

April 30th, 2021
Mallory Clark, Senior Planner
Division of City Planning
1 Jackson Square
Jersey City, New Jersey 305

**RE: 3 New York Avenue – Architectural Submission Set
Amended Major Site Plan**

Dear Ms. Clark:

On behalf of the applicant, 3-25 New York Ave Corp., I am herewith transmitting the following information which provides an overview of the revisions that have been made to the approved major site plan drawings dated 10/30/2019. To help clarify these changes we have enclosed one set of the amended major site plan submission drawings, dated 04/30/2021, prepared by Minno & Wasko Architects and Planners for your review.

1. 1 copy 24x36, of Amended Major Site Plan Submission - Architectural Drawings prepared by Minno & Wasko Architects and Planners and consisting of 17 sheets per set.
2. 1 copy 8.5x11, Overview of the revisions that have been made to the approved major site plan drawings, dated 10/30/2021, prepared by Minno & Wasko Architects and Planners.

Specifically, the attached plans and data have been revised as follows:

The list of adjustments to the revised sheets is listed as follows:

Cover Sheet (Sheet A00)

- No change, updated date.

Sheet A01 Building Summary

- The unit matrix has been revised, the unit mix and the total number of units have been changed.
- We have made a correction to the number of standard and compact parking spaces, the parking layout remains the same.
- The building square foot calculations have been updated to match the current building plans.
- Updated date.

Sheet A02 Building Plans

- Minor updates were made to the building entry and lobby as depicted in the plan.
- Electric vehicle charging stations have been called out on the plan.
- Minor updates were made to the landscaping and transformer locations.
- The pump station has been relocated.
- Updated date.

Sheet A03 Building Plans

- The amenity space layout has been updated.
- The courtyard layouts have been updated.
- The inside corner units have been updated.
- We have added an egress door and ramp leading from the corridor to the sidewalk to the south of the West Entry.
- Updated date.

Sheet A04 Building Plans

- The amenity roof terrace has updated.
- The inside corner units have been updated.
- Updated date.

Sheet A05 Building Plans

- The inside corner units have been updated.
- Updated date.

Sheet A06 Building Plans

- The inside corner units have been updated.
- Updated date.

Sheet A07 Building Plans

- The penthouse amenity layout has been updated.
- The roof top terrace has been updated.
- Updated date.

Sheet A08 Site Section

- No change, updated date.

Sheet A09.1 Approved Building Elevations

- No Change, updated date.

Sheet A09.2 Amended Building Elevations

- Revised note #7 in the Exterior Materials Legend from "Aluminum Windows" to "Aluminum-Clad Wood Windows".

- Revised the main building entry in elevation 01 and added additional canopies over the adjacent storefront windows.
- Added an additional egress door and ADA compliant ramp in elevation 02.
- Updated date.

Sheet A10.1 Approved Building Elevations

- No change, updated date.

Sheet A10.2 Amended Building Elevations

- Revised note #7 in the Exterior Materials Legend from "Aluminum Windows" to "Aluminum-Clad Wood Windows".
- Revised the penthouse elevation in elevation 04.
- Removed the entry doors from the "Typical Residential Building Signage" drawing.
- Updated date.

Sheet A11.1 Approved Detail Elevations

- No change, updated date.

Sheet A11.2 Amended Detail Elevations

- Revised the location of the main entry and added additional canopies over the adjacent storefront windows in detail elevation 02.
- Updated date.

Sheet A12.1 Approved Detail Elevation View

- No change, updated date.

Sheet A-12.2 Amended Detail Elevation View

- Revised the location of the main entry and added additional canopies over the adjacent storefront windows in elevation 01.
- Revised note #7 in the Exterior Materials Legend from "Aluminum Windows" to "Aluminum-Clad Wood Windows".
- Updated date.

Please review the enclosed information and contact me should you have any questions.

Sincerely,

3-25 New York Ave Corp.

Minno & Wasko Architects and Planners



Stuart A. Johnson, AIA