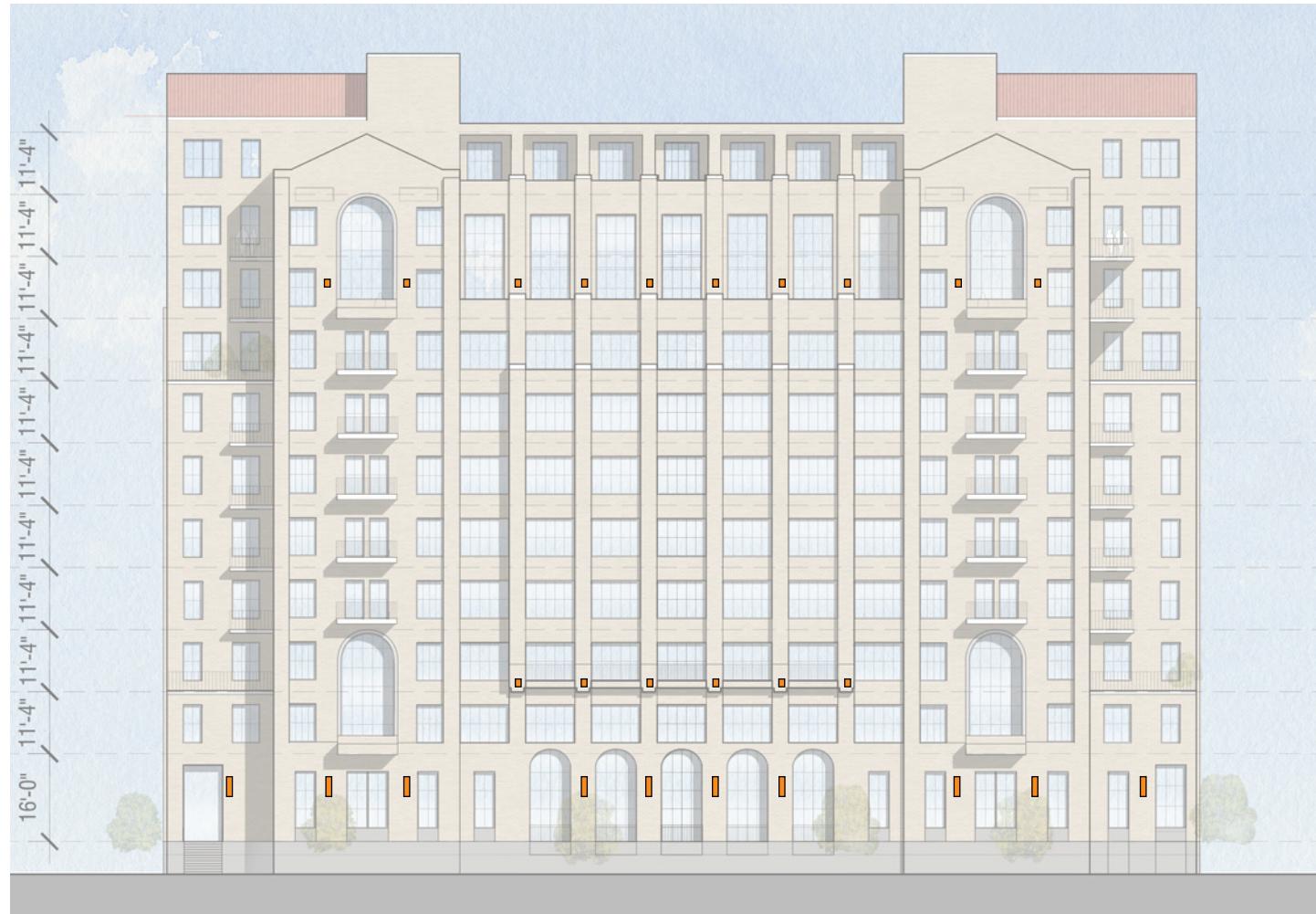
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Lighting Plans



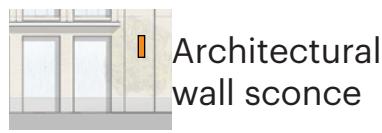
Architectural
wall sconce

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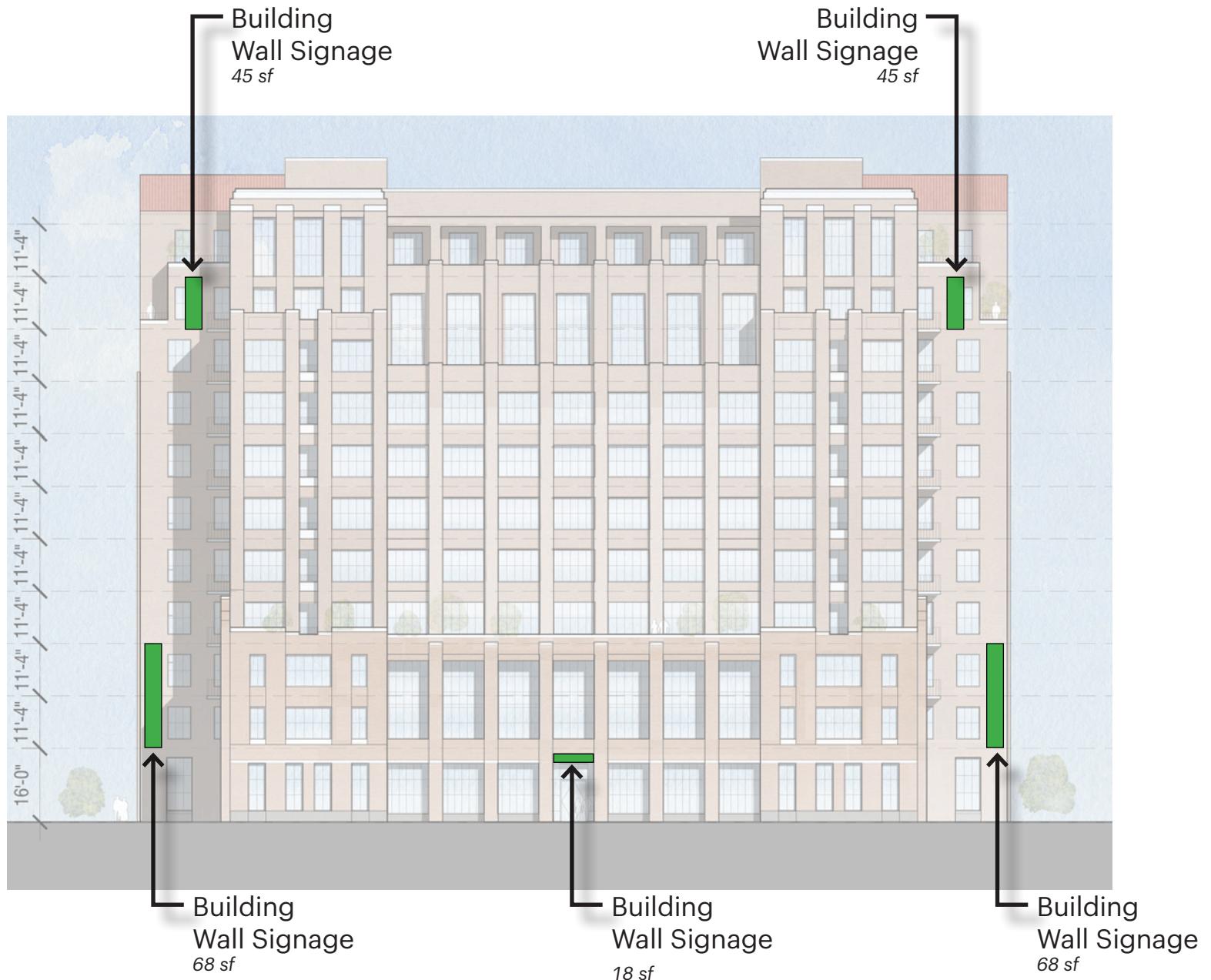
Signage Plans

Signage Summary

	(SF)
First floor facade area:	21,384
Max. allowable signage area (5%):	1,069
Proposed Signage Area:	
South Facade	226
West Facade	180
East Facade	244
North Facade	419
Total Signage Area	1,069

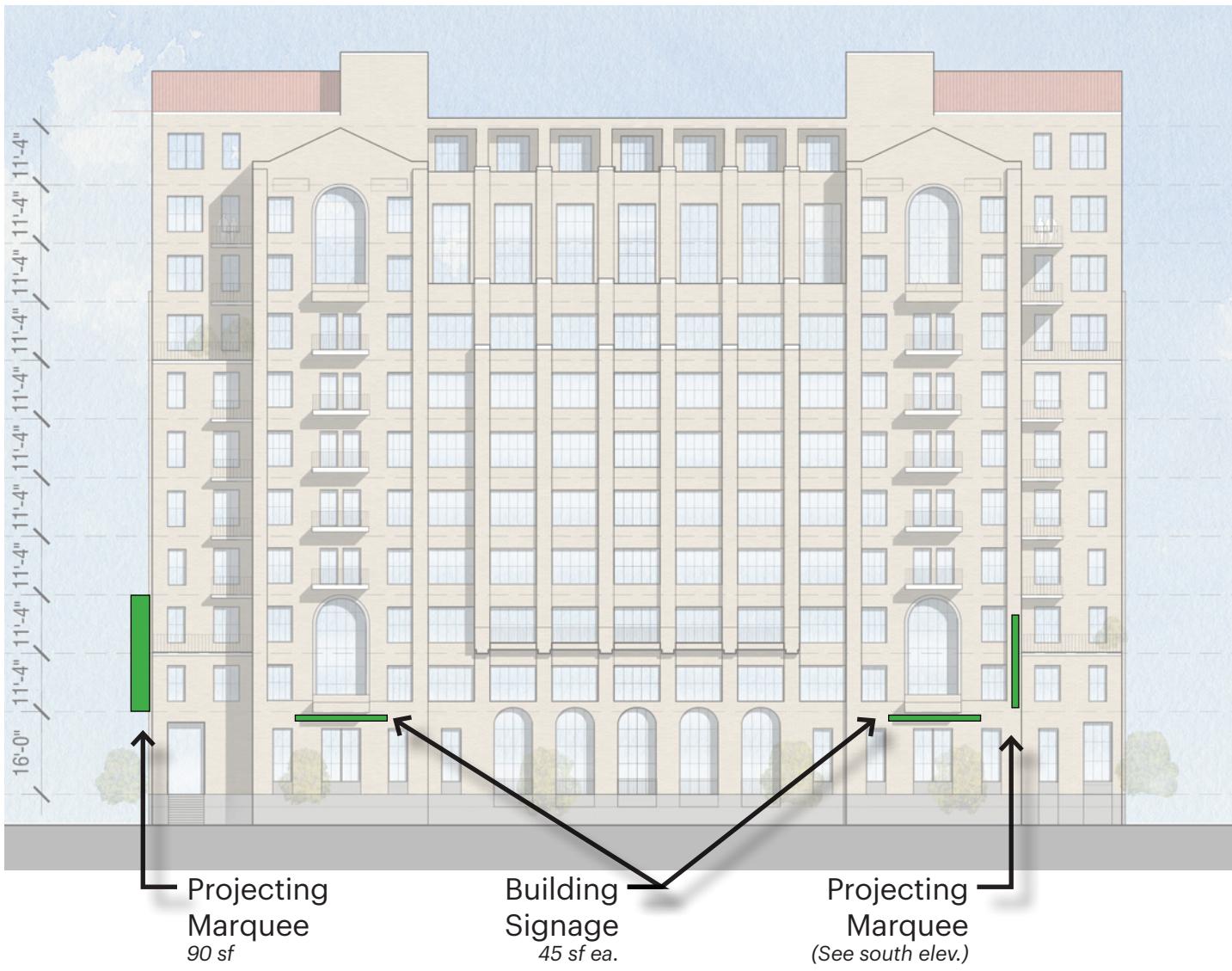
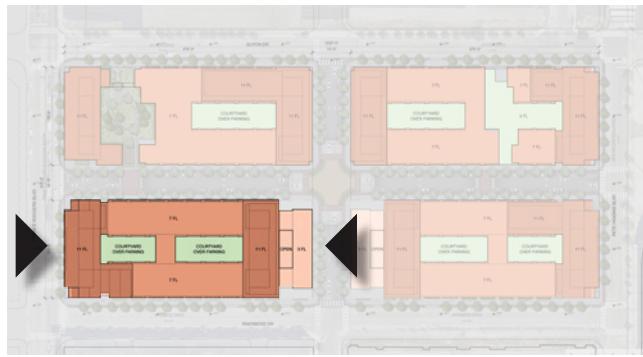


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Signage Summary

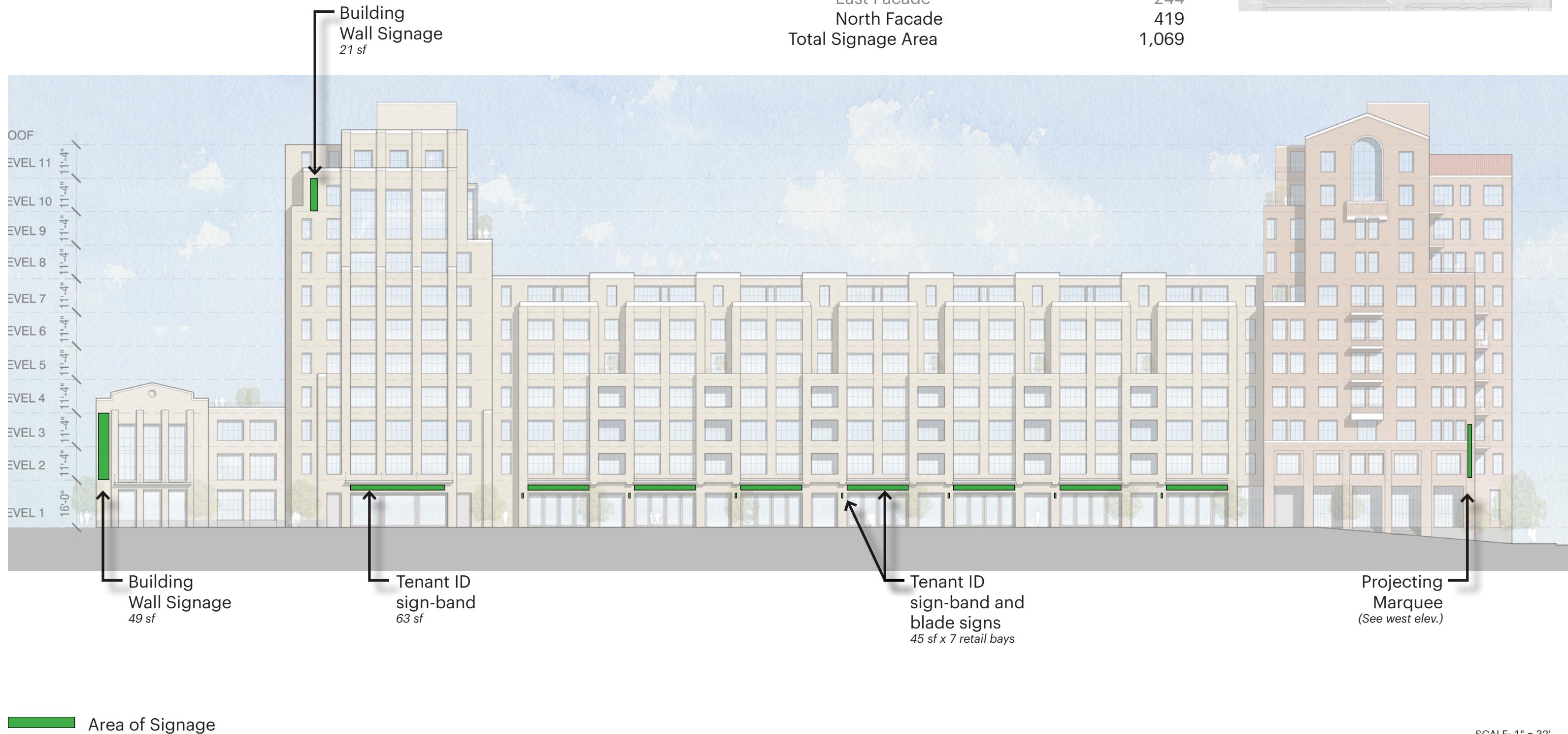
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Illustrative Perspectives







Harrison, NJ Blocks A&B March 2022

View Along Retail Corridor Looking East

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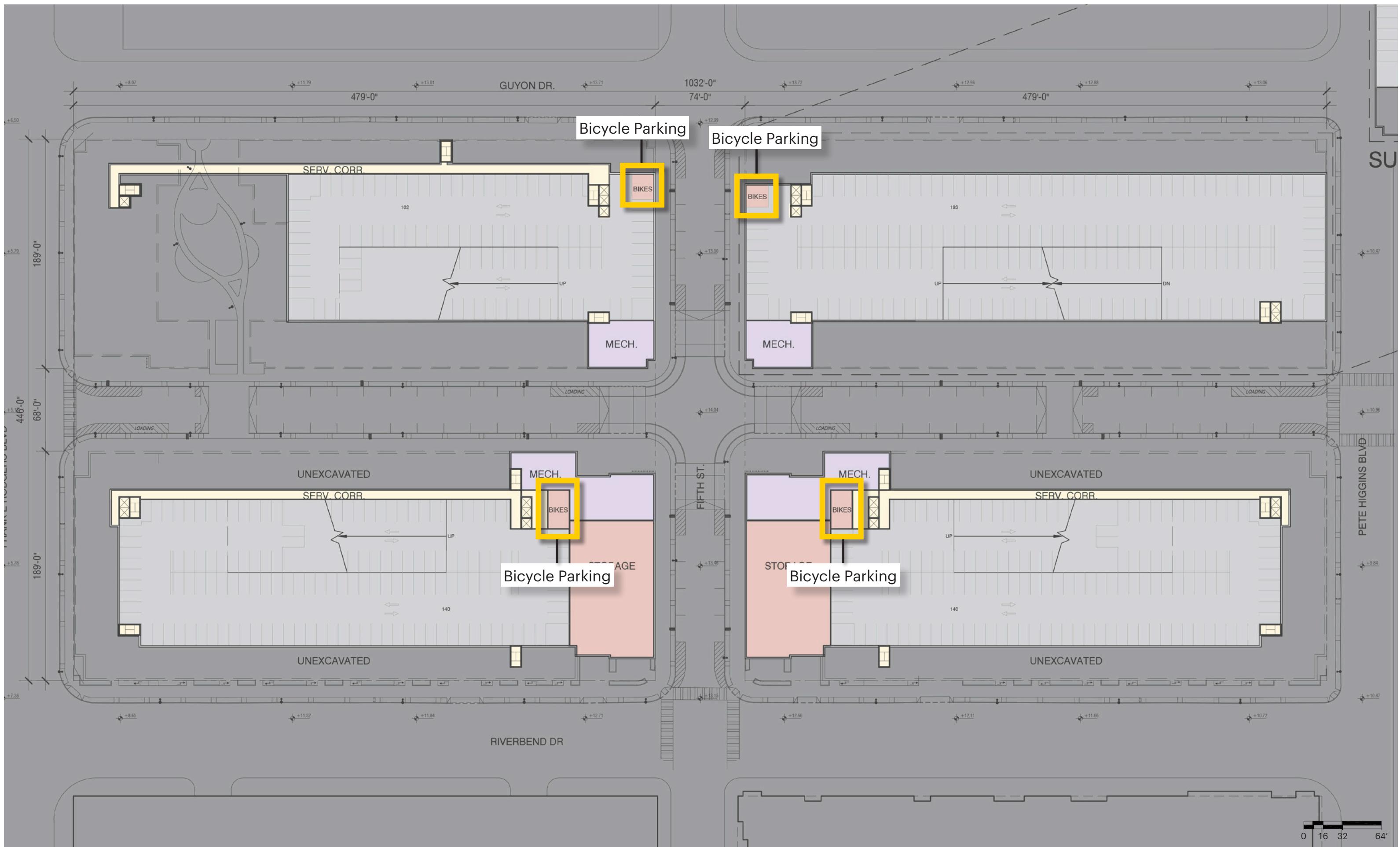
View From Guyon Looking South



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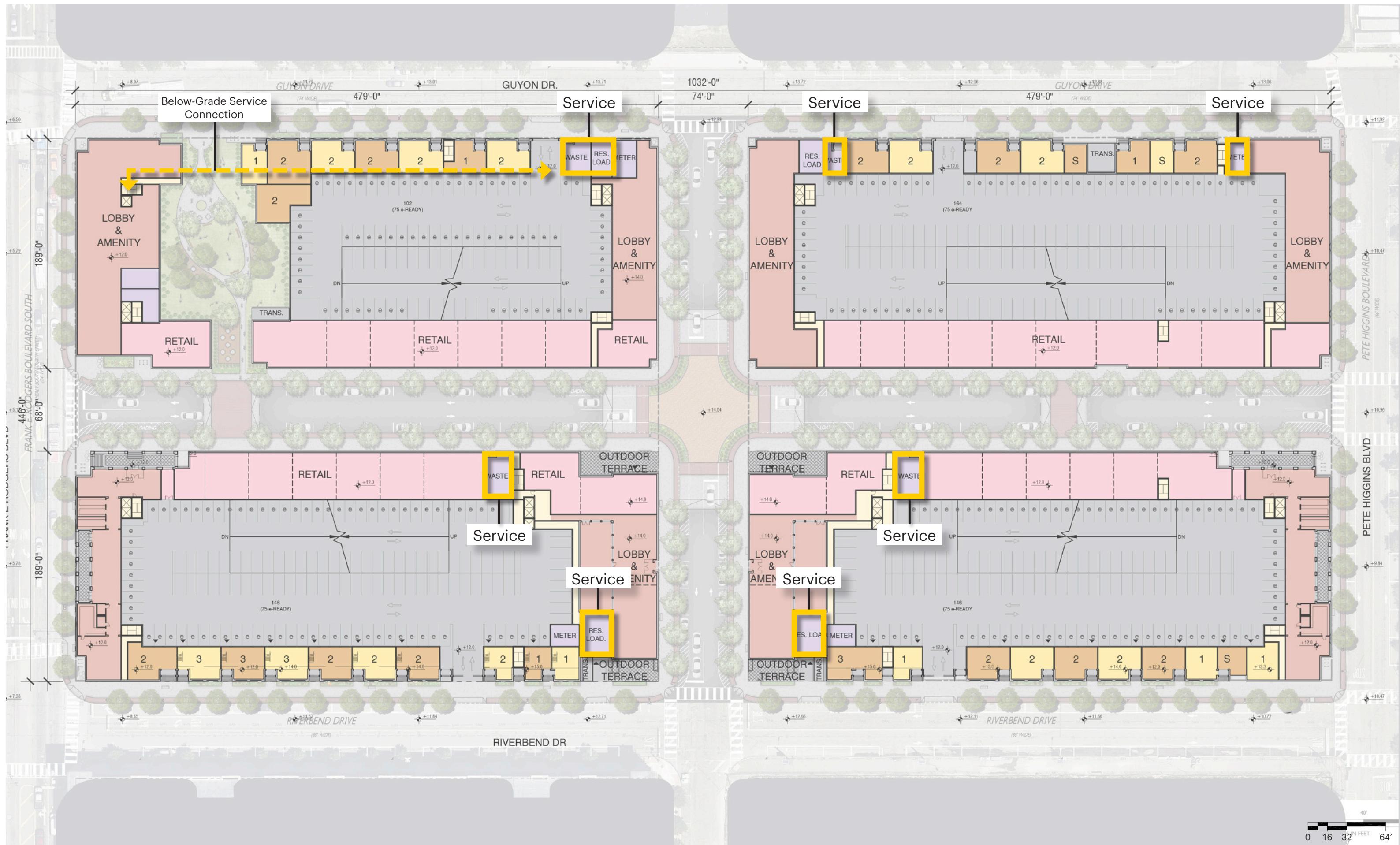
View From Pete Higgins Blvd Looking West

Appendix: Clarifying Diagrams

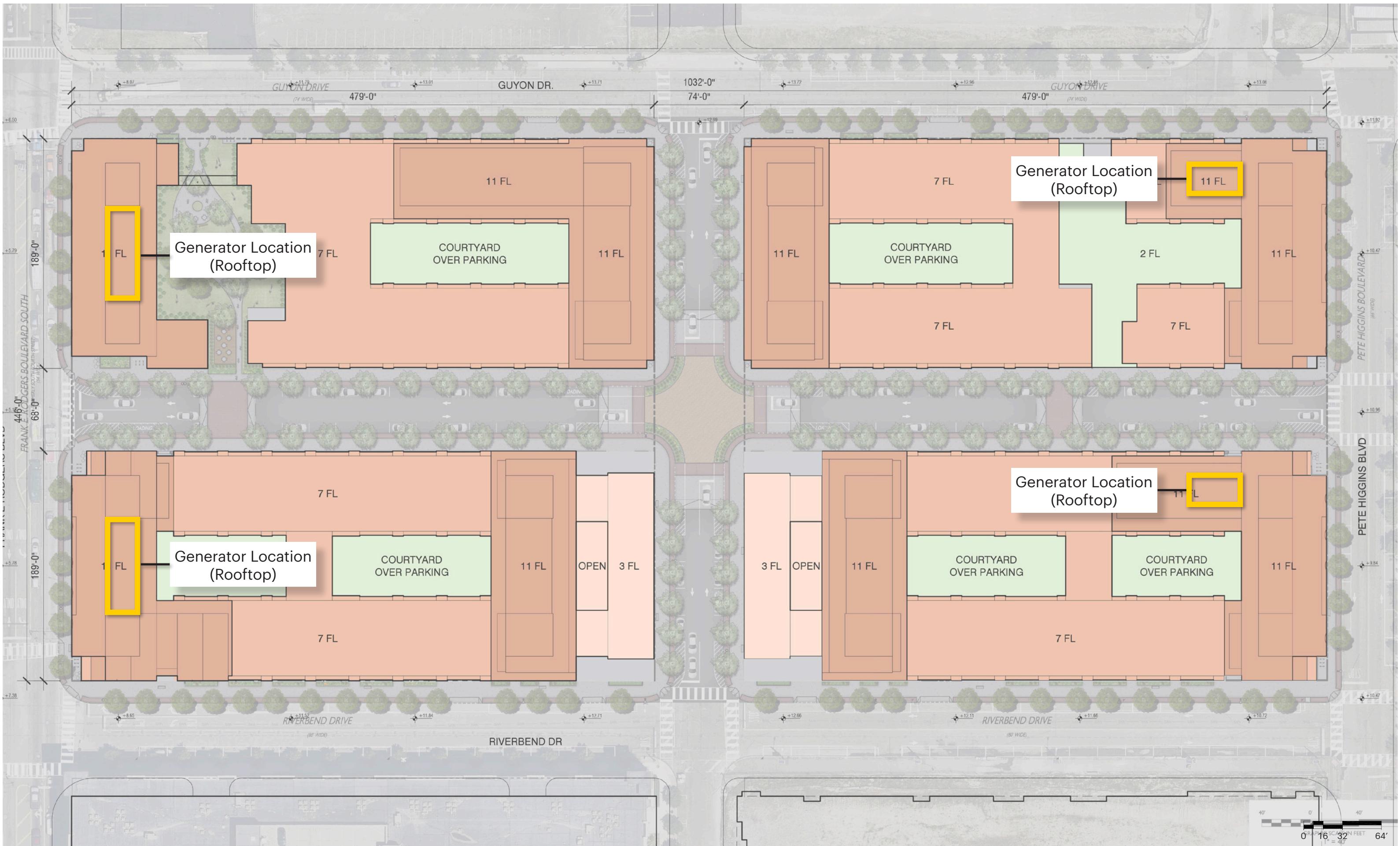








Service Points (Ground Floor Plan)





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