

Bodnar Architectural Studio

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Project 160 Brunswick Street
16 Unit Apartment Building
Block 9904 Lot 1.01

RE: Redesign of building

Date 7-10-20 revised 7-24-20

Items changed from original zoning board approval

1st floor

1. Vestibule at entry (bubbled on plan ZN1)
2. Relocation of the following Trash room, sprinkler room, electrical room and bike storage (sheet ZN1)
3. Proposed Three bedroom unit (approved drawings a two bedroom unit) (sheet ZN1)

2nd-4th floor

1. Proposed (3) two bedroom units (2) 1 bedroom units (approved (4) 1 bedroom Units (1) Two Bedroom unit) (Sheet ZN2)
2. Additional Bay window extensions (2) on Brunswick street 17ø-4ø x 2ø-0ø and 15ø-4ø x 2ø-0ø (1) on 5th street 17ø-0ø x 2ø-0ø (Sheet ZN2 and Zn4) bubbled
3. Removal of Jogs in alley side resulting in an additional 49.9 square feet (sheet ZN2 and Zn5) buubbled

Roof

1. Roof top deck 1850 square feet (Roof deck approved larger than proposed) Sheet ZN3
2. Roof Coverage 45.6% includes : deck, stair, elevator bulk heads and mechanical equipment Sheet ZN3

Elevation

1. Bay extension on Brunswick and 5th street (Sheet ZN4) bubbled
2. Traditional style architectural elements : windows cornice and metal panels under windows previous design was more modern with modern type elements (sheet ZN4-Zn5)
3. Building height 47ø-0ø from grade 42ø-0ø from DFE elevation 12.0 NVAD (approved 50 feet) sheet Zn4-Zn5

Site

1. Lot Coverage 85% to 86.6% (vestibule increase ó original lot coverage calculation mistake)
2. Rooftop appurtenance Height reduce from 16.25 feet to 14øfeet
3. Roof top Appurtenance set back increased from 0 Feet to15.33 feet (variance eliminated)

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4. Tree pits 5ø10ø in accordance with Jersey City standards (was 3ø3ø with metal grate on approval)

The main bulk of the building remains approximately the same
The density 16 unit was unchanged only unit types
The parking 9 spaces remain the same

Sincerely,

Russell Bodnar

Russell L. Bodnar