



Date: 03 August 2021

To: Plainfield Division of Planning

From: Richard Garber, AIA
GRO Architects, PLLC
264 Water Street, 1M
New York, NY 10038

Re: 803 South Avenue
Plainfield, NJ 07062
Block: 645 Lot: 12

via e-mail

Please see below summary of changes from previously approved resolution. Please also refer to attached plans clouded Rev2 PB Amendment, dated 07/30/21 and Rev3 Unit Clarification, dated 08/02/21

1. Revised plans show the following breakdown of units:
 - a. 67 one bedroom units
 - b. 37 two bedroom unitsTotal 104 Units
2. Please note dens are provided in all units except Types C, E, & I. All dens do not include windows and are not to be used as a bedroom.
3. Parking grade is now lowered by 1'-0" and is now matching the flood zone elevation
4. Parking entrance is reduced to 22'-0" wide opening (previously 24') to keep a clean façade alignment. Please refer to elevations and site plan
5. Wall opening dimensions at the parking garage have been revised in order to classify the garage as "open" per IBC requirements. A fenced wall on top of a concrete curb lines the rear of the building; screened openings are provided along the sides.
6. Snow removal doors and ramp have been relocated to the west side of the property due to grading issues at the rear.
7. Transformer has been relocated and is now in an enclosed transformer vault per PSEG requirements.
8. A third egress stair has been added from 1st to 2nd floor to satisfy the egress requirements of the occupant load at the second floor roof terrace.
9. Demising wall condition at the corner units has been revised to allow for better unit layouts. Unit plans are also included with this submission; the original approved resolution included only demising walls.
10. Materials on the façade have been revised- please refer to the elevations and material legend. Proposed materials include dark grey brick, stucco, and hardie panel.
11. Square footage of the proposed commercial space has been increased from 885 sf to 972 sf. An ADA compliant restroom has also been added to the commercial space.
12. The maintenance shop has been changed to an amenity/retail space of 556 sf
13. A 308 sf multi-purpose room has been added to the ground floor and an additional space of 296 sf has been added to the 5th floor
14. Utility rooms have been re-sized and relocated per engineering input
15. Additionally please note a 40'x15' swimming pool is being proposed on the second floor roof terrace.