

# Marchetto Higgins Stieve

## Architecture Planning Urban Design

1225 Willow Avenue  
Hoboken, NJ 07030

35 Journal Square, #700  
Jersey City, NJ 07306  
201.795.1505

Dean Marchetto, FAIA  
Founding Principal

Michael Higgins, AIA  
Principal

Bruce Stieve, AIA  
Principal

Michael Buldo, AIA  
Principal

**Division of Planning**  
City Hall Annex  
1 Jackson Square  
Jersey City, NJ 07306

October 20, 2021  
**Amended Final Site Plan**  
Narrative of Drawing Revisions  
425 Summit Ave Block 10704, Lots 2 & 6

### **Drawing No.** **C01 Cover Sheet**

1. Rendering updated.
2. Project Data Updated
  - a. Dwelling Units increased to 390 (added 4 units)
  - b. Residential GSF increased to 322,869 SF (added 2,689 SF)

### **A0B (Basement Plan)**

3. 3,415 SF Gym/Fitness Center relocated from 2<sup>nd</sup> floor. Storage units removed.
4. Bike Parking Increased to 199 (8 spaces added)

### **A02 2<sup>nd</sup> (Floor Plan)**

1. (4) dwelling units added Unit mix revised as follows:
  - a. 155 Studios
  - b. 142 (1) Bedrooms
  - c. 35 (1) Bedroom + Den
  - d. No change to (2) Bedroom or (3) Bedroom count
  - e. Total Dwelling Units 390
2. Private terraces and terrace doors added to new units

### **A06, A07, A08, A09, A10 (10<sup>th</sup>-26<sup>th</sup> Floor Plans)**

- a. Balcony removed from Northeast Corner unit.

### **A13, A14, A16 (Elevations)**

- a. Mechanical Screen modified to properly screen final mechanical units. Stepping of screen to add visual interest.

Sincerely,



Michael Higgins, AIA

