



March 20, 2023

To: Housing, Economic Development & Commerce
Attn: Tanya R. Marione, PP, AICP/ Director of City Planning
One Jackson Square
Jersey City, New Jersey 07305

From: Devino Aiello Architects
430 Communipaw Avenue, 3rd FL
Jersey City, New Jersey 07304

Re: **Site Plan - Permit Drawings_ Comparisons for Administrative Amendment.**
401-405 Whiton Street, Jersey City, New Jersey
Block: 17506 Lots: 8, 9 and 10

Dear Ms. Marione,

This letter is to clarify the difference in the project from the originally approved design and the recently prepared construction documents submitted for permitting. A break down of the floors below is accompanied by a small set of drawings outlining the revisions. The overall unit count remains the same but the unit bedroom mix has been modified.

First Floor -

Minor interior alterations to floor plan to better accommodate the building utilities. The lobby entrance, the garage door and the storefront have shifted south along the face of the first floor facade. This was in large part to the instruction of a PSE&G transformer room in the front of the building.

Residential Floors (2-6)

The area wells for the building have been shifted to the back of the building instead of centered on the sides as originally approved. This created a one bedroom + den in the front, northern unit instead of a two bedroom unit. The rear units have been reconfigured to accommodate this shift. The unit count remains the same.

Residential Floors (7-8)

The area wells for the building have been shifted to the back of the building instead of centered on the sides as originally approved. This created a one bedroom + den in the front, northern unit instead of a two bedroom unit. The rear units have been reconfigured to accommodate this shift. The unit count remains the same.



Roof-

Placement of rooftop HVAC condensers and decorative screening (previously approved). Units are setback to minimize any visibility from general site lines. The small amount of equipment will be placed over the fitness room area.

Front Elevation-

The garage, lobby storefront and other first floor elements have shifted to the left when facing the front of the building. The second floor facade areas which was originally stone panels will now be the same brick as the rest of the residential floors above.

The front brick has changed from a gray color to a red brick.

The window swing system has changed. As opposed to two awning windows, the new windows will have a center awning window within a field frame system.

The cornice is more ornate with this submission. Where we originally had a flatter design with less detail, this updated revision has more depth, moldings and dentals throughout the length of the facade at the very top.

Rear Elevation-

The rear has changed with the windows that previously were within the areas wells, now removed or facing the rear of the property for better light and air for the associated rooms.

The rear facade material has changed from siding to a stucco finish with double reveals at each floor.

General -

The overall building unit count, height and design intent are still the same. The overall building footprint has increased slightly but we are less than 0.5 % larger than the original approval. As previously mentioned, the bedroom count has changed. Where we originally had a Total of 66 bedrooms, we now have 59 bedrooms. We still have 49 dwelling units total.

Respectfully Submitted,

Antonio Aiello, AIA
Architect of Record