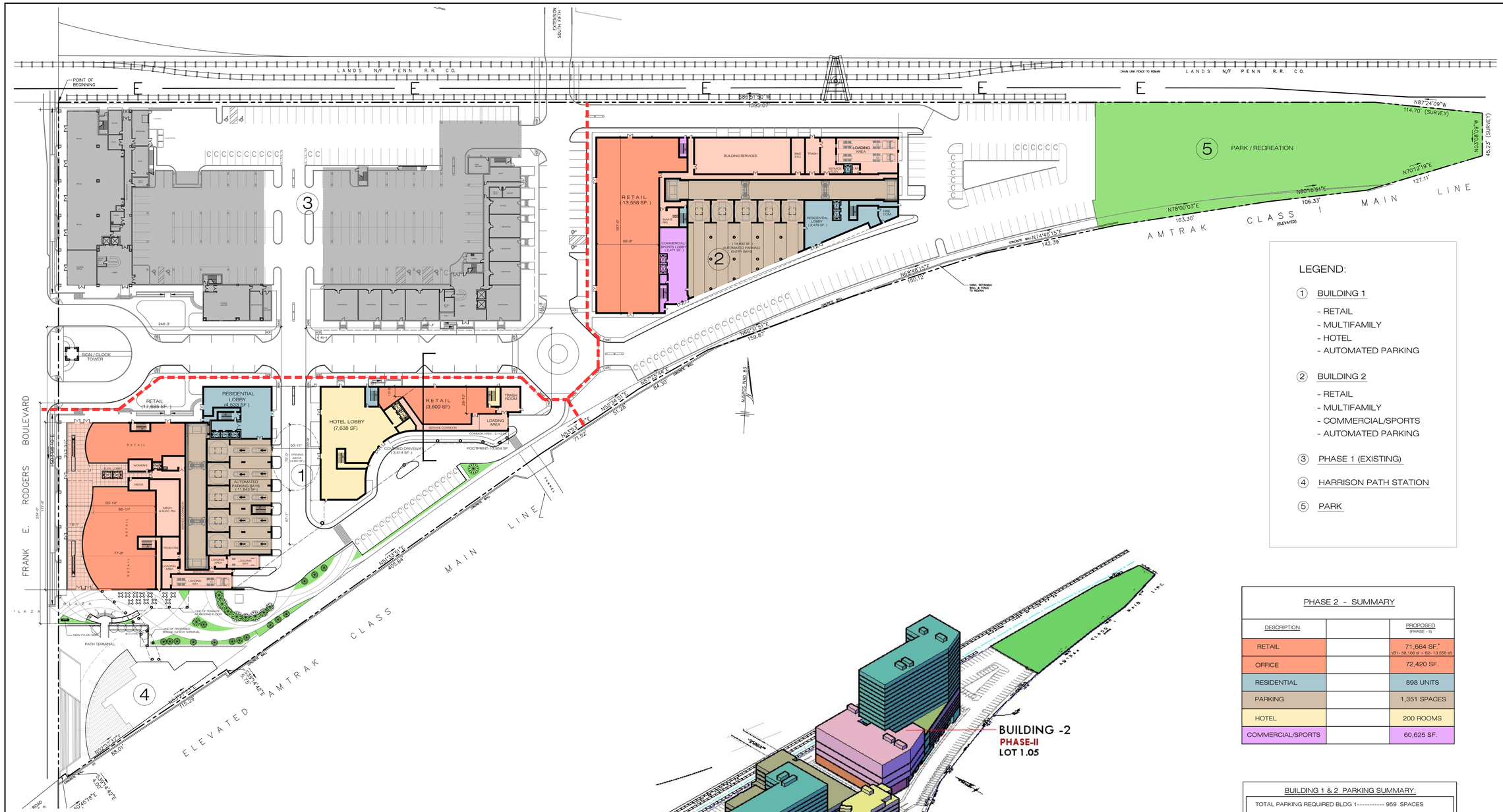
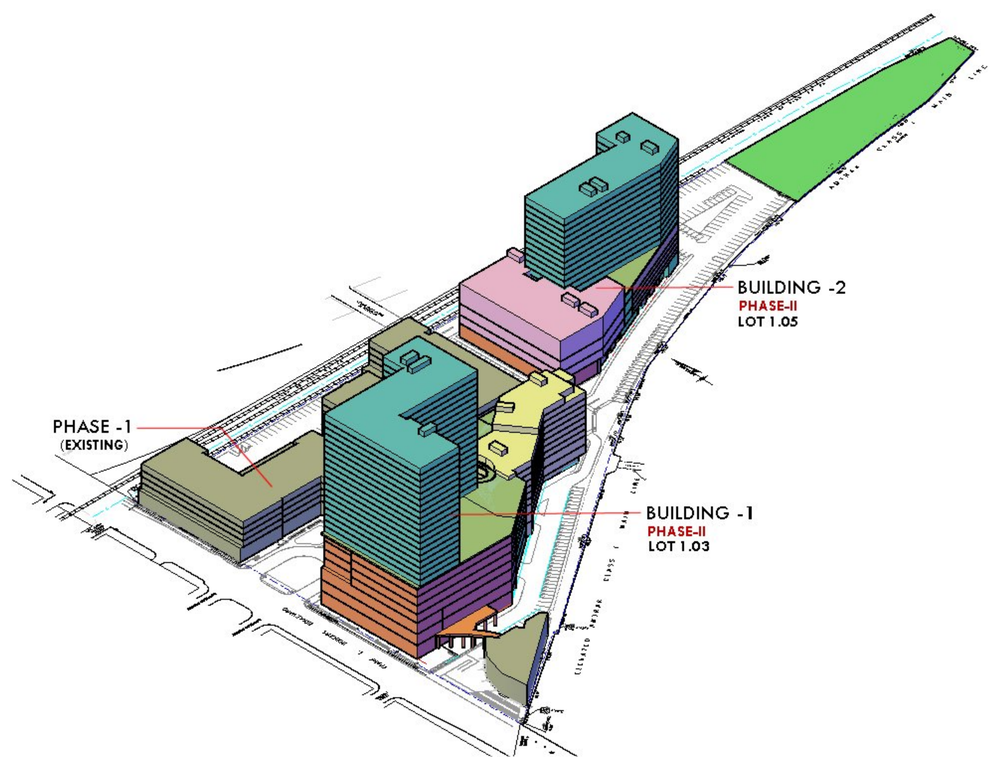


1 PROPOSED SITE PLAN

SCALE: 1" = 50'-0"



LEGEND:

1. BUILDING 1
   - RETAIL
   - MULTIFAMILY
   - HOTEL
   - AUTOMATED PARKING
2. BUILDING 2
   - RETAIL
   - MULTIFAMILY
   - COMMERCIAL/SPORTS
   - AUTOMATED PARKING
3. PHASE 1 (EXISTING)
4. HARRISON PATH STATION
5. PARK

PHASE 2 - SUMMARY

DESCRIPTION		PROPOSED (PHASE - II)
RETAIL		71,664 SF.* (B1- 58,106 sf + B2- 13,558 sf)
OFFICE		72,420 SF.
RESIDENTIAL		898 UNITS
PARKING		1,351 SPACES
HOTEL		200 ROOMS
COMMERCIAL/SPORTS		60,625 SF.

BUILDING 1 & 2 PARKING SUMMARY:

TOTAL PARKING REQUIRED BLDG 1----------	959 SPACES
TOTAL PARKING REQUIRED BLDG 2----------	353 SPACES
TOTAL PARKING REQUIRED BLDG 1 & 2------	1,312 SPACES
TOTAL PARKING PROVIDED BLDG 1----------	665 SPACES
TOTAL PARKING PROVIDED BLDG 2----------	685 SPACES
TOTAL PARKING PROVIDED BLDG 1& 2-------	1,350 SPACES

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PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
BLOCK 133; LOT 1.03 & 1.05 - JERSEY CITY, NEW JERSEY

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DRAWING TITLE
SITE PLAN - PHASE II

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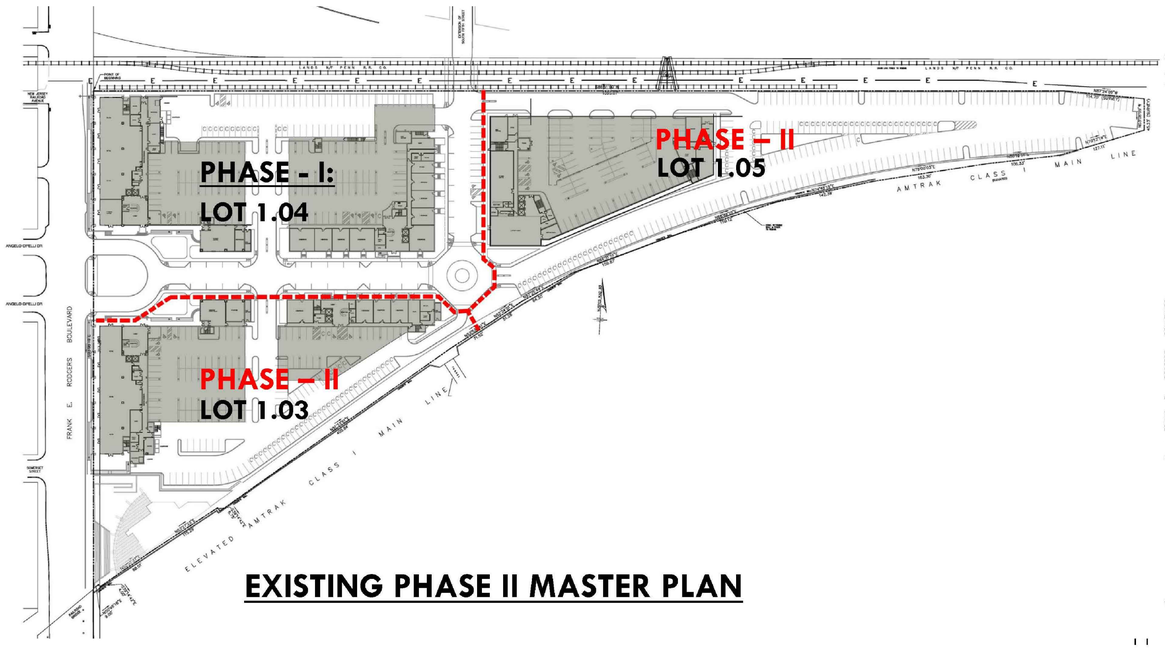
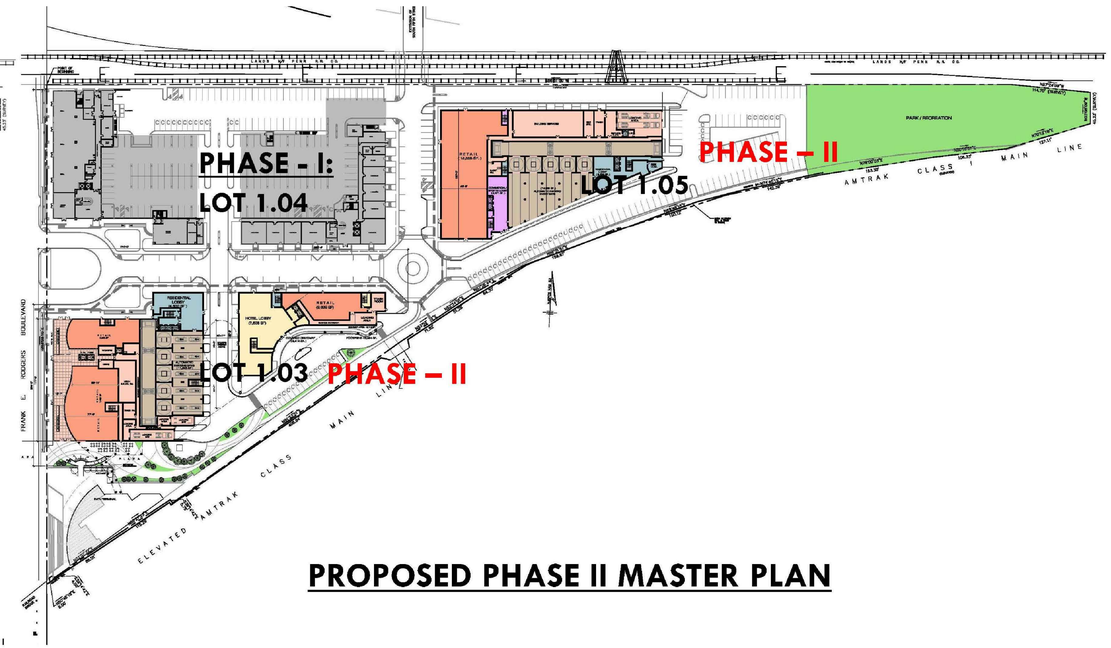


EXISTING PHASE II MASTER PLAN



PROPOSED PHASE II MASTER PLAN

COMPARATIVE SUMMARY - PHASE - II:

Description	Existing	Proposed
RETAIL / COMMERCIAL	8,106 SF	71,664 SF
OFFICE		74,420 SF
RESIDENTIAL	431 UNITS	898 UNITS
PARKING	444 SPACES	1,350 SPACES
HOTEL	---	200 ROOMS
COMMERCIAL / SPORTS	---	60,625 SF
PARK	---	40,784 SF

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COMPARATIVE SUMMARY - PHASE II

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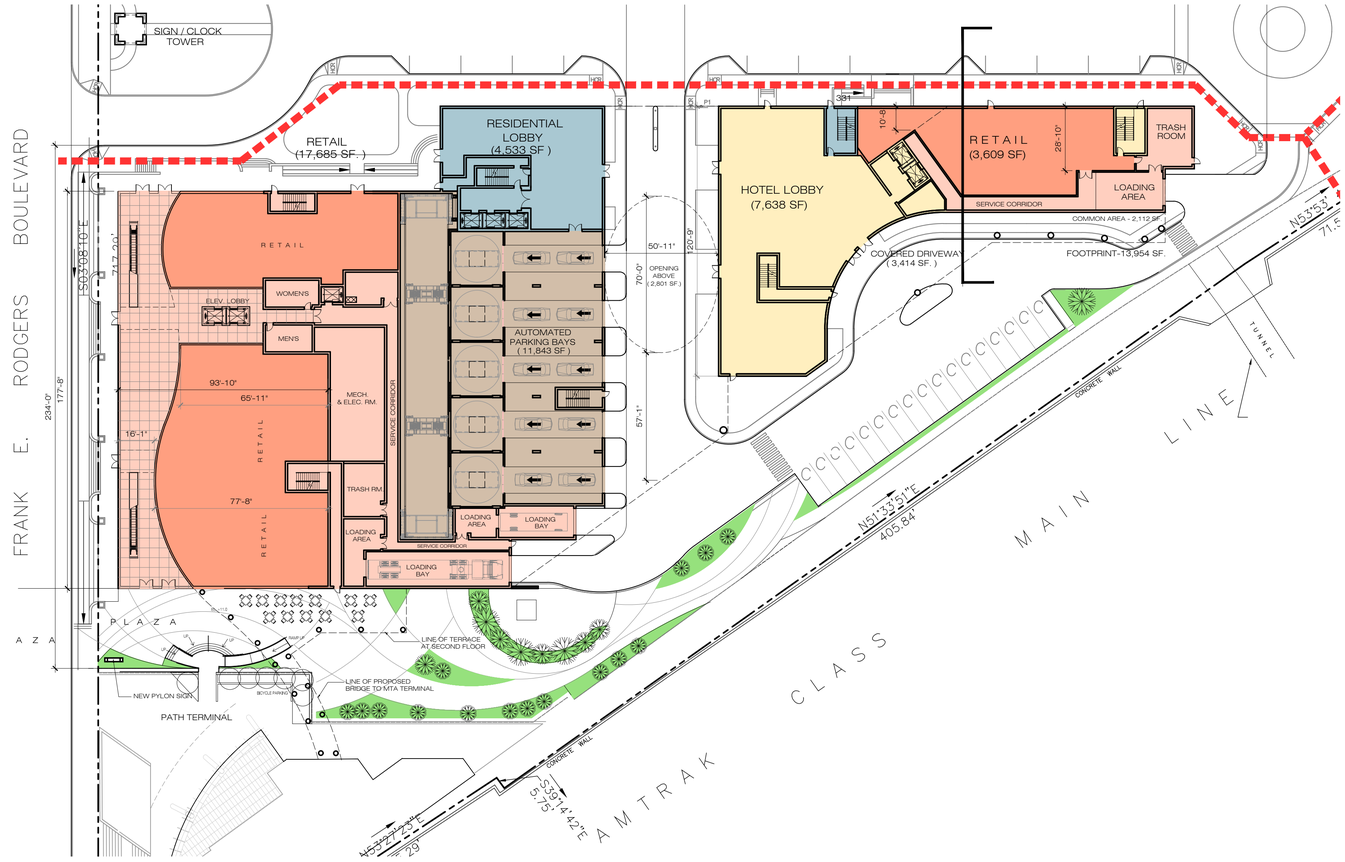
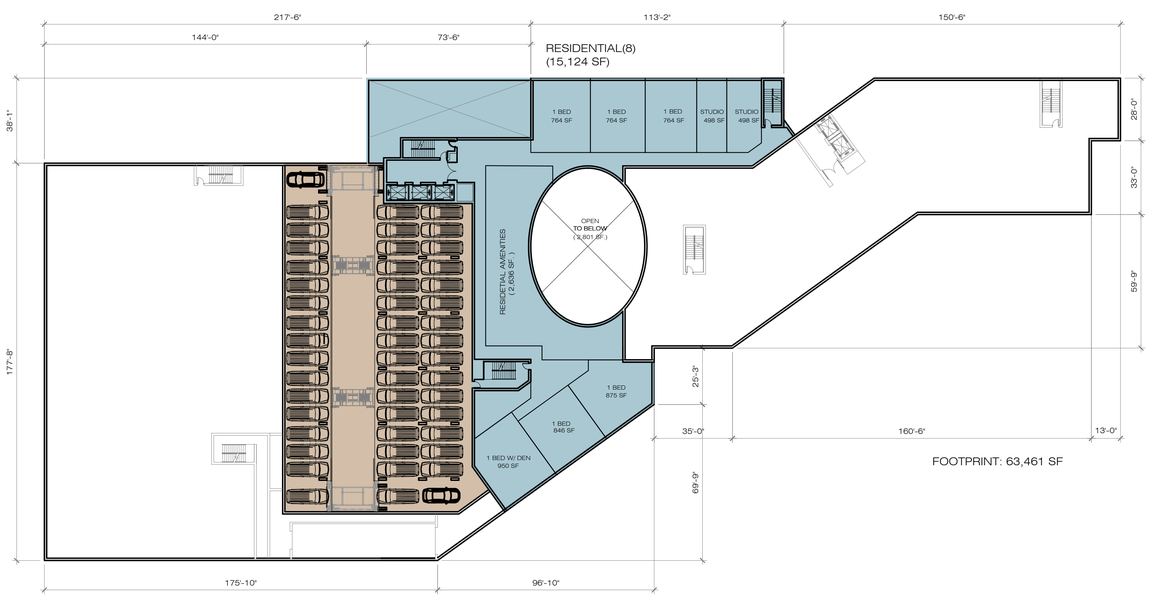


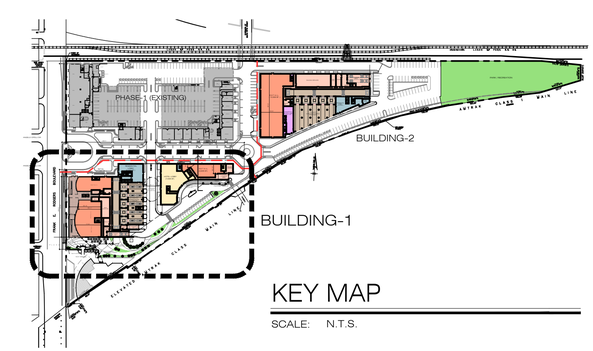
1 GROUND FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



2 MEZZANINE FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



KEY MAP

SCALE: N.T.S.

0 10 20 50 100 ft

SCALE: 1/32" =1'-0"

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DRAWING TITLE
FLOOR PLANS - BUILDING 1

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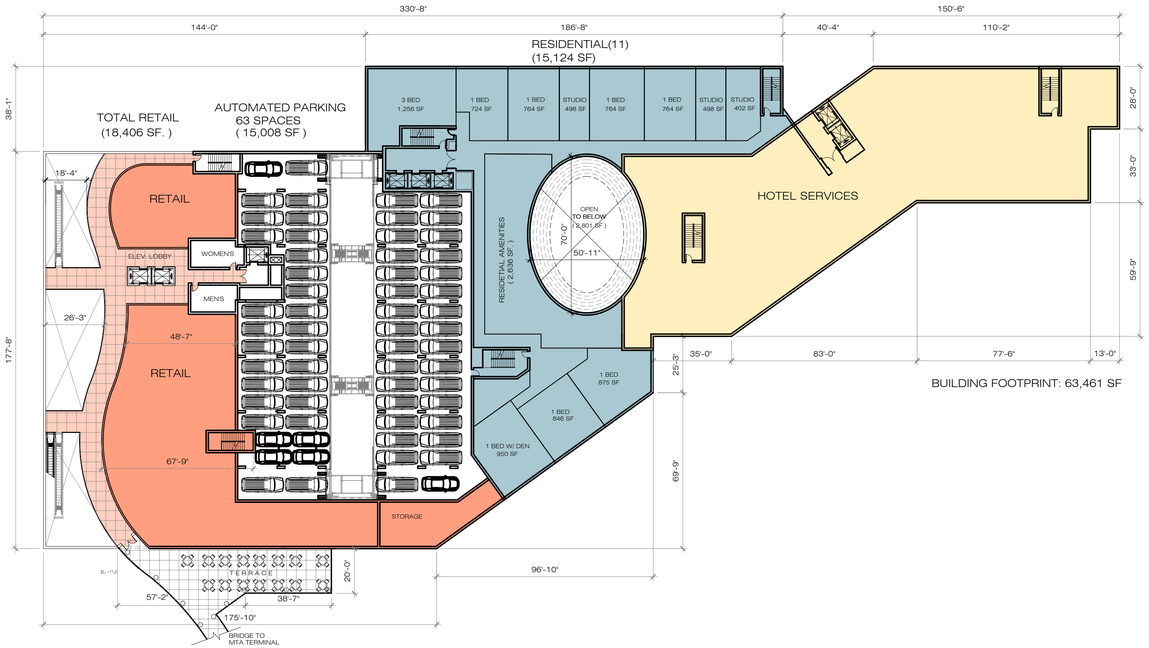
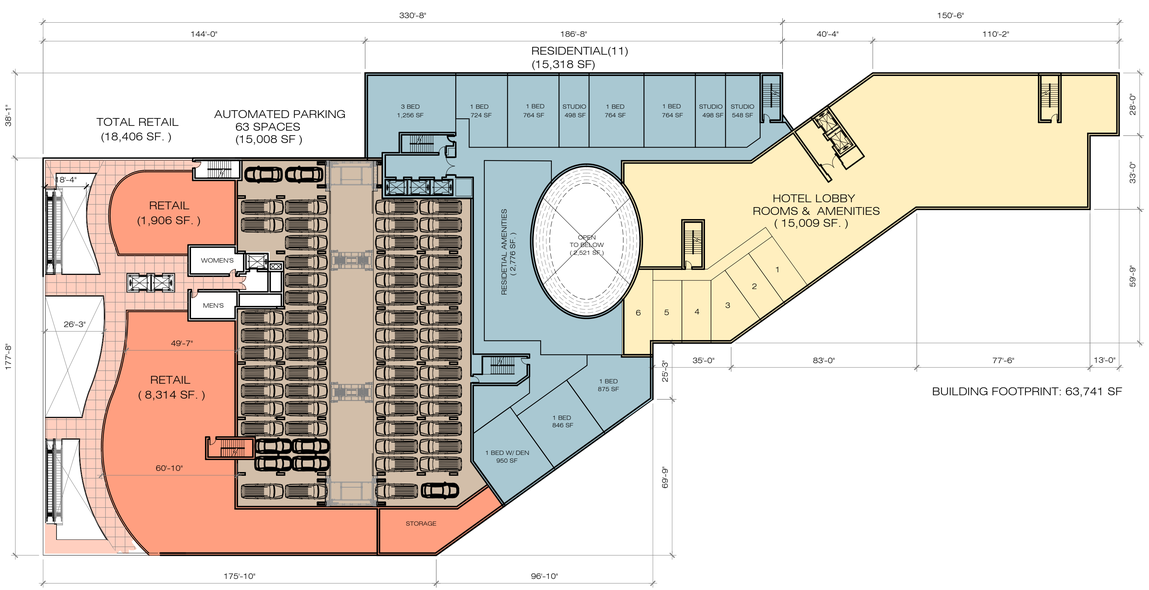


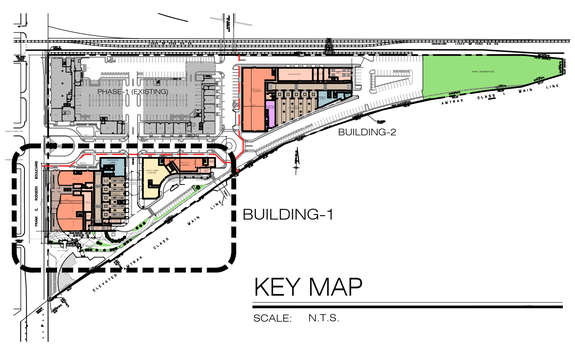
1 2ND FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



2 3RD FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



KEY MAP

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DRAWING TITLE

FLOOR PLANS- BUILDING 1

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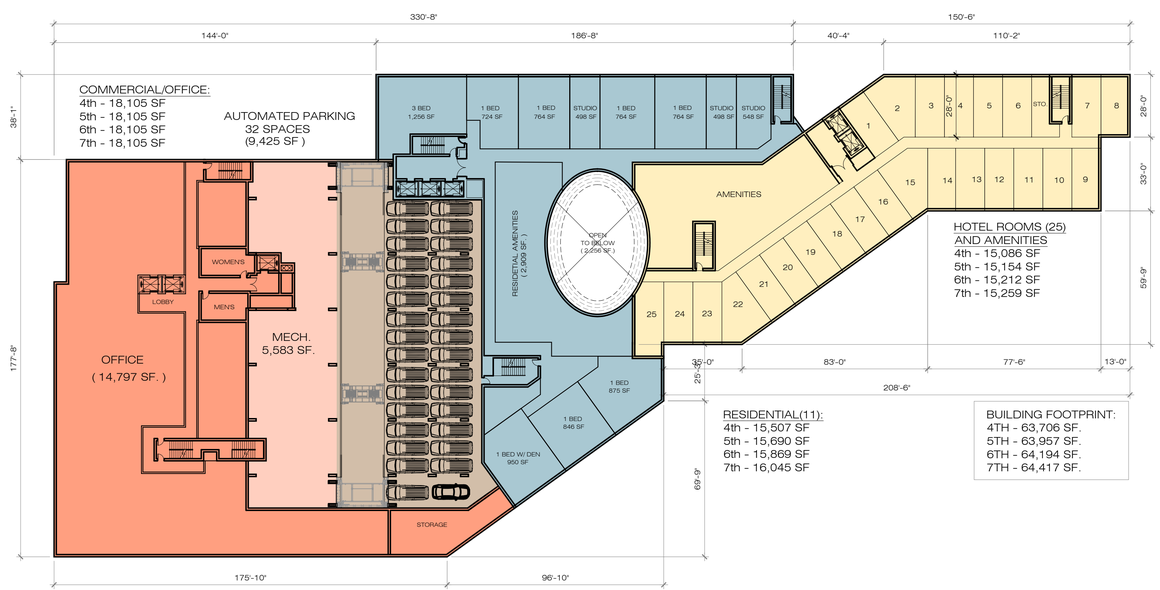
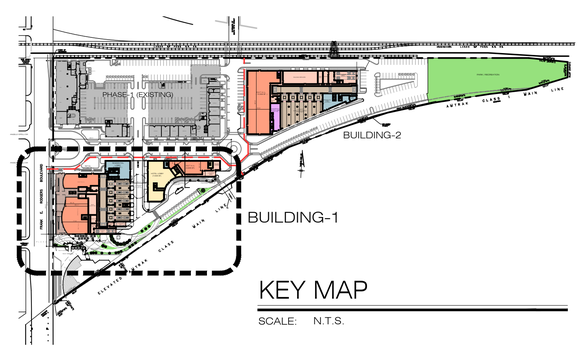
1 4TH TO 6TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



2 7TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



KEY MAP

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SCALE: 1/32" =1'-0"

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FLOOR PLANS - BUILDING 1

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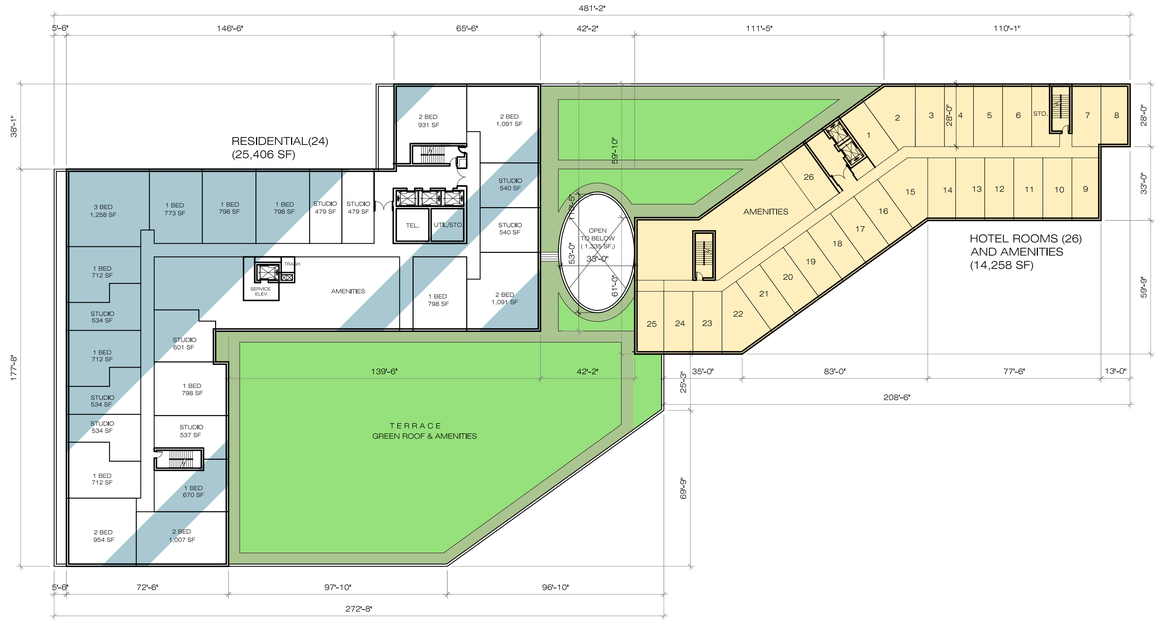
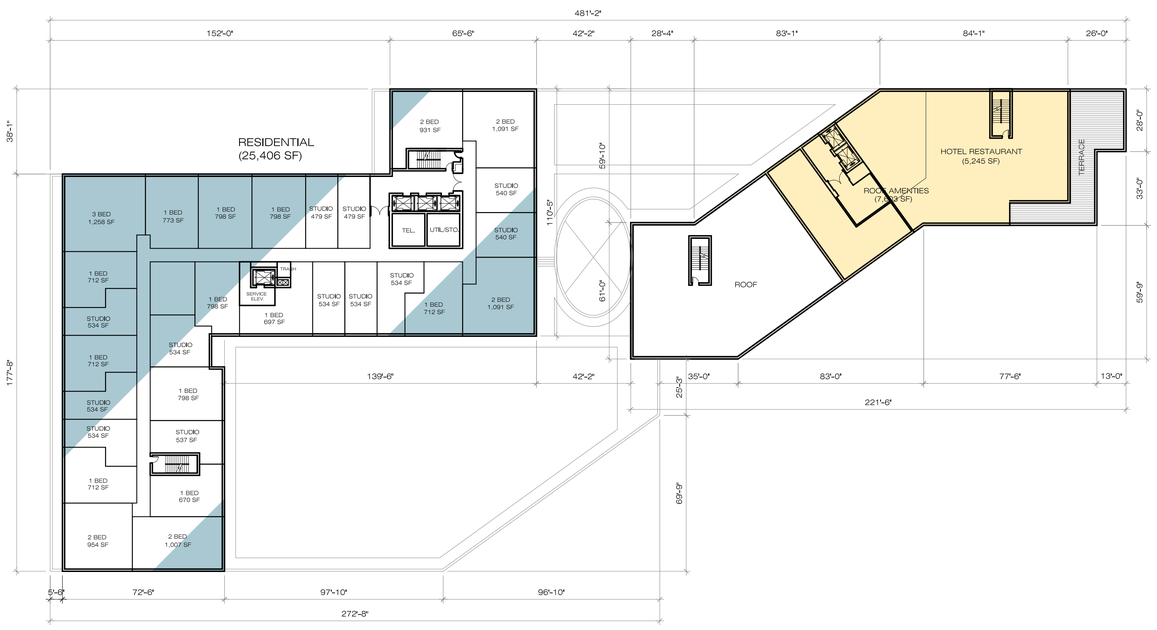


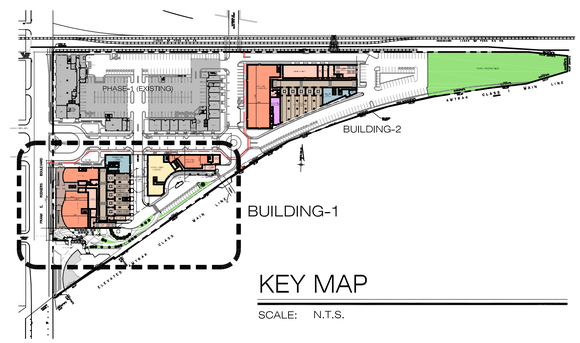
1 8TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



2 9TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



KEY MAP

SCALE: N.T.S.

0 10 20 50 100 ft

SCALE: 1/32" =1'-0"

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FLOOR PLANS - BUILDING 1

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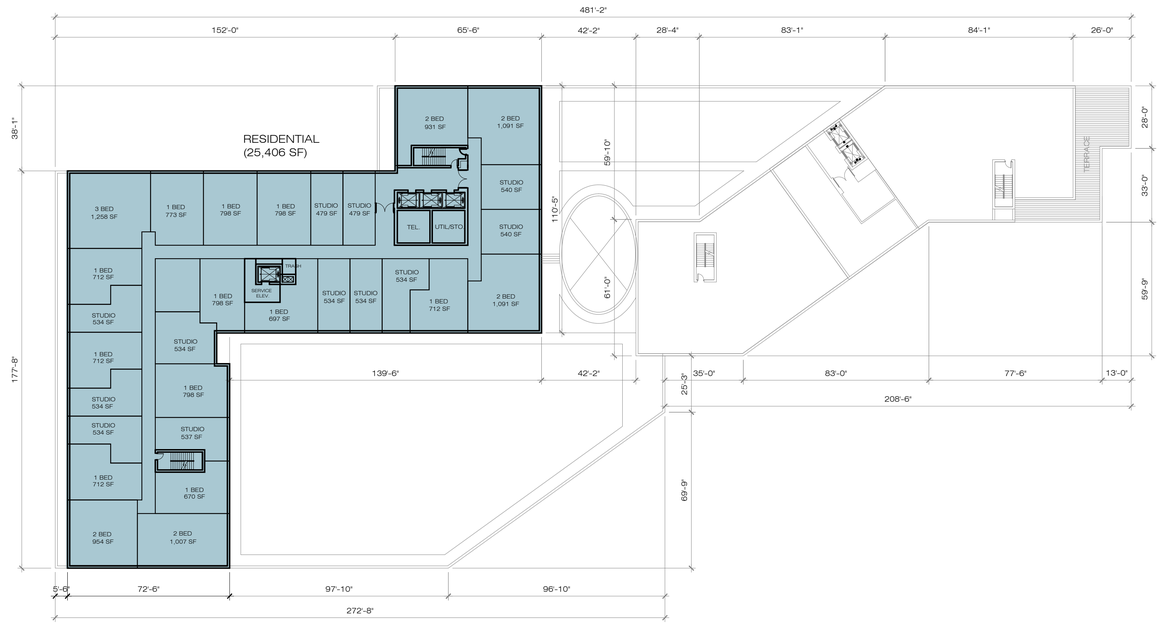
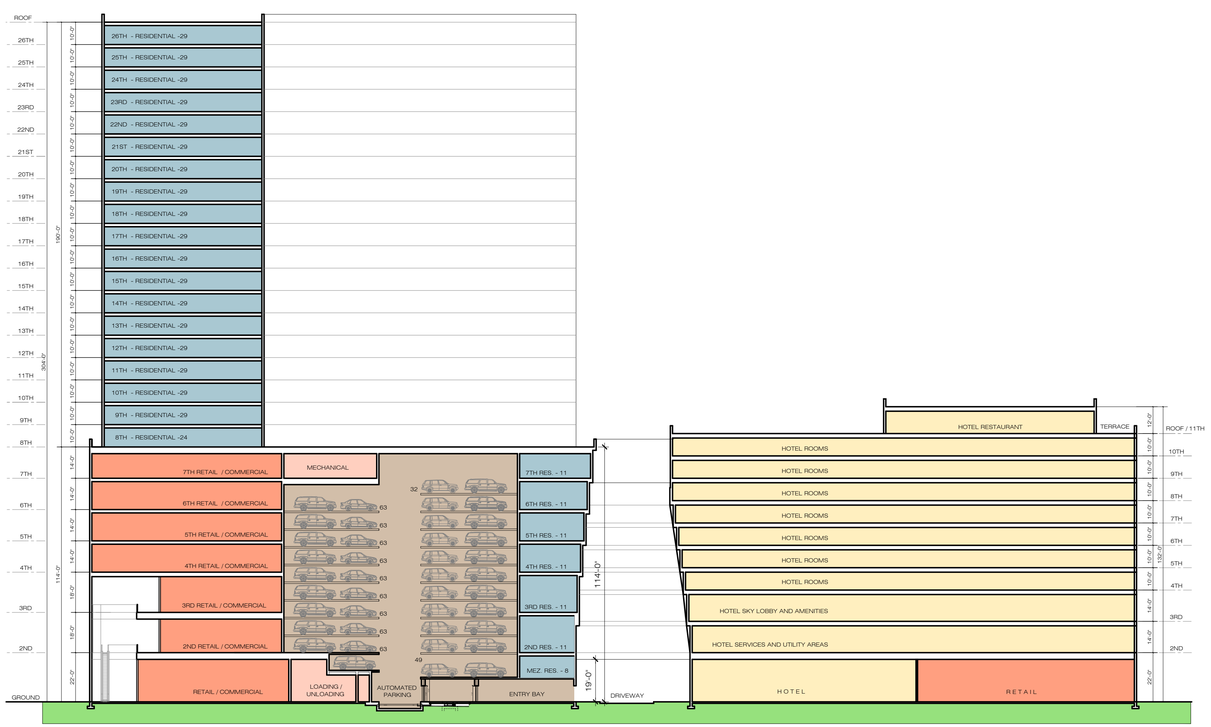


1 10TH TO 26TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0



2 11TH FLOOR PLAN - BUILDING 1

SCALE: 1/32" = 1'-0

BUILDING SUMMARY - BUILDING 1 - LOT 1.03

FLOOR	DESCRIPTION	NUMBER OF UNITS: STUDIO	1 BEDRM	2 BEDRM	3 BEDRM	TOTAL UNITS PER FLOOR	TOTAL HOTEL ROOMS PER FLOOR	GROSS AREA - BUILDING 1: CIRCULATION & PARKING	RESIDENTIAL	RETAIL / COMMERCIAL	OFFICE / COMMERCIAL	HOTEL	COMMERCIAL / SPORTS	AUTOMATED PARKING	SERVICE / COMMON AREA	
GROUND	RETAIL									21,294 SF						
	RESIDENTIAL LOBBY								4,533 SF							
	HOTEL LOBBY											7,969 SF				
	SERVICE/ COMMON AREA														8,648 SF	
	COVERED DRIVEWAY							9,745 SF								
	PARKING													11,846 SF		
MEZZANINE	RESIDENTIAL	2	6			8			15,124 SF							
	PARKING													12,386 SF		
2ND FLOOR	RETAIL/ COMMERCIAL									18,406 SF						
	RESIDENTIAL	3	7		1	11			15,124 SF					15,008 SF		
	HOTEL SERVICES											14,923 SF				
	PARKING													15,008 SF		
3RD FLOOR	RETAIL / COMMERCIAL									18,406 SF						
	RESIDENTIAL	3	7		1	11			15,318 SF					15,008 SF		
	HOTEL LOBBY & RMS.						6					15,009 SF				
	PARKING													15,008 SF		
4TH FLOOR	COMMERCIAL / OFFICE										18,105 SF					
	RESIDENTIAL	3	7		1	11			15,507 SF					15,008 SF		
	HOTEL ROOMS						25					15,086 SF				
	PARKING													15,008 SF		
5TH FLOOR	COMMERCIAL / OFFICE										18,105 SF					
	RESIDENTIAL	3	7		1	11			15,690 SF					15,008 SF		
	HOTEL ROOMS						25					15,154 SF				
	PARKING													15,008 SF		
6TH FLOOR	COMMERCIAL / OFFICE										18,105 SF					
	RESIDENTIAL	3	7		1	11			15,869 SF					15,008 SF		
	HOTEL ROOMS						25					15,212 SF				
	PARKING															
7TH FLOOR	COMMERCIAL / OFFICE										18,105 SF					
	RESIDENTIAL	3	7		1	11			16,045 SF							
	HOTEL ROOMS						26					15,259 SF				
	PARKING													9,425 SF		
	MECHANICAL / UTIL.														5,583 SF	
8TH FLOOR	RESIDENTIAL	9	9	5	1	24			25,406 SF							
	HOTEL RMS/SERVICES						31					14,258 SF				
9TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
	HOTEL RMS/SERVICES						31					14,258 SF				
10TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
	HOTEL RMS/SERVICES						31					14,258 SF				
11TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
	HOTEL AMENTIES/RESTAURANT											7,603 SF				
12TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
13TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
14TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
15TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
16TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
17TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
18TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
19TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
20TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
21TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
22ND FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
23RD FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
24TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
25TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
26TH FLOOR	RESIDENTIAL	12	11	5	1	29			25,406 SF							
TOTAL		245	255	95	25	620 UNITS	200 RMS.		595,924 SF	58,106 SF	72,420 SF	148,989 SF		168,729 SF	14,231 SF	1,058,399 SF

PARKING REQUIREMENT - BUILDING 1 (LOT 1.03)

RESIDENTIAL PARKING REQUIREMENT
(Amended Harrison Waterfront Redevelopment Plan 2012) :

UNIT TYPE	NUMBER OF UNITS	REQUIRED UNIT	NUMBER OF PARKING SPACES
STUDIOS	245	1	245 SPACES
1 BEDROOM	255	1	255 SPACES
2 BEDROOM	95	1	95 SPACES
3 BEDROOM	25	1	25 SPACES
TOTAL REQUIRED RESIDENTIAL PARKING			620 SPACES

RETAIL PARKING SUMMARY

REQUIRED RETAIL/COM. PARKING ------ 1 SPACES /1000 SF.
RETAIL ---------- 58,106 SF
OFFICE ---------- 72,420 SF
TOTAL RETAIL/COM. AREA - 130,526 SF
130,526/1000 SF. = 130.52 OR 131

TOTAL REQUIRED RETAIL PARKING --131 SPACES

HOTEL PARKING SUMMARY

REQUIRED HOTEL PARKING ------ 1 SPACES /ROOM + 1 SPACE PER 100SF OF CONFERENCE OR SIMILAR SPACE
TOTAL HOTEL ROOMS = 200 ----------200 SPACES (REQ.)
TOTAL CONFERENCE SPACE- 7,603 SF ---------- 7.6 SPACES

TOTAL REQUIRED HOTEL PARKING --- 208 SPACES

TOTAL PARKING REQUIRED (BLDG.-1)--- 959 SPACES

PARKING SUMMARY - BUILDING 1 (LOT 1.03)

*** AUTOMATED PARKING SUMMARY
(BETWEEN 2ND AND 7TH FLOOR)

F L O O R	NO. SPACES	GROSS AREA
ENTRY LEVEL		11,846 SF
LEVEL 1	49 SPACES	12,386 SF
LEVEL 2	63 SPACES	15,008 SF
LEVEL 3	63 SPACES	15,008 SF
LEVEL 4	63 SPACES	15,008 SF
LEVEL 5	63 SPACES	15,008 SF
LEVEL 6	63 SPACES	15,008 SF
LEVEL 7	63 SPACES	15,008 SF
LEVEL 8	63 SPACES	15,008 SF
LEVEL 9	63 SPACES	15,008 SF
LEVEL 10	63 SPACES	15,008 SF
LEVEL 11	32 SPACES	9,425 SF
TOTAL	648 SPACES	168,729 SF

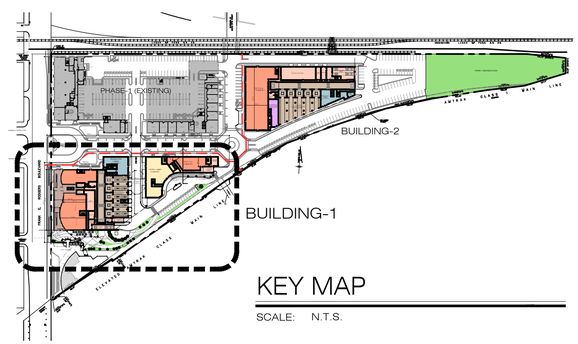
TOTAL AUTOMATED SPACES ---------- 648 SPACES
ON STREET SPACES ---------- 17 SPACES

TOTAL PARKING PROVIDED (BLDG-1) - 665 SPACES

BUILDING 1 & 2 PARKING SUMMARY:

TOTAL PARKING REQUIRED BLDG 1---------- 959 SPACES
TOTAL PARKING REQUIRED BLDG 2---------- 353 SPACES
TOTAL PARKING REQUIRED BLDG 1 & 2-------- 1,312 SPACES

TOTAL PARKING PROVIDED BLDG 1---------- 665 SPACES
TOTAL PARKING PROVIDED BLDG 2---------- 685 SPACES
TOTAL PARKING PROVIDED BLDG 1& 2-------- 1,350 SPACES



KEY MAP

SCALE: N.T.S.

0 10 20 50 100 ft

SCALE: 1/32" =1'-0"

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DRAWING TITLE
FLOOR PLANS - BUILDING 1

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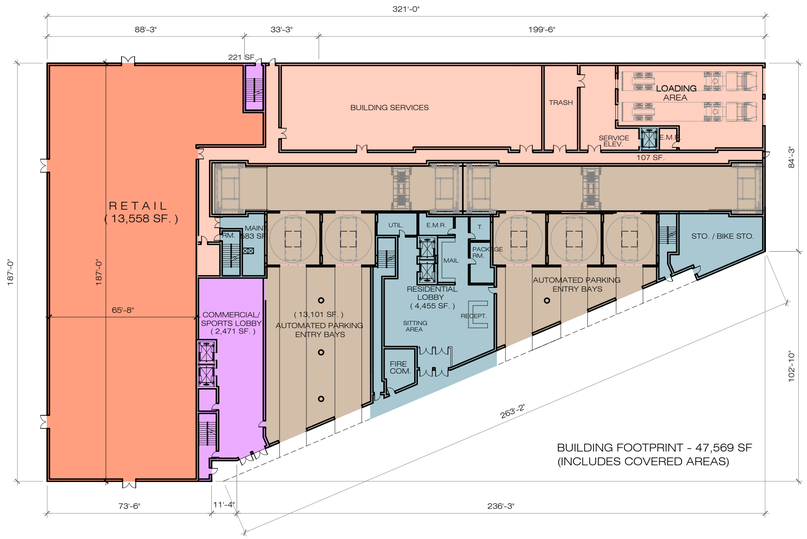
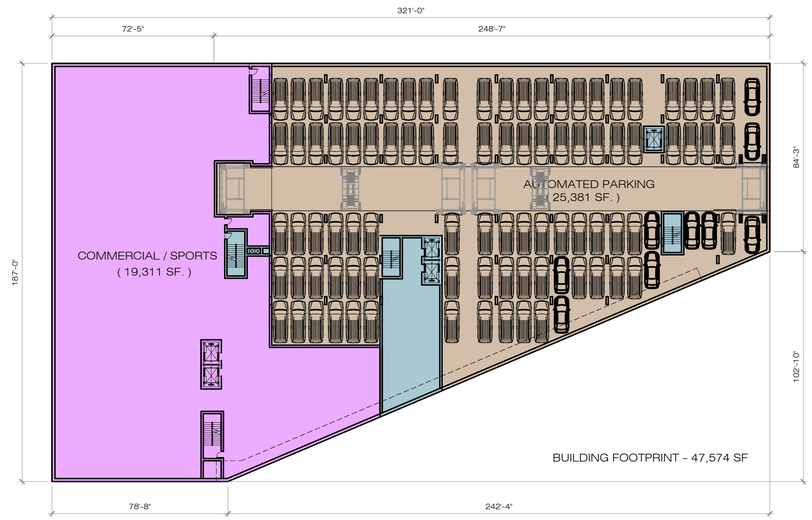


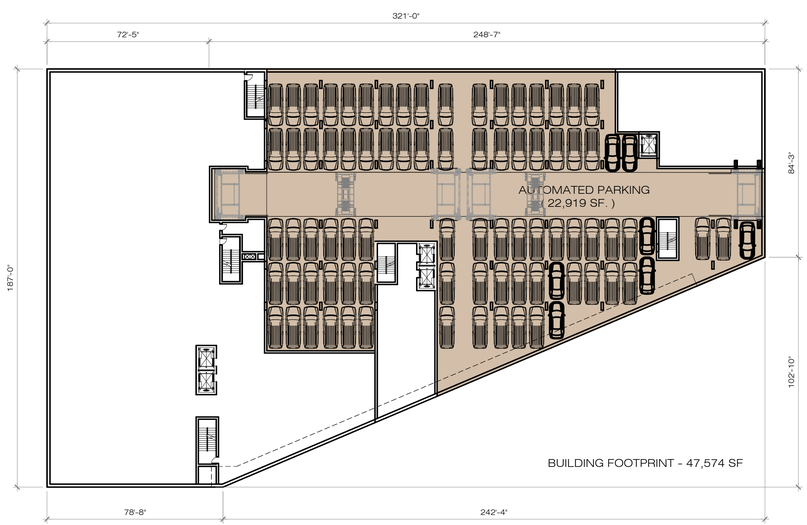
1 GROUND FLOOR PLAN - BUILDING 2

SCALE: 1/32" = 1'-0



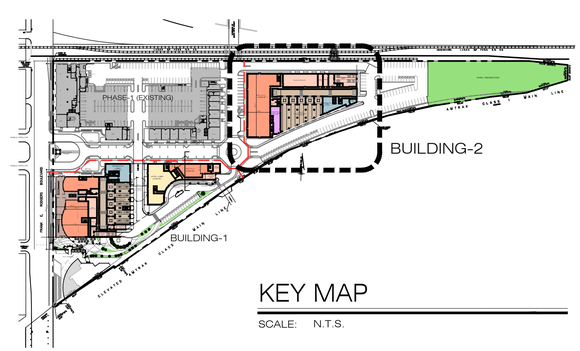
3 2ND TO 4TH FLOOR PLAN - BUILDING 2

SCALE: 1/32" = 1'-0



2 MEZZANINE FLOOR PLAN - BUILDING 2

SCALE: 1/32" = 1'-0



KEY MAP

SCALE: N.T.S.

0 10 20 50 100 ft

SCALE: 1/32" =1'-0"

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PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
BLOCK 133; LOT 1.03 & 1.05 - JERSEY CITY, NEW JERSEY

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DRAWING TITLE

FLOOR PLANS - BUILDING 2

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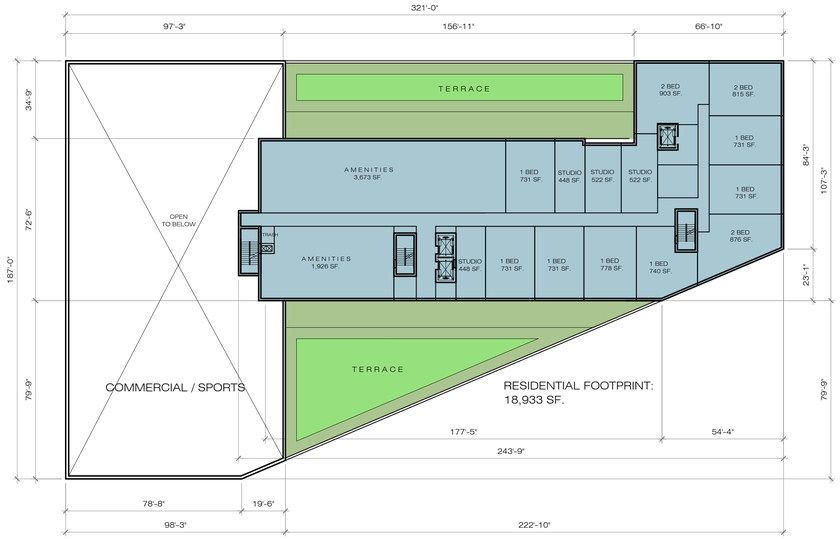
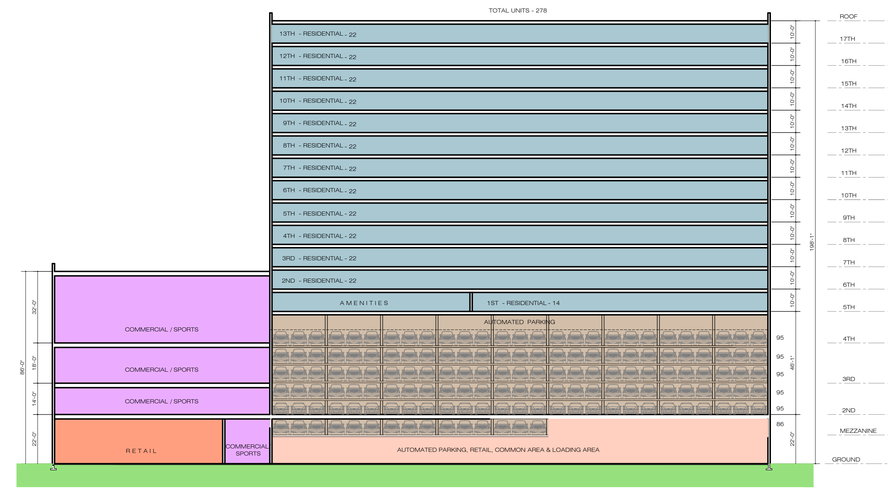


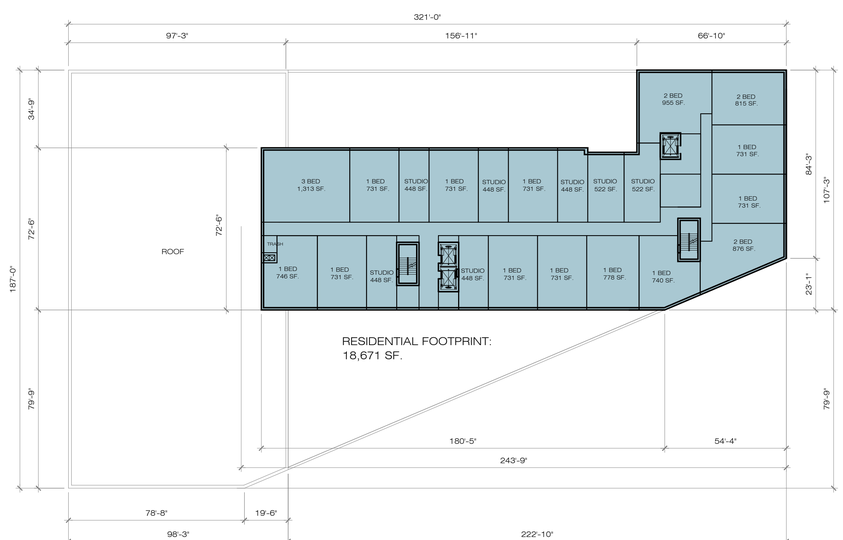
1 5TH FLOOR PLAN - BUILDING 2

SCALE: 1/32" = 1'-0



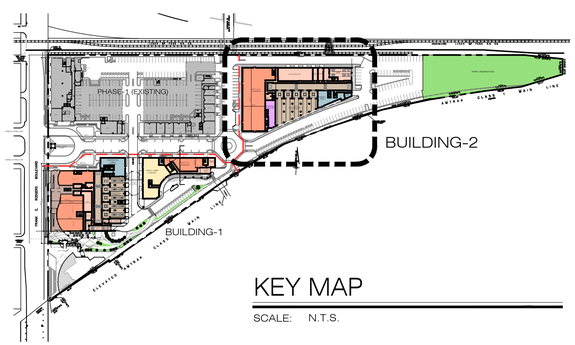
3 BUILDING SECTION - BUILDING 2

SCALE: 1/32" = 1'-0



2 6TH TO 17TH FLOOR PLAN - BUILDING 2

SCALE: 1/32" = 1'-0



KEY MAP

SCALE: N.T.S.

0 10 20 50 100 ft

SCALE: 1/32" =1'-0"

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FLOOR PLANS &
BUILDING SECTION - BUILDING 2

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BUILDING SUMMARY - BUILDING 2 - LOT 1.03

FLOOR	DESCRIPTION						GROSS AREA - BUILDING 1					
							RESIDENTIAL	COMMERCIAL	COMMERCIAL/ SPORTS	AUTOMATED PARKING	SERVICE / COMMON AREA	
GROUND	RETAIL							13,558 SF				
	RESIDENTIAL LOBBY						6,382 SF					
	SERVICE/COMMON AREA										11,836 SF	
	PARKING									13,101 SF		
	SPORTS HUB								2,692 SF			
MEZZANINE	RESID. CIRC. & STO.						2,882 SF					
	PARKING									22,919 SF		
2ND FLOOR	RESID. CIRC. & STO.						2,882 SF					
	PARKING									25,381 SF		
	SPORTS HUB								19,311 SF			
3RD FLOOR	RESID. CIRC. & STO.						2,882 SF					
	PARKING									25,381 SF		
	SPORTS HUB								19,311 SF			
4TH FLOOR	RESID. CIRC. & STO.						2,882 SF					
	PARKING									25,381 SF		
	SPORTS HUB								19,311 SF			
	*** FIVE LEVELS OF AUTOMATED PARKING ARE BETWEEN 2ND AND 5TH FLOOR. PLEASE SEE SCHEMATIC BUILDING SECTION FOR DETAILS AND SEPARATE TABLE FOR AREA BREAKDOWN.									25,381 SF (4th LEVEL) 25,381 SF (5th LEVEL)		
		NUMBER OF UNITS										
		STUDIO	1 BEDRM	2 BEDRM	3 BEDRM	TOTAL UNITS PER FLOOR						
5TH FLOOR	RESIDENTIAL	4	7	3		14	18,933 SF					
6TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
7TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
8TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
9TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
10TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
11TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
12TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
13TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
14TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
15TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
16TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
17TH FLOOR	RESIDENTIAL	7	11	3	1	22	18,671 SF					
TOTAL		88	139	39	12	278 UNITS	260,895 SF	13,558 SF	60,625 SF	162,925 SF	11,836 SF	509,839 SF

PARKING REQUIREMENT - BUILDING 2 (LOT 1.05)

RESIDENTIAL PARKING REQUIREMENT
(Amended Harrison Waterfront Redevelopment Plan 2012) ;

UNIT TYPE	NUMBER OF UNITS	REQUIRED/ UNIT	NUMBER OF PARKING SPACES
STUDIOS	88	1	88 SPACES
1 BEDROOM	139	1	139 SPACES
2 BEDROOM	39	1	39 SPACES
3 BEDROOM	12	1	12 SPACES
TOTAL REQUIRED RESIDENTIAL PARKING			278 SPACES

RETAIL PARKING SUMMARY

REQUIRED RETAIL PARKING ----- 1 SPACES /1000 SF.

TOTAL RETAIL AREA - 13,558 SF

13,558 /1000 SF. = 13.5 SPACES OR 14 SPACES

TOTAL REQUIRED RETAIL PARKING ---------- 14 SPACES

COMMERCIAL/SPORTS SUMMARY

REQUIRED PARKING ------ 1 SPACES /1000 SF.

TOTAL AREA - 60,625 SF

60,625 /1000 SF. = 60.6 SPACES OR 61

TOTAL REQUIRED RETAIL PARKING ---------- 61 SPACES

TOTAL PARKING REQUIRED (BLDG.-2)---- 353 SPACES

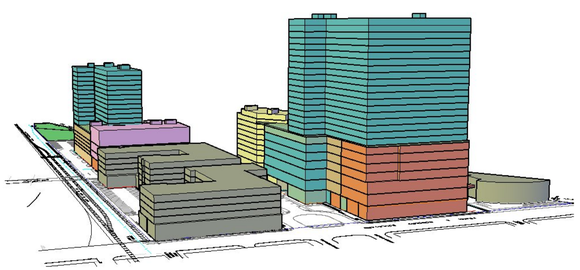
PARKING SUMMARY - BUILDING 2 (LOT 1.05)

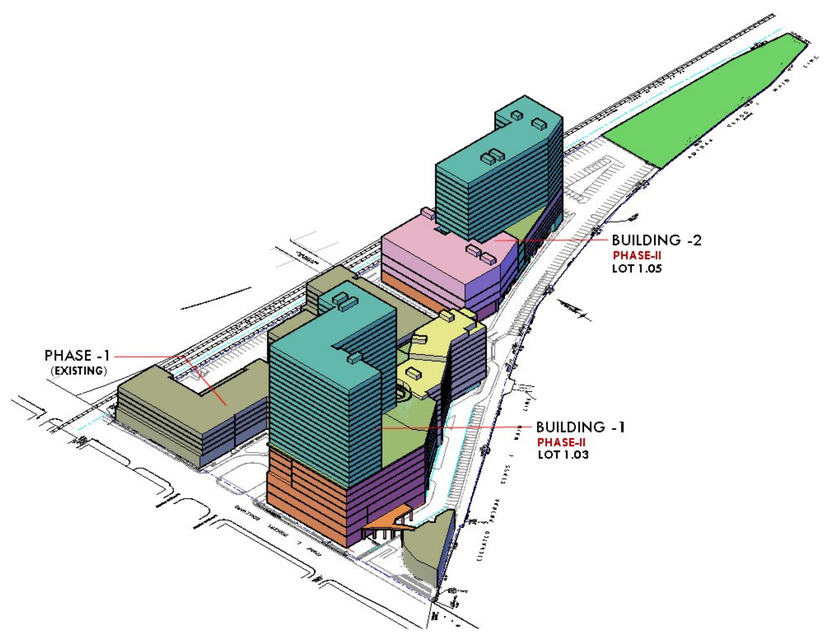
*** AUTOMATED PARKING SUMMARY
(BETWEEN 2ND AND 5TH FLOOR)

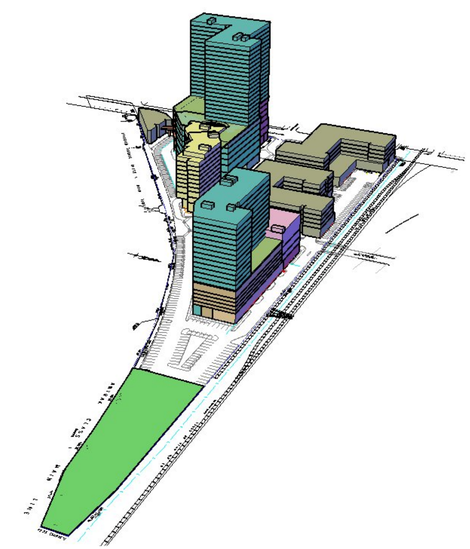
F L O O R		NO. SPACES	GROSS AREA
ENTRY BAY			13,101 SF
LEVEL 1		81 SPACES	22,919 SF
LEVEL 2		98 SPACES	25,381 SF
LEVEL 3		98 SPACES	25,381 SF
LEVEL 4		98 SPACES	25,381 SF
LEVEL 5		98 SPACES	25,381 SF
LEVEL 6		98 SPACES	25,381 SF
TOTAL		571 SPACES	162,925 SF.

TOTAL REGULAR SPACES ---------- 114 SPACES
TOTAL AUTOMATED SPACES ---------- 571 SPACES

TOTAL PARKING PROVIDED (BLDG-2) - 685 SPACES







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DRAWING TITLE

AREA AND PARKING SUMMARY
BUILDIND 2

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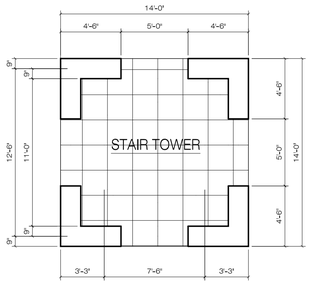
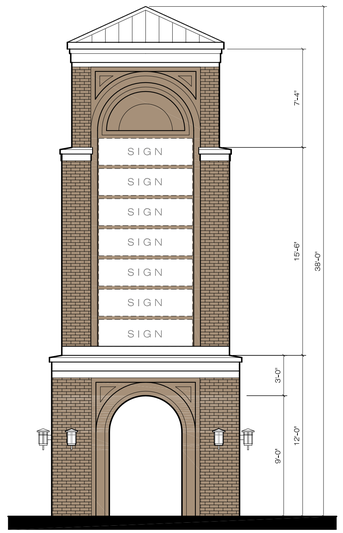


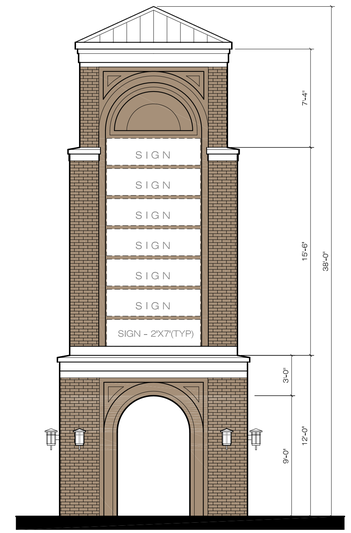
FLOOR PLAN

FRONT ELEVATION



RIGHT SIDE ELEVATION

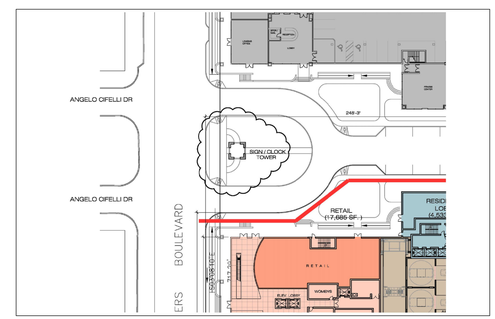
REAR ELEVATION



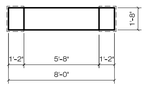
LEFT SIDE ELEVATION

1 SIGN / CLOCK TOWER

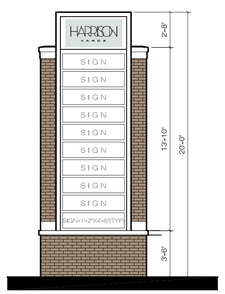
SCALE: 3/16" = 1'-0



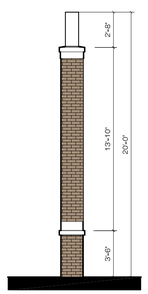
KEY PLAN



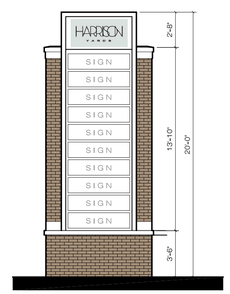
FLOOR PLAN



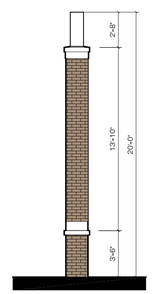
FRONT ELEVATION



RIGHT SIDE ELEVATION



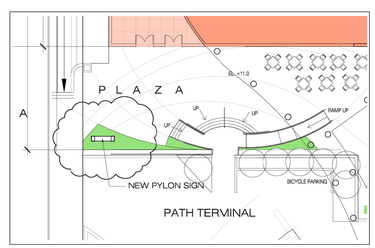
REAR SIDE ELEVATION



LEFT SIDE ELEVATION

2 PYLON SIGN

SCALE: 3/16" = 1'-0



KEY PLAN

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DRAWING TITLE
SIGN/CLOCK TOWER &
PYLON SIGN DETAILS

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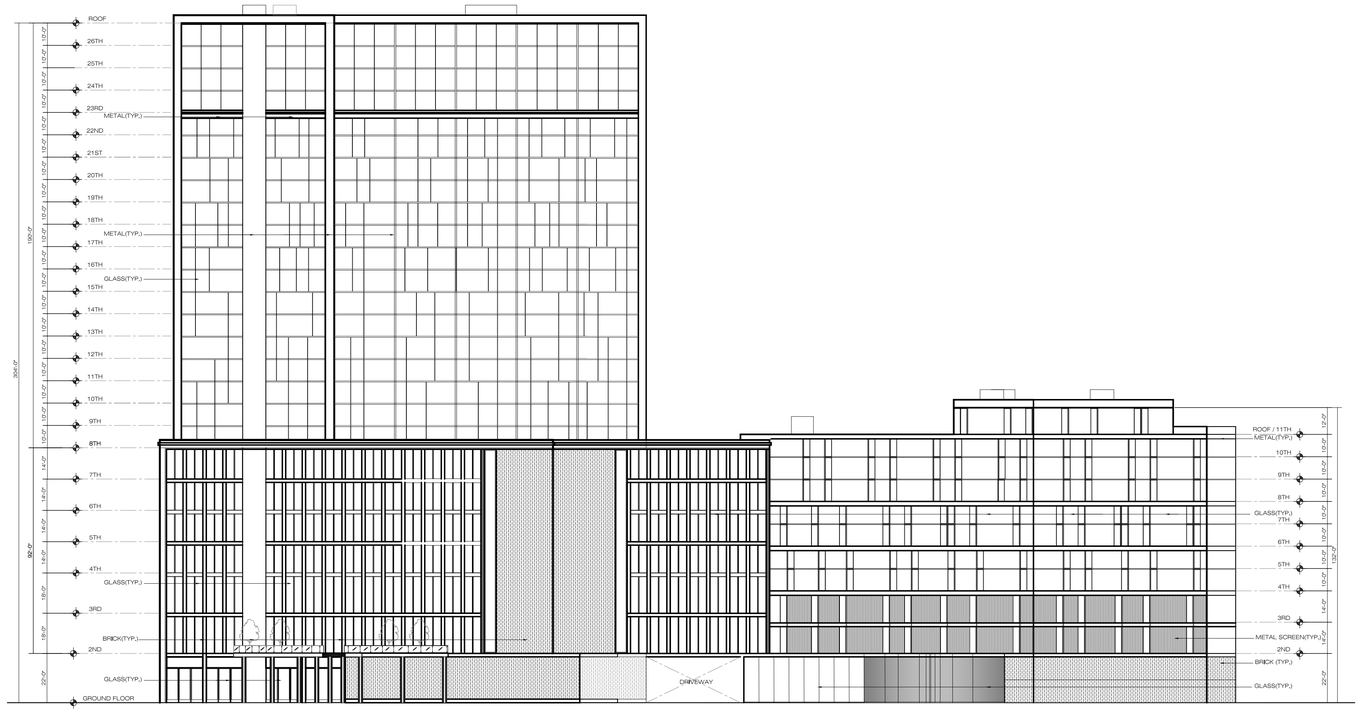
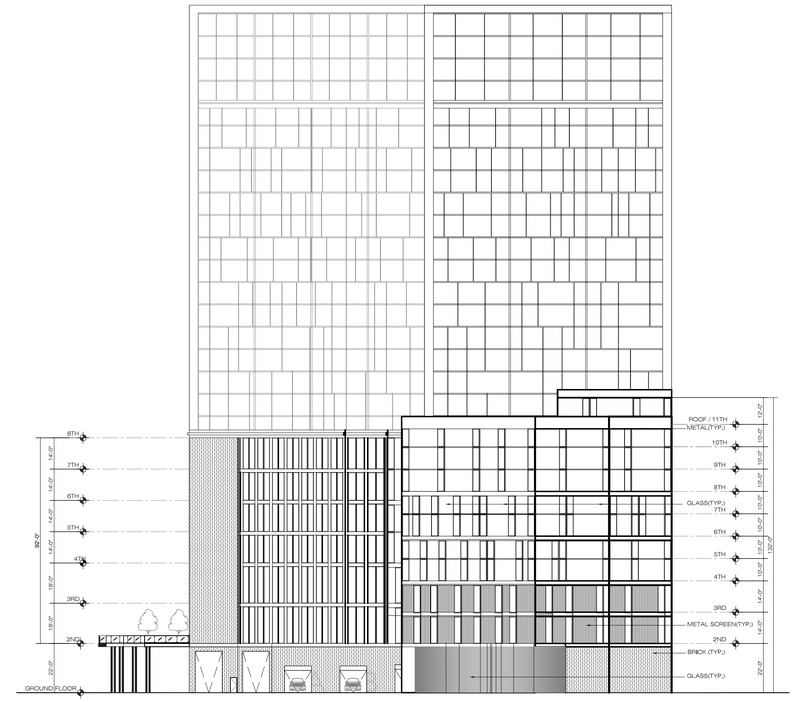


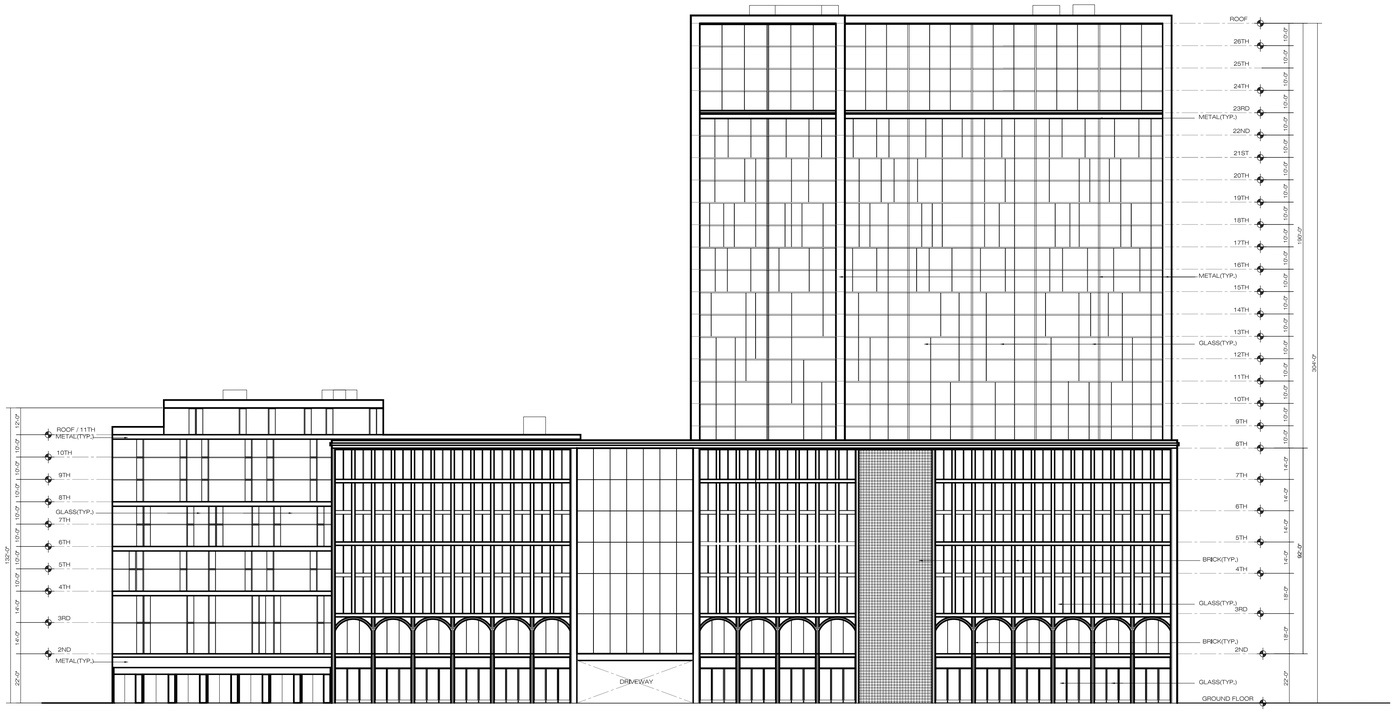
1 SOUTH ELEVATION - BUILDING 1

SCALE: 1/32" = 1'--0"



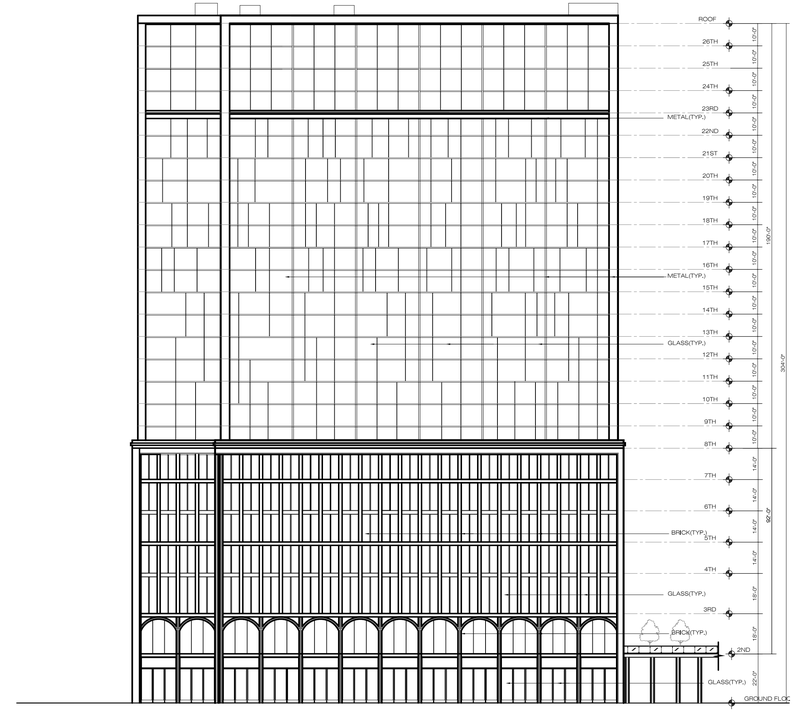
3 EAST ELEVATION - BUILDING 1

SCALE: 1/32" = 1'--0"



2 NORTH ELEVATION - BUILDING 1

SCALE: 1/32" = 1'--0"



4 WEST ELEVATION - BUILDING 1

SCALE: 1/32" = 1'--0"

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BUILDING ELEVATIONS - PHASE II

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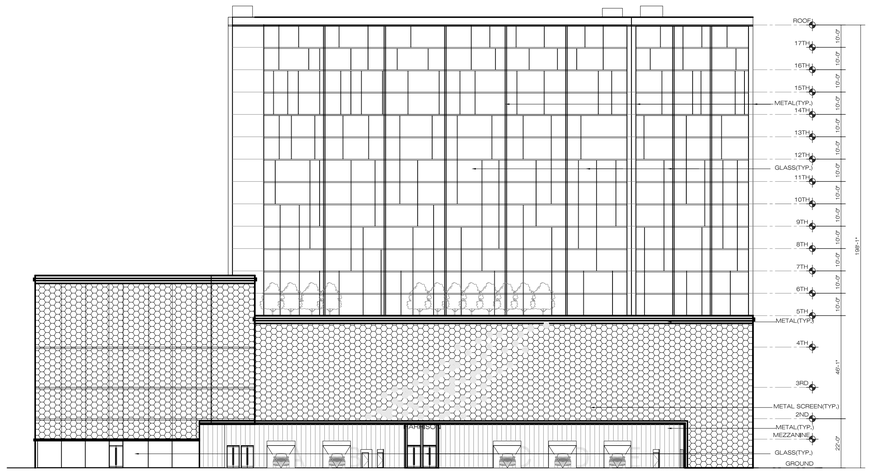
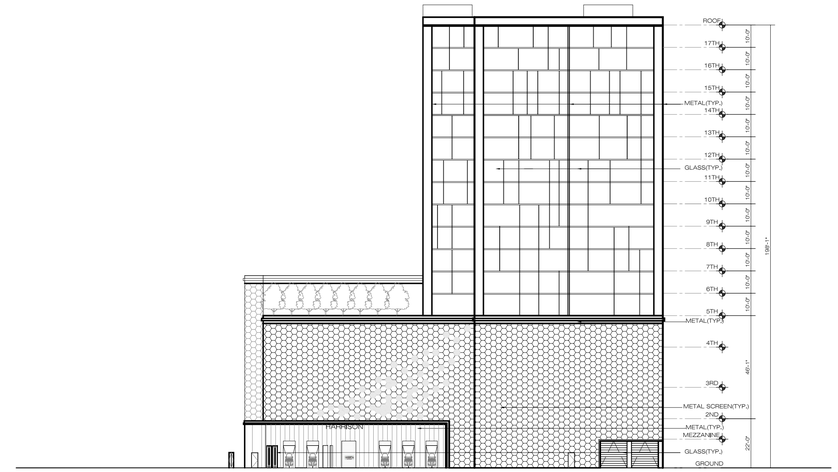


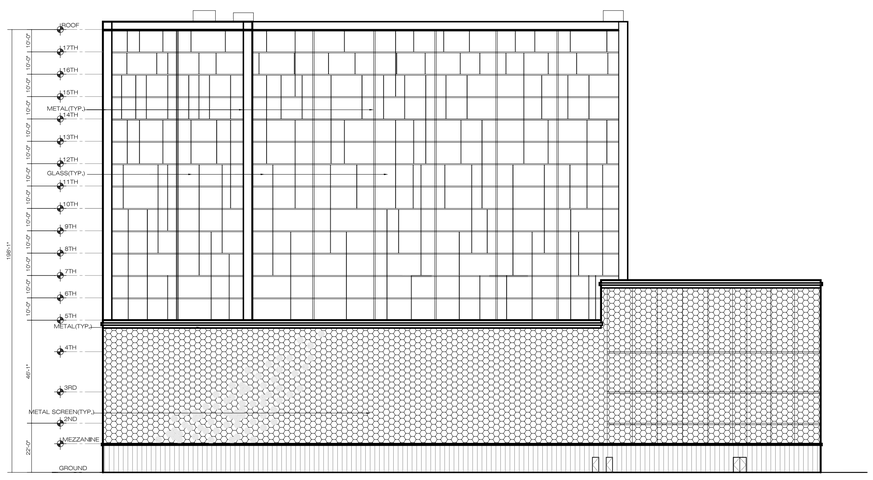
1 SOUTH ELEVATION - BUILDING 2

SCALE: 1/32" = 1'--0"



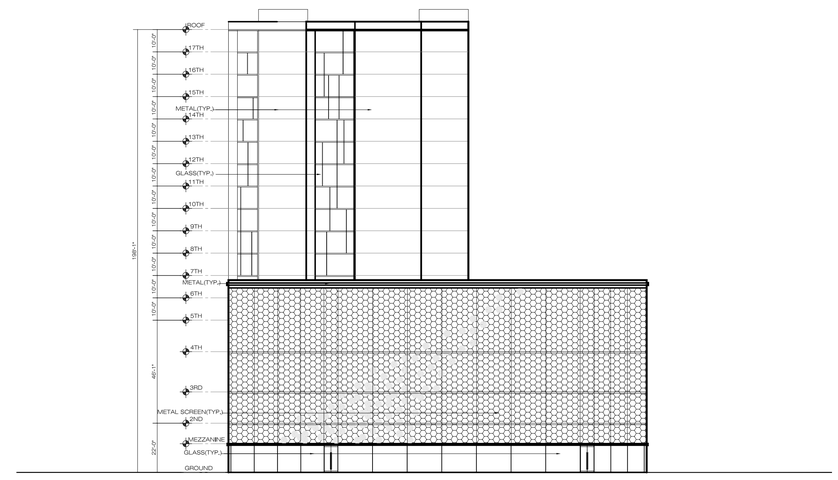
3 EAST ELEVATION - BUILDING 2

SCALE: 1/32" = 1'--0"



2 NORTH ELEVATION - BUILDING 2

SCALE: 1/32" = 1'--0"



4 WEST ELEVATION - BUILDING 2

SCALE: 1/32" = 1'--0"

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