

July 21, 2022

Tanya Marione, PP, AICP
Director
Division of City Planning
The City of Jersey City, NJ
1 Jackson Square,
Jersey City, NJ 07305

Re: Revisions and updated for approved
architectural plans
859 Communipaw Ave
Jersey City, Hudson County, NJ
Block: 18206, Lots: 8, 9 & 10
Zoning board case number: **Z20-071**

Dear Mr. Marione,

AK Architecture firm was retained to prepare the construction drawings for the approved project at the premises mentioned above. During our review to the approved plans, we realized that changes must be made to the approved architectural drawings for technical and quality reasons. We prepared a set of plans dated April 14, 2022, which show the changes to the approved architectural set prepared earlier by GRO under the Zoning board number Case Z20-071. The following is a summary of the changes:

1. Due to the building limitation approved height of 60' for five stories, the approved architectural plans show a floor-to-floor height of 10', which is meant for each floor to end up with an interior ceiling of 9' (As required by Jersey City). The transformer room located on the **first floor needs a clearance not less than 10'**. However, with the approved floor to floor height of 10', the transformer room will have a clear ceiling height of +/- 9' at the best case, which does not comply with PSE&G requirements. To resolve this issue, we relocated the transformer room to the lower grade at Communipaw Ave, so we can add more interior height.
2. Due to the height limitation of 10' from ground floor to top of second floor, the lobbies and amenities will have a finished ceiling of +/- 8'-8" (after counting the thickness of slab above and installing all dropped ceilings). To resolve this issue, we lowered the slab on

grade in all amenities and retail spaces by adding exterior ADA compliant ramps and steps which will be located within the property lines.

3. Design changes in the residential floors

3.1 Introduction of an indoor amenity space in each of the residential floors for a better quality of living.

3.2 The apartments facing the rear yard in the previous application were designed too narrow; placing adequate furniture was an issue that may compromise marketing these units. To resolve this issue, we replaced one of the one-bedroom units with a studio in each floor at the rear row of the apartments facing the rear yard.

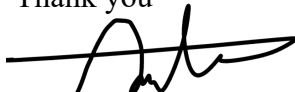
4. Design changes in the facades:

As a result of the updates and improvements to the floor plans as described above, the windows, store fronts and terrace layout haven been updated to match the floors plans. The façade's material and colors (Brick, metal panels, EIFS, windows and storefront) will remain as specified and approved in the previous application.

5. Approved bulk regulations, such as building lot coverage, setbacks (side and rear) height, number of apartments, building exterior façade material and color, number of parking spaces and parking circulation did not change, and they match the previously approved architectural drawings.

If you have any questions, please do not hesitate to contact us ant any time

Thank you



Anwar Alkhatib, RA

