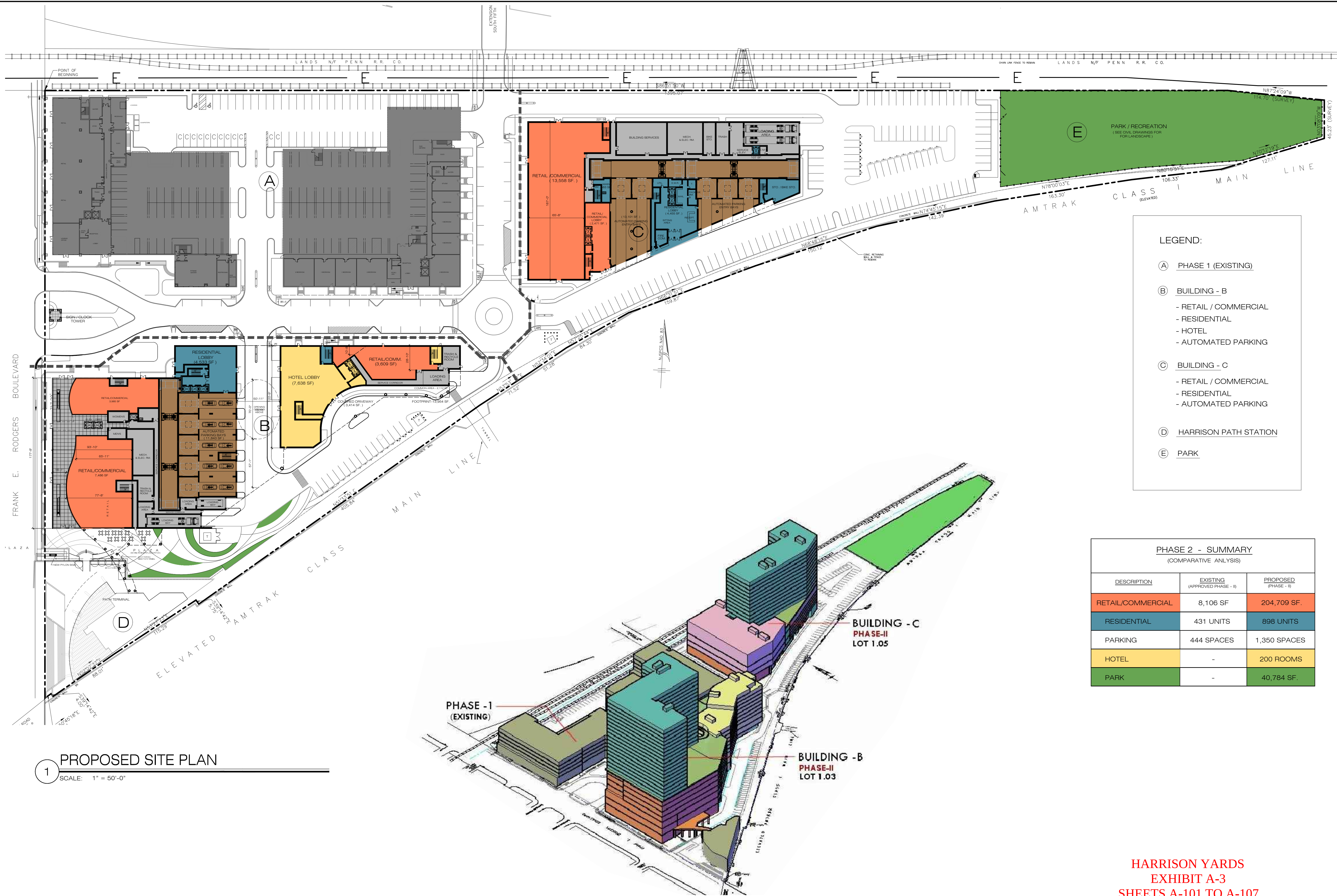




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PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
BLOCK 133, LOT 1.03 & 1.05 - JERSEY CITY, NEW JERSEY

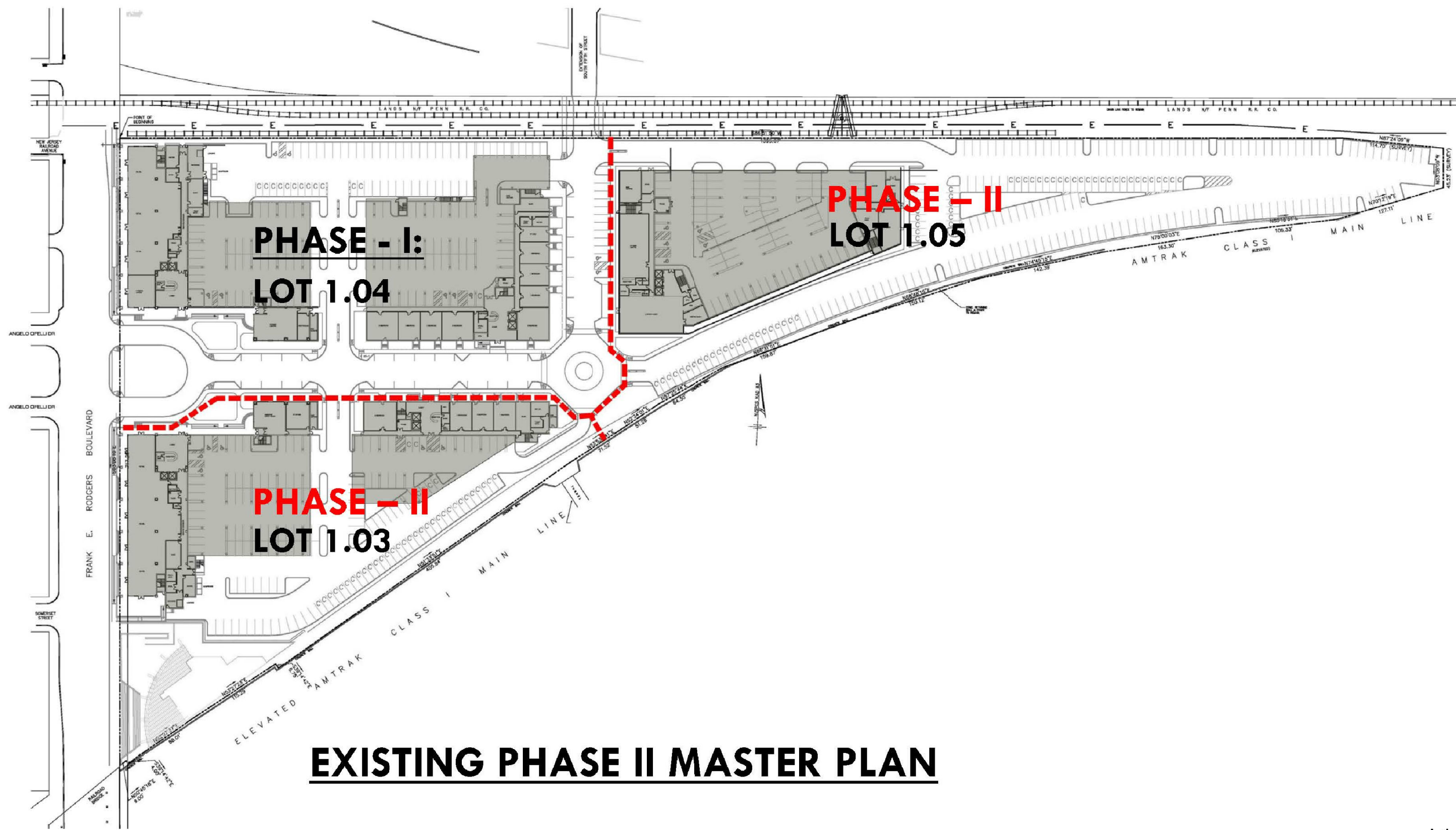
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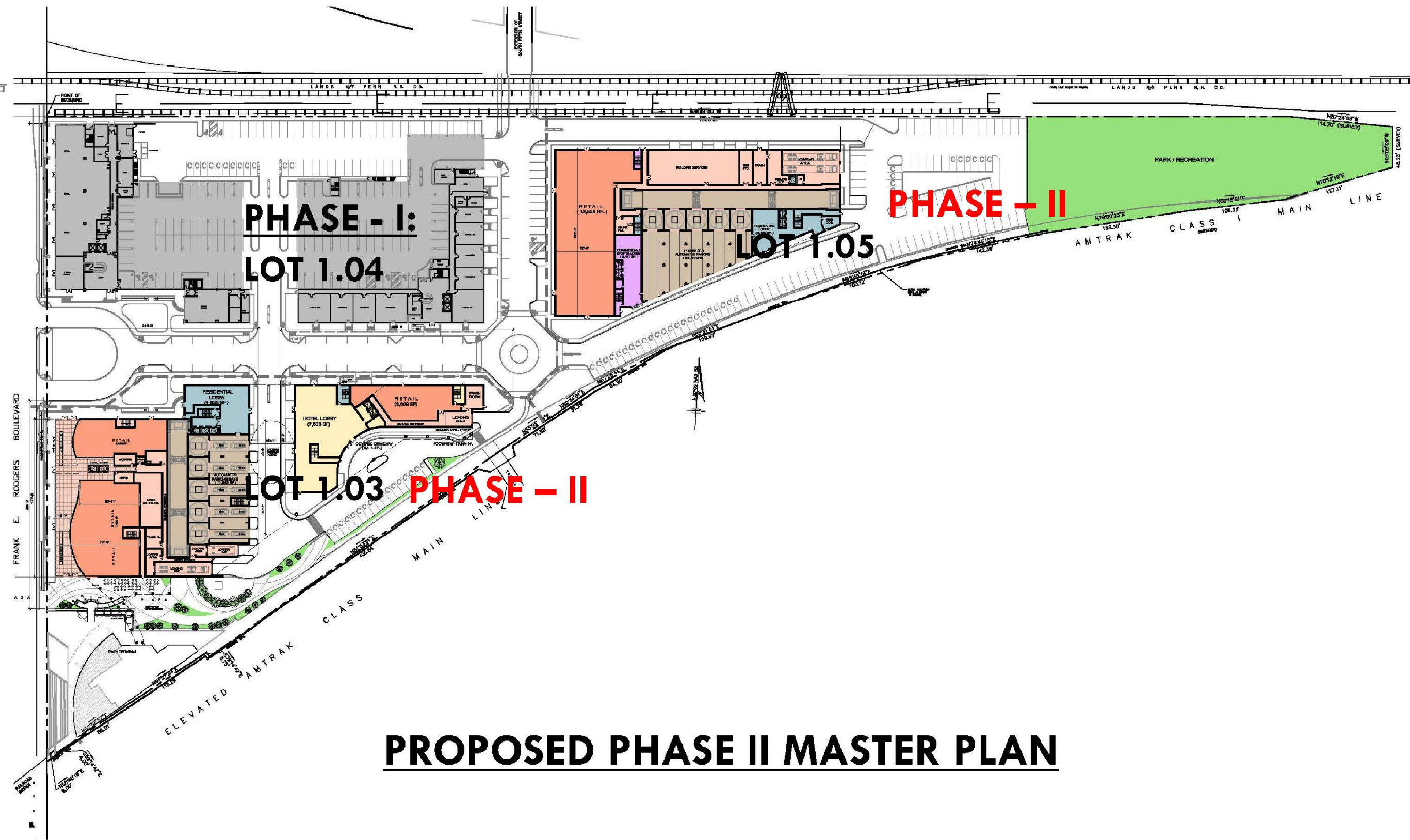
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SCALE: AS SHOWN	DRAWN BY: EC
DATE: 09.26.19	SHEET NO.
PROJECT NUMBER: 2018023	A-101

HARRISON YARDS
EXHIBIT A-3
SHEETS A-101 TO A-107
06-18-20

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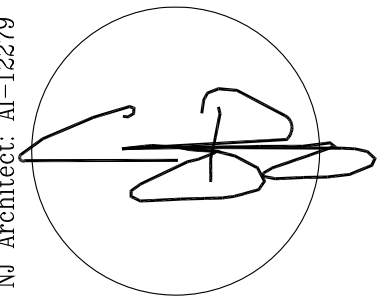
EXISTING PHASE II MASTER PLAN



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.

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PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
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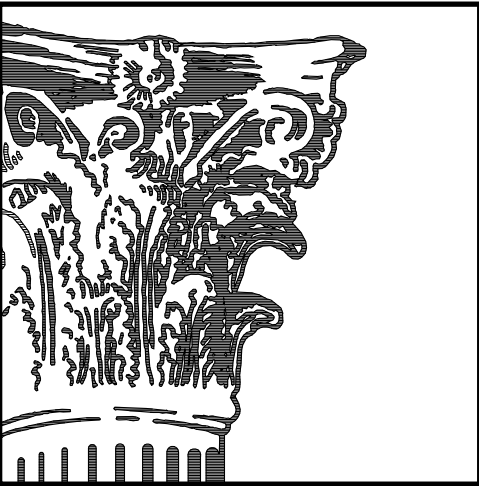
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COMPARATIVE SUMMARY -
PHASE II

SCALE
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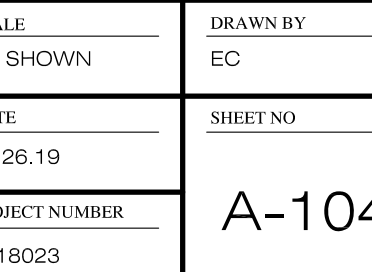
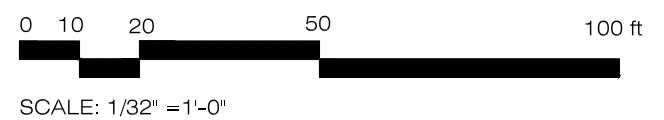
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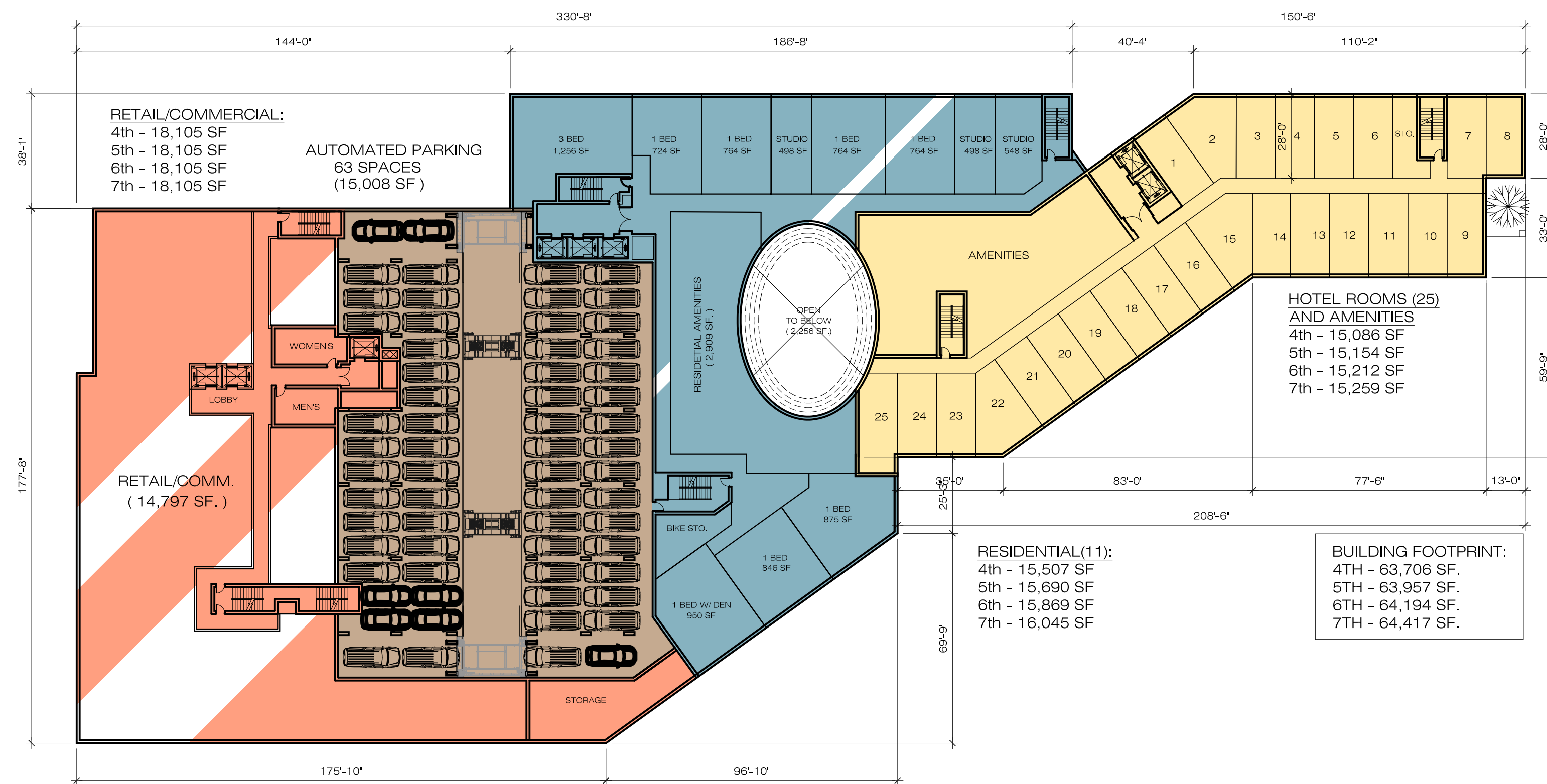
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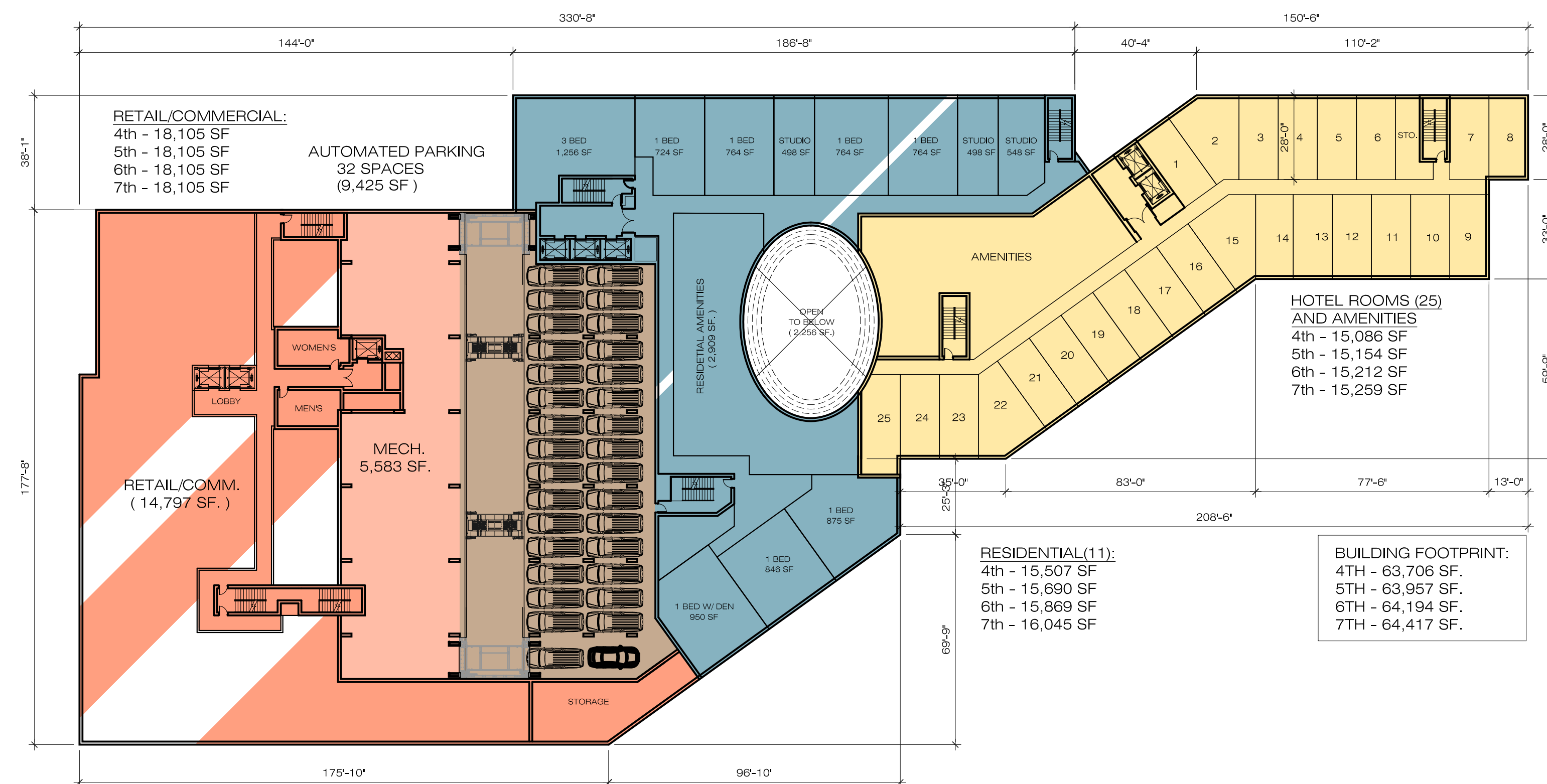
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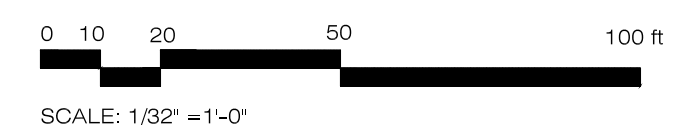
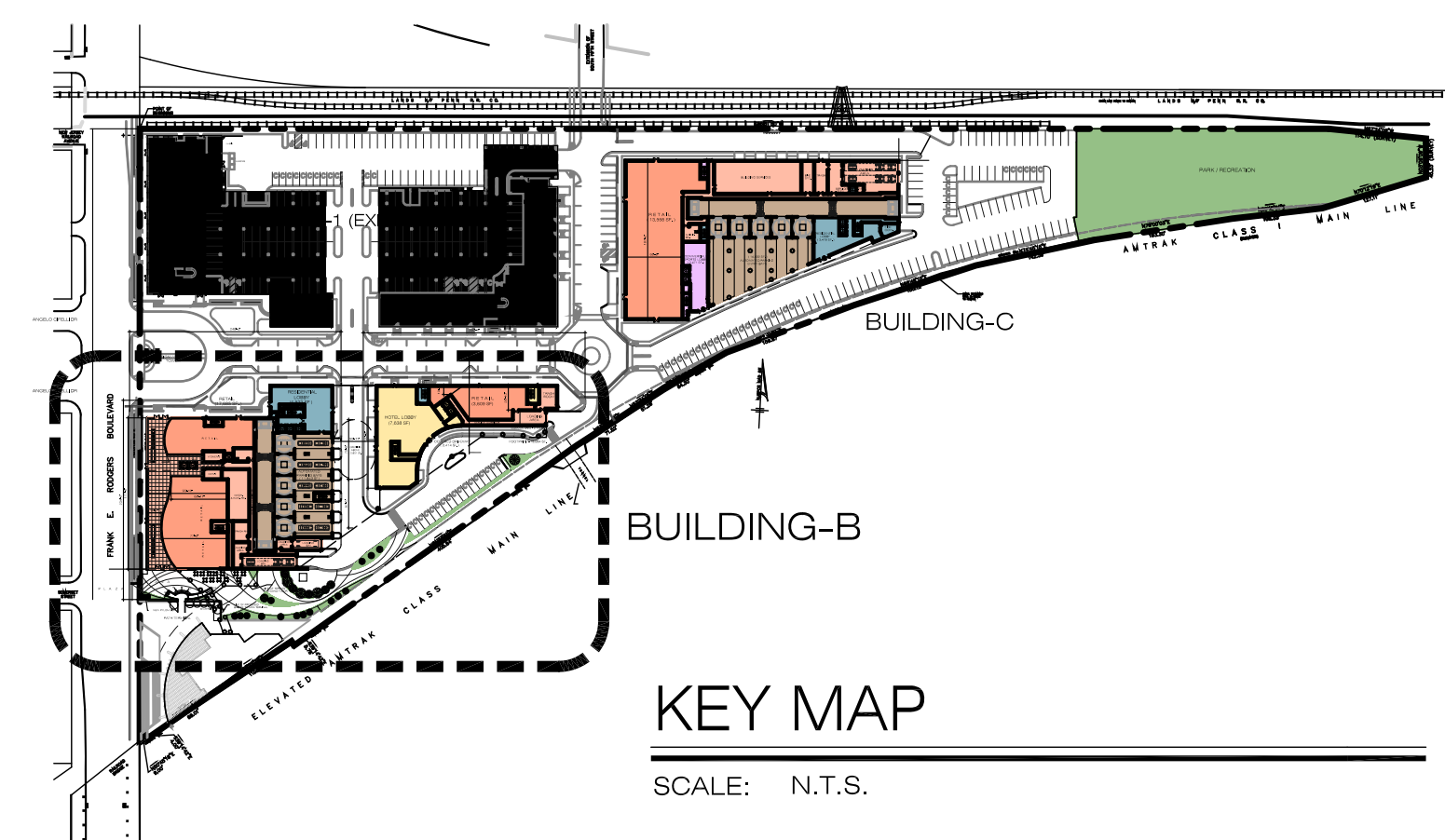


4TH TO 6TH FLOOR PLAN - BUILDING-B

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



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

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PROPOSED MIXED USE DEVELOPMENT
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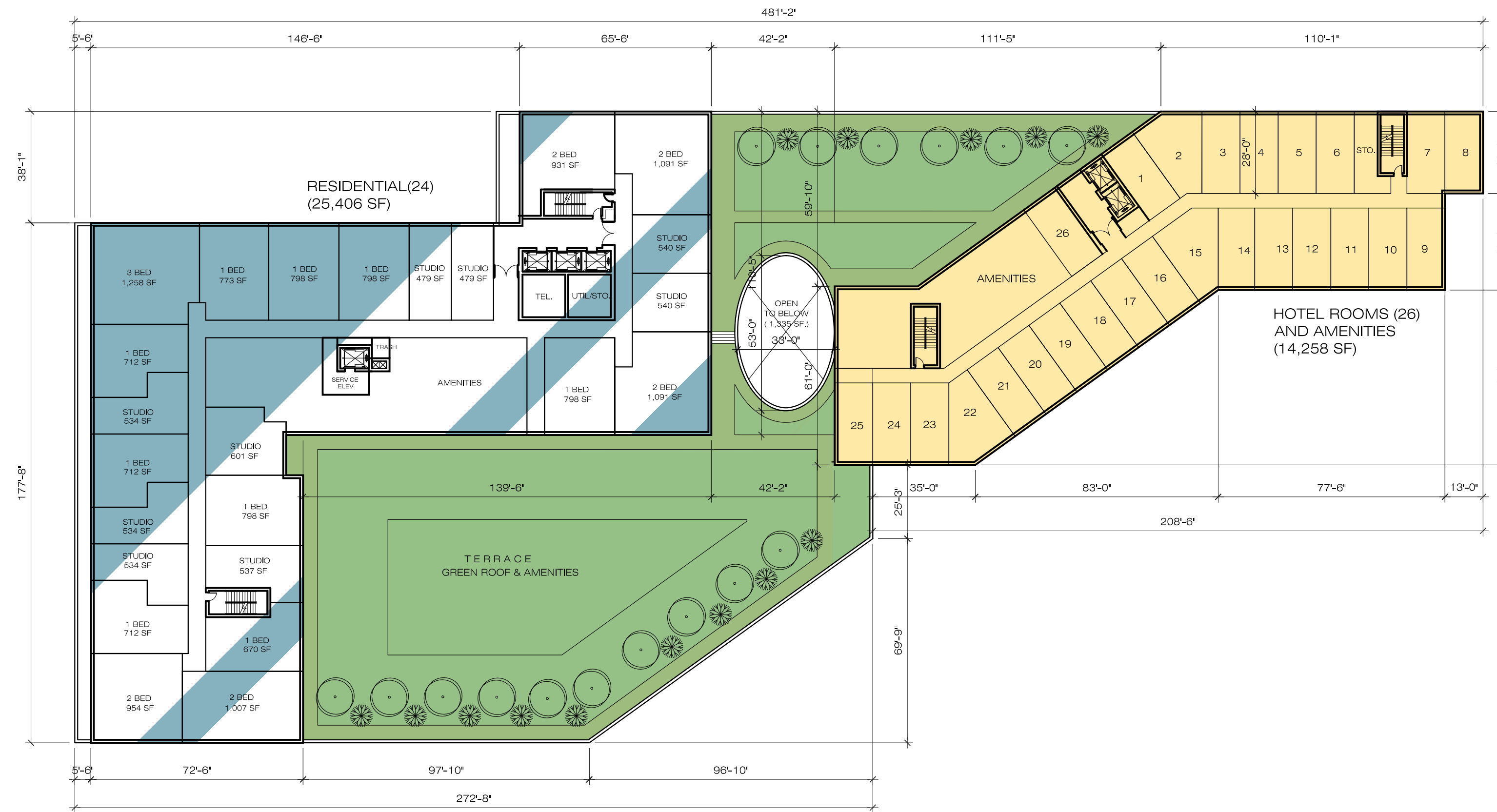
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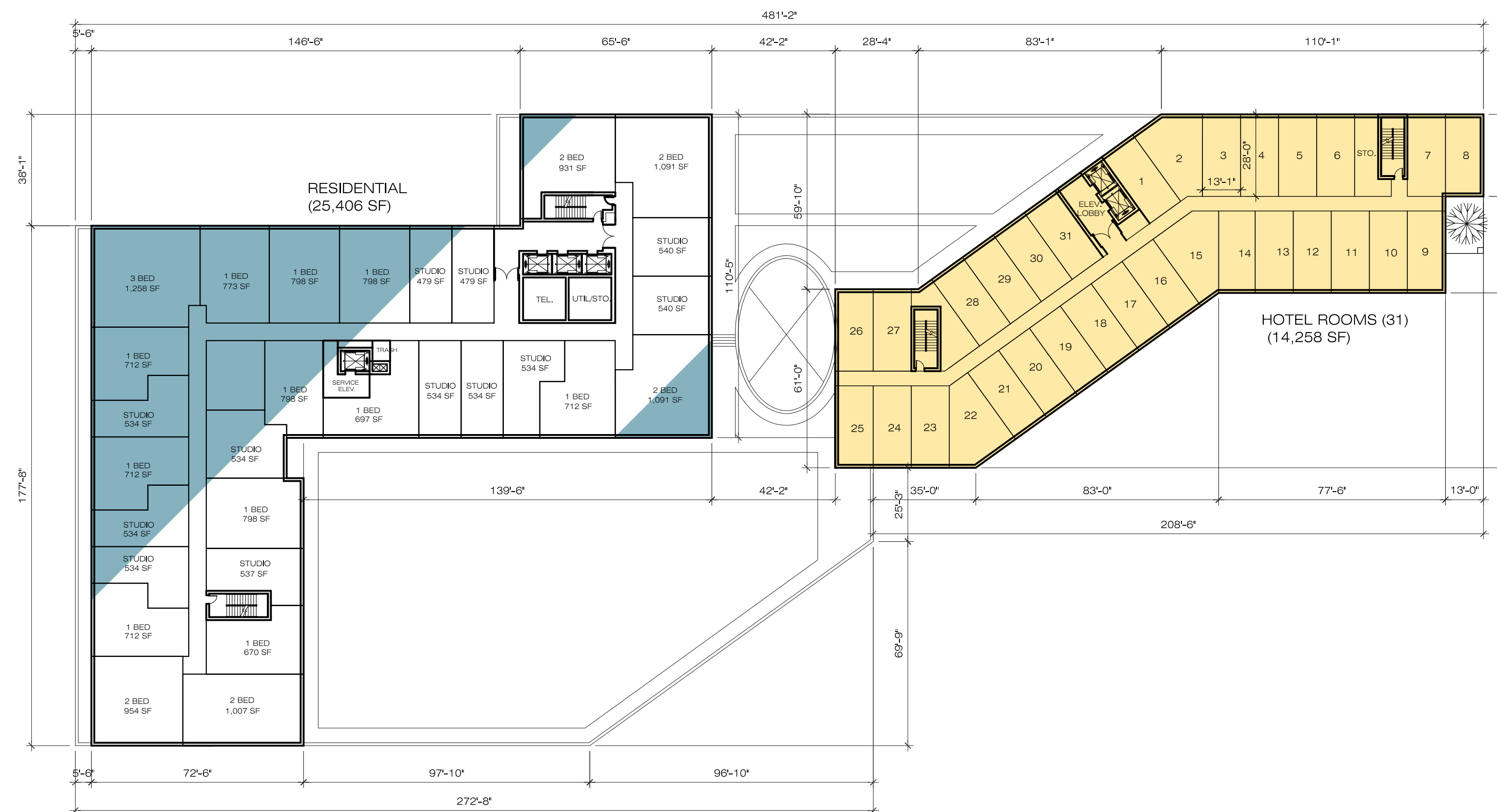
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FLOOR PLANS - BUILDING-B

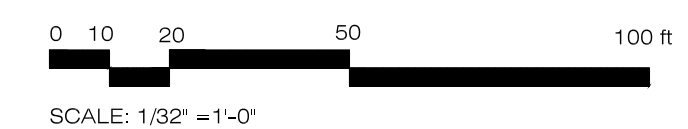
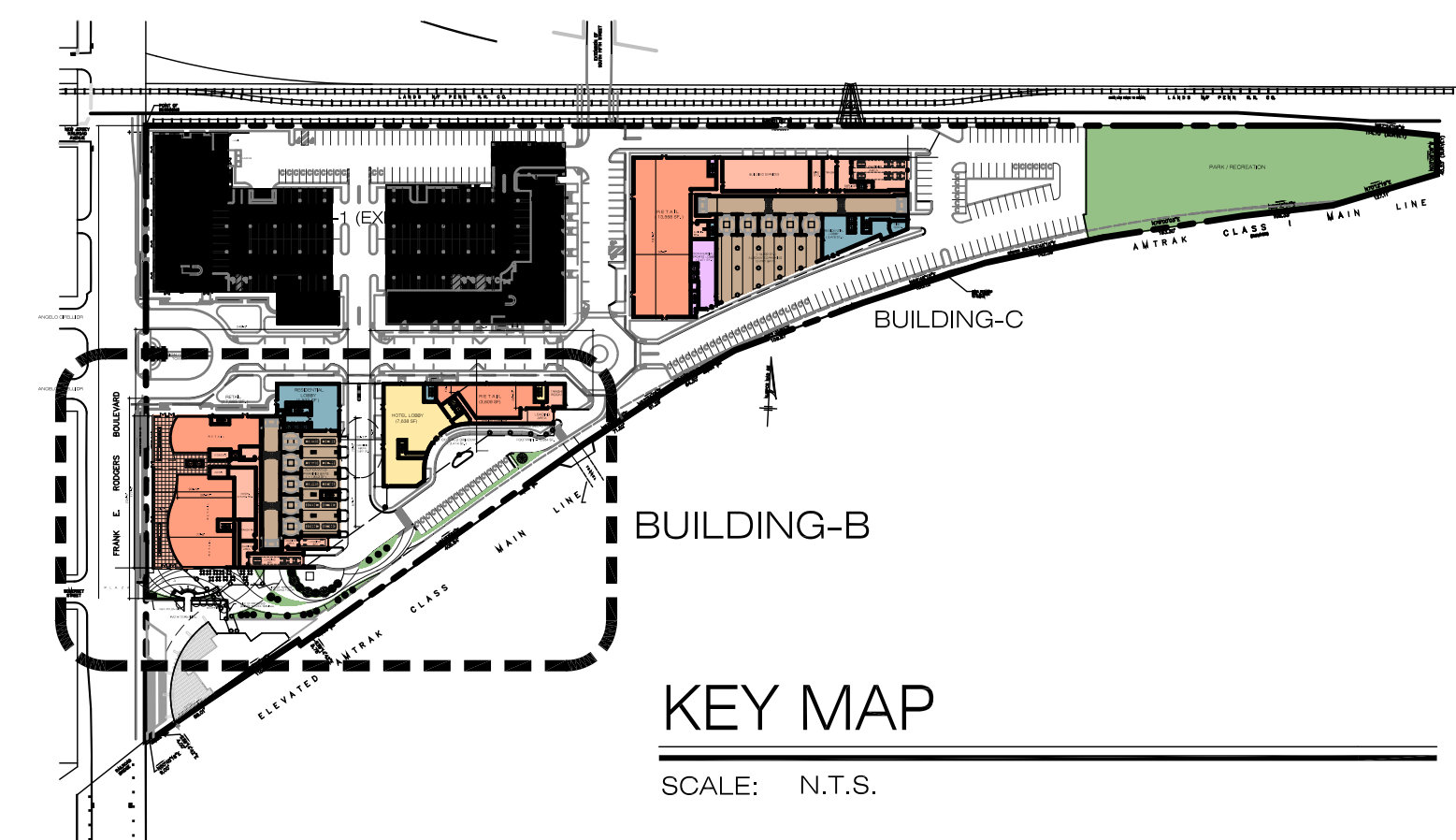
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PROJECT NUMBER	SHEET NO A-105
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1 8TH FLOOR PLAN - BUILDING-B
SCALE: 1/32" = 1'-0"



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

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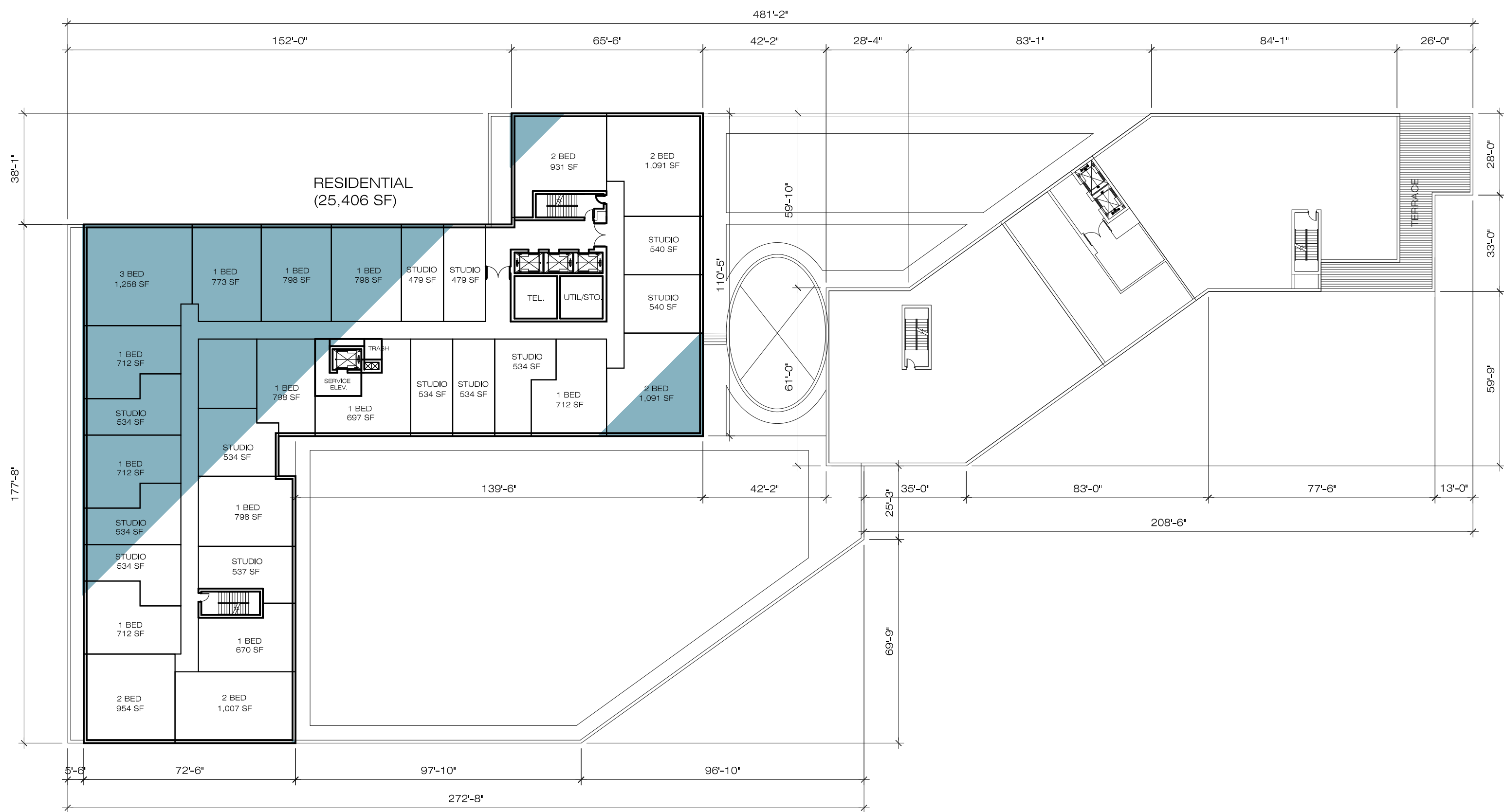
PROPOSED MIXED USE DEVELOPMENT
HARRISON YARDS - PHASE II
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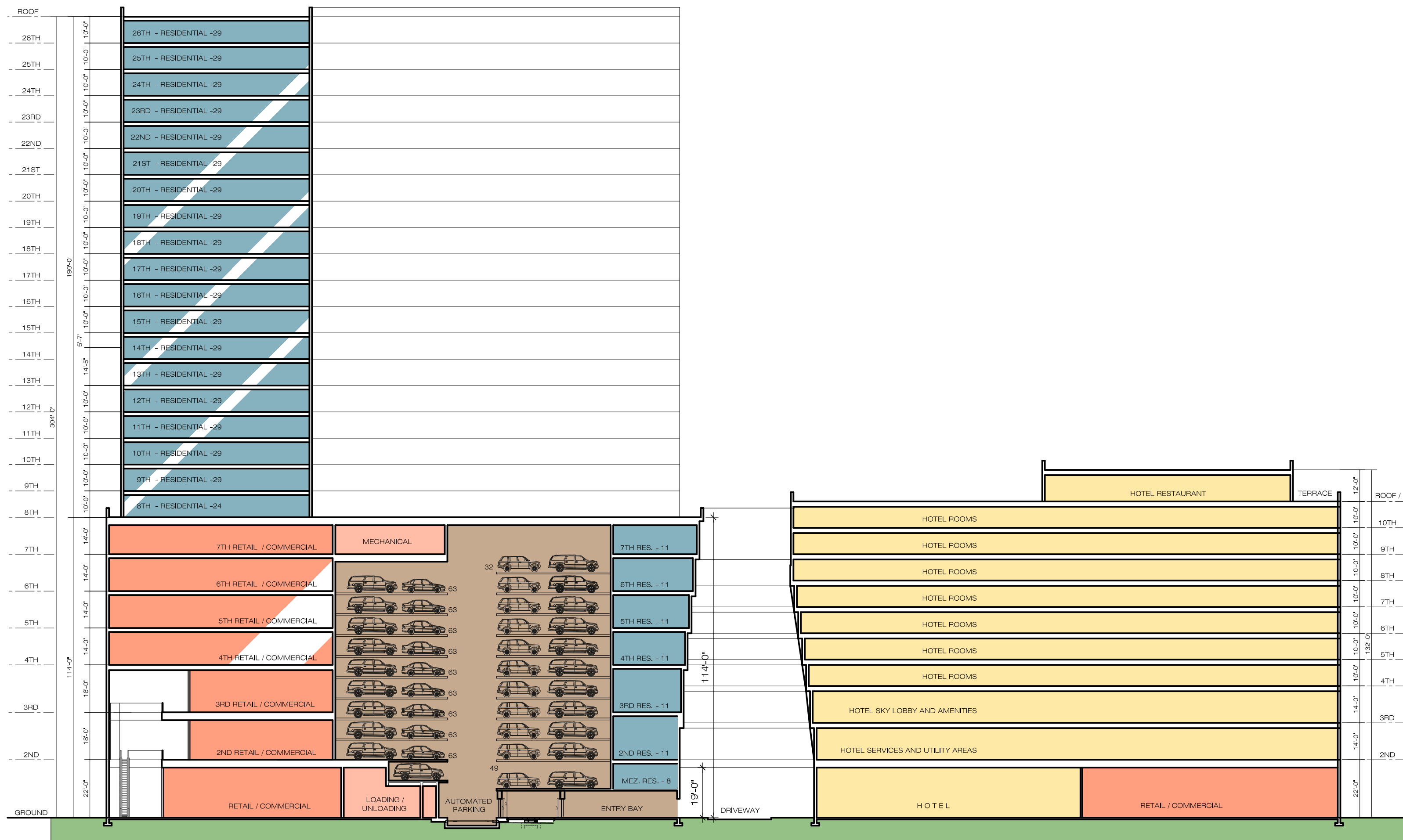
LOOR PLANS - BUILDING-B

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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			
								CIRCULATION & PARKING	RESIDENTIAL	RETAIL / COMMERCIAL	HOTEL
GROUND	RETAIL							4,533 SF	21,294 SF		
	RESIDENTIAL LOBBY										
	HOTEL LOBBY								7,969 SF		
	SERVICE / COMMON AREA										8,648 SF
	COVERED DRIVEWAY							9,745 SF			
	PARKING									11,846 SF	
		NUMBER OF UNITS				TOTAL UNITS PER FLOOR	TOTAL HOTEL ROOMS PER FLOOR				
		STUDIO	1 BEDRM	2 BEDRM	3 BEDRM						
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							16,406 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	RETAIL / COMMERCIAL								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	RETAIL / COMMERCIAL								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	RETAIL / COMMERCIAL								18,105 SF		
	RESIDENTIAL	3	7		1	11		15,869 SF		15,008 SF	
	HOTEL ROOMS						25		15,212 SF		
	PARKING										
7TH FLOOR	RETAIL / COMMERCIAL								18,105 SF		
	RESIDENTIAL	3	7		1	11		16,045 SF		9,425 SF	
	HOTEL ROOMS						26		15,259 SF		
	PARKING										
	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 AMENITIES/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	130,526 SF	148,989 SF	168,729 SF
										14,231 SF	1,058,399 SF

AUTOMATED PARKING SUMMARY BUILDING B (LOT 1.03)		
*** AUTOMATED PARKING SUMMARY (BETWEEN 2ND AND 7TH FLOOR)		
FLOOR	NO. SPACES	GROSS AREA
ENTRY LEVEL	49 SPACES	11,846 SF
LEVEL 1	63 SPACES	15,008 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



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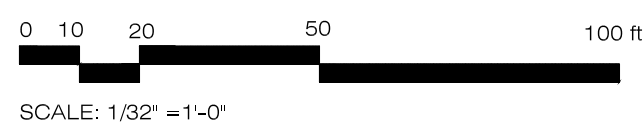
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