

James Cornell Architect

144 Erie Street, Jersey City, NJ 07302

Project Number JCA_1604

Date April 15, 2018_revised to reflect May 11th drawing set

Client Michael Julian
303 Park Avenue,
Hoboken, NJ 07030

Re: 2 Family Row House Renovation
303 Park Avenue,
Hoboken, NJ 07030

Project: JCA_1604_ 303 Park Avenue Renovation

Summary of Changes:

The proposed project located 303 Park Avenue is for the full renovation and expansion of an existing two family residential building. In response to the boards concerns the following items have been altered from the first (zoning board) submission:

With respect to the lot coverage, the 4th floor rear balcony has been eliminated from the design (becoming a Juliet Balcony). This also addresses the privacy concerns for the neighboring buildings due to its proximity to the lot line. Additionally, the platform for the rear yard access on the first floor has been reduced in size. An additional sheet Z-120 (formerly SKZ-100.10) has been added. This sheet contains a diagram that shows how the lot coverage has been calculated and corrected. These calculations match what is noted in the revised zoning table.

A green roof has been added to this project. The roof plan has been updated to show the extent of the roof area that is to contain 24" X 24" modular green roof trays. This same updated roof drawing now includes dimensions showing the distance of the roof top mechanical units from the front and side property lines. These units are located approximately 22'6" from the front to the first condenser, 5'-10" from the north, and 7'-11" from the south neighboring properties. The existing rear yard pavers will be replaced with new pervious pavers.

Thank you,



James Cornell, RA, LEED AP
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