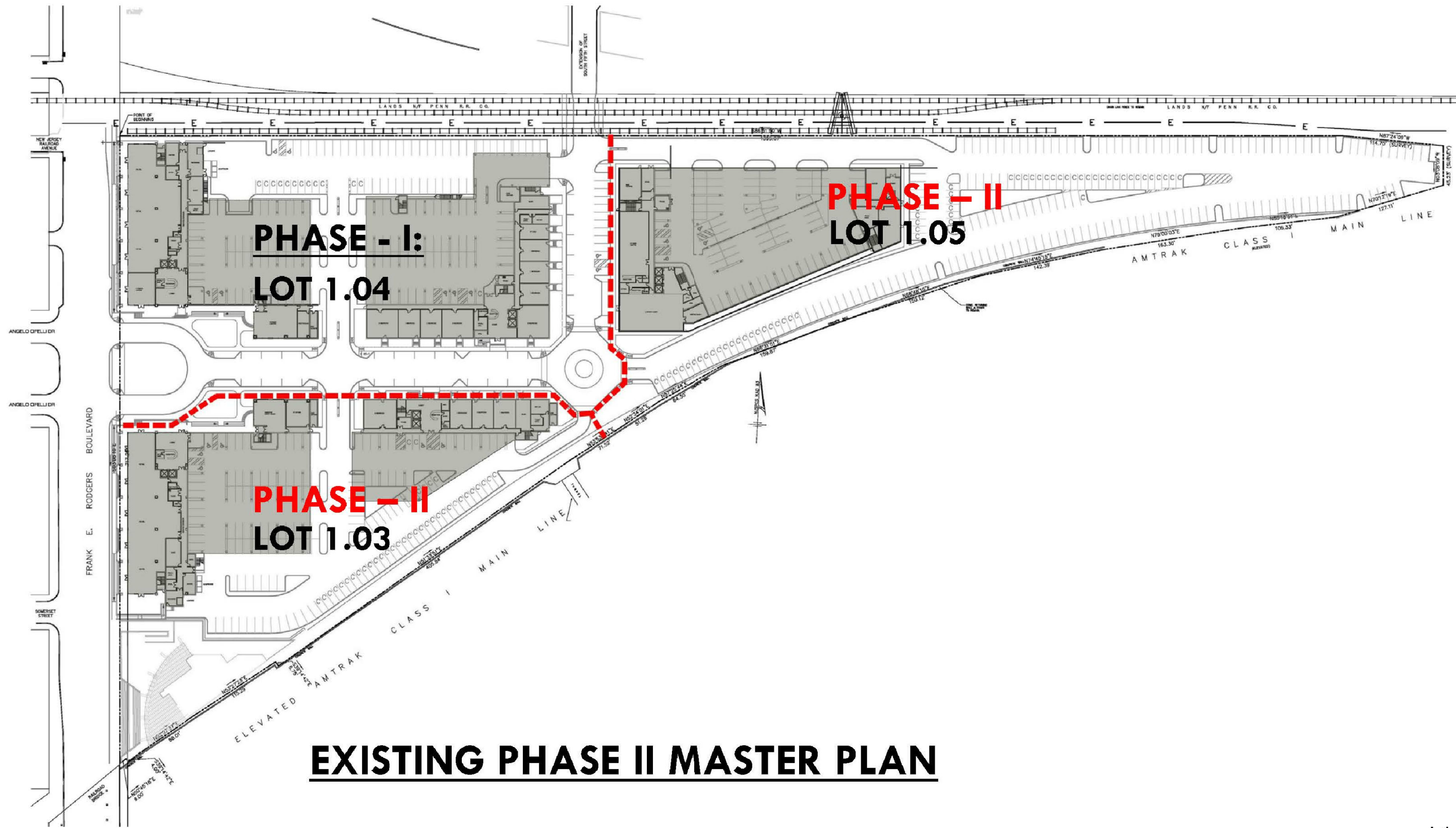
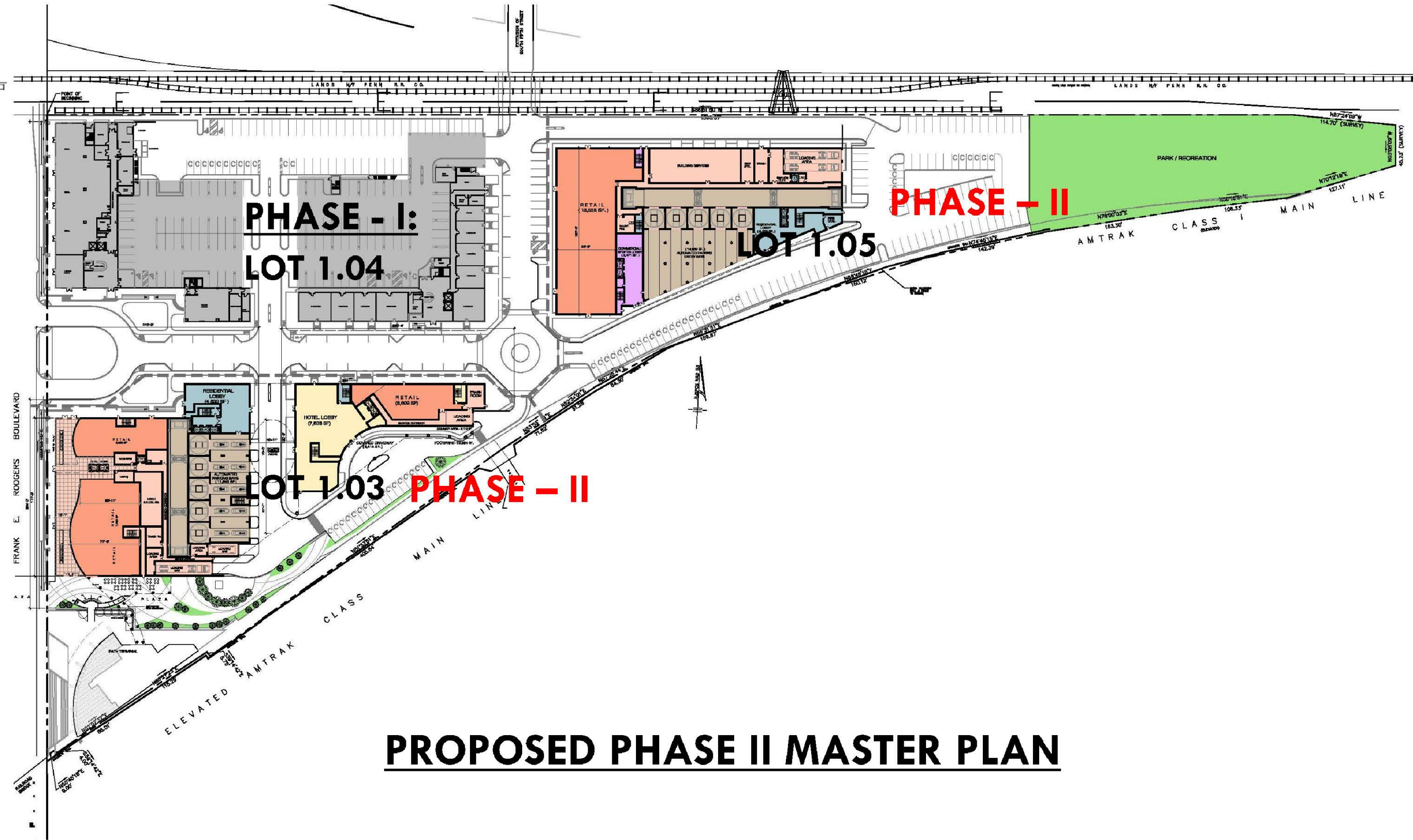




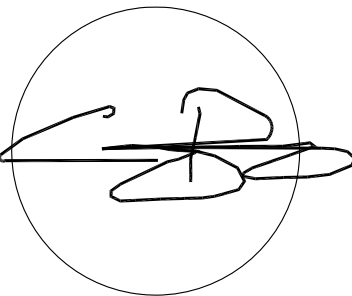
EXISTING PHASE II MASTER PLAN



PROPOSED PHASE II MASTER PLAN

PHASE 2 - SUMMARY (COMPARATIVE ANALYSIS)		
DESCRIPTION	EXISTING (APPROVED PHASE - II)	PROPOSED (PHASE - II)
RETAIL/COMMERCIAL	8,106 SF	204,709 SF.
RESIDENTIAL	431 UNITS	898 UNITS
PARKING	444 SPACES	1,350 SPACES
HOTEL	-	200 ROOMS
PARK	-	40,784 SF.

CONRAD, RONCATTI, JR., P.A.
IN ARCHITECT: AI-12279



Architectura.

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

© ARCHITECTURA, 2019

Architectura

Suite LL100
One Executive Drive
Jersey City, NJ 07310
201.346-1400 fax 201.346-1418
fronidesk@architectura.com

...
architecture
interior design
planning

DATE
4.14.20

ISSUE
FOR SUBMISSION

DATE

ISSUE

DRAWING TITLE

COMPARATIVE SUMMARY -
PHASE II

SCALE
AS SHOWN

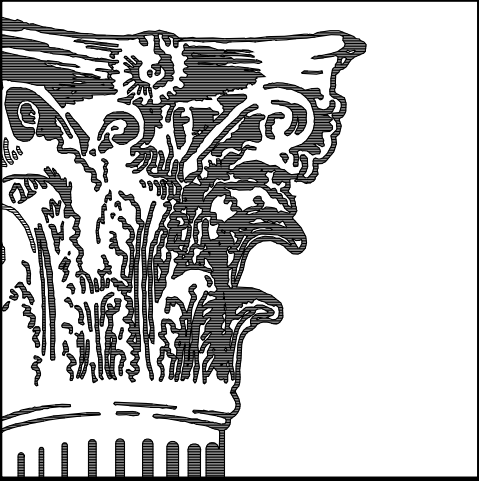
DATE
09.26.19

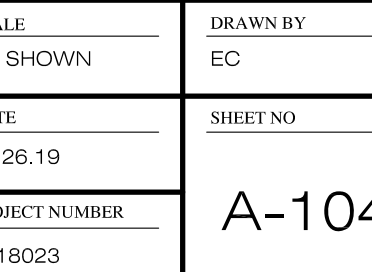
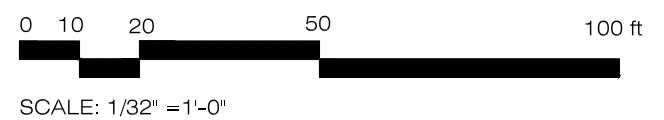
PROJECT NUMBER
2018023

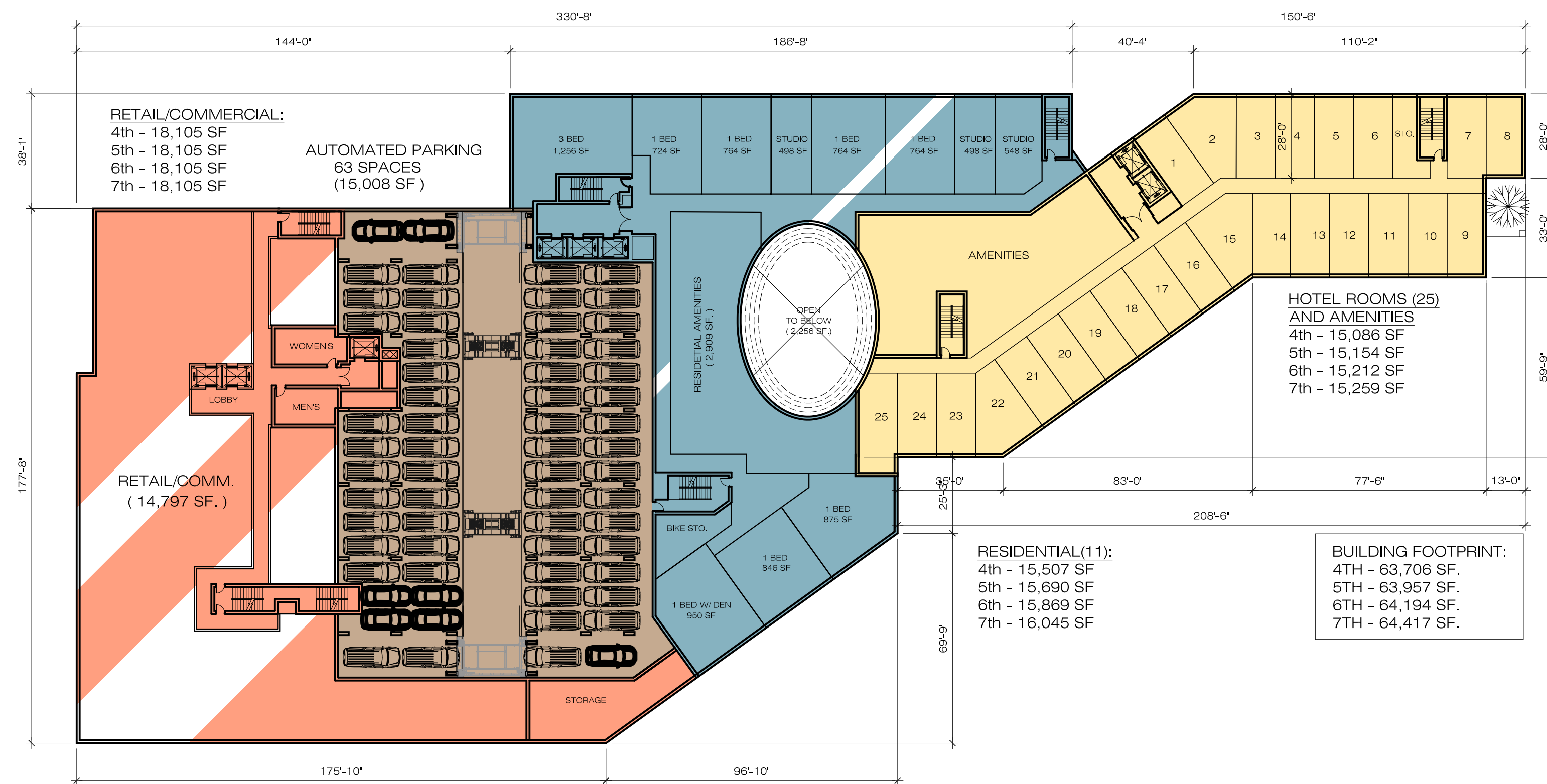
DRAWN BY
EC

SHEET NO

A-102

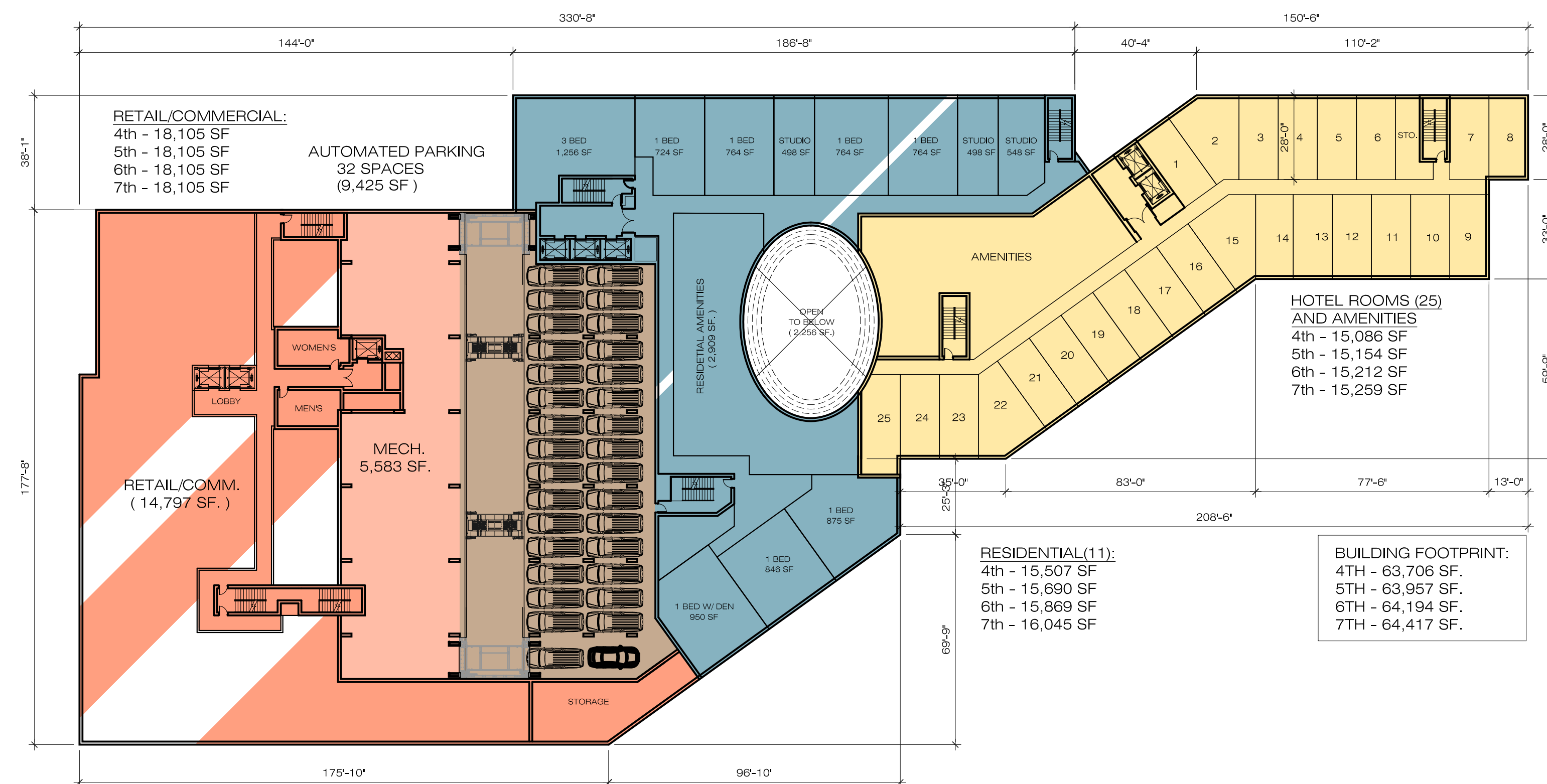




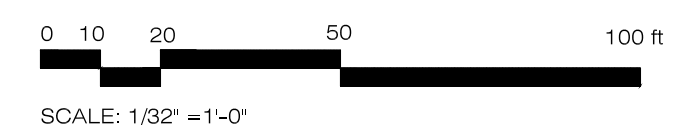
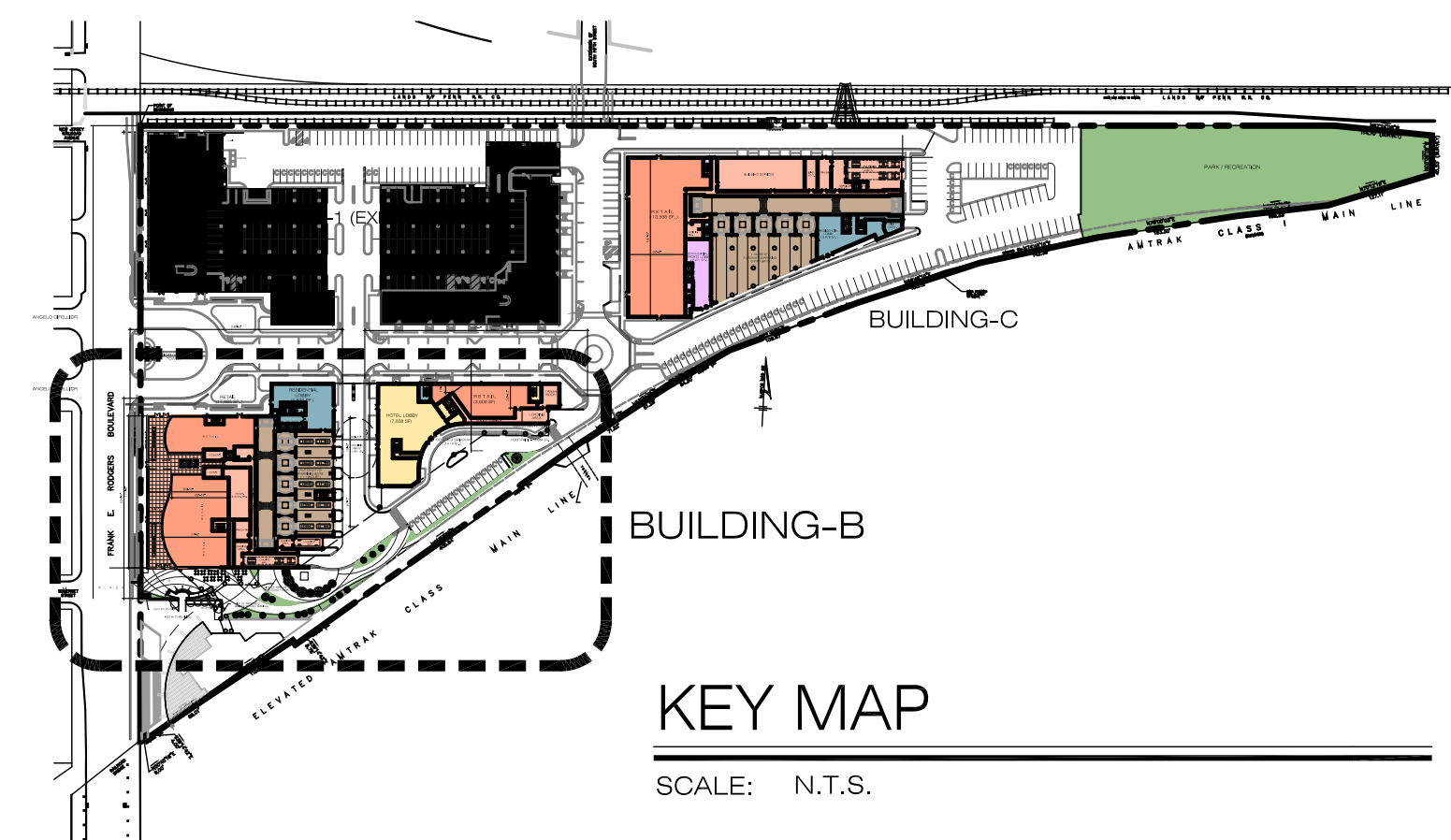


4TH TO 6TH FLOOR PLAN - BUILDING-B

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



2 7TH FLOOR PLAN - BUILDING-B
SCALE: 1/32" = 1'-0"

[illegible][illegible]

Architecture
Suite LL100
One Executive Drive
Fort Lee, New Jersey 07024
201-346-1400 fax 201-346-1418
frontdesk@architecture.com

■ ■ ■

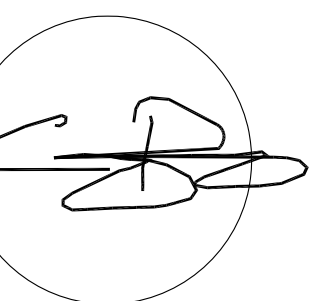
architecture
interior design
planning

Architectura

PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
BLOCK 133; LOT 1.03 & 1.05 - JERSEY CITY, NEW JERSEY
© ARCHITECTURA . 2019

© ARCHITECTURA, 2019

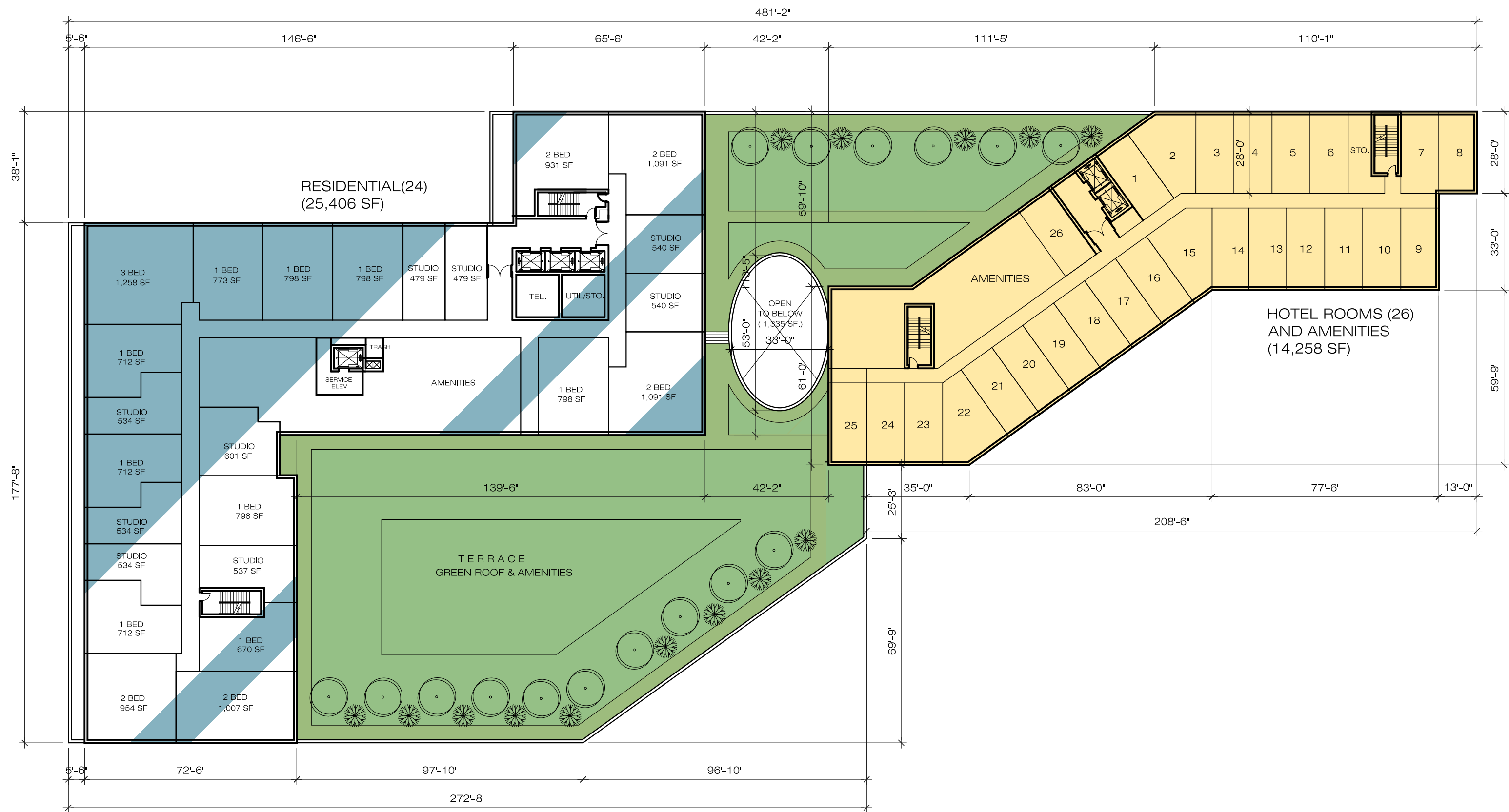
NJ Architect: AI-12279



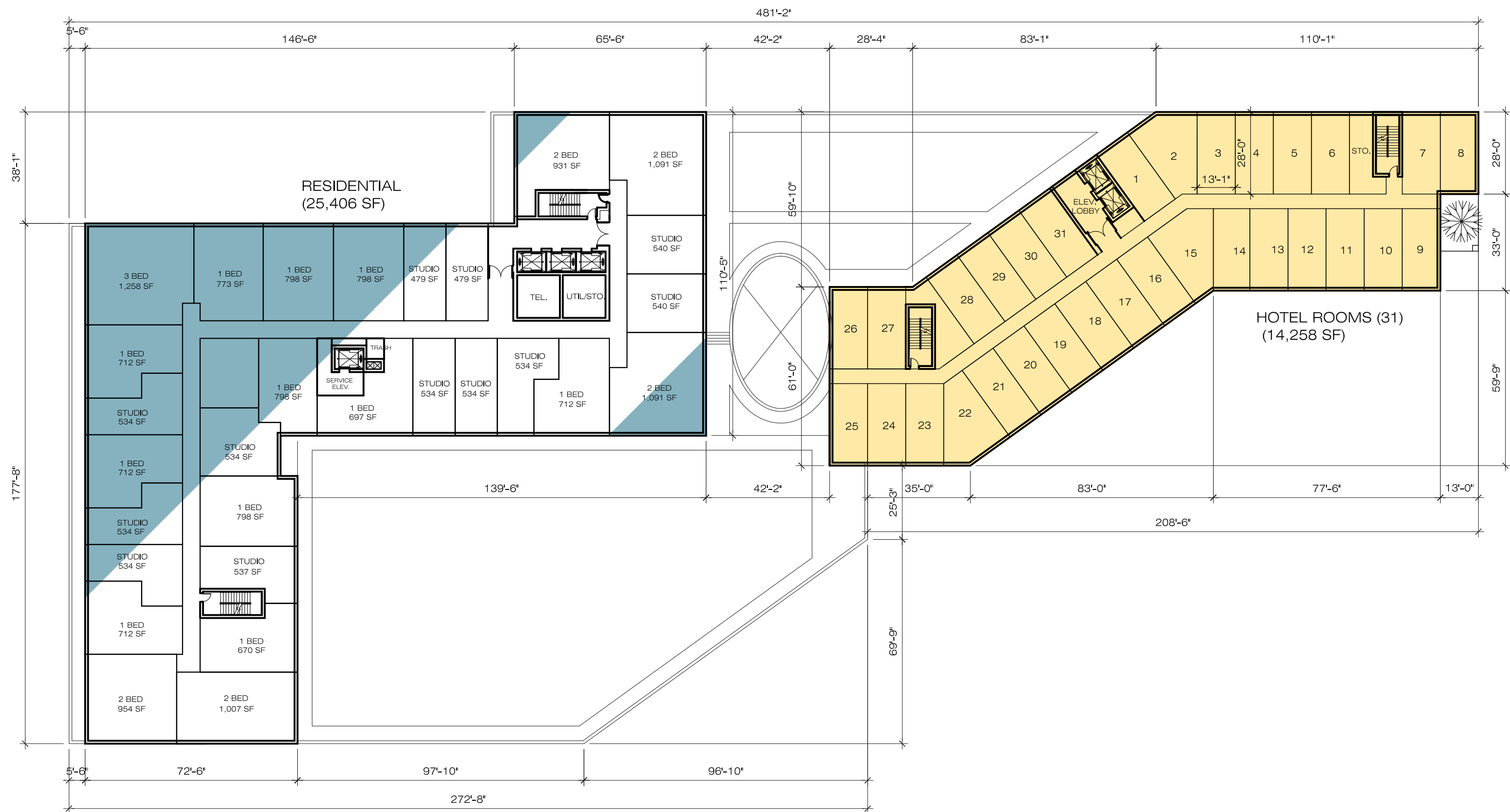
DRAWING TITLE

LOOR PLANS - BUILDING-B

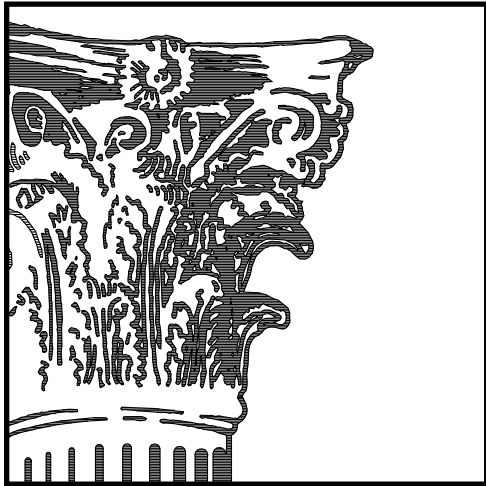
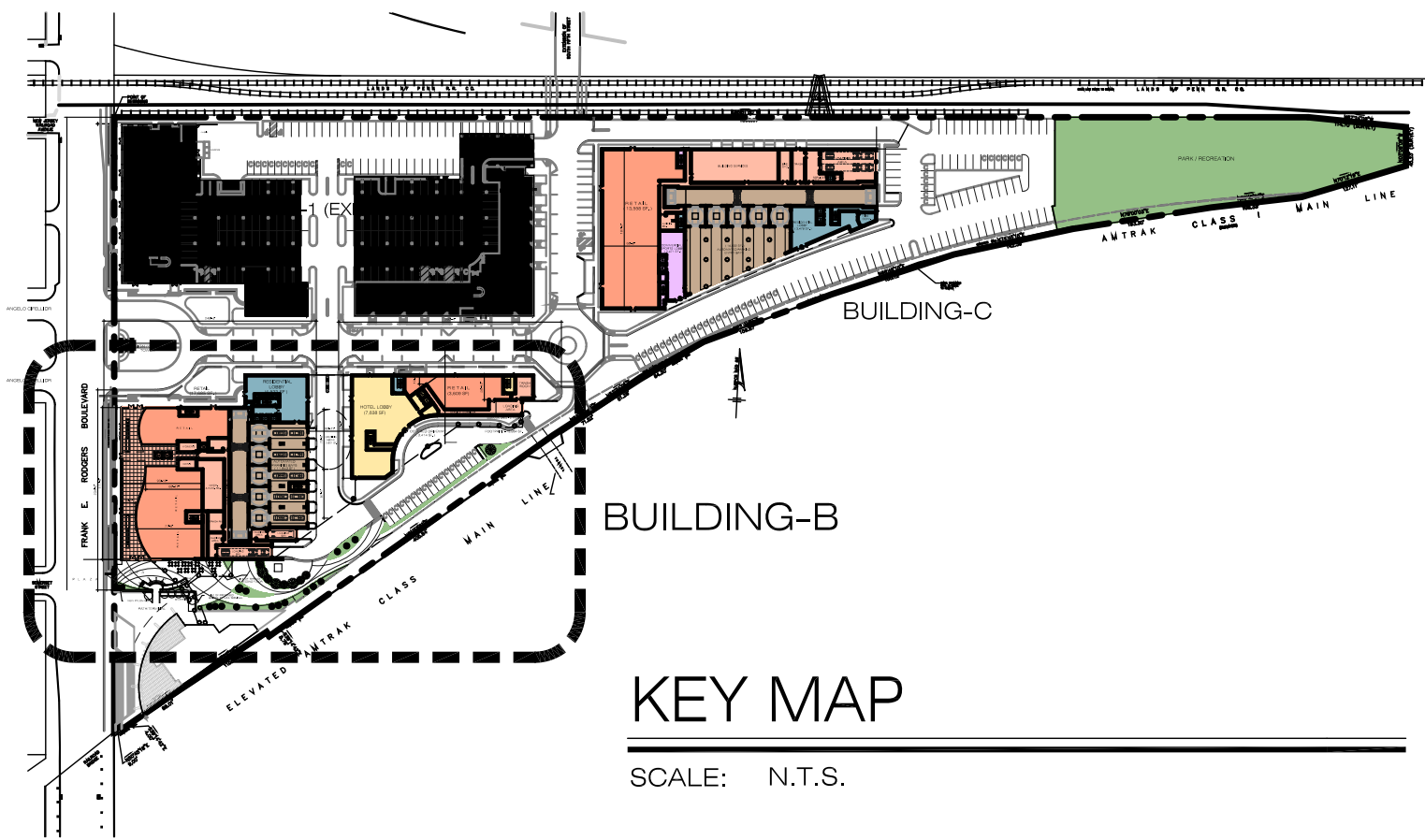
DATE ISSUED	DRAWN BY
26.19	EC
PROJECT NUMBER	SHEET NO A-105
18023	



1 8TH FLOOR PLAN - BUILDING-B
SCALE: 1/32" = 1'-0"



2 9TH FLOOR PLAN - BUILDING-B
SCALE: 1/32" = 1'-0"



DATE	ISSUE

DATE	ISSUE
4.14.20	FOR SUBMISSION

Architectura
Suite LL100
One Executive Drive
Floor 204
201-346-1400 Fax 201-346-1418
frondestad@architectura.com

...
architecture
interior design
planning

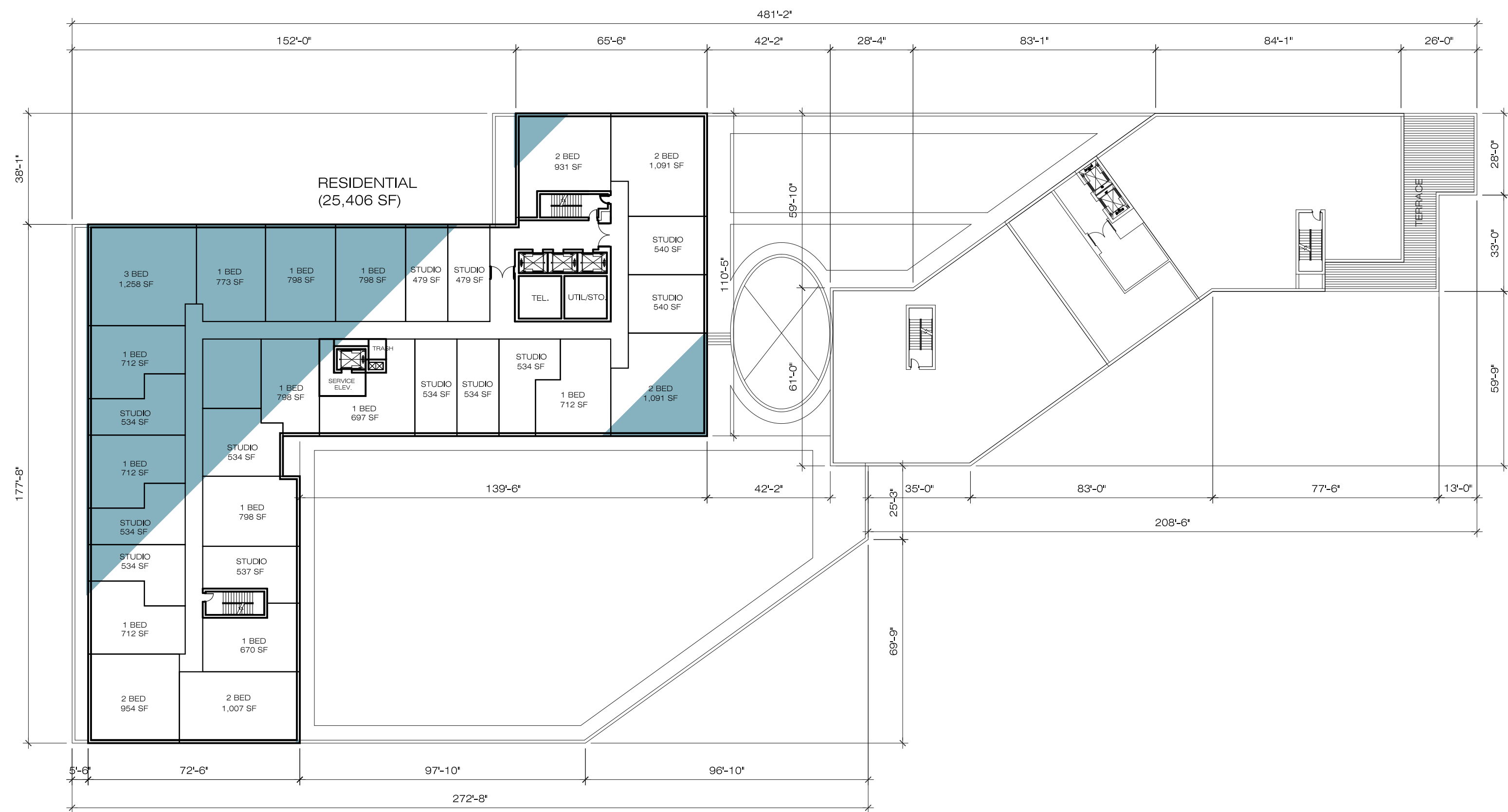
Architectura

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

© ARCHITECTURA, 2019

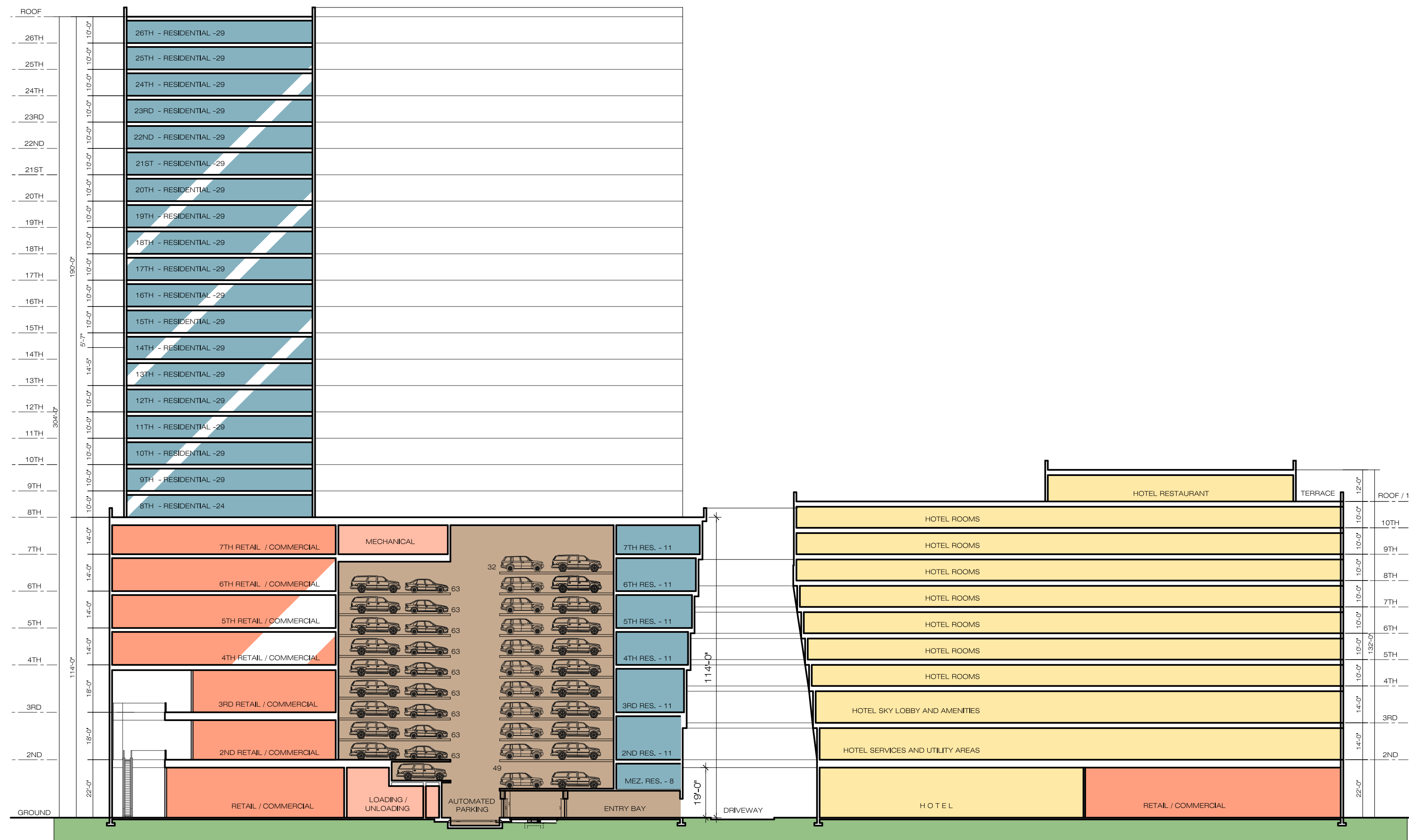
CONRAD, RONCATTI, JR., P.A.
IN ARCHITECT: AI-12279

DRAWING TITLE	
FLOOR PLANS - BUILDING-B	
SCALE: AS SHOWN	DRAWN BY: EC
DATE: 09.26.19	SHEET NO:
PROJECT NUMBER: 2018023	A-106



10TH TO 26TH FLOOR PLAN - BUILDING-B

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



11TH FLOOR PLAN - BUILDING-B

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

BUILDING SUMMARY - BUILDING B - LOT 1.03									
FLOOR	DESCRIPTION	GROSS AREA				TOTAL UNITS PER FLOOR	TOTAL HOTEL ROOMS PER FLOOR	TOTAL HOTEL ROOMS PER FLOOR	TOTAL HOTEL ROOMS PER FLOOR
		RETAIL / COMMERCIAL	RESIDENTIAL	HOTEL	MECHANICAL / UTIL.				
GROUND	RETAIL / COMMERCIAL HOTEL LOBBY SERVICE / COMMON AREA COVERED DRIVEWAY PARKING		4,533 SF	7,969 SF					
									11,846 SF
MEZZANINE	RETAIL / COMMERCIAL PARKING		15,124 SF			8			12,386 SF
2ND FLOOR	RETAIL / COMMERCIAL HOTEL SERVICES PARKING		15,124 SF	18,406 SF		11			15,008 SF
3RD FLOOR	RETAIL / COMMERCIAL HOTEL LOBBY & RMS. PARKING		15,318 SF	18,406 SF		11	6		15,008 SF
4TH FLOOR	RETAIL / COMMERCIAL HOTEL ROOMS PARKING		15,507 SF	18,105 SF		11	25		15,008 SF
5TH FLOOR	RETAIL / COMMERCIAL HOTEL ROOMS PARKING		15,690 SF	18,105 SF		11	25		15,008 SF
6TH FLOOR	RETAIL / COMMERCIAL HOTEL ROOMS PARKING		15,869 SF	18,105 SF		11	25		15,008 SF
7TH FLOOR	RETAIL / COMMERCIAL HOTEL ROOMS PARKING MECHANICAL / UTIL.		16,045 SF	18,105 SF		11	26		9,425 SF
8TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		24	31		5,583 SF
9TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29	31		
10TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29	31		
11TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29	31		
12TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
13TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
14TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
15TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
16TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
17TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
18TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
19TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
20TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
21TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
22ND FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
23RD FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
24TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
25TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
26TH FLOOR	RETAIL / COMMERCIAL HOTEL RMS/SERVICES		25,406 SF	14,258 SF		29			
TOTAL		245	255	95	25	620 UNITS	200 RMS		

AUTOMATED PARKING SUMMARY BUILDING B (LOT 1.03)		
FLOOR	NO. SPACES	GROSS AREA
LEVEL 1	49 SPACES	11,846 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	166,729 SF

LOT 1.03 - TOTAL SURFACE SPACES 17 SPACES

TOTAL PARKING PROVIDED ON LOT 1.03 - 665 SPACES



DATE	4.14.20
ISSUE	
FOR SUBMISSION	
DATE	4.14.20
ISSUE	
FOR SUBMISSION	

Architectura
Suite LL 100
One Executive Drive
Ft. Lee, NJ 07024
201-346-1400 Fax 201-346-1418
froncksk@architectura.com

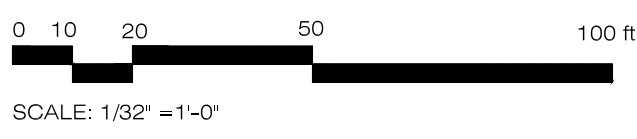
...
architecture
interior design
planning

Architectura

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

CONRAD, RONCATTI, JR., P.A.
IN ARCHITECT AT 12279

DRAWING TITLE	FLOOR PLANS - BUILDING-B
SCALE	AS SHOWN
DATE	09.26.19
PROJECT NUMBER	2018023
DRAWN BY	EC
SHEET NO	A-107



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