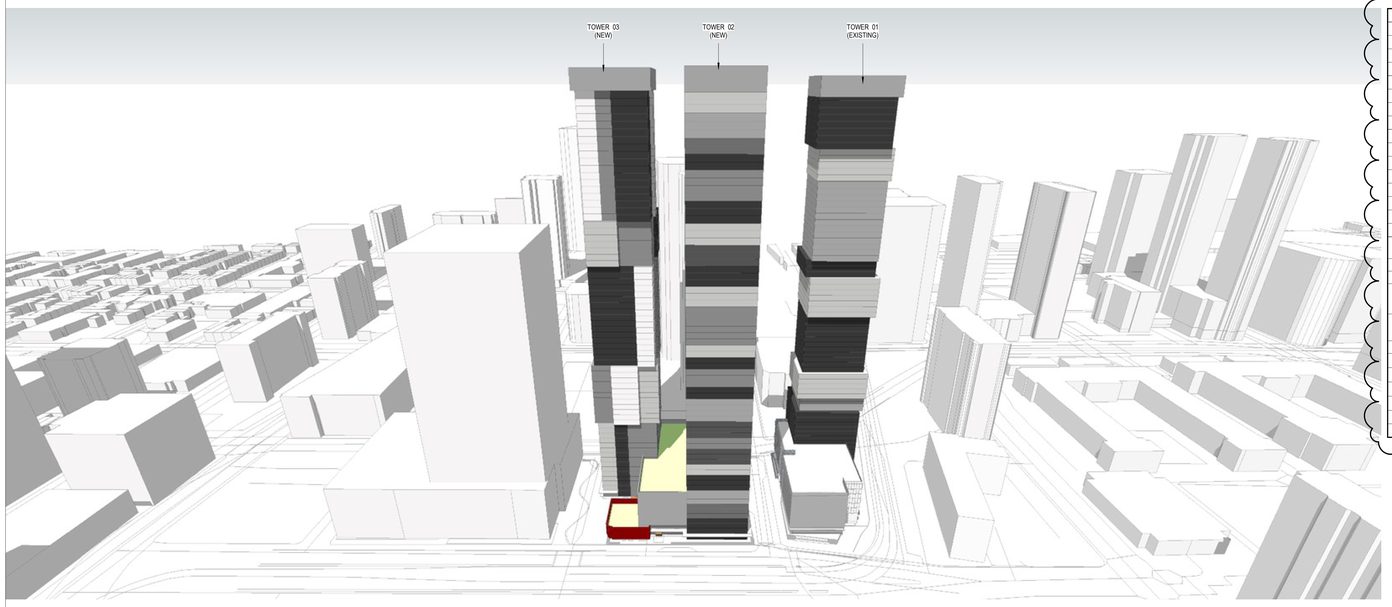
07/13/2022
PLANNING BOARD REVISION



GROSS SF BREAKDOWN		
GROUND	45,560 SF x 1	45,560 SF
2ND FL	37,761 SF x 1	37,761 SF
3RD FL	35,134 SF x 1	35,134 SF
4TH- 8TH	43,610 SF x 5	218,050 SF
9TH FL	20,401 SF x 1	20,401 SF
10TH - 69TH FL (T2)	10,290 SF x 59	607,110 SF
35TH FL (T2)	10,290 SF x 1	10,290 SF
10TH - 15TH FL (T3)	10,111 SF x 6	60,666 SF
16TH - 26ND (T3)	10,888 SF x 11	119,768 SF
27TH - 43RD FL (T3)	10,874 SF x 16	173,984 SF
35TH FL (T3)	10,874 SF x 1	10,874 SF
44TH - 50TH FL (T3)	10,949 SF x 7	76,643 SF
51ST - 69TH FL (T3)	10,974 SF x 19	208,506 SF
MEP BULKHEAD		10,244 SF
GFA TOTAL (LOT 31.01)		1,634,991 SF
MEP + PARKING (LOT 31.01)		167,406 SF
ZFA PROPOSED (LOT 31.01) (MEP + PARKING DEDUCTED)		1,467,585 SF
GFA TOTAL (LOT 31.03)		745,225 SF
ZFA TOTAL (LOT 31.03)		675,384 SF
SUBDIVISION GFA TOTAL (LOT 31.01 + 31.03)		**2,380,216 SF**
SUBDIVISION ZFA TOTAL (LOT 31.01 + 31.03)		**2,142,969 SF**
LOT AREA 31.01		67,453 SF
LOT AREA 31.02		13,294 SF
LOT AREA 31.03		63,144 SF
LOT AREA SUBDIVISION TOTAL		**143,891 SF**
FAR PROPOSED		**14.89**
FAR PERMITTED		15

Jersey City Urby - Phase 2 (Harborside Plaza 6) - Zoning Compliance Chart
Exchange Place North Redevelopment Plan - Harborside West District (last revised 5/13/2015)

Ord. Section	Standard	Required	Existing	Proposed	Complies	Note
EPNRP XI-D.1	Permitted Uses	Multifamily Residential, hotels, others listed in RDP	Parking Lot	Multifamily Res. & Hotel	YES	
EPNRP XI-D.2	Accessory Uses	Retail limited to ground floor, restaurants, health clubs, night clubs, surface parking, parking structures, plazas and fountains	Fence	Café, Retail, Plaza, Health Club, Improved Open Space, Signs, Rooftop Amenities	YES	
EPNRP XI-D.4	Min. Lot Area (AC/SF) - Lot 31.01	1 AC / 43,560 SF	1.580 AC / 68,840 SF	1.549 AC / 67,453 SF	YES	
EPNRP XI-D.4	Min. Lot Area (AC/SF) - Lot 31.02 (Bay Street)	1 AC / 43,560 SF	0.273 AC / 11,907 SF	0.305 AC / 13,294 SF	NO	(N) (I)
Checklist	Lot Dimensions	No Standard	229' x 300'	229' x 294'	YES	
EPNRP XI-D.3	Max Height	50 Stories / 800 FT	N/A	69 Stories 677'-10"	NO for Stories YES to building height	(D-1) (1)(2)
2012 Master Plan	*Max Height*	*69 Stories / 800 ft*	*N/A*	*69 Stories* *677'-10"*	*YES*	
EPNRP XI-D.4a	Building Setback	Up to any 2 property lines	N/A	12'- 9 1/4" West Setback 9'-7 3/4" North Setback 10'-7" East Setback 33'-8 1/4" South Setback	YES	
EPNRP XI-D.4b	Max. Floor Area Ratio	15	N/A	14.9	YES	(3)
2012 Master Plan	*Max. Floor Area Ratio*	*15*	*N/A*	*14.9*	*YES*	
Checklist	See Architectural Plans for: Gross floor area, unit size, unit mix					
Checklist	Density (DU/AC)	N/A	N/A	716	YES	(3)
EPNRP VI-F.1	Max. Coverage for Principal and Accessory Uses	75%	62.0	67%	YES	
Checklist	Lot Coverage	N/A	N/A	91%	YES	
2012 Master Plan	*Max. Building Coverage*	*N/A*	*N/A*	*67%*	*YES*	
§345-66.1	Green Area Ratio	0.25	N/A	0.26	YES	
EPNRP VI-F.4	Sidewalk width	Design to maximize width	N/A	Greene - 22.4' Bay - 5.0' Hudson - 10.0'	YES	
EPNRP VII-G.3	Sidewalk width	Adequate for ped. Movement	N/A	Greene - 22.4' Bay - 5.0' Hudson - 10'+/-	YES	
EPNRP VII-E.1	Min. Public Open Space	15% of total site	N/A	15%+	YES	
EPNRP VII-G.5	Max. spacing of Street Tree	40 FT on Center	Approx. 30'	Approx. 30' Except Greene St.	NO	(W-7)
JC Forestry Std	Max. spacing of Street Tree	20-30 FT on Center	Approx. 30'	Approx. 30' Except Greene St.	NO	(W-7)
Checklist	See Landscape Plan for Landscaping and Street Trees					
	ARCHITECTURE		N/A			
EPNRP VI-A.1	Base Height (FT)	15-85 feet		85'-10" to Occupiable Deck 85'-10" to Pool Deck 93'-10" to Parapet Wall	YES NO NO	(1) (W-1) (2)
EPNRP VI-A.2	Base façade material	Masonry		Masonry, Glass & Metal	NO	(W-2)
EPNRP VI-A.2	Glass use in base	40%-75%		27%	NO	(W-3)
EPNRP VI-B.1	Stepback	10 ft all sides @ top of base (30-120ft above grade)		0 FT	NO	(W-4)
EPNRP VI-B.2	Stepback	stepbacks on two (2) sides with a min. total of 40' per side		111'-9 3/4 West Stepback. 112'-8 3/4" East Stepback.	YES	
	PARKING SETBACKS		N/A			
EPNRP VI-D.1	Max. perimeter for parking at ground level	50%		24%	YES	
EPNRP VI-D.2	Min. Setback from Property Line	10'		12'- 9 1/4" West Setback 23'-8" North Setback 21'-6" East Setback 107'-0" South Setback	YES	
Checklist	Access: Driveway Width	No Standard	40'	74'	YES	
Checklist	See Architectural Plan for: Loading					
	SIGNS		N/A			
EPNRP VI-G.2	Residential Sign	1 sign (Max. 50 SF)		4 Residential Signs Each less than 50 SF (Refer to A-20 & A-24)	NO	(W-5)
EPNRP VI-G.3	Parking Sign	1 sign per Entrance (Max. 10 SF) 1 sign for Rates (Max. 12 SF)		2 Signs for Parking 10 SF & 12 SF (Refer to A-20 & A-24)	YES	
EPNRP VI-G.4	Retail Sign	1 sign per use fronting on a public street (Max. 10% of Floor Area)		9 Signs for Retail Less than 10% of Floor area (Refer to A-20 & A-24)	NO	(W-6)
	PARKING REQUIREMENTS		N/A			
EPNRP VII-D.6	Min. parking size - Standard	9 FT wide x 18 FT deep		9 FT wide x 18 FT deep	YES	
EPNRP VII-D.6	Min. parking size - Compact	8 FT wide x 15 FT deep		8 FT wide x 18 FT deep	YES	
EPNRP VII-D.6	Min. parking aisle width	22 FT		22 FT	YES	
EPNRP VII-D.6	Max. percent of compact spaces	50%		32%	YES	
EPNRP VII-D.10	Max. Off-street Parking Requirements					
	Residential	Max. 1.0 space per unit (1,606 units = 1,606 spaces)		272	YES	(4)
	Retail, Restaurant, Health Clubs	Max. 0.5 space per 1,000 SF GFA (28,376 SF = 14 spaces)		0	YES	
	Total Parking (Maximum)	Max. 1,620 spaces		272	YES	
§345-70	Min. Bicycle parking spaces - Total	811 total spaces required		811	YES	
	Residential Use (Min 0.5 space per unit)	1,606 units x 0.5 = 803 spaces		803	YES	
	Retail Use (4 spaces per 15,000 SF GFA)	28,376 SF x (4/15,000) = 8 spaces		8	YES	

(N) Existing Non-Conformity
(I) Improvement over existing conditions

Notes:
(1) In accordance with §345-60.G(6), Where a property is located within the "One Percent (1%) Annual Chance Flood Hazard Area," the number of feet required to reach base flood elevation plus one foot shall be added to the maximum permitted height of the building. This provision shall apply to property within any regular zone district or within any duly adopted redevelopment plan area. Where property is located within district, or where an historic district and redevelopment plan overlap, this exception shall not apply.

(2) In accordance with §345-60.G(3), Fire or parapet walls may be erected above the height limits prescribed by this Chapter up to a maximum height of six feet from the roof of the top story and with a minimum of 42 inches from the floor of the rooftop deck, if provided.

(3) Floor Area Ratio and Density calculations are for the total of the Existing Urby Phase 1 development and the Proposed Urby Phase 2 development, in accordance with the 2012 masterplan. Urby Phase 1 contains 763 units and 675,384 SF of floor area. The project proposes 1,606 total units with a maximum of 164 hotel designated units.

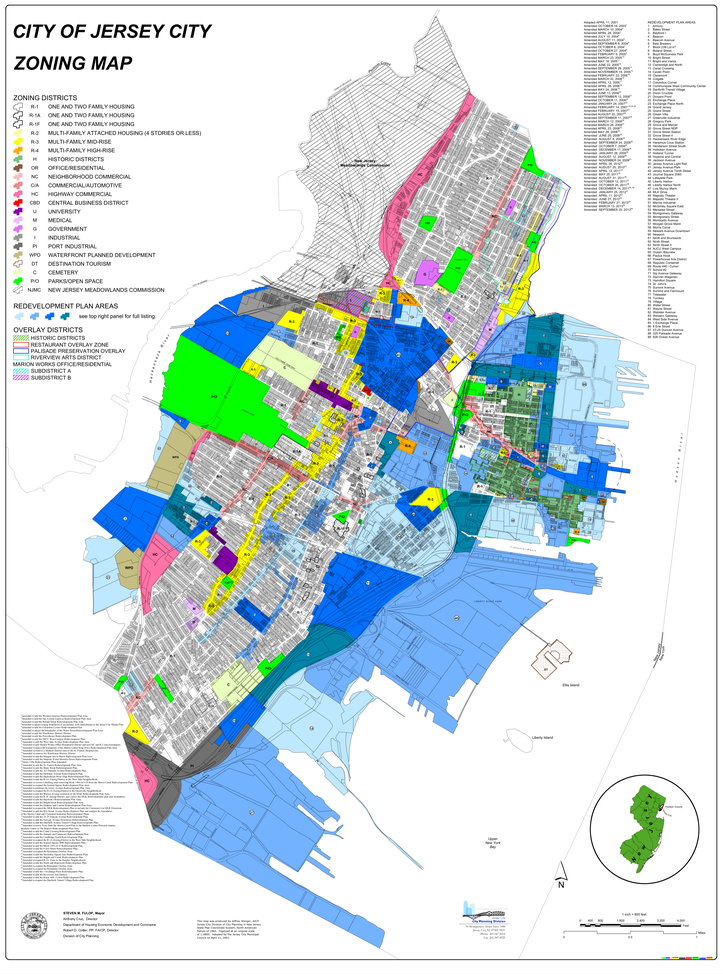
(4) Vehicle count subject to change based on pavement striping design and final structural coordination. Proposed 500 vehicle valet parking count not to be exceeded.

Deviations Requested:
(D-1) Maximum height of 50-stories is permitted per the Redevelopment Plan, where 69-stories are proposed.

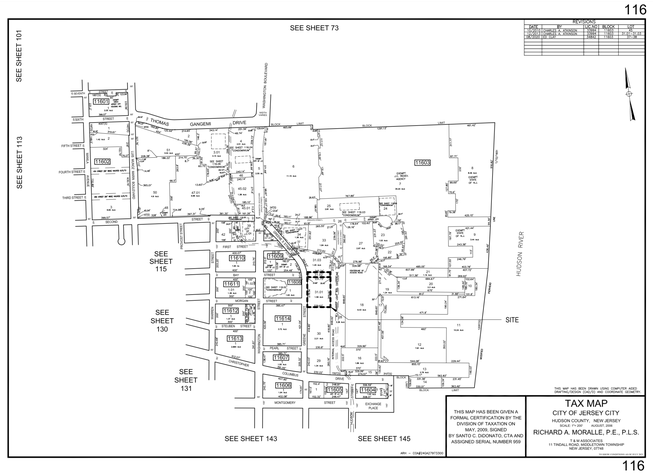
Design Waivers Requested:
(W-1) Maximum height of 85-feet permitted to the top of the base measured from elevation 13 (one foot above the flood plain), where a height of 88'-10" is proposed to the pool deck and 93'-10" is proposed to the top of the parapet wall. Parapet walls are permitted to be erected above the height limit up to a maximum height of six feet from the roof in accordance with Note (1) above.
(W-2) Masonry material required for base façade where a mix of masonry, glass, and metal is proposed.
(W-3) 40% to 75% glass required for base façade, where 27% is proposed.
(W-4) Ten (10) foot stepback required on all sides at the top of the base (30-120ft above grade), where a 0 (zero) foot stepback is proposed in areas.
(W-5) One (1) wall sign per use fronting on a public street is permitted, where four (4) residential signs are proposed.
(W-6) One (1) retail sign per use fronting on a public street is permitted, where nine (9) retail signs are proposed (1 for each use), however of the 7 retail uses 1 front on a local street.
(W-7) Maximum of 30-foot spacing required between street trees, where a gap of 223-feet is proposed along the Greene Street frontage. This is due to the underground electrical vaults and the driveways preventing the ability to provide street trees in this location. Please note seven (7) trees would be required within this area, and 7 additional trees are provided along the building frontage (4 within Bay Street planter and 1 within Hudson Street Plaza).

Ord. Section	Standard	Required	Existing	Proposed	Complies	Note
§345-70	Min. Dimensional Standards for Off- Street Loading	(2) @ 60 FT length x 12 FT width		(2) @ 64'-4 1/2" FT length x 12'-2 3/4" width	YES	

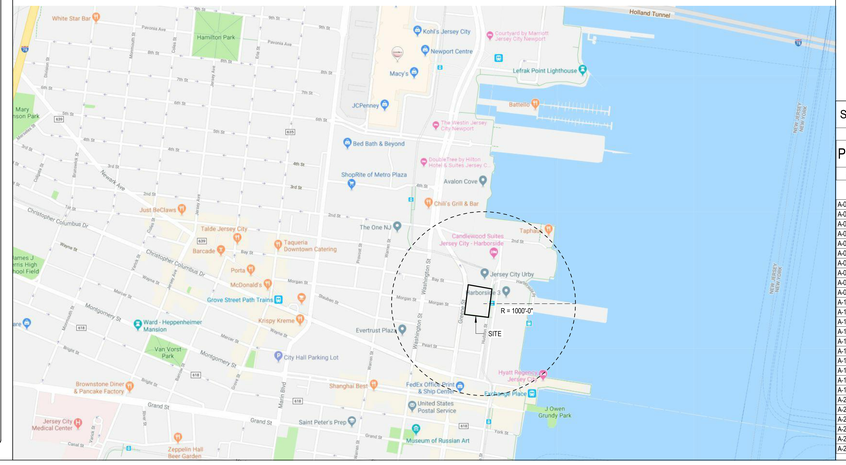
DISTRICT BOUNDRY MAP:



TAX MAP:



LOCATION MAP:



SHEET INDEX:

PLANNING BOARD DRAWING LIST

#	NAME
A-00	COVER
A-01	SITE PLAN
A-02	GROUND FLOOR PLAN
A-03	2ND FLOOR PLAN
A-04	3RD FLOOR PLAN
A-05	4TH - 7TH FLOOR PLAN
A-06	8TH FLOOR PLAN
A-07	9TH FLOOR PLAN
A-08	10TH - 15TH FLOOR PLAN
A-09	16TH - 26TH FLOOR PLAN
A-10	27TH - 43RD FLOOR PLAN
A-11	44TH - 50TH FLOOR PLAN
A-12	51ST - 68TH FLOOR PLAN
A-13	69TH FLOOR PLAN
A-14	70TH FLOOR PLAN (MECHANICAL ROOF)
A-15	71ST FLOOR PLAN (EMR)
A-16	72ND FLOOR PLAN (EMR BULKHEAD ROOF)
A-17	NORTH AND SOUTH ELEVATION
A-18	WEST AND EAST ELEVATION
A-19	PODIUM ENLARGED ELEVATIONS
A-20	PODIUM ENLARGED ELEVATIONS
A-21	TOWER ENLARGED ELEVATIONS
A-22	BUILDING SECTIONS
A-23	MATERIAL BOARD
A-24	ZONING CALCULATIONS
A-25	VISUAL IMPACT STUDY - DIAGRAM OF SHADOW CAST

JERSEY CITY URBY - PHASE 2
22110
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
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1012 DR AMSTERDAM

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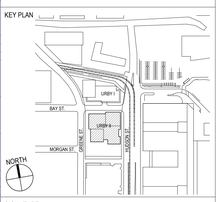
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
COVER

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO. 22110

DRAWING NO.
A-00

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7/13/2022 10:42:43 PM

MORGAN STREET
(59 FT WIDE)
TWO WAY STREET

GREENE STREET
(58 FT WIDE)
PUBLIC RIGHT OF WAY

PROPERTY LINE

9' - 11 3/8"

202' - 0"

WALLED DOG RUN
(1,300 SF)

8% ramp

swimming pool

POOL

POOL HILL

+88'-10"
(EL. +101'-10")

+87'-2"
(EL. +100'-2")

+85'-6"
(EL. +98'-6")

UP

688'-0"
(EL. +714'-0")

+701'-10"
(EL. +723'-6")

+677'-10"
(EL. +690'-10")

SEATED VALLEY

+83'-10"
(EL. +96'-10")

PROPOSED PROPERTY LINE

JERSEY CITY
URBY PHASE 1
MULTI STORY APARTMENT BUILDING
BLOCK 11603
LOT 31.03
+667'-7" BUILDING HEIGHT
(EL. + 680'-7")

12' - 6 1/32"

MULTI STORY BUILDING
BLOCK 11603
LOT 30
+471'-0" BUILDING HEIGHT
(EL. +480'-9")

PROPOSED
PATIO AREA
(SEE LANDSCAPE PLAN)

SCULPTURAL WATER TABLE/ENTRANCE FEATURE

GARDEN HILL

+87'-2"
(EL. +100'-2")

+12'-10"
(EL. +25'-10")

+18'-6"
(EL. +31'-6")

ELEVATED PATIO

CANOPY BELOW

BAY STREET
(24 FT WIDE)
TWO WAY STREET

PROPERTY LINE

HUDSON STREET
(28 FT WIDE)
PUBLIC RIGHT OF WAY

N

0 8 16 FT

1 SITE PLAN
SCALE: 3/32" = 1'-0"

7/13/2022 10:09:26 PM

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

2

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
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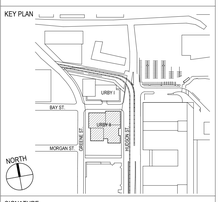
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



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DRAWING TITLE:
SITE PLAN

SCALE:		DATE:
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QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-01

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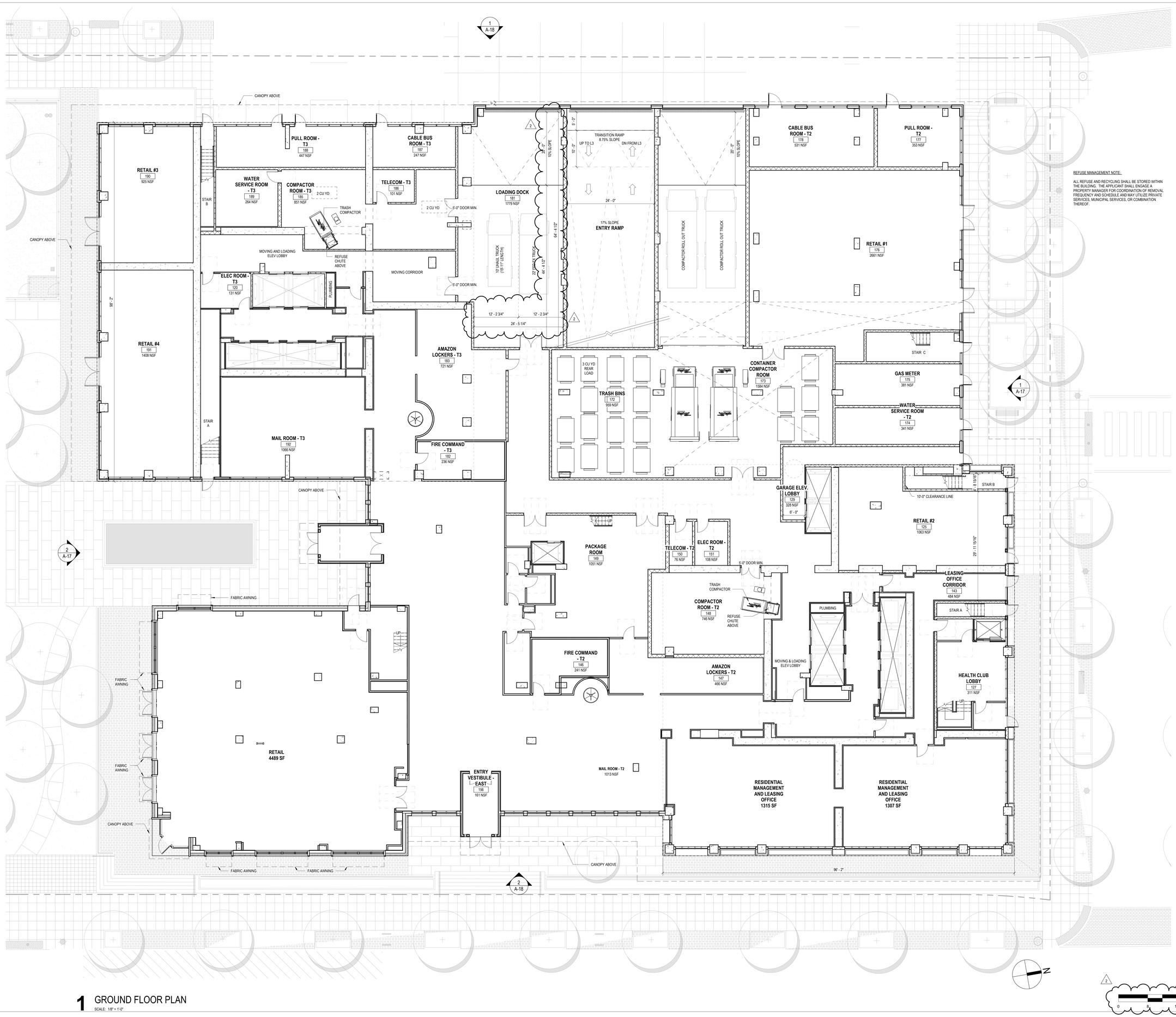

REFUSE MANAGEMENT NOTE:

ALL REFUSE AND RECYCLING SHALL BE STORED WITHIN THE BUILDING. THE APPLICANT SHALL ENGAGE A PROPERTY MANAGER FOR COORDINATION OF REMOVAL FREQUENCY AND SCHEDULE AND MAY UTILIZE PRIVATE SERVICES, MUNICIPAL SERVICES, OR COMBINATION THEREOF.

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

7/13/2022 10:43:34 PM

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
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2

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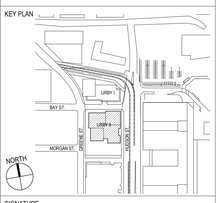

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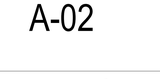

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DRAWING TITLE:
GROUND FLOOR PLAN

SCALE:	DATE:
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QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.
A-02

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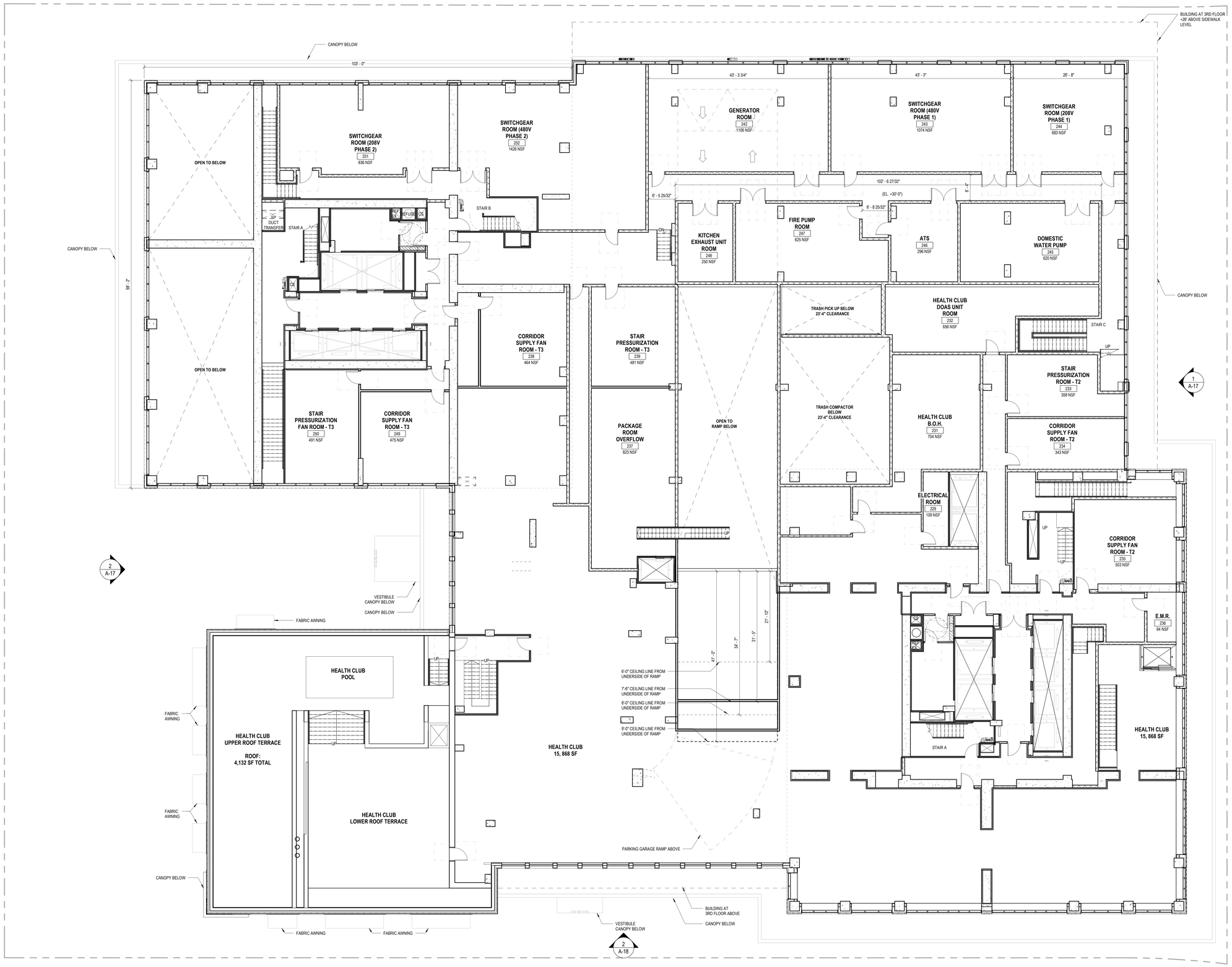

1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

7/13/2022 10:09:51 PM

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

2

CLIENT
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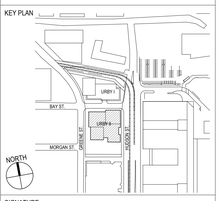

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DRAWING TITLE:
2ND FLOOR PLAN

SCALE:		DATE:
1/8" = 1'-0"		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-03

2

0 8 16 FT.

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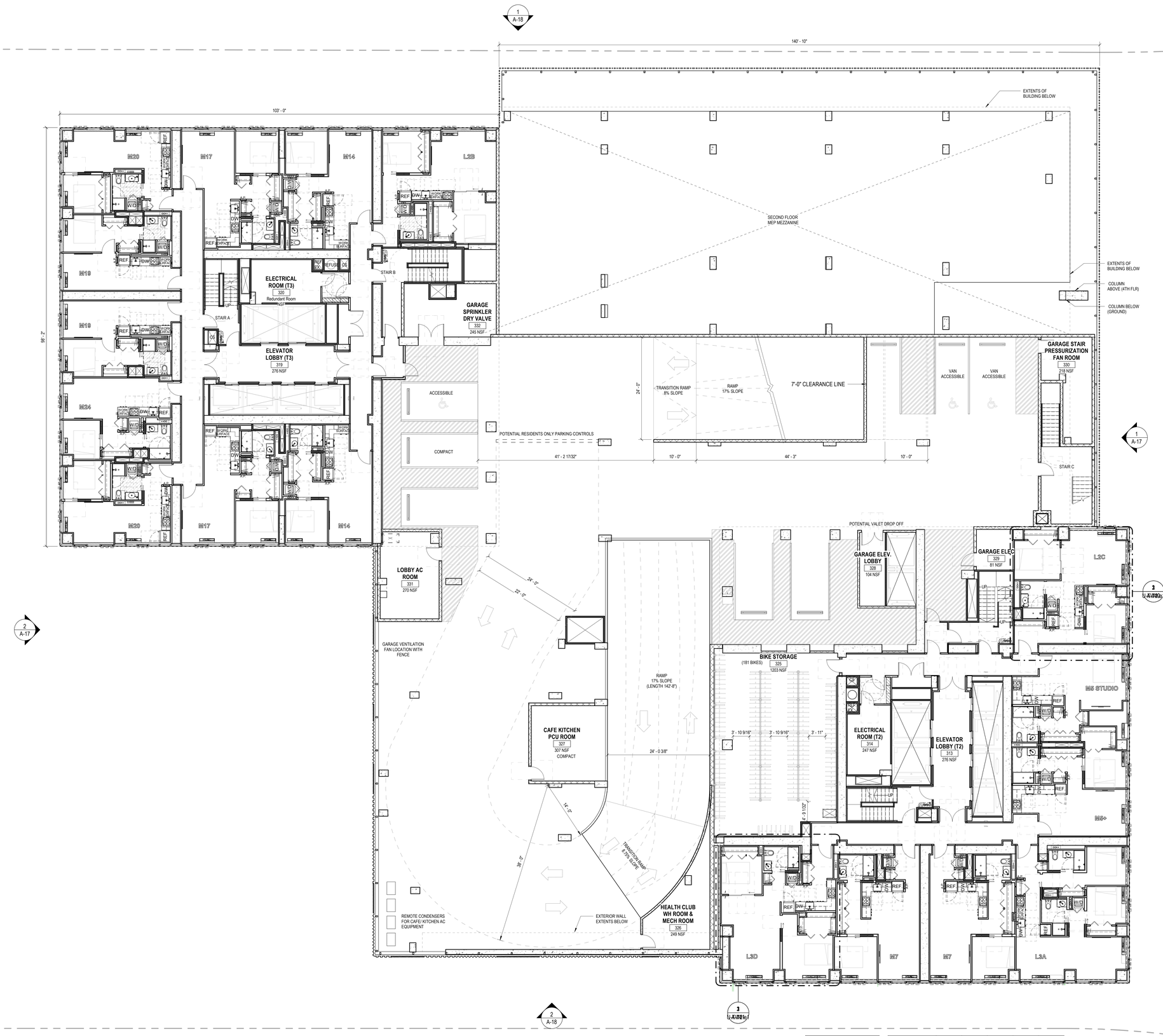

TOWER 2 UNIT MIX					
	UNIT TYPE				
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)		FLOOR TOTAL UNITS
	0	1	2		
70					0
69	1	6	3		10
68	1	7	4		12
67	1	7	4		12
66	1	7	4		12
65	1	7	4		12
64	1	7	4		12
63	1	7	4		12
62	1	7	4		12
61	1	7	4		12
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37	1	7	4		12
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35	0	7	4	11	
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33	1	7	4		12
32	1	7	4		12
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13	1	7	4		12
12	1	7	4		12
11	1	7	4		12
10	1	7	4		12
9	0	0	0		0
8	0	4	3		7
7	0	4	3		7
6	0	4	3		7
5	0	4	3		7
4	0	4	3		7
3	1	3	3		7
2	0	0	0		0
1	0	0	0		0
	50	442	265		757
	6%	58%	34%		100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF		

TOWER 3 UNIT MIX					
	UNIT TYPE				
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)		FLOOR TOTAL UNITS
	0	1	2		
70					0
69	1	10	2		13
68	1	10	2		13
67	1	10	2		13
66	1	10	2		13
65	1	10	2		13
64	1	10	2		13
63	1	10	2		13
62	1	10	2		13
61	1	10	2		13
60	1	10	2		13
59	1	10	2		13
58	1	10	2		13
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54	1	10	2		13
53	1	10	2		13
52	1	10	2		13
51	1	10	2		13
50	0	11	2		13
49	0	11	2		13
48	0	11	2		13
47	0	11	2		13
46	0	11	2		13
45	0	11	2		13
44	0	11	2		13
43	0	11	2		13
42	0	11	2		13
41	0	11	2		13
40	0	11	2		13
39	0	11	2		13
38	0	11	2		13
37	0	11	2		13
36	0	11	2		13
35	0	10	2		12
34	0	11	2		13
33	0	11	2		13
32	0	11	2		13
31	0	11	2		13
30	0	11	2		13
29	0	11	2		13
28	0	11	2		13
27	0	11	2		13
26	1	10	2		13
25	1	10	2		13
24	1	10	2		13
23	1	10	2		13
22	1	10	2		13
21	1	10	2		13
20	1	10	2		13
19	1	10	2		13
18	1	10	2		13
17	1	10	2		13
16	1	10	2		13
15	1	10	2		13
14	1	10	2		13
13	1	10	2		13
12	1	10	2		13
11	1	10	2		13
10	1	10	2		13
9	0	8	0		8
8	0	9	1		10
7	0	9	1		10
6	0	9	1		10
5	0	9	1		10
4	0	9	1		10
3	0	9	1		10
2	0	0	0		0
1	0	0	0		0
	26	465	136		627
	4%	81%	15%		100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF		

BIKE STORAGE	
LEVEL	REGULAR
3RD FLOOR	181
4TH FLOOR	181
5TH FLOOR	181
6TH FLOOR	181
7TH FLOOR	87
8TH FLOOR	0
RESIDENTIAL	803
RETAIL	8
TOTAL	811

LEVEL	REGULAR	COMPACT	ADA	TANDEM	TOTAL
3RD FLOOR	4	1	3	-	8
4TH FLOOR	28	17	1	7	53
5TH FLOOR	28	17	1	7	53
6TH FLOOR	28	17	1	7	53
7TH FLOOR	28	17	1	7	53
8TH FLOOR	28	16	1	7	52
TOTAL	144	85	8	35	272
8 ADA (2 VAN)					
42 EV SPACES PROVIDED					

NOTE: VEHICLE COUNT SUBJECT TO CHANGE BASED ON PAVEMENT STRIPING DESIGN AND FINAL STRUCTURAL COORDINATION. PROPOSED 500 VEHICLE VALET PARKING COUNT NOT TO BE EXCEEDED.

1 3RD FLOOR PLAN

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

0 8 16 FT

7/13/2022 10:10:23 PM

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URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

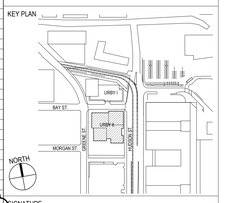
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

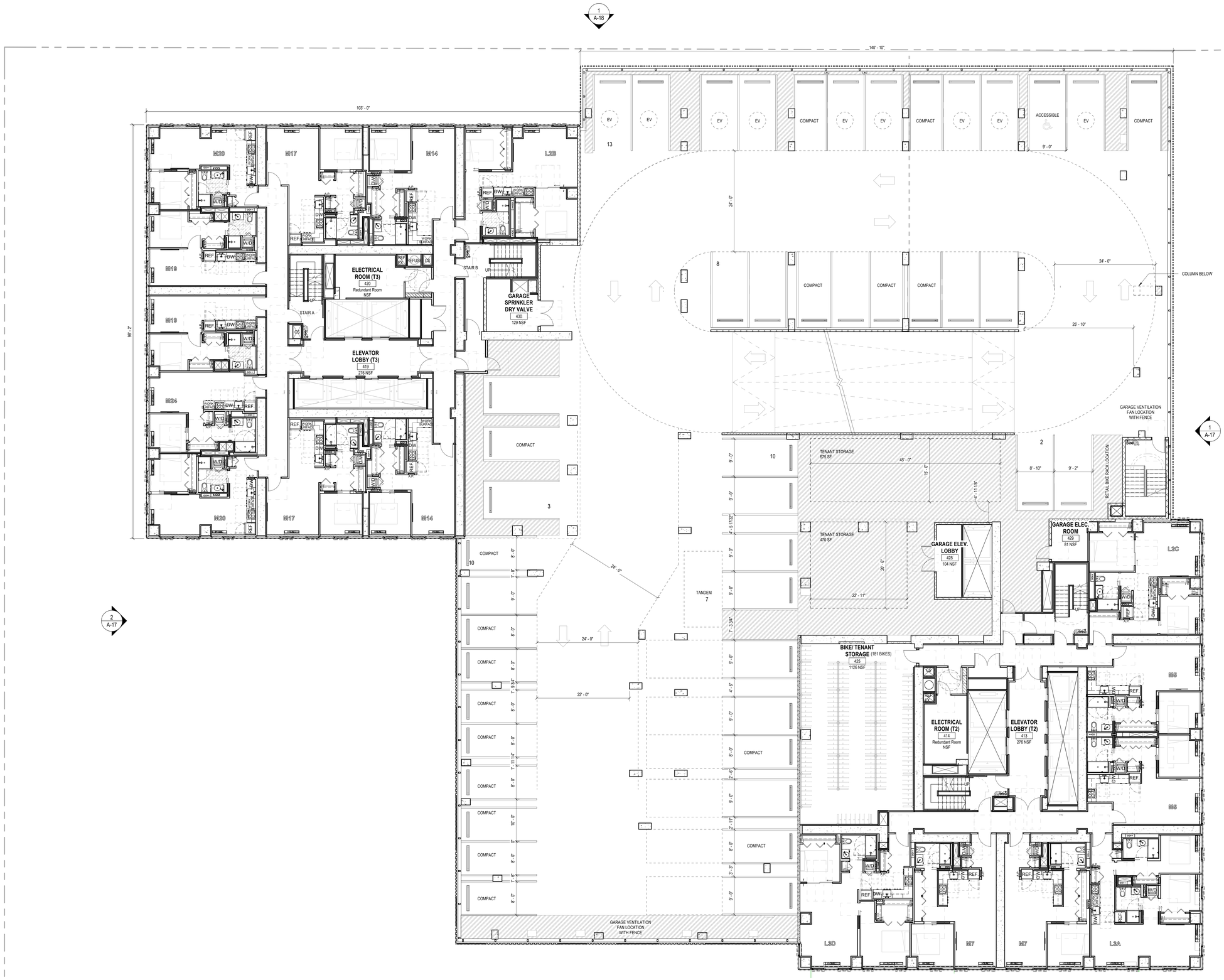
DRAWING TITLE:

3RD FLOOR PLAN

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.

A-04



1 4TH- 7TH FLOOR PLAN

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

BIKE STORAGE	
LEVEL	REGULAR
3RD FLOOR	181
4TH FLOOR	181
5TH FLOOR	181
6TH FLOOR	181
7TH FLOOR	87
8TH FLOOR	0
RESIDENTIAL	803
RETAIL	8
TOTAL	811

LEVEL	REGULAR	COMPACT	ADA	TANDEM	TOTAL
3RD FLOOR	4	1	3	-	8
4TH FLOOR	28	17	1	7	53
5TH FLOOR	28	17	1	7	53
6TH FLOOR	28	17	1	7	53
7TH FLOOR	28	17	1	7	53
8TH FLOOR	28	16	1	7	52
TOTAL	144	85	8	35	272
8 ADA (2 VAN)					
42 EV SPACES PROVIDED					

NOTE: VEHICLE COUNT SUBJECT TO CHANGE BASED ON PAVEMENT STRIPING DESIGN AND FINAL STRUCTURAL COORDINATION. PROPOSED 500 VEHICLE VALET PARKING COUNT NOT TO BE EXCEEDED.

TOWER 2 UNIT MIX

Floors	UNIT TYPE 0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
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32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
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19	1	7	4	12
18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	4%	45%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX

Floors	UNIT TYPE 0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
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54	1	10	2	13
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51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
48	0	11	2	13
47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
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10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

2

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

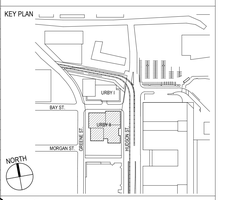
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

4TH - 7TH FLOOR PLAN

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.

A-05

N

0 8 16 FT

7/13/2022 10:10:52 PM

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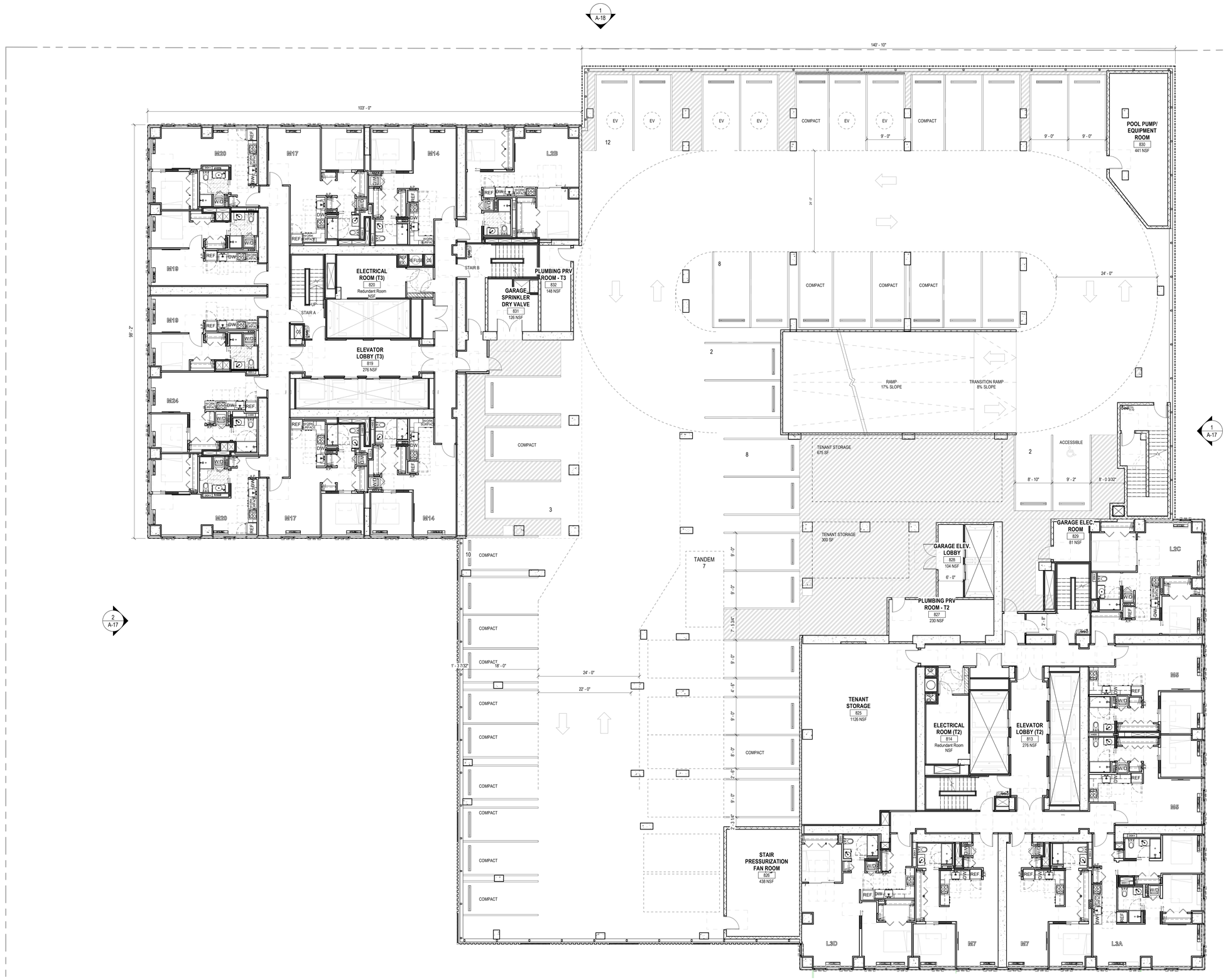

TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
28	1	7	4	12
27	1	7	4	12
26	1	7	4	12
25	1	7	4	12
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18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
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13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	30	442	262	734
	4%	60%	36%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
53	1	10	2	13
52	1	10	2	13
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50	0	11	2	13
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47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
43	0	11	2	13
42	0	11	2	13
41	0	11	2	13
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38	0	11	2	13
37	0	11	2	13
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23	1	10	2	13
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18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	12	353	49	414
	3%	85%	12%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

BIKE STORAGE	
LEVEL	REGULAR
3RD FLOOR	181
4TH FLOOR	181
5TH FLOOR	181
6TH FLOOR	181
7TH FLOOR	87
8TH FLOOR	0
RESIDENTIAL	803
RETAIL	8
TOTAL	811

LEVEL	REGULAR	COMPACT	ADA	TANDEM	TOTAL
3RD FLOOR	4	1	3	-	8
4TH FLOOR	28	17	1	7	53
5TH FLOOR	28	17	1	7	53
6TH FLOOR	28	17	1	7	53
7TH FLOOR	28	17	1	7	53
8TH FLOOR	28	16	1	7	52
TOTAL	144	85	8	35	272
8 ADA (2 VAN)					
42 EV SPACES PROVIDED					

NOTE: VEHICLE COUNT SUBJECT TO CHANGE BASED ON PAVEMENT STRIPING DESIGN AND FINAL STRUCTURAL COORDINATION. PROPOSED 500 VEHICLE VALET PARKING COUNT NOT TO BE EXCEEDED.

1 8TH FLOOR PLAN

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

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

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ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
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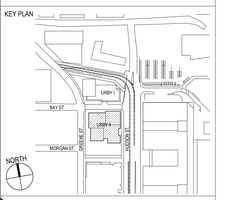
LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

8TH FLOOR PLAN

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.

A-06

0 8 16 FT

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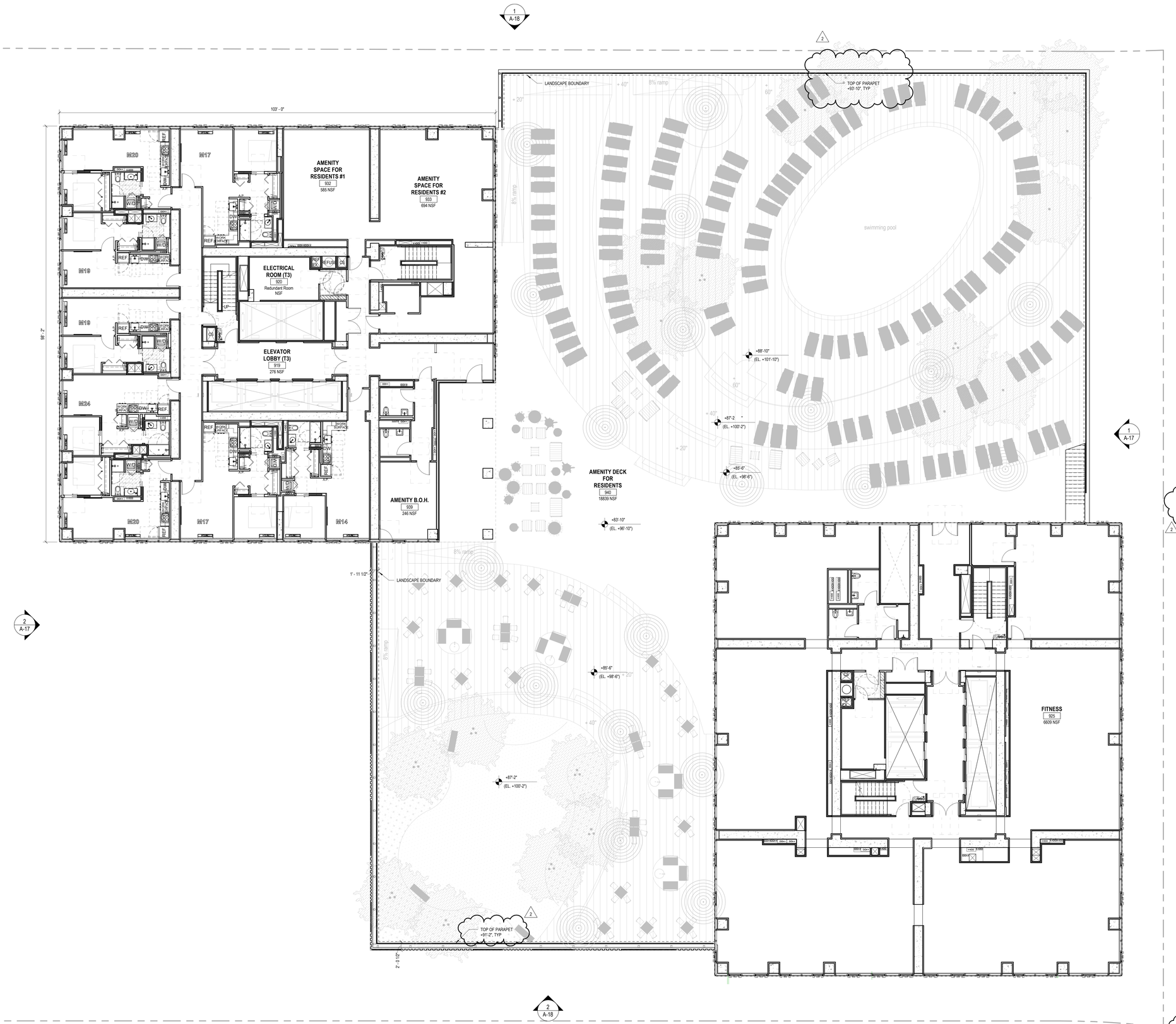
7/13/2022 10:11:17 PM



1 9TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
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55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
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29	1	7	4	12
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25	1	7	4	12
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16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	9%	66%	25%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
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52	1	10	2	13
51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
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36	0	11	2	13
35	0	10	2	12
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33	0	11	2	13
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27	0	11	2	13
26	1	10	2	13
25	1	10	2	13
24	1	10	2	13
23	1	10	2	13
22	1	10	2	13
21	1	10	2	13
20	1	10	2	13
19	1	10	2	13
18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

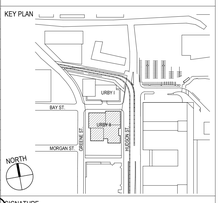
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
9TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-07

0 8 16 FT

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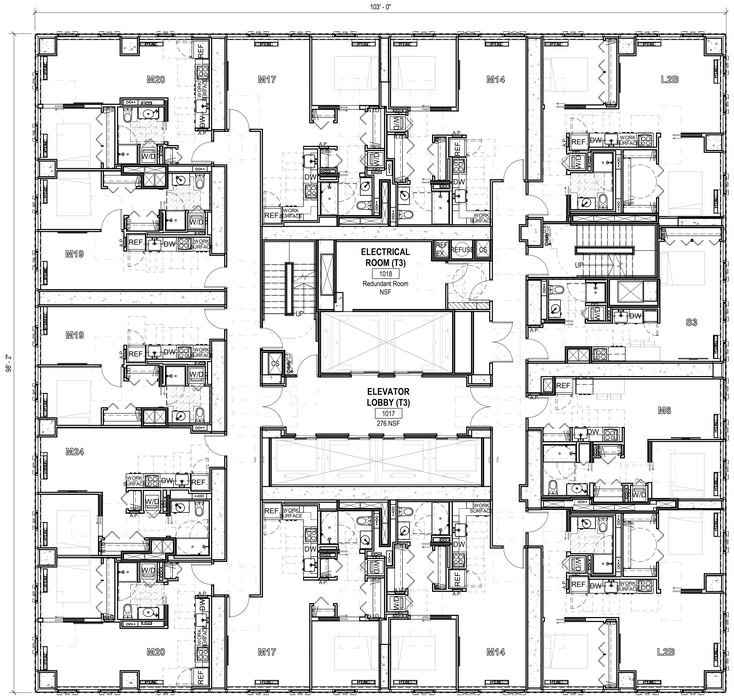
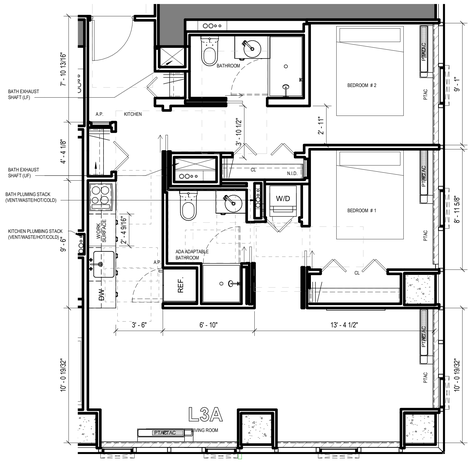
1
A-18



1 10TH- 15TH TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

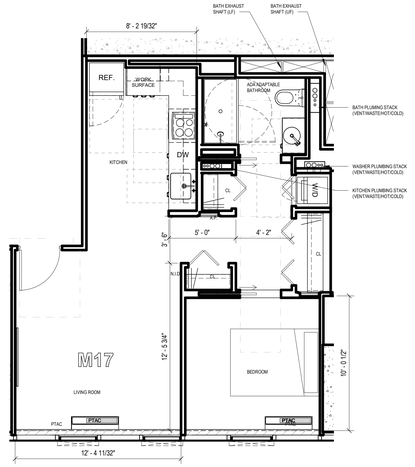
2
A-17



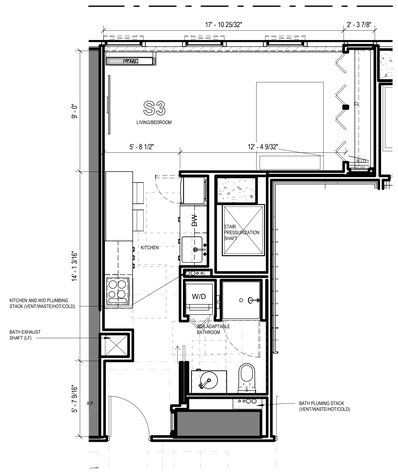
NOTE: FLOOR PLANS ARE SUBJECT TO CHANGE AS FINAL WORKING DRAWINGS ARE PREPARED.

4 UNIT L3A- TYPICAL 2 BEDROOM
SCALE: 1/4" = 1'-0"

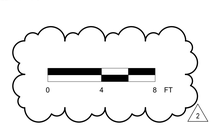
2
A-18



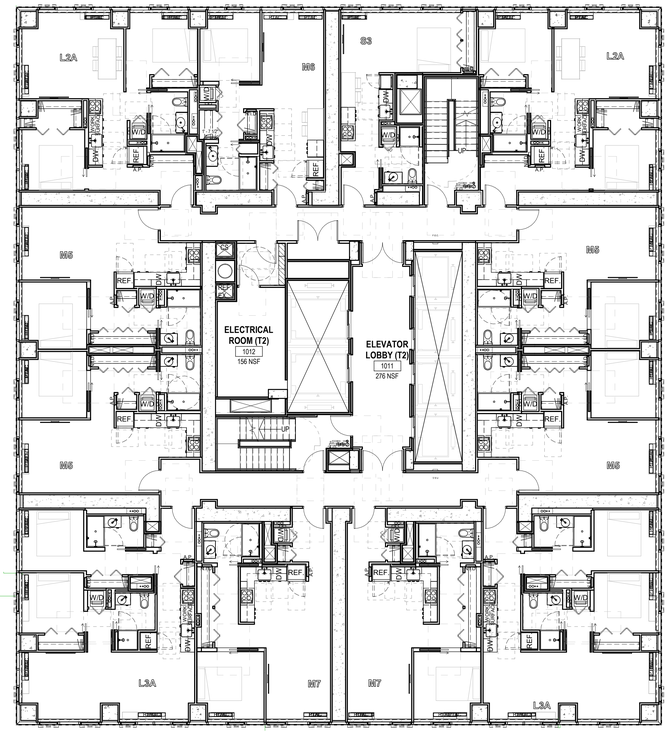
3 UNIT M17- TYPICAL 1 BEDROOM
SCALE: 1/4" = 1'-0"



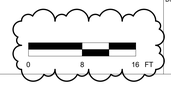
2 UNIT S3- TYPICAL STUDIO
SCALE: 1/4" = 1'-0"



1
A-17



1 10TH- 15TH TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
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17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	50	442	252	744
	6%	59%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
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20	1	10	2	13
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18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	14	451	151	616
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

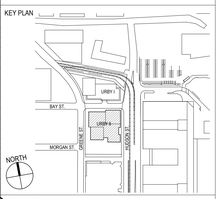
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
10TH - 15TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-08

7/13/2022 10:12:33 PM

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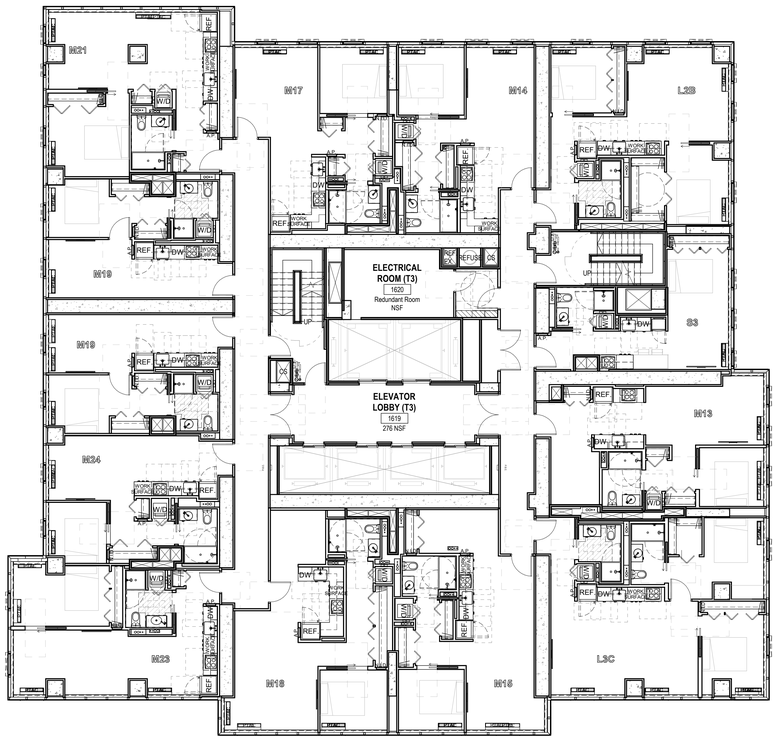

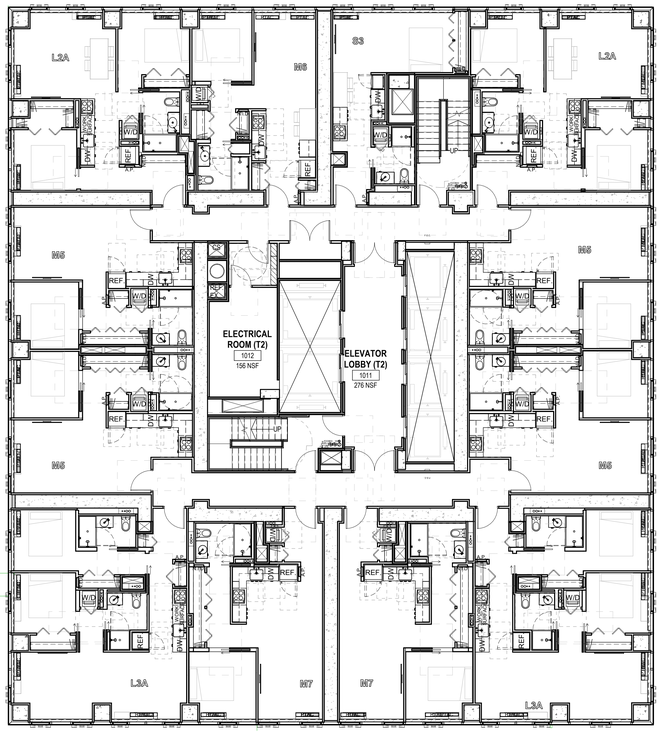

TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
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55	1	7	4	12
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48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
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41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
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13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
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8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	50	442	352	844
	6%	52%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
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13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

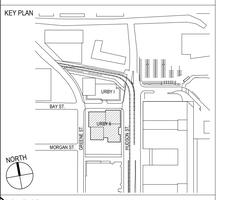
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

16TH - 26TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.

A-09

1 LEVEL 16TH TO 26TH TYPICAL FLOOR PLAN

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

0 8 16 FT

7/13/2022 10:13:06 PM

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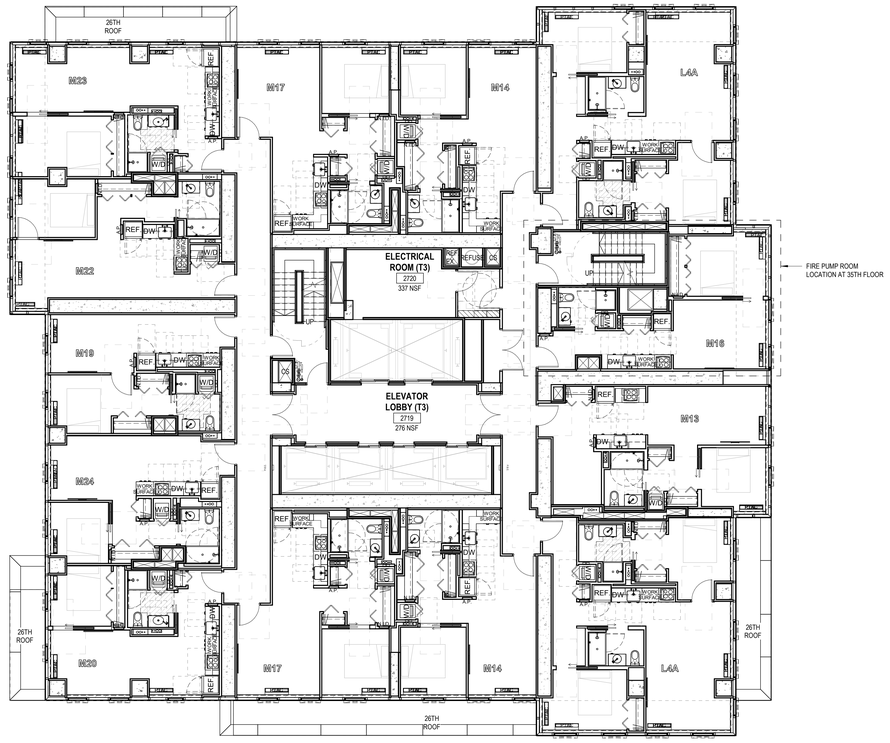
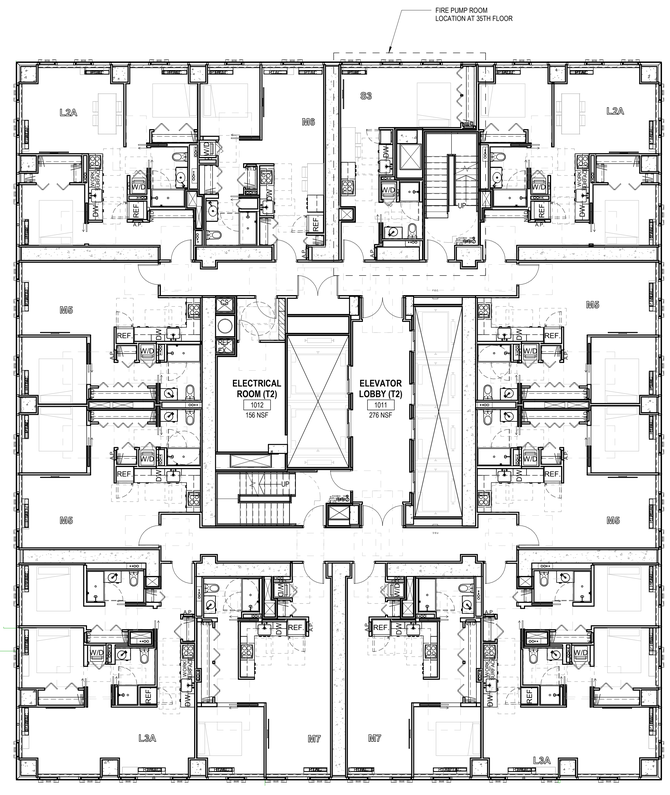




TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
28	1	7	4	12
27	1	7	4	12
26	1	7	4	12
25	1	7	4	12
24	1	7	4	12
23	1	7	4	12
22	1	7	4	12
21	1	7	4	12
20	1	7	4	12
19	1	7	4	12
18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	50	442	265	757
	6%	58%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
53	1	10	2	13
52	1	10	2	13
51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
48	0	11	2	13
47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
43	0	11	2	13
42	0	11	2	13
41	0	11	2	13
40	0	11	2	13
39	0	11	2	13
38	0	11	2	13
37	0	11	2	13
36	0	11	2	13
35	0	10	2	12
34	0	11	2	13
33	0	11	2	13
32	0	11	2	13
31	0	11	2	13
30	0	11	2	13
29	0	11	2	13
28	0	11	2	13
27	0	11	2	13
26	1	10	2	13
25	1	10	2	13
24	1	10	2	13
23	1	10	2	13
22	1	10	2	13
21	1	10	2	13
20	1	10	2	13
19	1	10	2	13
18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	30	359	97	486
	6%	74%	20%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

NOTE:
* ON 35TH FLOOR : UNIT S3 AT TOWER 2 AND UNIT M16 AT TOWER 3 REMOVED FOR FIRE PUMP ROOM

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

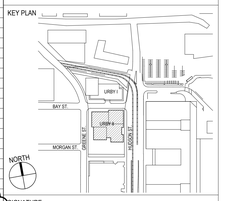
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
-	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
27TH - 43RD FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-10

1 LEVEL 27TH TO 43RD TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 8 16 FT

7/13/2022 10:13:41 PM

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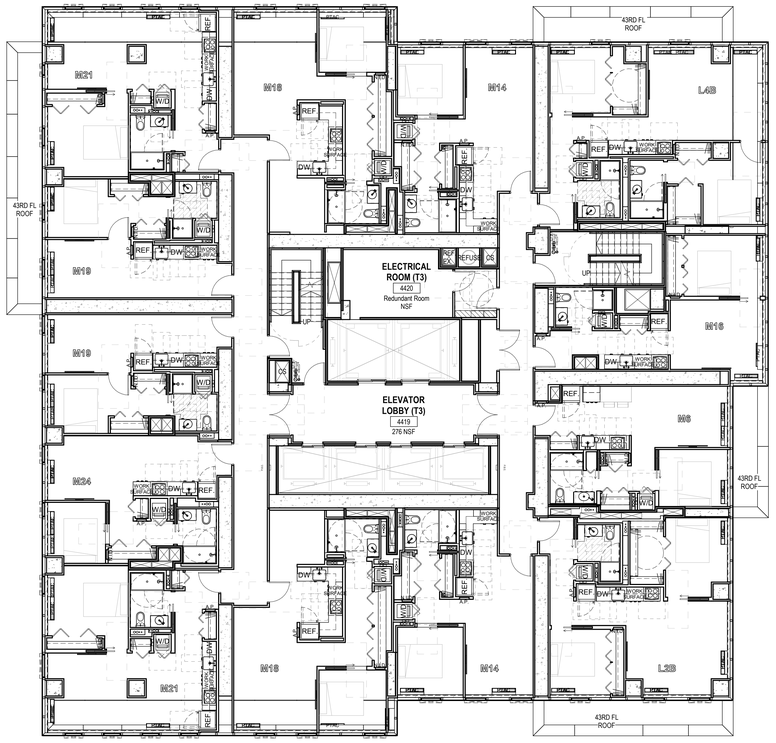
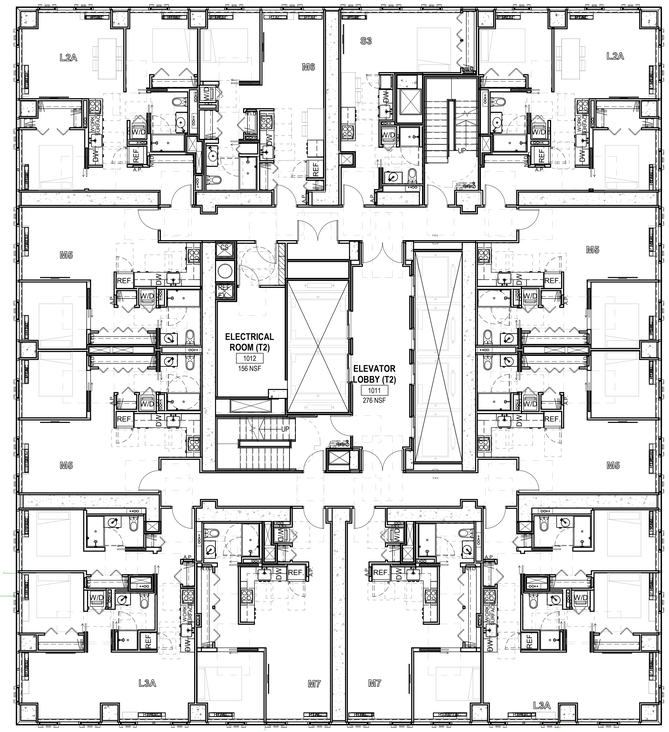




TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
28	1	7	4	12
27	1	7	4	12
26	1	7	4	12
25	1	7	4	12
24	1	7	4	12
23	1	7	4	12
22	1	7	4	12
21	1	7	4	12
20	1	7	4	12
19	1	7	4	12
18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	50	442	265	757
	6%	58%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
53	1	10	2	13
52	1	10	2	13
51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
48	0	11	2	13
47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
43	0	11	2	13
42	0	11	2	13
41	0	11	2	13
40	0	11	2	13
39	0	11	2	13
38	0	11	2	13
37	0	11	2	13
36	0	11	2	13
35	0	10	2	12
34	0	11	2	13
33	0	11	2	13
32	0	11	2	13
31	0	11	2	13
30	0	11	2	13
29	0	11	2	13
28	0	11	2	13
27	0	11	2	13
26	1	10	2	13
25	1	10	2	13
24	1	10	2	13
23	1	10	2	13
22	1	10	2	13
21	1	10	2	13
20	1	10	2	13
19	1	10	2	13
18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	30	485	120	635
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

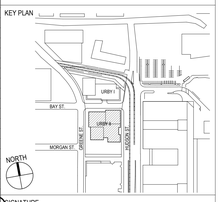
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

44TH - 50TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.

A-11

1 LEVEL 44TH TO 50TH TYPICAL FLOOR PLAN

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

0 8 16 FT

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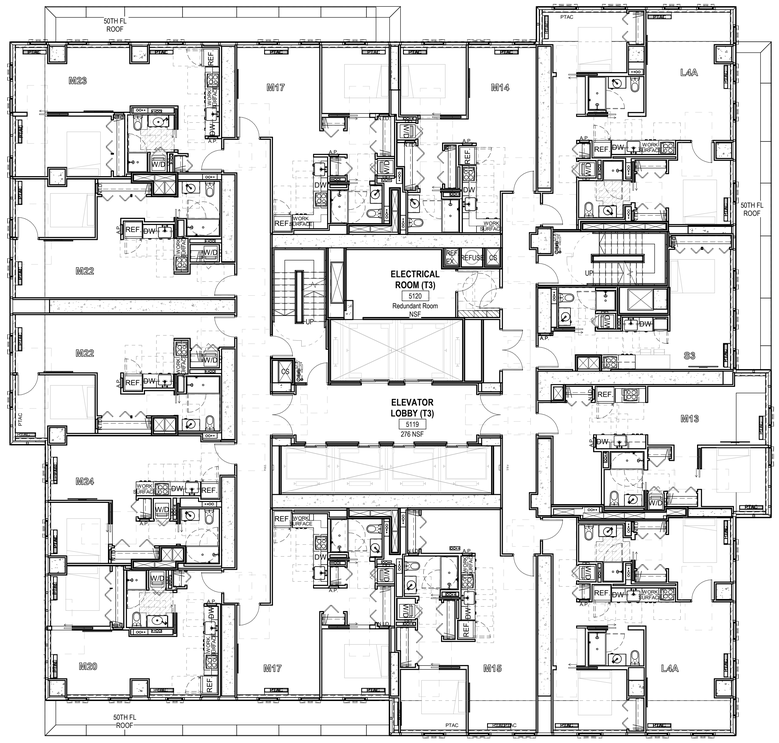

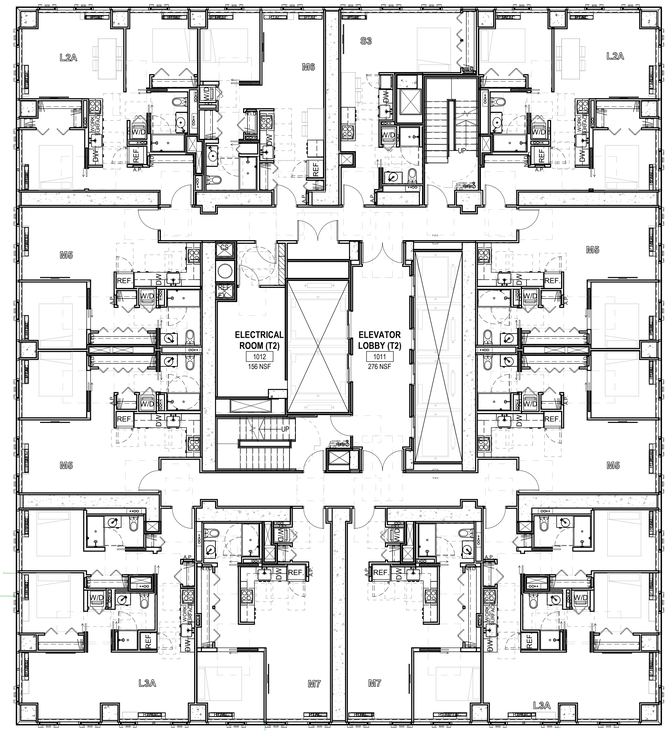

TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
28	1	7	4	12
27	1	7	4	12
26	1	7	4	12
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22	1	7	4	12
21	1	7	4	12
20	1	7	4	12
19	1	7	4	12
18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	46	442	265	753
	6%	59%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
53	1	10	2	13
52	1	10	2	13
51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
48	0	11	2	13
47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
43	0	11	2	13
42	0	11	2	13
41	0	11	2	13
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39	0	11	2	13
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37	0	11	2	13
36	0	11	2	13
35	0	10	2	12
34	0	11	2	13
33	0	11	2	13
32	0	11	2	13
31	0	11	2	13
30	0	11	2	13
29	0	11	2	13
28	0	11	2	13
27	0	11	2	13
26	1	10	2	13
25	1	10	2	13
24	1	10	2	13
23	1	10	2	13
22	1	10	2	13
21	1	10	2	13
20	1	10	2	13
19	1	10	2	13
18	1	10	2	13
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16	1	10	2	13
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12	1	10	2	13
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7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	28	493	106	627
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

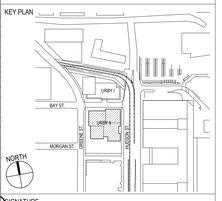
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

51ST - 68TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.

A-12

1 LEVEL 51ST TO 68TH TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 8 16 FT

7/13/2022 10:14:54 PM

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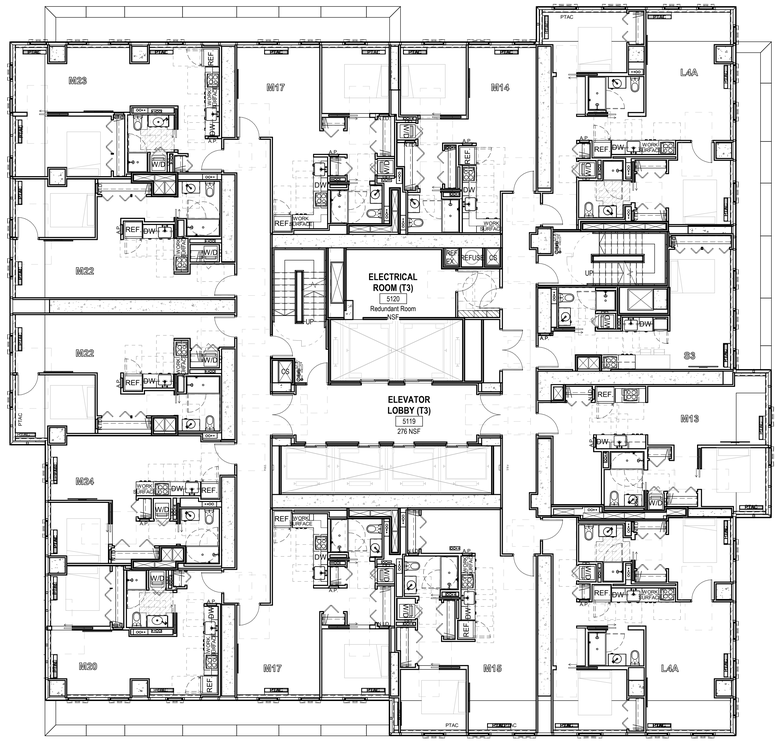

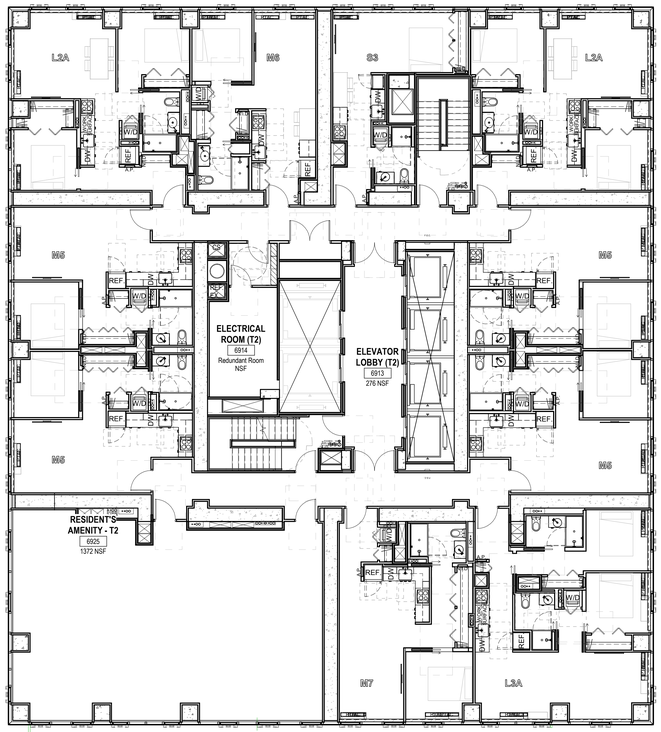

TOWER 2 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	6	3	10
68	1	7	4	12
67	1	7	4	12
66	1	7	4	12
65	1	7	4	12
64	1	7	4	12
63	1	7	4	12
62	1	7	4	12
61	1	7	4	12
60	1	7	4	12
59	1	7	4	12
58	1	7	4	12
57	1	7	4	12
56	1	7	4	12
55	1	7	4	12
54	1	7	4	12
53	1	7	4	12
52	1	7	4	12
51	1	7	4	12
50	1	7	4	12
49	1	7	4	12
48	1	7	4	12
47	1	7	4	12
46	1	7	4	12
45	1	7	4	12
44	1	7	4	12
43	1	7	4	12
42	1	7	4	12
41	1	7	4	12
40	1	7	4	12
39	1	7	4	12
38	1	7	4	12
37	1	7	4	12
36	1	7	4	12
35	0	7	4	11
34	1	7	4	12
33	1	7	4	12
32	1	7	4	12
31	1	7	4	12
30	1	7	4	12
29	1	7	4	12
28	1	7	4	12
27	1	7	4	12
26	1	7	4	12
25	1	7	4	12
24	1	7	4	12
23	1	7	4	12
22	1	7	4	12
21	1	7	4	12
20	1	7	4	12
19	1	7	4	12
18	1	7	4	12
17	1	7	4	12
16	1	7	4	12
15	1	7	4	12
14	1	7	4	12
13	1	7	4	12
12	1	7	4	12
11	1	7	4	12
10	1	7	4	12
9	0	0	0	0
8	0	4	3	7
7	0	4	3	7
6	0	4	3	7
5	0	4	3	7
4	0	4	3	7
3	1	3	3	7
2	0	0	0	0
1	0	0	0	0
	50	442	265	757
	6%	58%	34%	100%
AVE. UNIT SIZE (NET)	401 SF	520 SF	730 SF	

TOWER 3 UNIT MIX				
	UNIT TYPE			
Floors	0-STUDIO (S)	1-BED (M)	2-BED (L)	FLOOR TOTAL UNITS
	0	1	2	
70				0
69	1	10	2	13
68	1	10	2	13
67	1	10	2	13
66	1	10	2	13
65	1	10	2	13
64	1	10	2	13
63	1	10	2	13
62	1	10	2	13
61	1	10	2	13
60	1	10	2	13
59	1	10	2	13
58	1	10	2	13
57	1	10	2	13
56	1	10	2	13
55	1	10	2	13
54	1	10	2	13
53	1	10	2	13
52	1	10	2	13
51	1	10	2	13
50	0	11	2	13
49	0	11	2	13
48	0	11	2	13
47	0	11	2	13
46	0	11	2	13
45	0	11	2	13
44	0	11	2	13
43	0	11	2	13
42	0	11	2	13
41	0	11	2	13
40	0	11	2	13
39	0	11	2	13
38	0	11	2	13
37	0	11	2	13
36	0	11	2	13
35	0	10	2	12
34	0	11	2	13
33	0	11	2	13
32	0	11	2	13
31	0	11	2	13
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22	1	10	2	13
21	1	10	2	13
20	1	10	2	13
19	1	10	2	13
18	1	10	2	13
17	1	10	2	13
16	1	10	2	13
15	1	10	2	13
14	1	10	2	13
13	1	10	2	13
12	1	10	2	13
11	1	10	2	13
10	1	10	2	13
9	0	8	0	8
8	0	9	1	10
7	0	9	1	10
6	0	9	1	10
5	0	9	1	10
4	0	9	1	10
3	0	9	1	10
2	0	0	0	0
1	0	0	0	0
	30	465	132	627
	4%	81%	15%	100%
AVE. UNIT SIZE (NET)	359 SF	533 SF	799 SF	

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

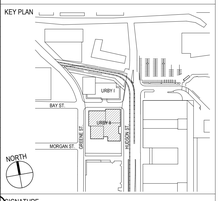
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
69TH FLOOR PLAN

SCALE:		DATE:
As indicated		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-13

1 LEVEL 69TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 8 16 FT

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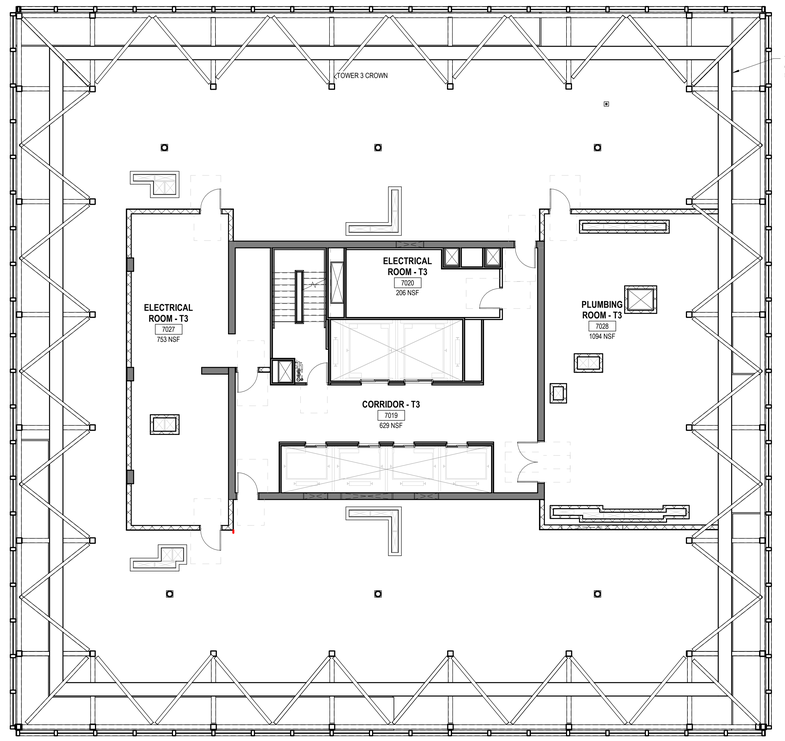
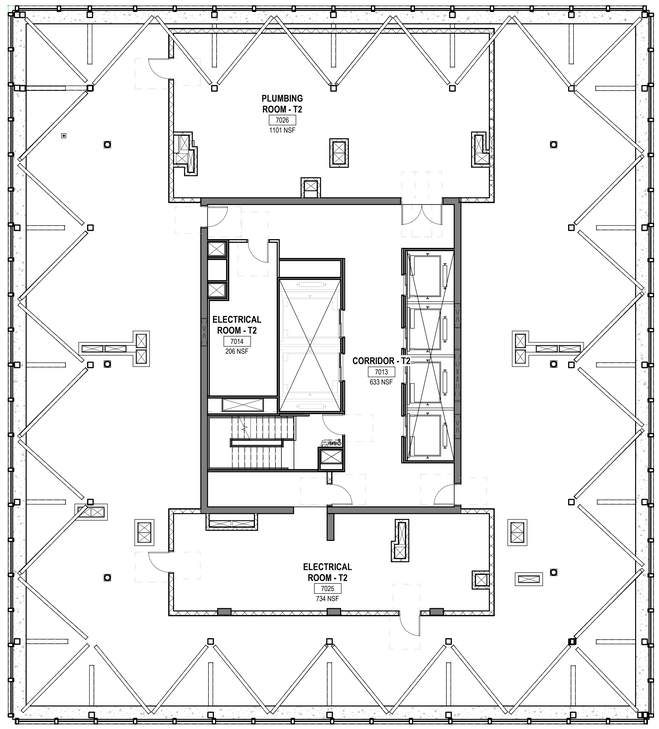




1
A-17

2
A-18

1 70TH FL/ROOF - T3
SCALE: 1/8" = 1'-0"

N

2
0 8 16 FT

7/13/2022 10:15:56 PM

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET 2
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

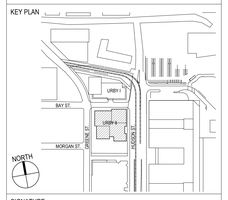
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
70TH FLOOR PLAN (MECHANICAL ROOF)

SCALE:		DATE:
1/8" = 1'-0"		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-14

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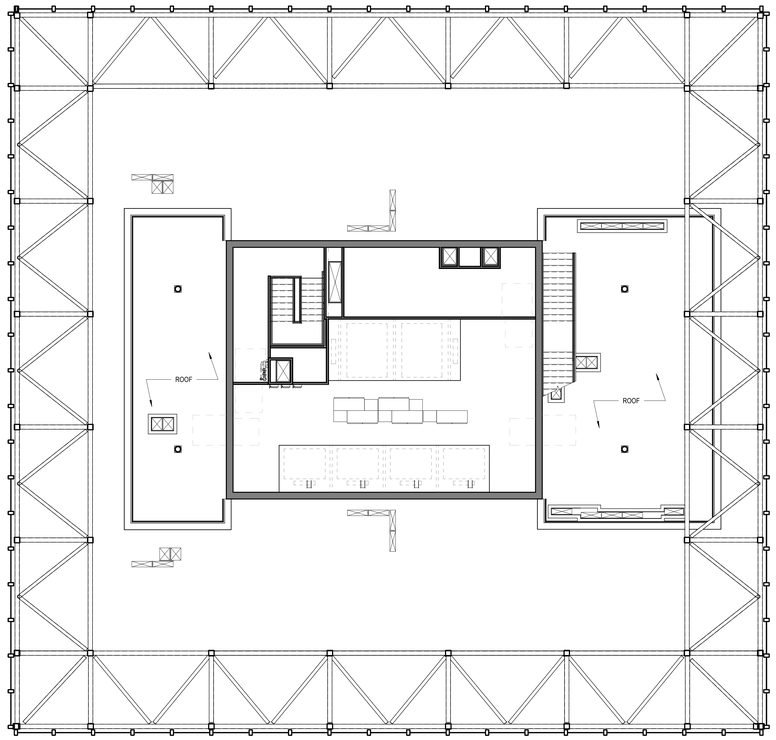
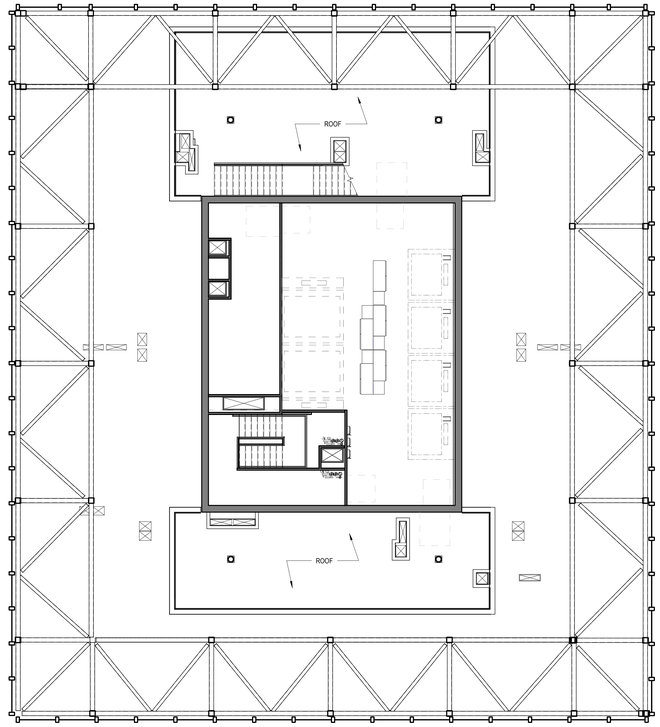
1
A-18



2
A-17

1
A-17



2
A-18

1 71ST FL/EMR - T3
SCALE: 1/8" = 1'-0"

N

2

0 8 16 FT

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

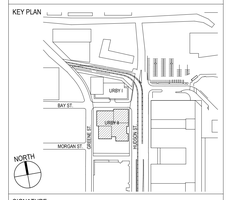
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
71ST FLOOR PLAN (EMR)

SCALE:		DATE:
1/8" = 1'-0"		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-15

7/13/2022 10:16:14 PM
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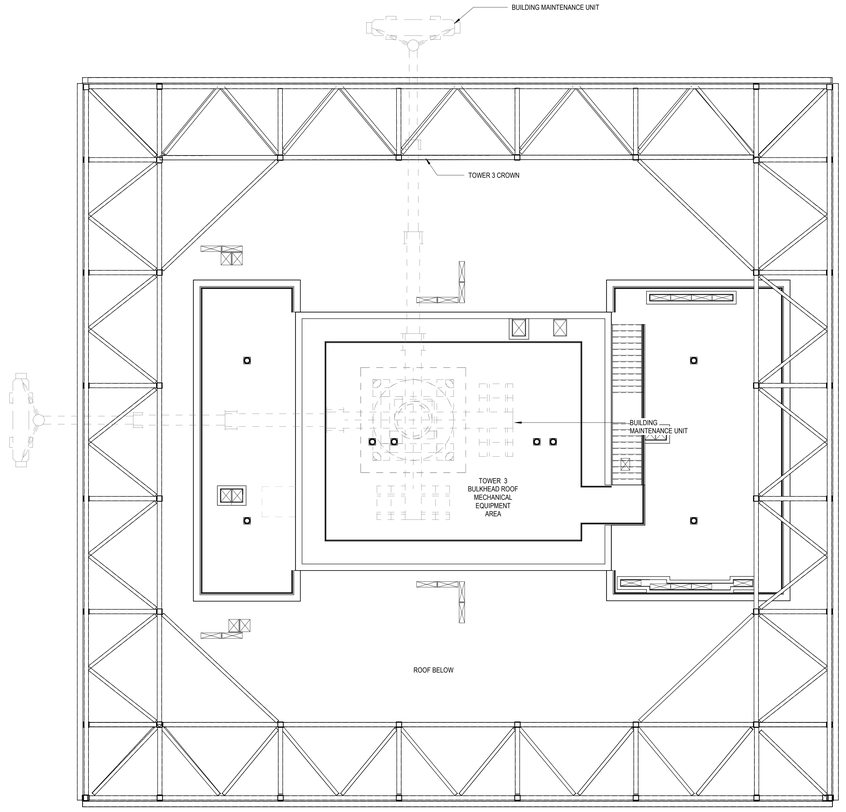
1
A-18



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A-17

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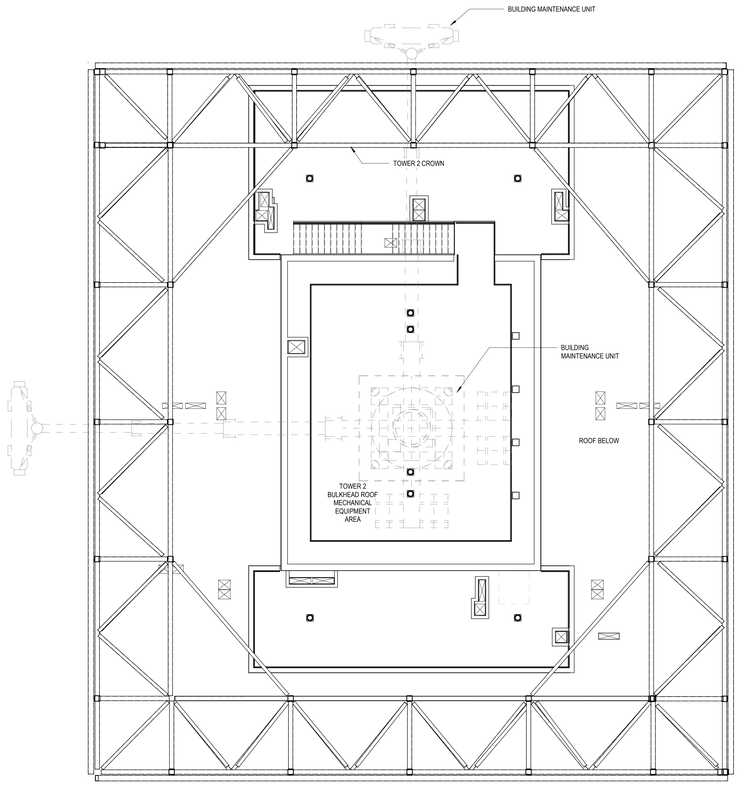
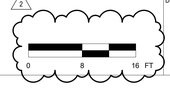
A-17



2
A-18

1 72ND FL/MER - T3
SCALE: 1/8" = 1'-0"



7/13/2022 10:16:34 PM

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

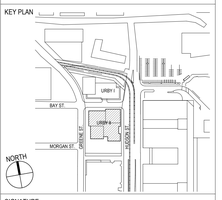
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
72ND FLOOR PLAN (EMR BULKHEAD ROOF)

SCALE:		DATE:
1/8" = 1'-0"		04/22/22
QC BY:	QA BY:	PROJECT NO.
		22110

DRAWING NO.
A-16

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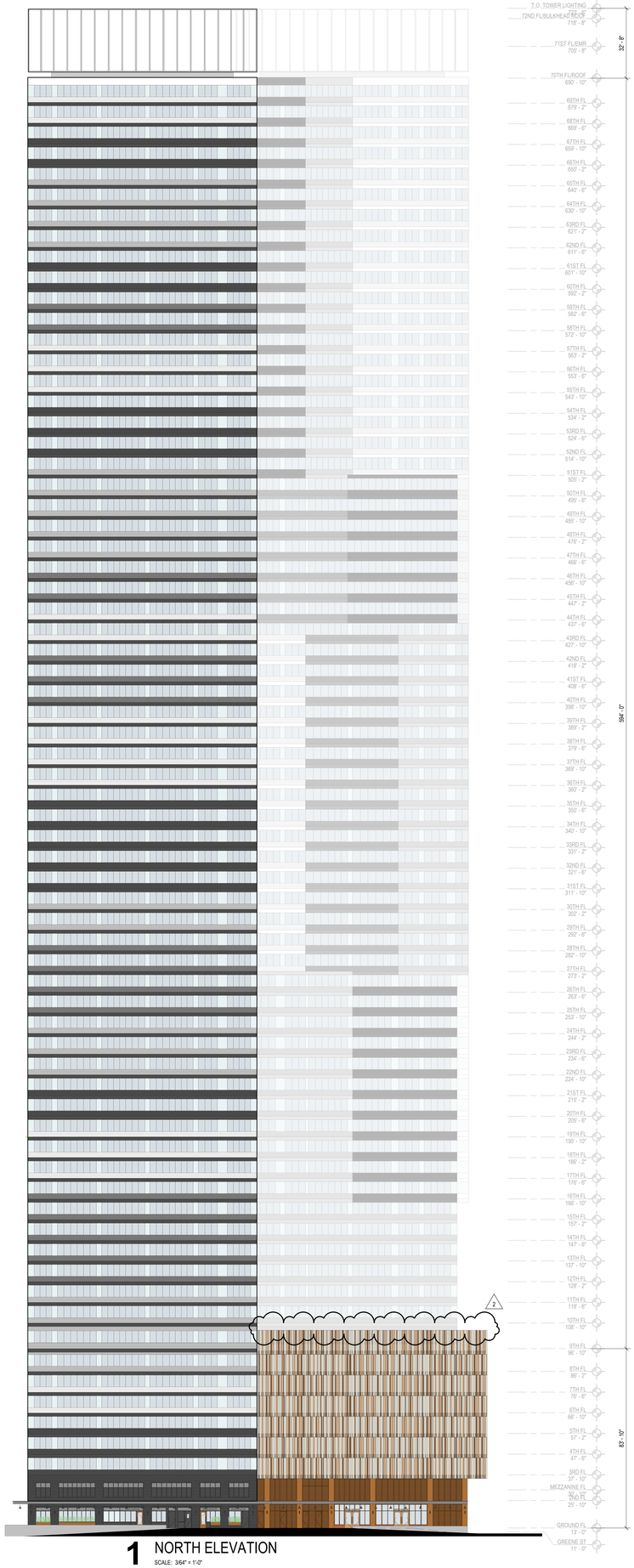
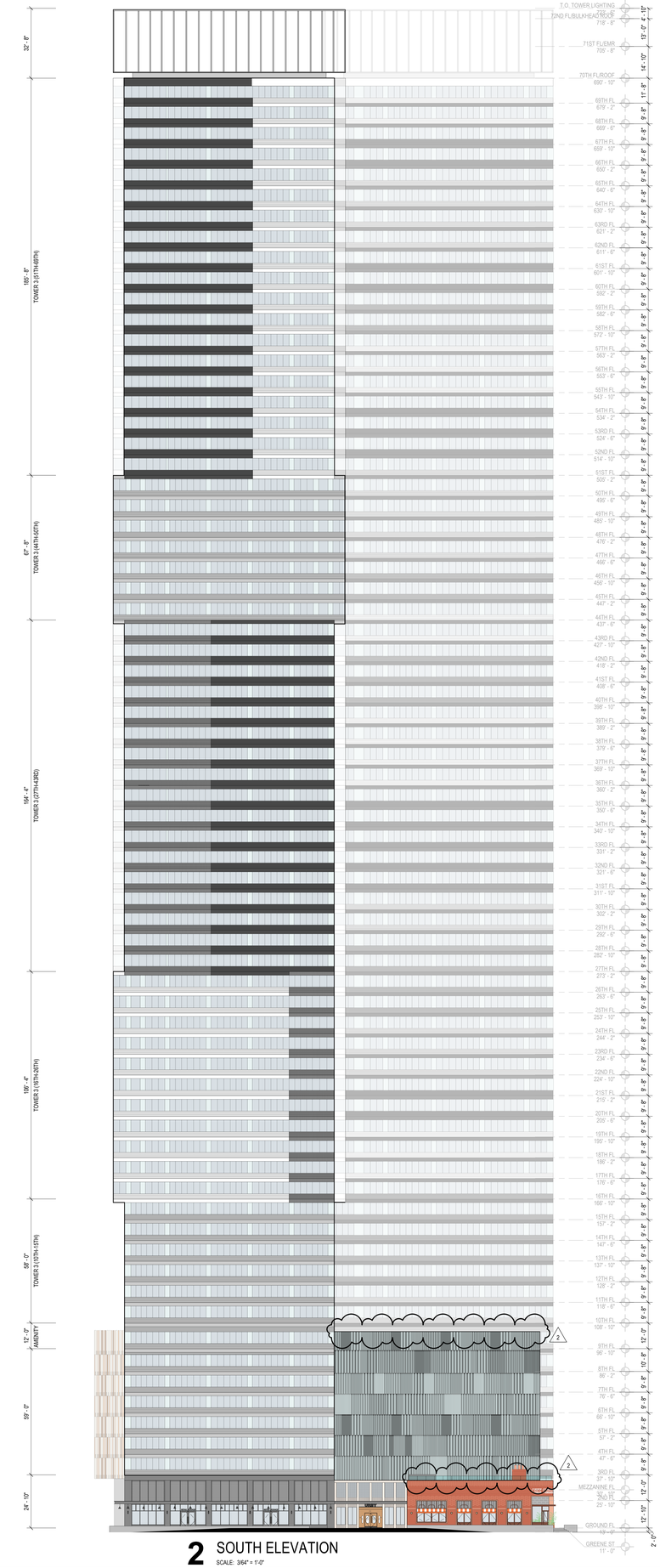


1 NORTH ELEVATION

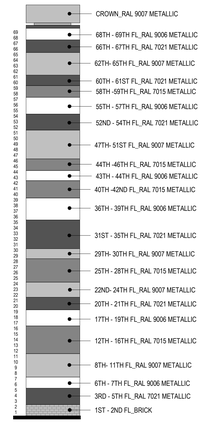
SCALE: 3/64" = 1'-0"



2 SOUTH ELEVATION

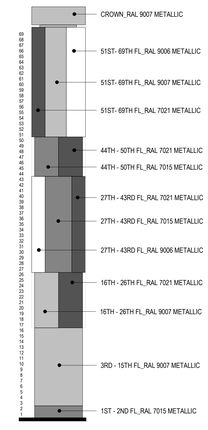
SCALE: 3/64" = 1'-0"

TOWER 2 FACADE COLORS



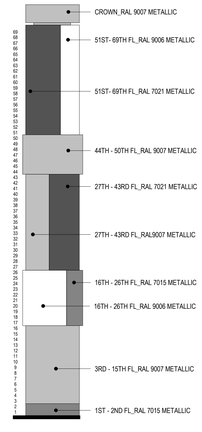
- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS.
- ALL SLAB COVERS TO BE RAL 7016

TOWER 3 NORTH FACADE COLORS



- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS.
- SLAB COVERS VARY TO MATCH ADJACENT MULLION COLOR

TOWER 3 SOUTH FACADE COLORS



- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS.
- SLAB COVERS VARY TO MATCH ADJACENT MULLION COLOR

MATERIAL LIST

TYPE	FINISH DESCRIPTION
BR01	BRICK TYP
BR02	GLASS BRICK
BR03	BRICK MAIN PODIUM (ENTRY)
BR04	BRICK BASE (RETAIL)
FB01	AWNING FABRIC
GL01	STORE FRONT GLASS
GL02	CLEAR VISON LOW-E INSULATED GLASS
GL03	RAILING GLASS
GL04	TRANSOM GLASS
GL05	SPANDREL GLASS
MAS01	VERTICAL PIERS (PODIUM ENTRY)
MAS02	WINDOW AND DOOR TRIM
MAS03	CANOPY
MAS04	RAMP WALL
MTL01	METAL CURTAIN WALL - TYPICAL TOWER
MTL02	METAL LOUVER PANEL - TYPICAL TOWER
MTL03	METAL STOREFRONT - RETAIL
MTL04	METAL PANEL (MEP BROWN AND GRAY)
MTL05	LOUVERS (MEP CHAMPAGNE AND ANTHRACITE)
MTL06	WINDOW & DOORS
MTL07	EXTERIOR HANDRAIL
MTL08	RETAIL SIGNAGE SMALL
MTL09	RETAIL SIGNAGE LARGE
MTL10	RETAIL SIGNAGE (TYP)
MTL11	RESIDENTIAL SIGNAGE (TYP)
MTL12	RESIDENTIAL SIGNAGE LARGE (TYP)
MTL13	ALUMINUM WINDOW AND DOORS (PODIUM)
MTL14	CORRUGATED MTL FACADE (GARAGE)
MTL15	VERTICAL ALUMINUM SLATS (GARAGE)
MTL16	SLAB COVER - TOWER 2 ONLY
ST01	STEEL CANOPY
TL01	TILE BASE PINK
TL02	TILE BASE LIGHT COLOR (RETAIL)
TL03	TILE BASE DARK COLOR (RETAIL)
WD01	WOOD UNDERSIDE OF CANOPY
WD02	WOOD VESTIBULE (PODIUM ENTRY)
WD03	WOOD DOORS
WD04	GREY WOOD DOORS
WD05	WOOD PLANTERS

LEGEND

- VISION GLASS
- SPANDREL GLASS
- LOUVER PANEL
- PAINED DRYWALL
- METAL PANEL
- ARCHITECTURAL LOUVER

GENERAL NOTES

1. WINDOW SIZING SUBJECT TO MINOR REDUCTIONS TO COMPLY WITH ENERGY MODELING.

2. FINAL FACADE COLORS ARE SUBJECT TO ARCHITECTS REVIEW OF MANUFACTURE OFFERINGS.

3.SLAB COVER PROJECTIONS SUBJECT TO ENGINEERING REVIEW.

4. FINAL SIZED OF SLAB COVERS AND OTHER EXTERIOR FACADE ELEMENTS TO BE DETERMINED BASED ON FINAL DETAILING AND ENERGY CODE COMPLIANCE.

5. MULLION SIZING AND SPACING SUBJECT TO FINAL WINDOW SYSTEM ENGINEERING.

6. ELECTRIC ROOM DOOR/ LOUVERS WILL BE SUBJECT TO FINAL COORDINATION/ REQUIREMENT FROM PSE&G.

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

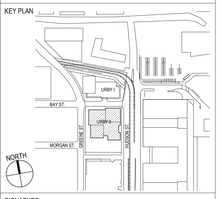
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

NORTH AND SOUTH ELEVATION

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO. 22110

DRAWING NO.

A-17

0 21 42 FT

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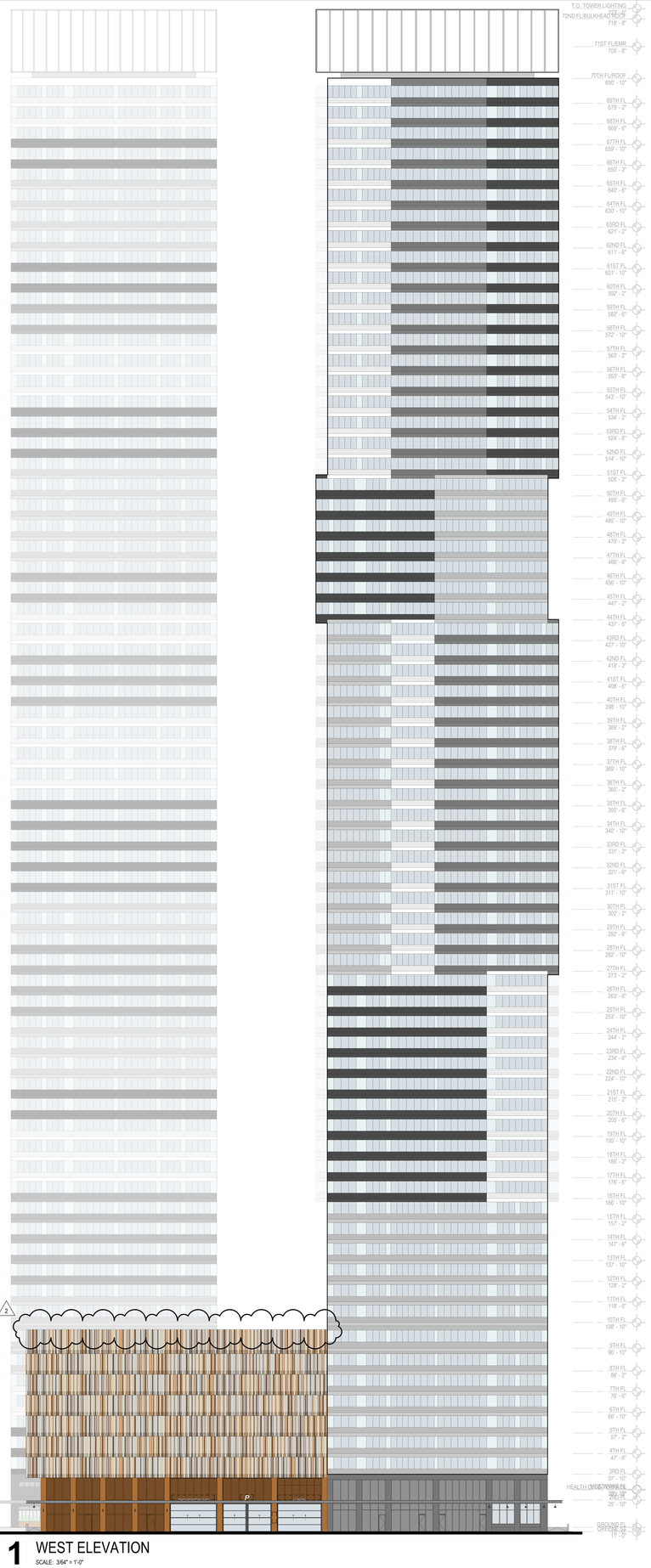
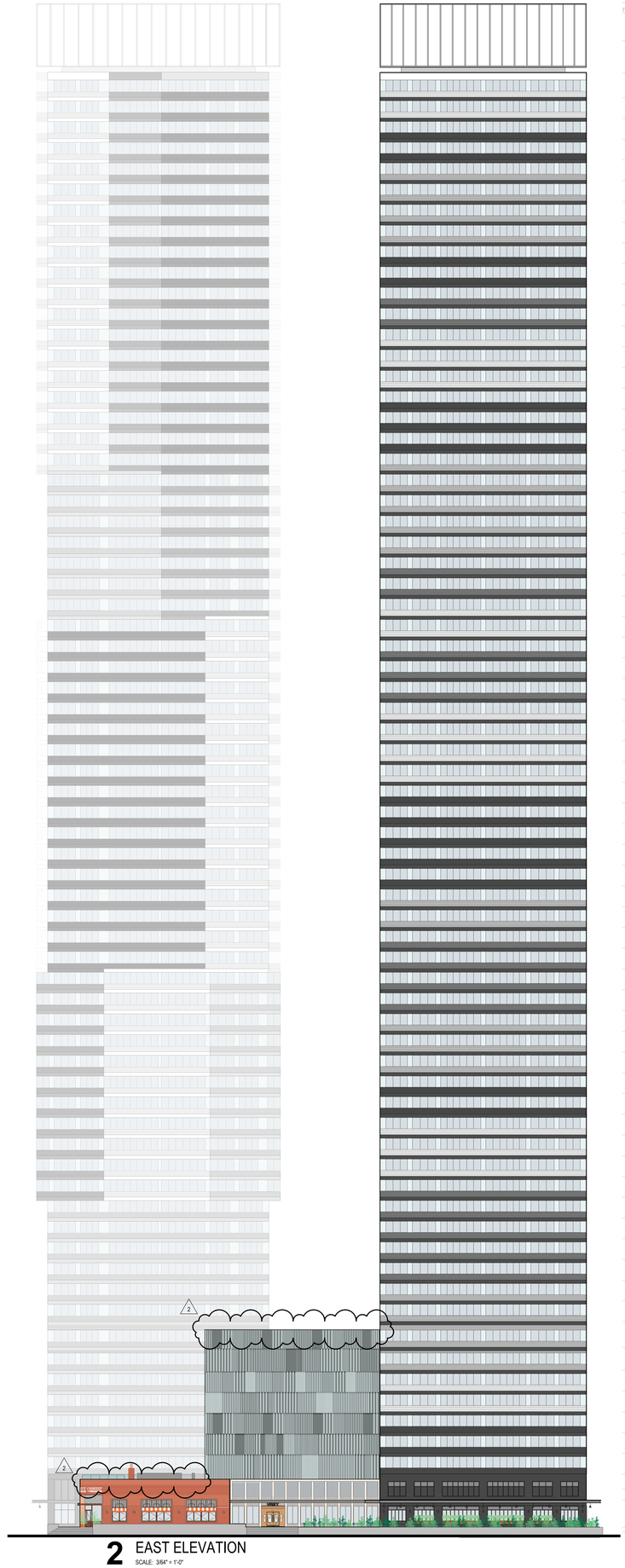
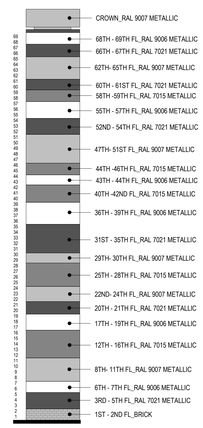


1 WEST ELEVATION
SCALE: 3/64" = 1'-0"



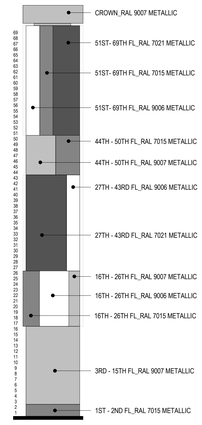
2 EAST ELEVATION
SCALE: 3/64" = 1'-0"

TOWER 2 FACADE COLORS



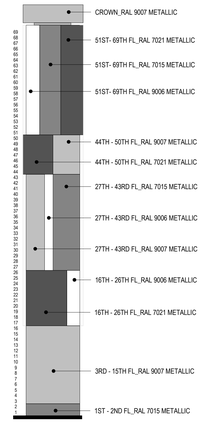
- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS:
- ALL SLAB COVERS TO BE RAL 7016

TOWER 3 EAST FACADE COLORS



- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS.
- SLAB COVERS VARY TO MATCH ADJACENT MULLION COLOR

TOWER 3 WEST FACADE COLORS



- COLOR LEGEND FOR WINDOW WALL MULLIONS, MTL. PANELS GLAZED IN WINDOW WALL SYSTEM, LOUVERS, AND SPANDREL PANELS.
- ARCHITECT TO APPROVE COLOR MATCH TO RAL COLORS.
- SLAB COVERS VARY TO MATCH ADJACENT MULLION COLOR

MATERIAL LIST	
TYPE	FINISH DESCRIPTION
BR01	BRICK TYP
BR02	GLASS BRICK
BR03	BRICK MAIN PODIUM (ENTRY)
BR04	BRICK BASE (RETAIL)
FB01	AWNING FABRIC
GL01	STORE FRONT GLASS
GL02	CLEAR VISON LOW-E INSULATED GLASS
GL03	RAILING GLASS
GL04	TRANSOM GLASS
GL05	SPANDREL GLASS
MAS01	VERTICAL PIERS (PODIUM ENTRY)
MAS02	WINDOW AND DOOR TRIM
MAS03	CANOPY
MAS04	RAMP WALL
MTL01	METAL CURTAIN WALL - TYPICAL TOWER
MTL02	METAL LOUVER PANEL - TYPICAL TOWER
MTL03	METAL STOREFRONT - RETAIL
MTL04	METAL PANEL (MEP BROWN AND GRAY)
MTL05	LOUVERS (MEP CHAMPAGNE AND ANTHRACITE)
MTL06	WINDOW & DOORS
MTL07	EXTERIOR HANDRAIL
MTL08	RETAIL SIGNAGE SMALL
MTL09	RETAIL SIGNAGE LARGE
MTL10	RETAIL SIGNAGE (TYP)
MTL11	RESIDENTIAL SIGNAGE (TYP)
MTL12	RESIDENTIAL SIGNAGE LARGE (TYP)
MTL13	ALUMINUM WINDOW AND DOORS (PODIUM)
MTL14	CORRUGATED MTL FACADE (GARAGE)
MTL15	VERTICAL ALUMINUM SLATS (GARAGE)
MTL16	SLAB COVER - TOWER 2 ONLY
ST01	STEEL CANOPY
TL01	TILE BASE PINK
TL02	TILE BASE LIGHT COLOR (RETAIL)
TL03	TILE BASE DARK COLOR (RETAIL)
WD01	WOOD UNDERSIDE OF CANOPY
WD02	WOOD VESTIBULE (PODIUM ENTRY)
WD03	WOOD DOORS
WD04	GREY WOOD DOORS
WD05	WOOD PLANTERS

LEGEND

- VISION GLASS
- SPANDREL GLASS
- LOUVER PANEL
- PAINED DRYWALL
- METAL PANEL
- ARCHITECTURAL LOUVER

GENERAL NOTES

1. WINDOW SIZING SUBJECT TO MINOR REDUCTIONS TO COMPLY WITH ENERGY MODELING.

2. FINAL FACADE COLORS ARE SUBJECT TO ARCHITECTS REVIEW OF MANUFACTURE OFFERINGS.

3.SLAB COVER PROJECTIONS SUBJECT TO ENGINEERING REVIEW.

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URBY

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JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

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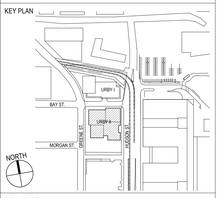
LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
WEST AND EAST ELEVATION

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.
A-18

0 21 42 FT

7/13/2022 10:17:39 PM

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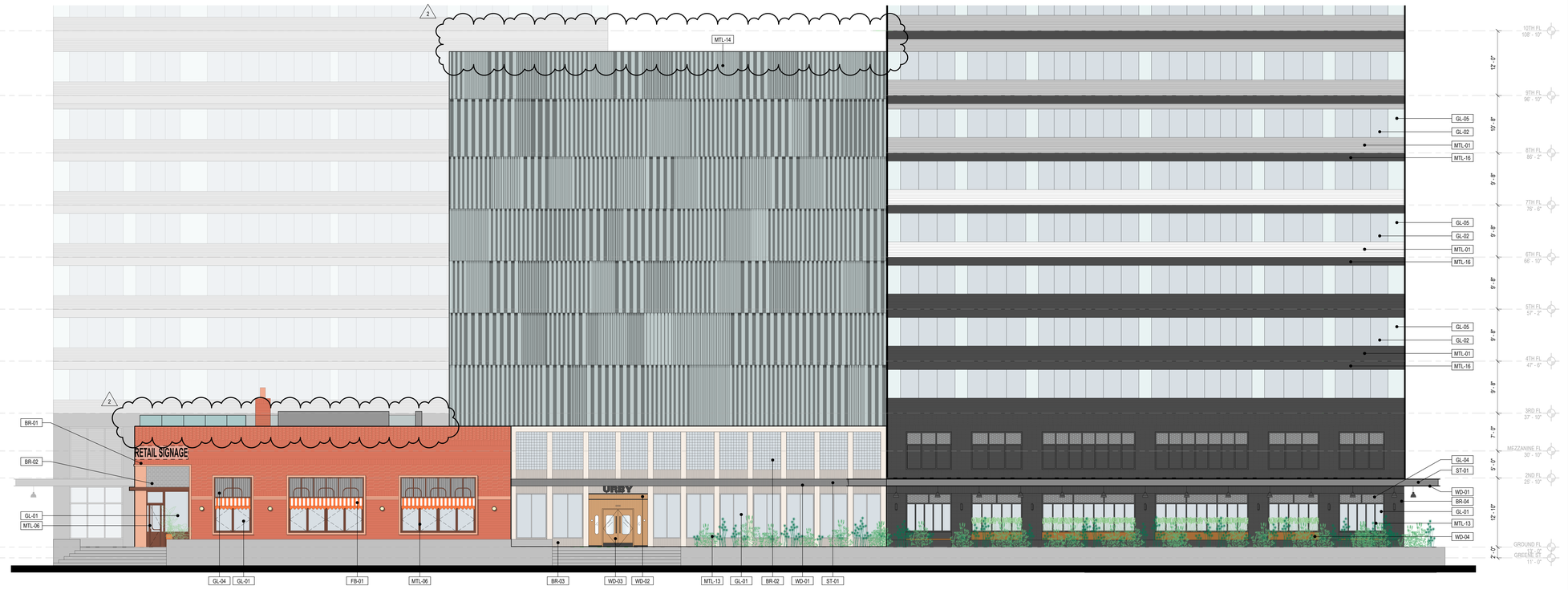
2 PODIUM WEST ENLARGED ELEVATION 1

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



1 PODIUM EAST ENLARGED ELEVATION 1

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

MATERIAL LIST	
TYPE	FINISH DESCRIPTION
BR01	BRICK TYP
BR02	GLASS BRICK
BR03	BRICK MAIN PODIUM (ENTRY)
BR04	BRICK BASE (RETAIL)
FB01	AWNING FABRIC
GL01	STORE FRONT GLASS
GL02	CLEAR VISON LOW-E INSULATED GLASS
GL03	RAILING GLASS
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MTL10	RETAIL SIGNAGE (TYP)
MTL11	RESIDENTIAL SIGNAGE (TYP)
MTL12	RESIDENTIAL SIGNAGE LARGE (TYP)
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MTL15	VERTICAL ALUMINUM SLATS (GARAGE)
MTL16	SLAB COVER - TOWER 2 ONLY
ST01	STEEL CANOPY
TL01	TILE BASE PINK
TL02	TILE BASE LIGHT COLOR (RETAIL)
TL03	TILE BASE DARK COLOR (RETAIL)
WD01	WOOD UNDERSIDE OF CANOPY
WD02	WOOD VESTIBULE (PODIUM ENTRY)
WD03	WOOD DOORS
WD04	GREY WOOD DOORS
WD05	WOOD PLANTERS

LEGEND

- VISION GLASS
- SPANDREL GLASS
- LOUVER PANEL
- PAINED DRYWALL
- METAL PANEL
- ARCHITECTURAL LOUVER

GENERAL NOTES

1. WINDOW SIZING SUBJECT TO MINOR REDUCTIONS TO COMPLY WITH ENERGY MODELING.

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0 8 16 FT

URBY

JERSEY CITY URBY - PHASE 2

191-201 HUDSON STREET (2)
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
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HOBOKEN, NJ 07030

ARCHITECT
hlw
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DESIGN ARCHITECT
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200 UNION AVENUE
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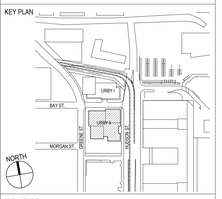
KEY PLAN



SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

PODIUM ENLARGED ELEVATIONS

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.

A-19

7/13/2022 10:16:10 PM

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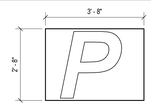
NOTE : 9.5 SF
DESIGN SUBJECT TO CHANGE NOT TO EXCEED MAX 50 SF

10 RESIDENTIAL SIGNAGE (LOGO) - ENLARGED DETAIL
SCALE: 1" = 1'-0"

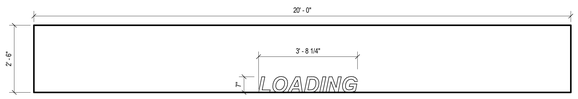
NOTE : 4 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE

8 RETAIL SIGNAGE - ENLARGED DETAIL
SCALE: 1/2" = 1'-0"



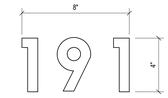
NOTE: 10 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE

6 SIGNAGE - ENLARGED DETAIL 4
SCALE: 1/2" = 1'-0"



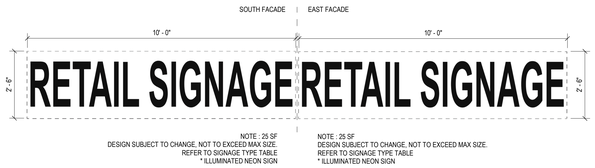
NOTE: 2 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE

4 SIGNAGE - ENLARGED DETAIL 2
SCALE: 1/2" = 1'-0"



NOTE : 0.25 SF
DESIGN SUBJECT TO CHANGE NOT TO EXCEED MAX 50 SF

9 ADDRESS SIGNAGE - ENLARGED DETAIL
SCALE: 3" = 1'-0"



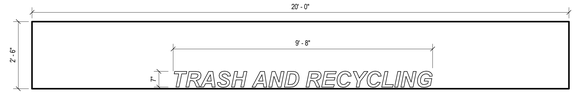
NOTE : 25 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE
* ILLUMINATED NEON SIGN

NOTE : 25 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE
* ILLUMINATED NEON SIGN

11 RETAIL SIGNAGE 2 SIDES - ENLARGED DETAIL
SCALE: 1/2" = 1'-0"

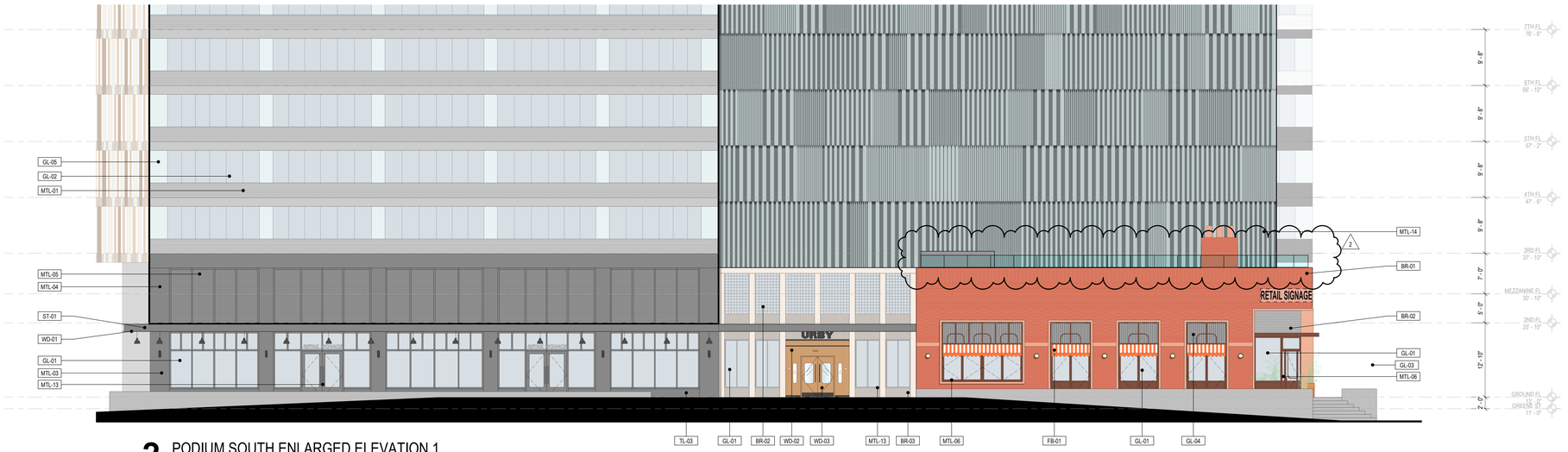
NOTE: 12 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE

5 SIGNAGE - ENLARGED DETAIL 3
SCALE: 1/2" = 1'-0"

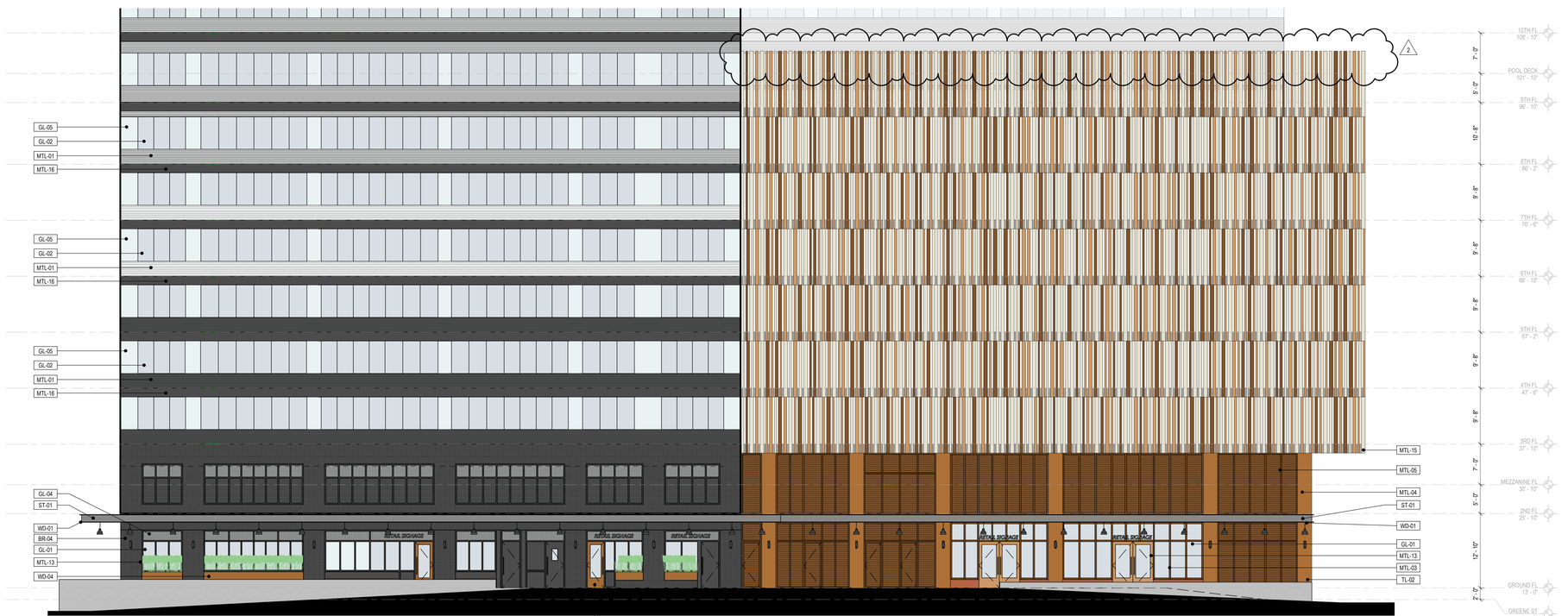


NOTE: 2 SF
DESIGN SUBJECT TO CHANGE, NOT TO EXCEED MAX SIZE.
REFER TO SIGNAGE TYPE TABLE

3 SIGNAGE - ENLARGED DETAIL 1
SCALE: 1/2" = 1'-0"



2 PODIUM SOUTH ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"



1 PODIUM NORTH ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"

MATERIAL LIST	
TYPE	FINISH DESCRIPTION
BR01	BRICK TYP
BR02	GLASS BRICK
BR03	BRICK MAIN PODIUM (ENTRY)
BR04	BRICK BASE (RETAIL)
FB01	AWNING FABRIC
GL01	STORE FRONT GLASS
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LEGEND

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GENERAL NOTES

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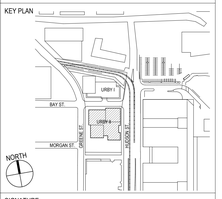

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	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
PODIUM ENLARGED ELEVATIONS

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.
A-20

0 8 16 FT

7/13/2022 10:19:06 PM

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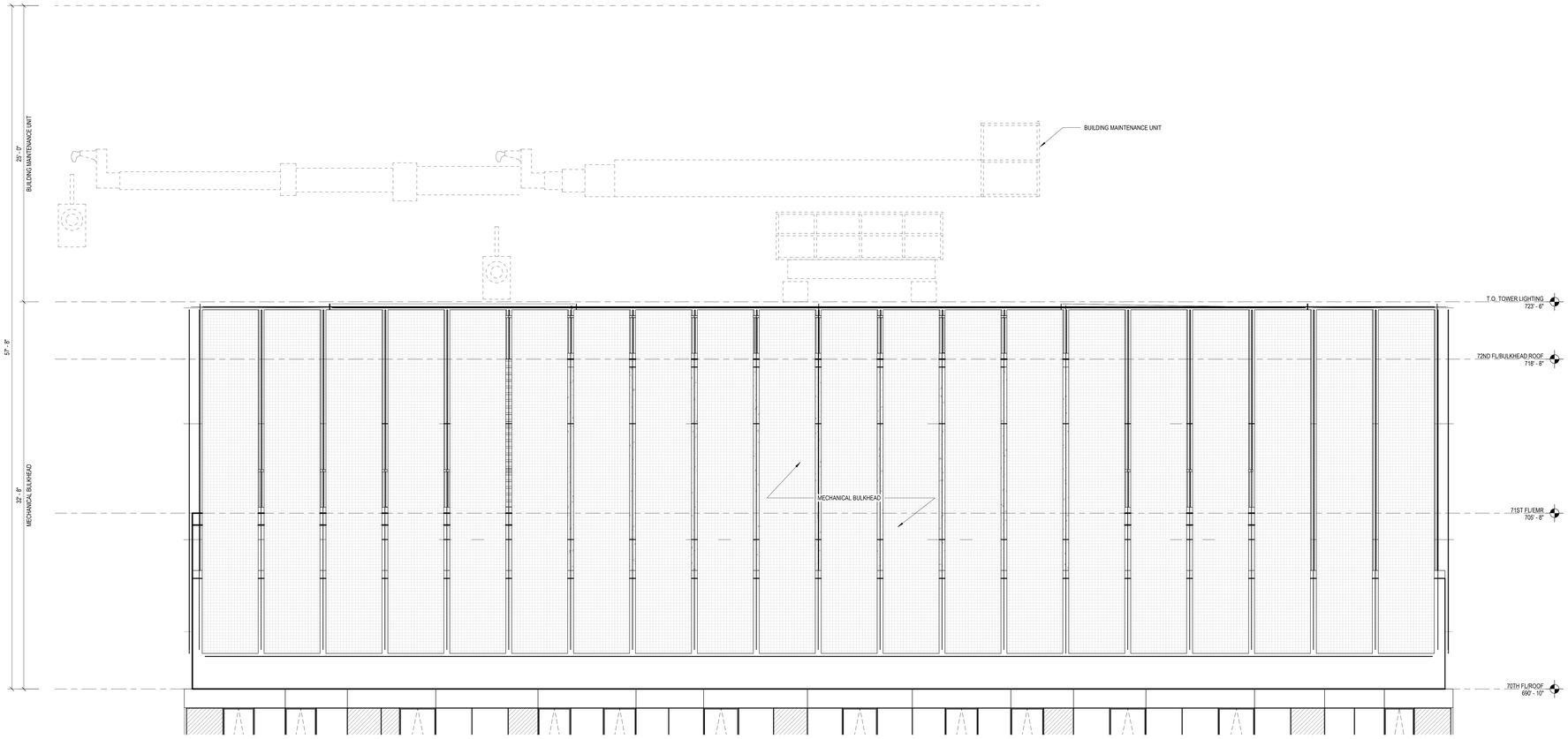
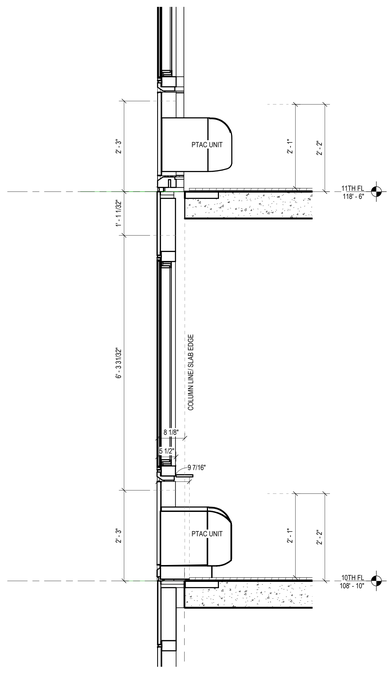
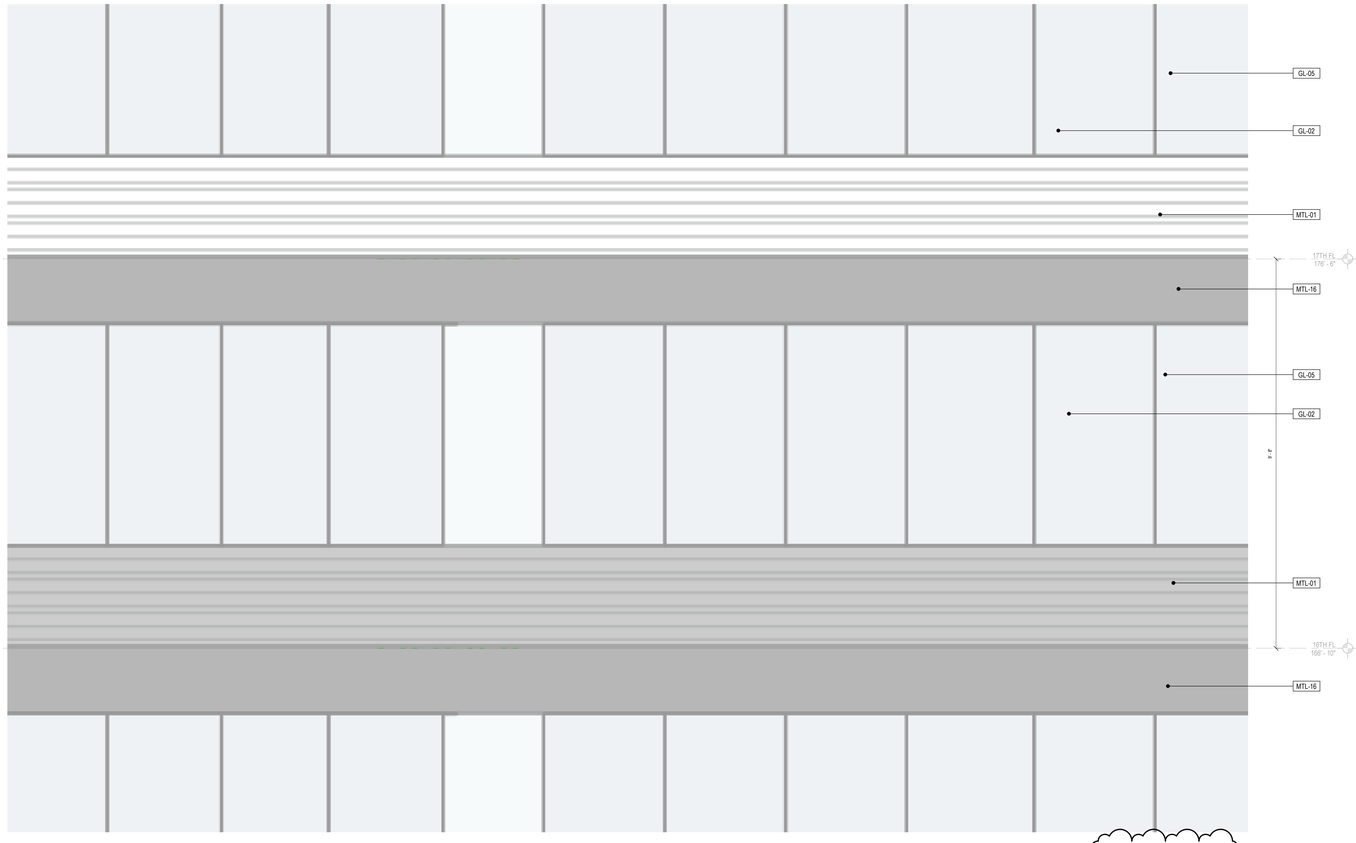


3 ENLARGED ELEVATION - TOWER CROWN
SCALE: 1/4" = 1'-0"



2 WALL SECTION - TYPICAL TOWER
SCALE: 3/4" = 1'-0"



1 TOWER SOUTH ENLARGED ELEVATION
SCALE: 3/4" = 1'-0"

LEGEND

- VISION GLASS
- SPANDREL GLASS
- LOUVER PANEL
- PAINED DRYWALL
- METAL PANEL
- ARCHITECTURAL LOUVER

GENERAL NOTES

1. WINDOW SIZING SUBJECT TO MINOR REDUCTIONS TO COMPLY WITH ENERGY MODELING.

2. FINAL FACADE COLORS ARE SUBJECT TO ARCHITECTS REVIEW OF MANUFACTURE OFFERINGS.

3.SLAB COVER PROJECTIONS SUBJECT TO ENGINEERING REVIEW.

4. FINAL SIZED OF SLAB COVERS AND OTHER EXTERIOR FACADE ELEMENTS TO BE DETERMINED BASED ON FINAL DETAILING AND ENERGY CODE COMPLIANCE.

5. MULLION SIZING AND SPACING SUBJECT TO FINAL WINDOW SYSTEM ENGINEERING.

6. ELECTRIC ROOM DOOR/ LOUVERS WILL BE SUBJECT TO FINAL COORDINATION/ REQUIREMENT FROM PSE&G.

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
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50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
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DESIGN ARCHITECT
CONCRETE
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1012 DR AMSTERDAM

CIVIL ENGINEER:
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1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
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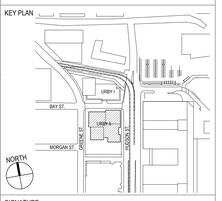
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



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2	07/13/2022	PLANNING BOARD REVISION
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TOWER ENLARGED ELEVATIONS

SCALE:		DATE:
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		22110

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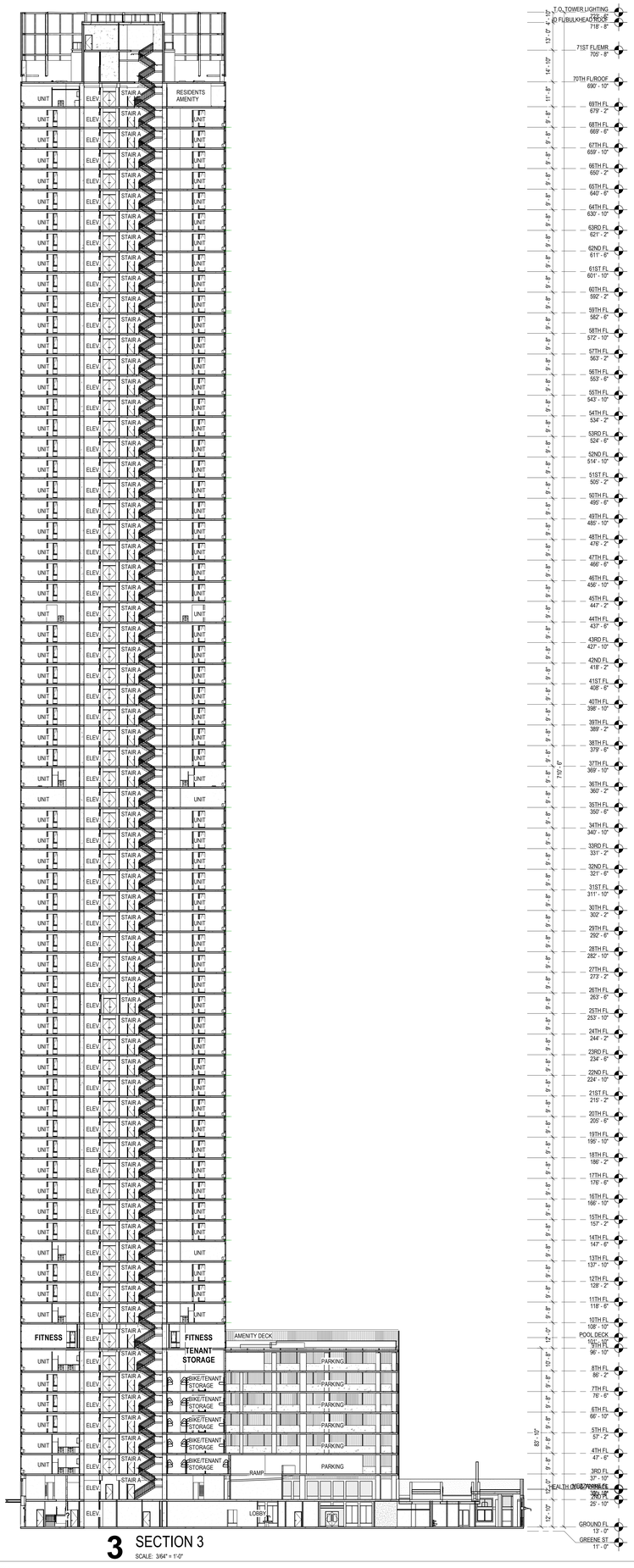
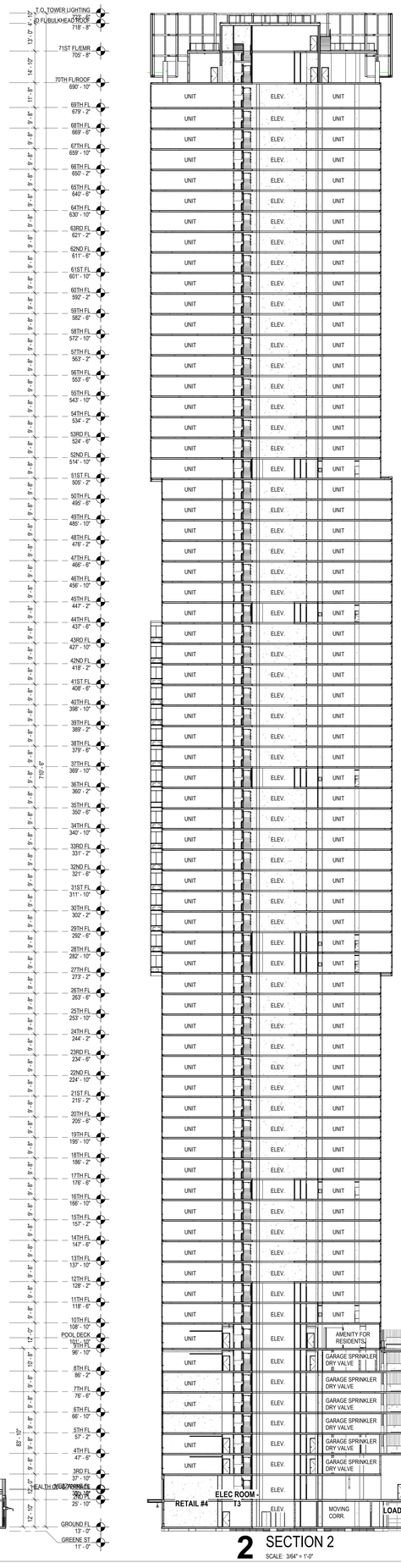
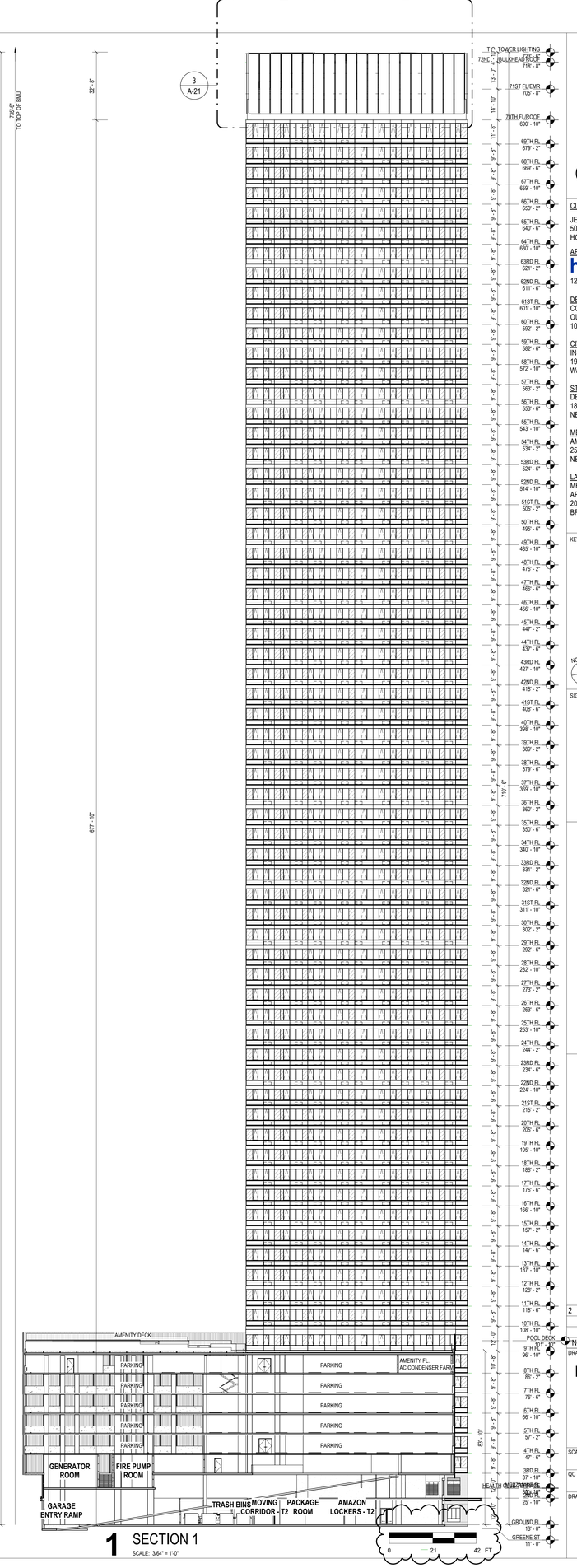


3 SECTION 3
SCALE: 3/64" = 1'-0"



2 SECTION 2
SCALE: 3/64" = 1'-0"



1 SECTION 1
SCALE: 3/64" = 1'-0"

0 21 42 FT

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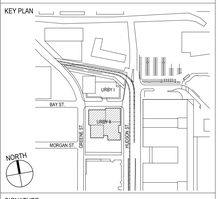

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	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:

BUILDING SECTIONS

SCALE:	DATE:
3/64" = 1'-0"	04/22/22

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		22110

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A-22

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MATERIAL LIST	
TYPE	FINISH DESCRIPTION
BR01	BRICK TYP
BR02	GLASS BRICK
BR03	BRICK MAIN PODIUM (ENTRY)
BR04	BRICK BASE (RETAIL)
FB01	AWNING FABRIC
GL01	STORE FRONT GLASS
GL02	CLEAR VISON LOW-E INSULATED GLASS
GL03	RAILING GLASS
GL04	TRANSOM GLASS
GL05	SPANDREL GLASS
MAS01	VERTICAL PIERS (PODIUM ENTRY)
MAS02	WINDOW AND DOOR TRIM
MAS03	CANOPY
MAS04	RAMP WALL
MTL01	METAL CURTAIN WALL - TYPICAL TOWER
MTL02	METAL LOUVER PANEL - TYPICAL TOWER
MTL03	METAL STOREFRONT - RETAIL
MTL04	METAL PANEL (MEP BROWN AND GRAY)
MTL05	LOUVERS (MEP CHAMPAGNE AND ANTHRACITE)
MTL06	WINDOW & DOORS
MTL07	EXTERIOR HANDRAIL
MTL08	RETAIL SIGNAGE SMALL
MTL09	RETAIL SIGNAGE LARGE
MTL10	RETAIL SIGNAGE (TYP)
MTL11	RESIDENTIAL SIGNAGE (TYP)
MTL12	RESIDENTIAL SIGNAGE LARGE (TYP)
MTL13	ALUMINUM WINDOW AND DOORS (PODIUM)
MTL14	CORRUGATED MTL FACADE (GARAGE)
MTL15	VERTICAL ALUMINUM SLATS (GARAGE)
MTL16	SLAB COVER - TOWER 2 ONLY
ST01	STEEL CANOPY
TL01	TILE BASE PINK
TL02	TILE BASE LIGHT COLOR (RETAIL)
TL03	TILE BASE DARK COLOR (RETAIL)
WD01	WOOD UNDERSIDE OF CANOPY
WD02	WOOD VESTIBULE (PODIUM ENTRY)
WD03	WOOD DOORS
WD04	GREY WOOD DOORS
WD05	WOOD PLANTERS

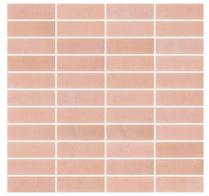
BR01
RED BRICK @ CAFE TYPICAL

BR02
GLASS BRICK@ CAFE DOOR TRANSOM

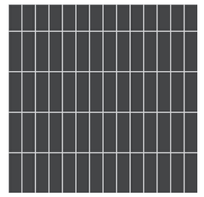
BR03
GREY BRICK @ PODIUM ENTRY

BR04
BASE BRICK @ TOWER 2

TL 01
PINK TILE @ CAFE BASE

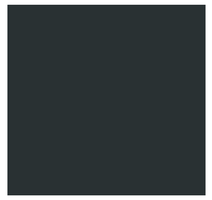


TL02
TILE @ RETAIL STOREFRONT BASE - FACING BAY ST.

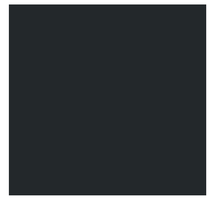


TL03
GREY TILE @ RETAIL STOREFRONT BASE - TOWER 3 BASE

MTL01
TOWER METAL CLADDING #7015



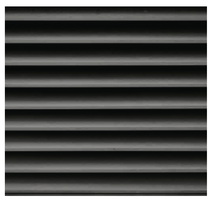
MTL01
TOWER METAL CLADDING #7016 (TOWER 2 ONLY)



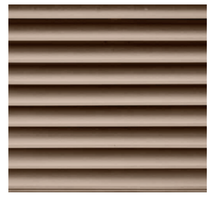
MTL01
TOWER METAL CLADDING #7021

MTL01
TOWER METAL CLADDING #9006

MTL01
TOWER METAL CLADDING #9007

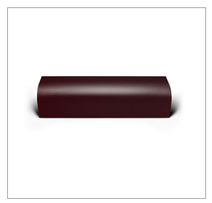


MTL05
LOUVER @ PODIUM MEP - TOWER 3 BASE



MTL05
LOUVER @ PODIUM MEP

MTL13
WINDOW FRAME @ PODIUM MAIN ENTRANCE (ALUNATURE 01)

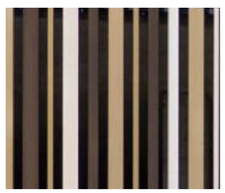


MTL06
WINDOW FRAME @ CAFE (ALURED 04)

MTL13
ALUMINUM FRAME @ RETAIL (ALUBRONZE 03)

MTL13
WINDOW FRAMES @ TOWER 2 BASE (ALUGREY 01)

MTL14
CORRUGATED METAL @ GARAGE FACADE



MTL15
VERTICAL ALUM SLATS @ GARAGE FACADE

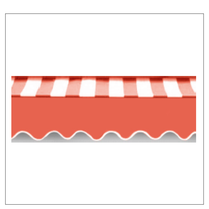
ST01
STEEL CANOPY @ TYPICAL PODIUM

WD01
WOOD CLADDING @ (UNDERSIDE OF CANOPY)

WD02
WOOD VESTIBULE @ (PODIUM ENTRY)

WD05
WOOD PLANTER BOX

MAS02
VERTICAL PIERS @ PODIUM ENTRY



FB01
AWNING FABRIC @ CAFE

URBY

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JERSEY CITY, NJ 07311

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CLIENT:
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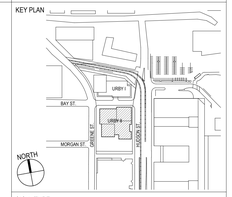
KEY PLAN



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MATERIAL BOARD

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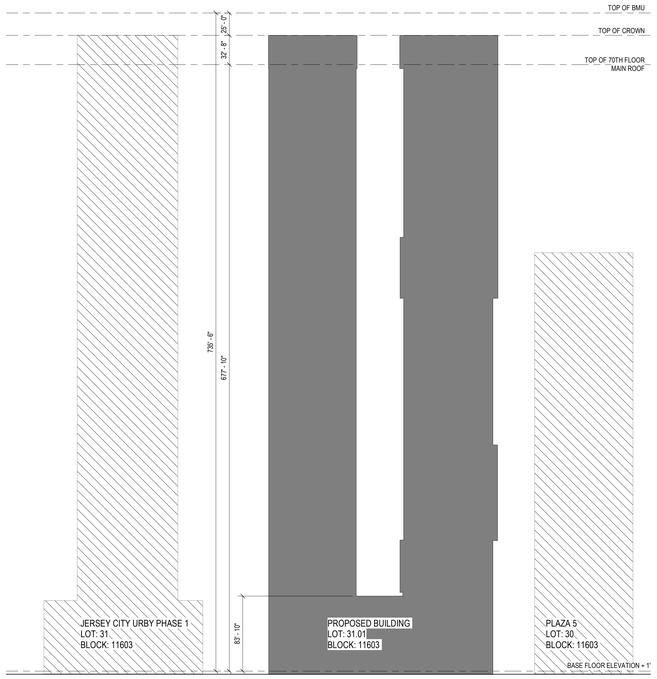


9 SITE CONTEXT - DIAGRAM

SCALE: 1" = 60'-0"

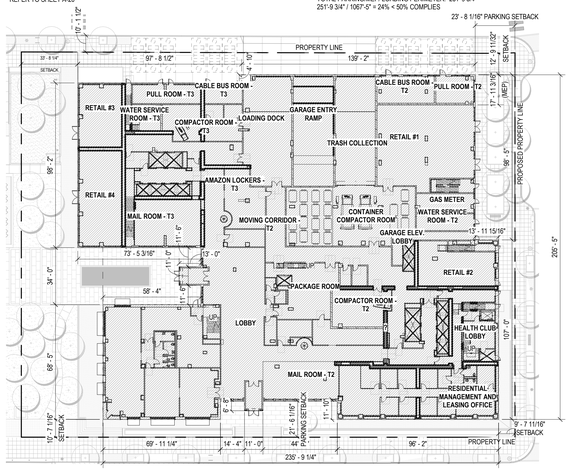
SIGNAGE TYPES			
	SIGN	SIZE	REQUIREMENT/LOCATION
			SOUTH FACADE
1	RETAIL	4 SF	4 < 143 SF (10% OF GROUND RETAIL SPACE)
2	RETAIL	4 SF	4 < 94 SF (10% OF GROUND RETAIL SPACE)
3	RETAIL	25 SF	25 < 449 SF (10% OF GROUND RETAIL SPACE)
			NORTH FACADE
4	RETAIL	4 SF	4 < 276 SF (10% OF GROUND RETAIL SPACE)
5	RETAIL	4 SF	4 < 276 SF (10% OF GROUND RETAIL SPACE)
6	RETAIL	4 SF	4 < 109 SF (10% OF GROUND RETAIL SPACE)
7	RETAIL	4 SF	4 < 315 SF (10% OF GROUND RETAIL SPACE)
8	RETAIL	4 SF	4 < 53 SF (10% OF GROUND RETAIL SPACE)
			EAST FACADE
9	RETAIL	25 SF	25 < 449 SF (10% OF GROUND RETAIL SPACE)

REFER TO SHEET A-20

BASE FACADE GLASS REQUIREMENT			
	PERMITTED	PROPOSED	COMPLIANCE
MIN. GLASS FRONTAGE REQUIRED AT 2 STORIES	40%-75% MIN	27.65%	DOES NOT COMPLY

SIGNAGE TYPES			
	SIGN	SIZE	REQUIREMENT/LOCATION
			SOUTH FACADE
1	RESIDENTIAL	9.5 SF	5 SF < 50 SF MAX
2	RESIDENTIAL	0.25 SF	REQUIRED ADDRESS SIGN
			EAST FACADE
3	RESIDENTIAL	9.5 SF	5 SF < 50 SF MAX
4	RESIDENTIAL	0.25 SF	REQUIRED ADDRESS SIGN
			WEST FACADE
5	RESIDENTIAL	2 SF	2 SF < 50 SF MAX (TRASH AND RECYCLING)
6	RESIDENTIAL	2 SF	2 SF< 50 SF MAX (LOADING)
7	PARKING	10 SF	10 SF= 10 SF MAX (PARKING SYMBOL)
8	PARKING	12 SF	12 SF= 12 SF MAX (HOURS & RATES)

TOTAL BUILDING PERIMETER: 1067'-5"
TOTAL PARKING/MEP/ LOADING PERIMETER: 251' 9 3/4"
251'-9 3/4" / 1067'-5" = 24% < 50% COMPLIES



7 GROUND FLOOR PLAN FRONTAGE

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

EXCHANGE PLACE NORTH RDP, HARBORSIDE WEST DISTRICT LOT 31.01 BLOCK 11603			
BUILDING SETBACKS FROM PROPERTY LINE			
LOCATION	REQUIRED	PROVIDED	COMPLIES
WEST SETBACK	UP TO 2 PROPERTY LINES	12'- 9 1/4"	YES
NORTH SETBACK	UP TO 2 PROPERTY LINES	9'-7 3/4"	YES
EAST SETBACK	UP TO 2 PROPERTY LINES	10'-7"	YES
SOUTH SETBACK	UP TO 2 PROPERTY LINES	33'- 8 1/4"	YES

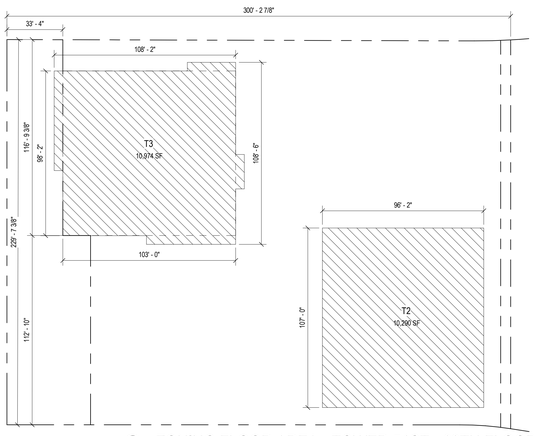
EXCHANGE PLACE NORTH RDP, HARBORSIDE WEST DISTRICT LOT 31.01 BLOCK 11603			
STEPBACKS			
LOCATION	REQUIRED	PROVIDED	COMPLIES
WEST STEPBACK	40' ON TWO SIDES MIN.	111' 9 3/4"	YES
NORTH SETBACK	0'	9'-7 3/4"	YES
EAST SETBACK	40' ON TWO SIDES	112'-8 3/4"	YES
SOUTH SETBACK	0'	33'- 8 1/4"	YES

EXCHANGE PLACE NORTH RDP, HARBORSIDE WEST DISTRICT LOT 31.01 BLOCK 11603			
PARKING SETBACK			
LOCATION	REQUIRED	PROVIDED	COMPLIES
WEST STEPBACK	10' MIN	12'-9 1/4"	YES
NORTH SETBACK	10' MIN	23'-8"	YES
EAST SETBACK	10' MIN	21'-6"	YES
SOUTH SETBACK	10' MIN	107'-0"	YES

GROSS SF BREAKDOWN		
GROUND	45,560 SF x 1	45,560 SF
2ND FL	37,761 SF x 1	37,761 SF
3RD FL	35,134 SF x 1	35,134 SF
4TH- 8TH	43,610 SF x 5	218,050 SF
9TH FL	20,401 SF x 1	20,401 SF
10TH - 69TH FL (T2)	10,290 SF x 59	607,110 SF
35TH FL (T2)	10,290 SF x 1	10,290 SF
10TH - 15TH FL (T3)	10,111 SF x 6	60,666 SF
16TH - 26ND (T3)	10,888 SF x 11	119,768 SF
27TH - 43RD FL (T3)	10,874 SF x 16	173,984 SF
35TH FL (T3)	10,874 SF x 1	10,874 SF
44TH - 50TH FL (T3)	10,949 SF x 7	76,643 SF
51ST - 69TH FL (T3)	10,974 SF x 19	208,506 SF
MEP BULKHEAD		10,244 SF
GFA TOTAL (LOT 31.01)		1,634,991 SF
MEP + PARKING (LOT 31.01)		167,406 SF
ZFA PROPOSED (LOT 31.01)		1,467,585 SF
(MEP + PARKING DEDUCTION)		
GFA TOTAL (LOT 31.03)		745,225 SF
ZFA TOTAL (LOT 31.03)		675,384 SF
SUBDIVISION GFA TOTAL (LOT 31.01 + 31.03)		**2,380,216 SF**
SUBDIVISION ZFA TOTAL (LOT 31.01 + 31.03)		**2,142,969 SF**
LOT AREA 31.01		67,453 SF
LOT AREA 31.02		13,294 SF
LOT AREA 31.03		63,144 SF
LOT AREA SUBDIVISION TOTAL		143,891 SF
FAR PROPOSED		**14.89**
FAR PERMITTED		15

BIKE STORAGE SPACES	
TOTAL RESIDENTIAL UNITS	1606
BIKE SPACES REQ'D (0.5 x TOTAL OF UNITS)	803
BIKE SPACES REQ'D (RETAIL)	8
BIKE SPACES PROVIDED	811

GROSS SF BREAKDOWN 51TH-69TH	
AREA	TOTAL (SF)
T2	10,290 SF
T3	10,974 SF
GRAND TOTAL (51TH-69TH)	404,016 SF

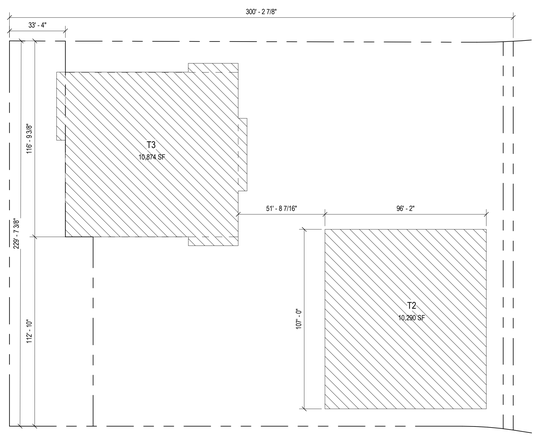


6 ZONING FLOOR AREA - TOWER 51ST - 69TH FLOOR

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

GROSS SF BREAKDOWN 27TH- 43RD	
AREA	TOTAL (SF)
T2	10,290 SF
T3	10,874 SF
GRAND TOTAL (27TH- 43RD)	359,788 SF

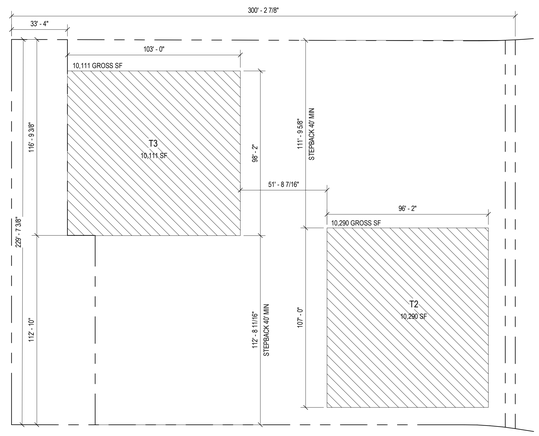
NOTE: (1) DEDICATED FIRE PUMP ROOM IS LOCATED IN THE 35TH FLOOR OF EACH TOWER.



4 ZONING FLOOR AREA - TOWER 27TH - 43RD FLOOR

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

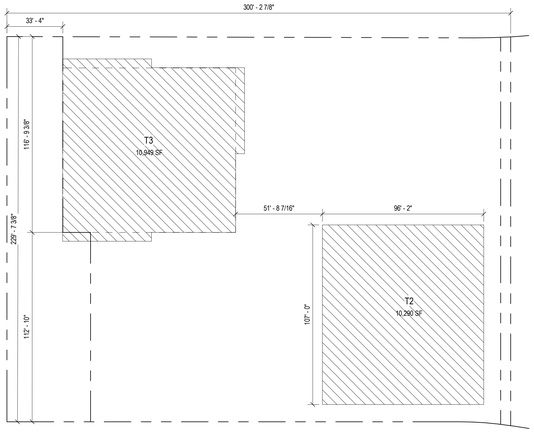
GROSS SF BREAKDOWN 10TH- 15TH	
AREA	TOTAL (SF)
T2	10,290 SF
T3	10,111 SF
GRAND TOTAL (10TH - 15TH)	122,406 SF



2 ZONING FLOOR AREA - TOWER 10TH - 15 FLOOR

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

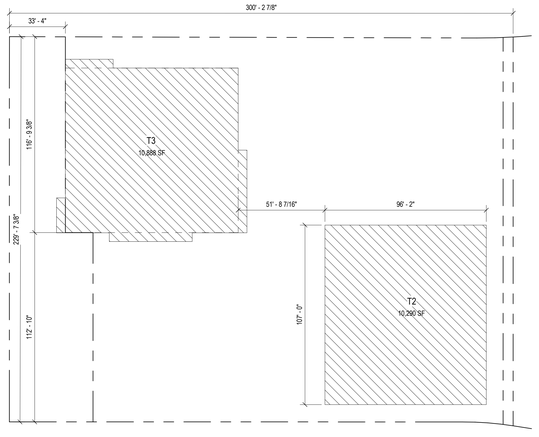
GROSS SF BREAKDOWN 44TH- 50TH	
AREA	TOTAL (SF)
T2	10,290 SF
T3	10,949 SF
GRAND TOTAL (44TH- 50TH)	148,673 SF



5 ZONING FLOOR AREA - TOWER 44TH - 50TH FLOOR

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

GROSS SF BREAKDOWN 16TH - 26TH	
AREA	TOTAL (SF)
T2	10,290 SF
T3	10,888 SF
GRAND TOTAL (16TH - 26TH)	232,958 SF

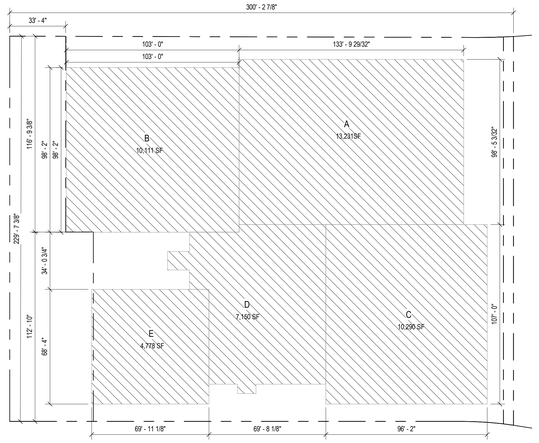


3 ZONING FLOOR AREA - TOWER 16TH - 26TH FLOOR

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

BUILDING COVERAGE	
AREA	TOTAL (SF)
A	13,231 SF
B	10,111 SF
C	10,290 SF
D	7,150 SF
E	4,778 SF
GRAND TOTAL	45,560 SF

LOT AREA= 67,453 SF
BASE BUILDING AREA= 45,560 SF
BUILDING LOT COVERAGE= BUILDING/ LOT
(45,560 SF/ 67,453 SF) X 100% = 67.5%
67.5 < 75% = COMPLIES



1 ZONING LOT COVERAGE BASE

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

URBY

JERSEY CITY URBY - PHASE 2
191-201 HUDSON STREET
JERSEY CITY, NJ 07311
BLOCK: 11603
LOTS: 28, 30, 31.01 & 31.02

CLIENT:
JERSEY CITY URBY TOWER 2 LLC
50 WASHINGTON STREET
HOBOKEN, NJ 07030

ARCHITECT
hlw
122 MAIN STREET, MADISON, NJ 07940

DESIGN ARCHITECT
CONCRETE
OUDEZIJDS ACHTERBURGWAL 78A
1012 DR AMSTERDAM

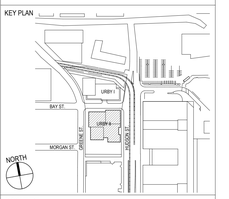
CIVIL ENGINEER:
INSITE ENGINEERING, LLC
1955 ROUTE 34 SUITE 1A
Wall, NJ 07719

STRUCTURAL ENGINEER:
DESIMONE
18 WEST 18TH STREET
NEW YORK, NY 10003

MEP ENGINEER:
AMA CONSULTING ENGINEERS P.C.
250 WEST 39TH STREET
NEW YORK, NY 10018

LANDSCAPE ARCHITECT:
MELILLO - BAUER - CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NJ 08730

KEY PLAN



SIGNATURE

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
ZONING CALCULATIONS

SCALE:	DATE:
As indicated	04/22/22
QC BY: / QA BY:	PROJECT NO.
	22110

DRAWING NO.
A-24

7/13/2022 10:23:14 PM

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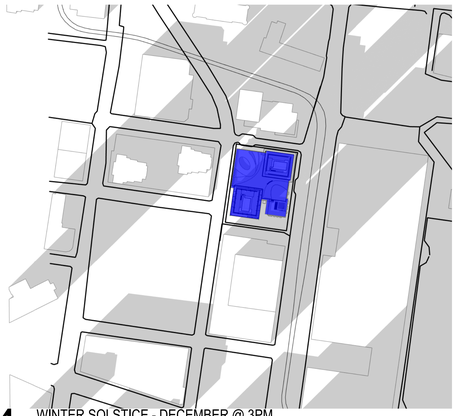
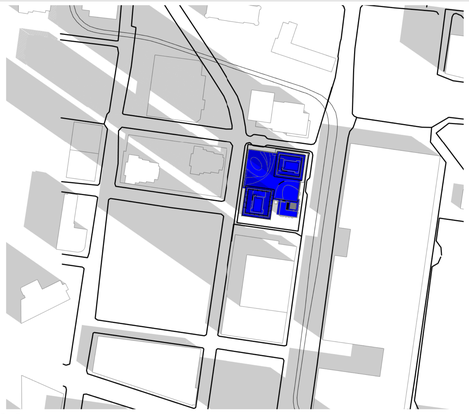
16 WINTER SOLSTICE - DECEMBER @ 9AM
NTS

15 WINTER SOLSTICE - DECEMBER @ 12PM
NTS



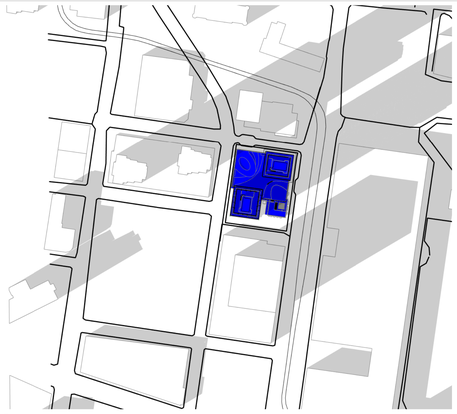
14 WINTER SOLSTICE - DECEMBER @ 3PM
NTS

13 WINTER SOLSTICE - DECEMBER @ 6PM
NTS

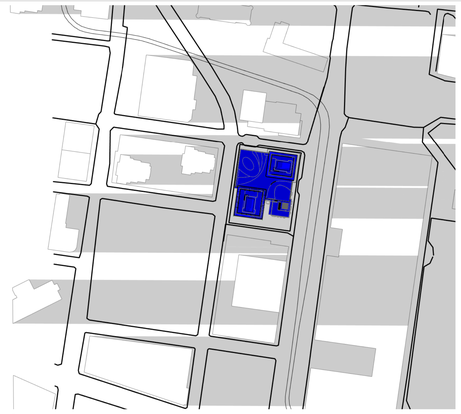


12 FALL EQUINOX - SEPTEMBER @ 9AM
NTS

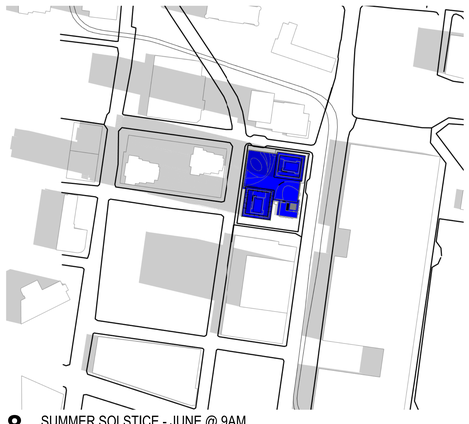
11 FALL EQUINOX - SEPTEMBER @ 12PM
NTS



10 FALL EQUINOX - SEPTEMBER @ 3PM
NTS

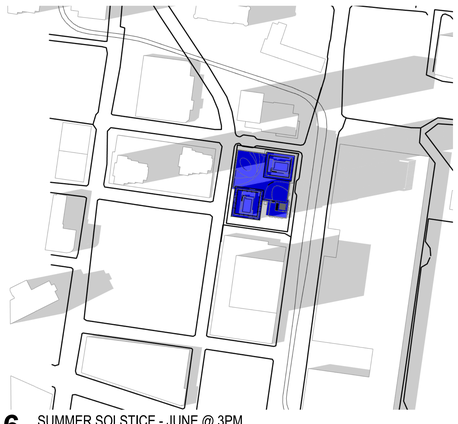


9 FALL EQUINOX - SEPTEMBER @ 6PM
NTS

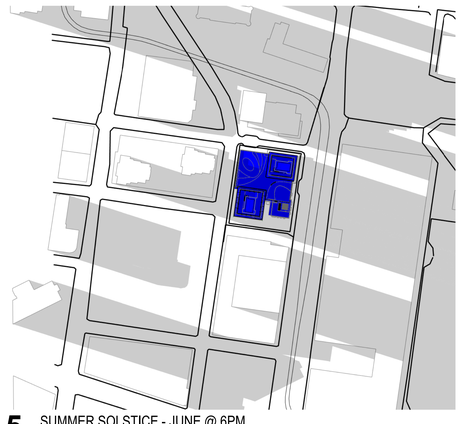


8 SUMMER SOLSTICE - JUNE @ 9AM
NTS

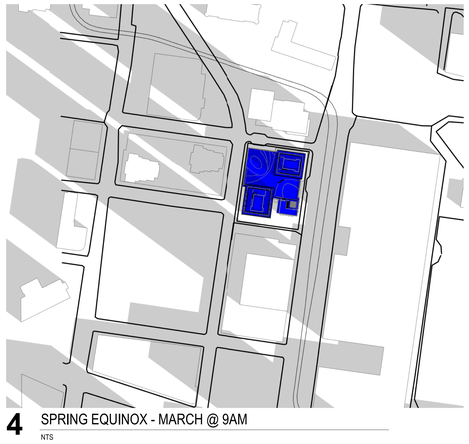
7 SUMMER SOLSTICE - JUNE @ 12PM
NTS



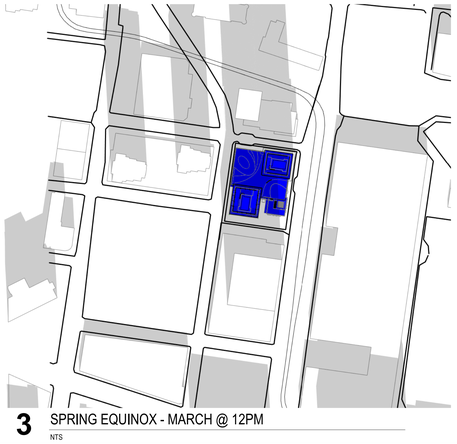
6 SUMMER SOLSTICE - JUNE @ 3PM
NTS



5 SUMMER SOLSTICE - JUNE @ 6PM
NTS



4 SPRING EQUINOX - MARCH @ 9AM
NTS



3 SPRING EQUINOX - MARCH @ 12PM
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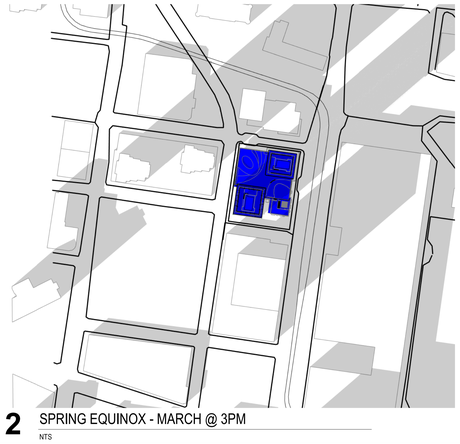

2 SPRING EQUINOX - MARCH @ 3PM
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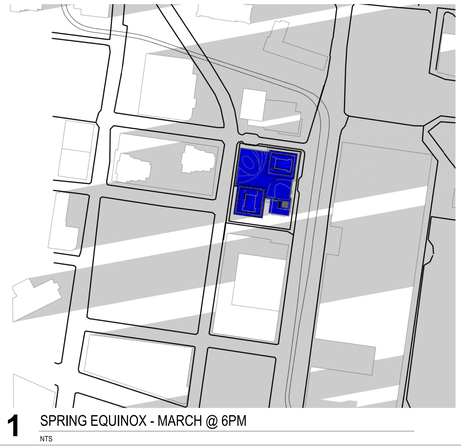

1 SPRING EQUINOX - MARCH @ 6PM
NTS

URBY

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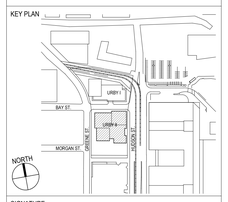

SIGNATURE

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NO.	DATE	ISSUE OR REVISION
2	07/13/2022	PLANNING BOARD REVISION
	04/28/2022	PLANNING BOARD SET

DRAWING TITLE:
VISUAL IMPACT STUDY - DIAGRAM OF SHADOW CAST

SCALE:		DATE:
		04/22/22
QC BY:	QA BY:	PROJECT NO.
Checker	Author	20142

DRAWING NO.
A-25

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