



September 18, 2023 (revised 11-13-23)

Division of City Planning
One Jackson Square
364 MLK Blvd
Jersey City, NJ 07305

**RE: EMERSON BUILDING COMPLEX PHASE III
PLAN AMENDMENTS
316 15TH STREET, BLOCK 6903, LOT 3.04**

The following is a list of amended drawings for Phase 3, Emerson Building Complex. Only amended drawings with **(PH3)** added to the original sheet number are being submitted. There are no amendments to other Phases of this development project.

G-001(PH3) GENERAL INFORMATION: Updated drawing list. *(submitted w/Phase 3 changes only)*

G-002(PH3) ZONING TABLES, UNIT & PARKING COUNTS: Updated Phase 3 tables and counts. *(submitted w/Phase 3 changes only)*

A-114.1(PH3) PHASE 3, BASEMENT PLAN: Deleted parking and ramp from street.

A-115(PH3) PHASE 3, 1ST FLOOR PLAN: Deleted ramp to basement, replaced with permitted retail or other permitted use. Deleted residential units on 15th Street, replaced with retail or other permitted use. Updated Lobby. Added second loading berth opening per JCLDO requirement (did not change interior).

A-116(PH3) PHASE 3, 2ND TO 5TH FLOOR: Updated unit layouts.

A-117(PH3) PHASE 3, ROOF PLAN: Updated Amenity roof design. Added note regarding delayed opening.

A-204.1(PH3) PHASE 3 ELEVATION: Revised building entrances to reconstruct existing, not redesign/replace.

A-204(PH3) PHASE 3 EXISTING ELEVATIONS: Updated. Deleted notes to demolish existing entries.

A-205(PH3) PHASE 3 ELEVATION: Revised building entrances to reconstruct existing, not redesign/replace. Deleted ramp entry replaced with retail entry.

G-005(PH3) CIVIL COVER SHEET: Neighborhood Phasing Plan amended.

C-20(PH3) SITE PLAN 1: Garage access and curb cut eliminated. Added one street tree, extended curb cut for required 2nd loading berth.

C60 (PH3) LANDSCAPE & LIGHTING PLAN: Added new street tree and shows exterior street lighting plan (no change). *NOTE: There are no lights on the building facades. All lighting at perimeter of the building is being provided by street pole light fixtures.*

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