

NEWPORT OFFICE CENTER V JERSEY CITY, NEW JERSEY

SITE DEVELOPMENT - ACCESS, DRAINAGE, WATER SUPPLY, SANITARY SEWERS, LIGHTING, AND LANDSCAPING

LIST OF DRAWINGS

| | |
|------|--------------------------------------|
| C-1 | TITLE SHEET |
| C-2 | SITE LAYOUT PLAN |
| C-3 | GRADING, DRAINAGE AND UTILITIES PLAN |
| C-4 | LANDSCAPING AND LIGHTING PLAN |
| C-5 | SITE DETAILS - 1 |
| C-6 | SITE DETAILS - 2 |
| C-7 | SITE DETAILS - 3 |
| C-8 | SITE DETAILS - 4 |
| C-9 | SITE DETAILS - 5 |
| C-10 | SITE DETAILS - 6 |
| C-11 | SITE DETAILS - 7 |
| C-12 | SITE DETAILS - 8 |

CONFORMED DRAWINGS RE SP-99-53 NOVEMBER 9, 1999
THESE NOVEMBER 9, 1999 DRAWINGS SUPERSEDE PREVIOUS SUBMITTAL DATED SEPTEMBER 14, 1999. THEY ARE NOW CONFORMED WITH THE COMMENTS GIVEN AND CONDITIONS MADE AT THE OCTOBER 5, 1999 MEETING OF THE JERSEY CITY PLANNING BOARD INCLUDING RELATED COMMENTS MADE BY JERSEY CITY DIVISIONS OF ENGINEERING, TRAFFIC ENGINEERING, WATER ENGINEERING AND MUNICIPAL UTILITIES AUTHORITIES (COLLECTIVELY "JCPB").

NEWPORT OFFICE CENTER V SITE DATA

| Description | Unit | Required | Proposed | Description | Unit | Required | Proposed |
|--|-------|----------|----------|--------------------------------------|------|----------|----------|
| Newport Redevelopment Area; Regional Commercial District Lot 1.18, Block 20; 575 Washington Boulevard | | | | | | | |
| Site Area | S.F. | N.S. | 84,634 | Lot Coverage: | | | |
| Gross Office Area | S.F. | N.S. | 704,518 | A. Building | S.F. | N.S. | 34,918 |
| Gross Retail Area | S.F. | N.S. | 15,584 | B. Sidewalks and Plazas [See NOTE A] | S.F. | N.S. | 17,268 |
| Net Zoning Area | S.F. | N.A. | 728,294 | C. Other Paving [See NOTE A] | S.F. | N.S. | 8,909 |
| Flour Area Ratio | --- | 7:1** | 8.51 | D. Landscaping [See NOTE A] | S.F. | N.S. | 17,491 |
| Non-Zoning Areas | S.F. | N.A. | 52,346 | E. LRT Viaduct Gravel [See NOTE A] | S.F. | N.S. | 6,056 |
| GROSS BUILDING FLOOR AREA | S.F. | N.S. | 772,534 | Total Lot Coverage (A+B+C) | S.F. | N.S. | 61,087 |
| Building Height | Story | N.S. | 21 | Total Open Space (B+D) | S.F. | N.S. | 34,751 |
| Building Height to Roof | Feet | N.S. | 299.50 | Total Open Space | % | 1.0 Min | 41.1 |
| Building Height to Bulkhead Roof | Feet | N.S. | 324.25 | Minimum Lot Width | Feet | N.A. | 309.29 |
| Maximum Height of Mechanical Screen | Feet | N.S. | 347.00 | Minimum Lot Depth | Feet | N.A. | 246.57 |
| Maximum Height Above MSL | Feet | N.A. | 348.00 | Minimum Front Yard | Feet | N.S. | 8.03 |
| (Fan Floor Elevation) | --- | N.A. | 13.00 | Minimum Rear Yard | Feet | N.S. | 14.00 |
| Parking Spaces (Self Parking) | Each | 293 Min | 742*** | Minimum Side Yard | Feet | N.S. | N.A. |
| Parking Stall Size on Grade | Feet | N.A. | 8.5 x 18 | Minimum Buffers | Feet | N.S. | N.A. |
| Loading Bays | Each | N.S. | 4 | Signage | S.F. | N.S. | 0 |
| Curb Cuts (to Public Streets) | Feet | N.S. | None | | | | |

** 7:1 is the maximum for the entire Regional Commercial District of the Newport Redevelopment Area. To date, including this NOC V building the "RC" District FAR will be 1.88:1 with 92.02 percent of the "RC" District completed to its final development per Newport's Master Plan

*** 19 of the 742 parking spaces will be in a surface parking lot at the rear of the building. The other 723 spaces will be in the Phase II expansion of the North Parking Garage as approved under SP-9902. This Phase II, which is being constructed in conjunction with this NOC V project, will consist of the balance of the ground level portion of the garage and three of the approved seven parking decks. Phases I and II will contain a total of 1,887 spaces (273 for the Mall, 653 for NOC IV, 723 for NOC V and 238 unassigned spaces for future use to serve as construction staging for Phase III expansion).

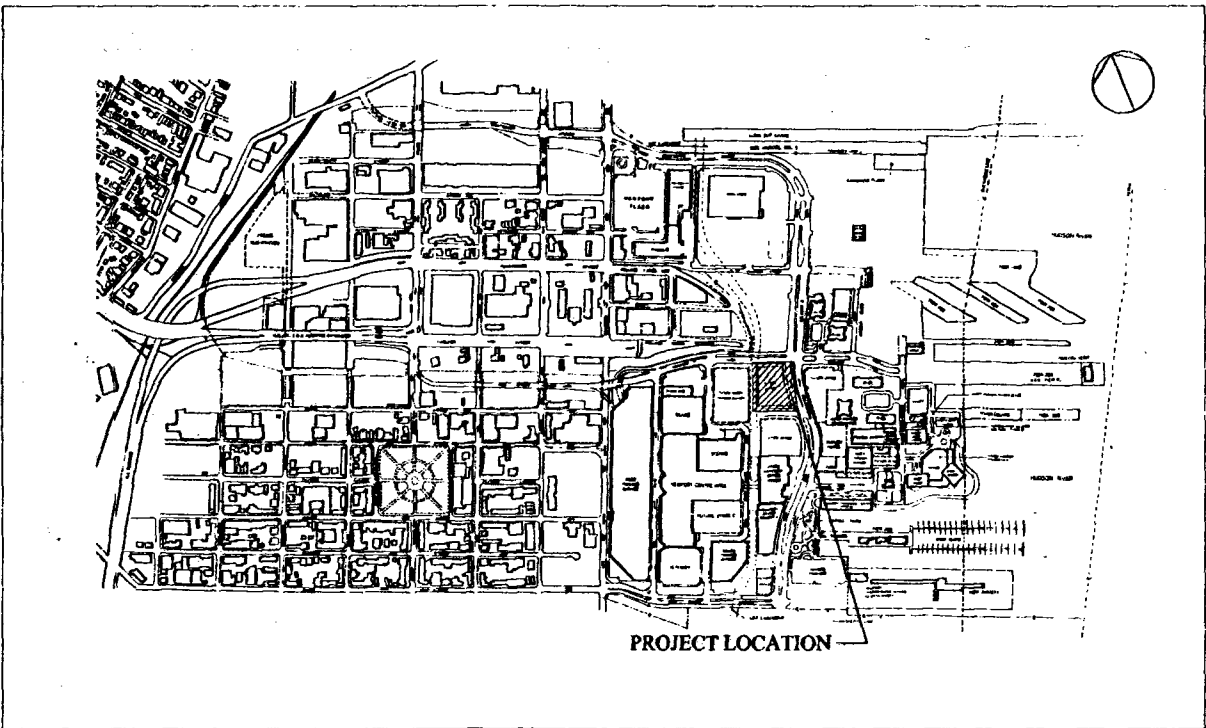
NOTE A: Includes 18,355 S.F. of HBLRT Viaduct Easement area as follows:

| | SF AREA |
|---------------------------------------|---------|
| Sidewalks (by Newport) | 295 |
| Parking lot pavement (by Newport) | 5,271 |
| Landscaping (by Newport) | 1,115 |
| Landscaping (by HBLRT) | 5,618 |
| Gravel beneath LRT viaduct (by HBLRT) | 6,056 |
| TOTAL HBLRT AREA | 18,355 |

N.S. = No Standard
N.A. = Not Applicable

BOLDED figures are revised for Site Plan Amendment, March 2001

SITE DATA



LOCATION PLAN

| | | |
|----------|---|----|
| 11/27/01 | ISSUED FOR JCPB FINAL APPROVAL | - |
| 3/01/01 | ISSUED FOR JCPB AMMENDMENT | - |
| 3/01/01 | REVISED SITE DATA TABLE | 2 |
| 11/9/99 | ISSUED FOR PLANNING BOARD RESOLUTION MEMORIALIZATION | - |
| 10/18/99 | REVISED TO CONFORM WITH JCPB COMMENTS AT THEIR 10/5/99 MTG. | 1 |
| 9/14/99 | ISSUED FOR JCPB APPLICATION | - |
| DATE | DESCRIPTION | NO |

REVISIONS

TIMOTHY J. HINRICHS
NJPE NO. GE 26370

Timothy J. Hinrichs 9/15/99
SIGNATURE DATE



JERSEY CITY, NEW JERSEY

NEWPORT OFFICE CENTER V

DRAWING TITLE

TITLE SHEET

DATE: September 14, 1999 SCALE: AS NOTED DWG. NO. C-1

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