

11 May 2020

Project Number **2003**

Ms. Rosalind Miller

Planning/Zoning Board Secretary
Plainfield Planning Board
515 Watchung Avenue
Plainfield, NJ 07060

Re: Planning Board Application for
New Mixed-Use Building
522-526 Park Avenue
Plainfield, NJ 07060
Application #PB-2020-07

Dear Ms. Miller,

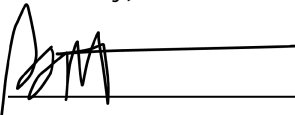
We have submitted an additional 15 hard copies of the architectural drawings, as well as a set of hardcopy exhibits of color perspective project renderings. We have also provided all of the above in a single digital PDF file per your direction. We would like this to be a “resubmittal” to replace the original architectural drawings submitted with the initial application. The changes are minor and mostly aesthetic, and in response to the planning comments we received from CME Associates in their Planning Review #1 dated 5/4/2020.

A summary of the changes is noted below. Please note that there are no other functional changes to the design. Floor plans layouts remain exactly the same as previously submitted. The civil engineering drawings have not changed.

1. The building facade has been updated with additional materials and pattern of materials to address the planning comment about the building mass and form. The facade had been brought more into alignment with the redevelopment plan by varying the facade material and creating more visual interest.
2. The ground floor commercial storefront doors have been recessed allowing pedestrians to escape inclement weather, as indicated in the planning letter.
3. The signs will be externally illuminated by a slim overhead linear light fixture. This was a comment in the planning letter and is illustrated on the renderings.
4. The proposed rooftop equipment has been provided with an equipment screen. This also addresses the comment in the Planning review letter.

Exhibits #1, #2, #3, #4 and #5 illustrate renderings of the building from different points of view.

Sincerely,

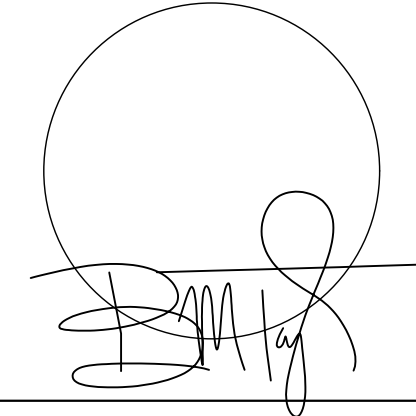


Brian M. Taylor, AIA
NJRA AI15286

NEW
MIXED USE RESIDENTIAL BUILDING
522-526 PARK AVENUE
PLAINFIELD, NEW JERSEY

PROJECT TEAM

NUMBER	DESCRIPTION	DATE
1	PLANNING BOARD	3/11/2020
2	REVISED - PLANNING BOARD	05/07/2020



BRIAN M. TAYLOR, AIA NJ REG. AI 15286

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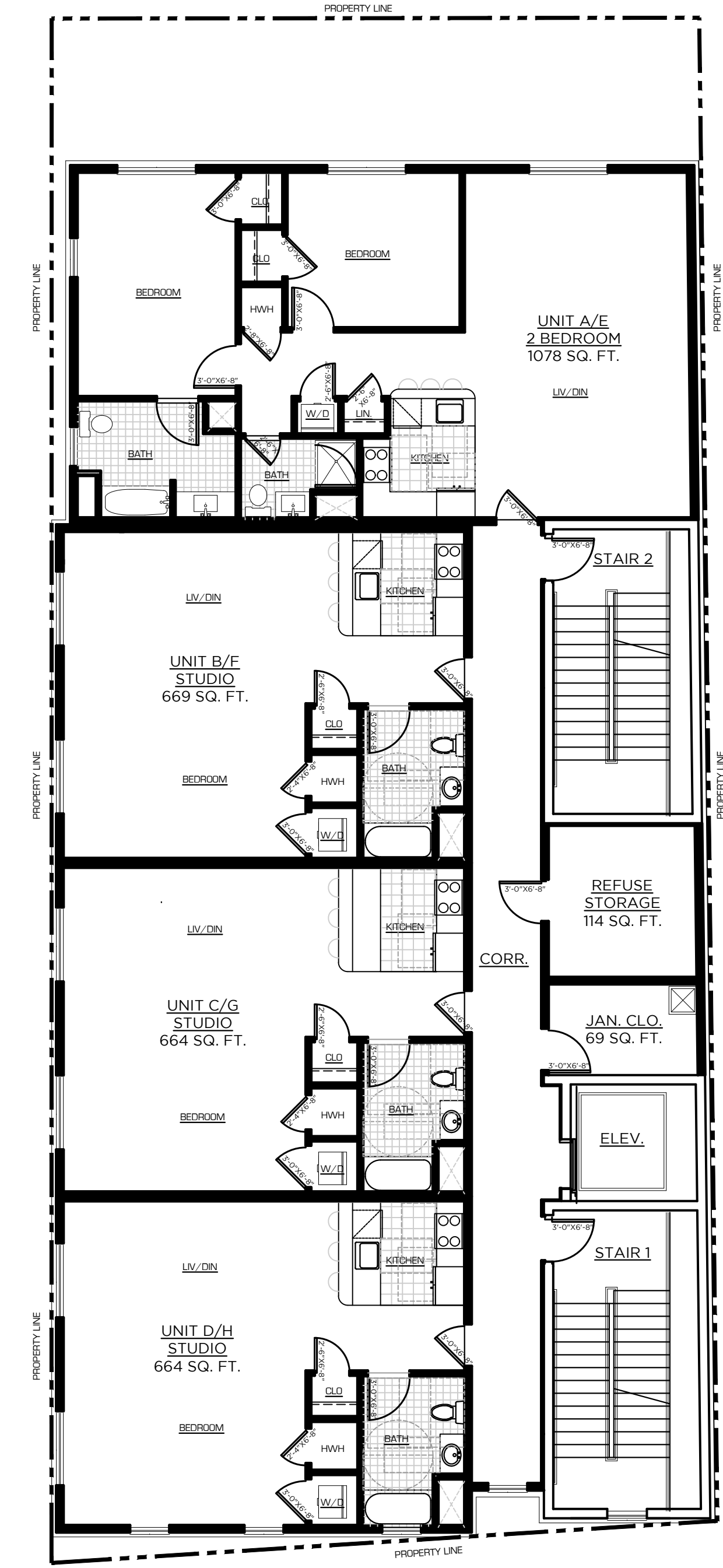
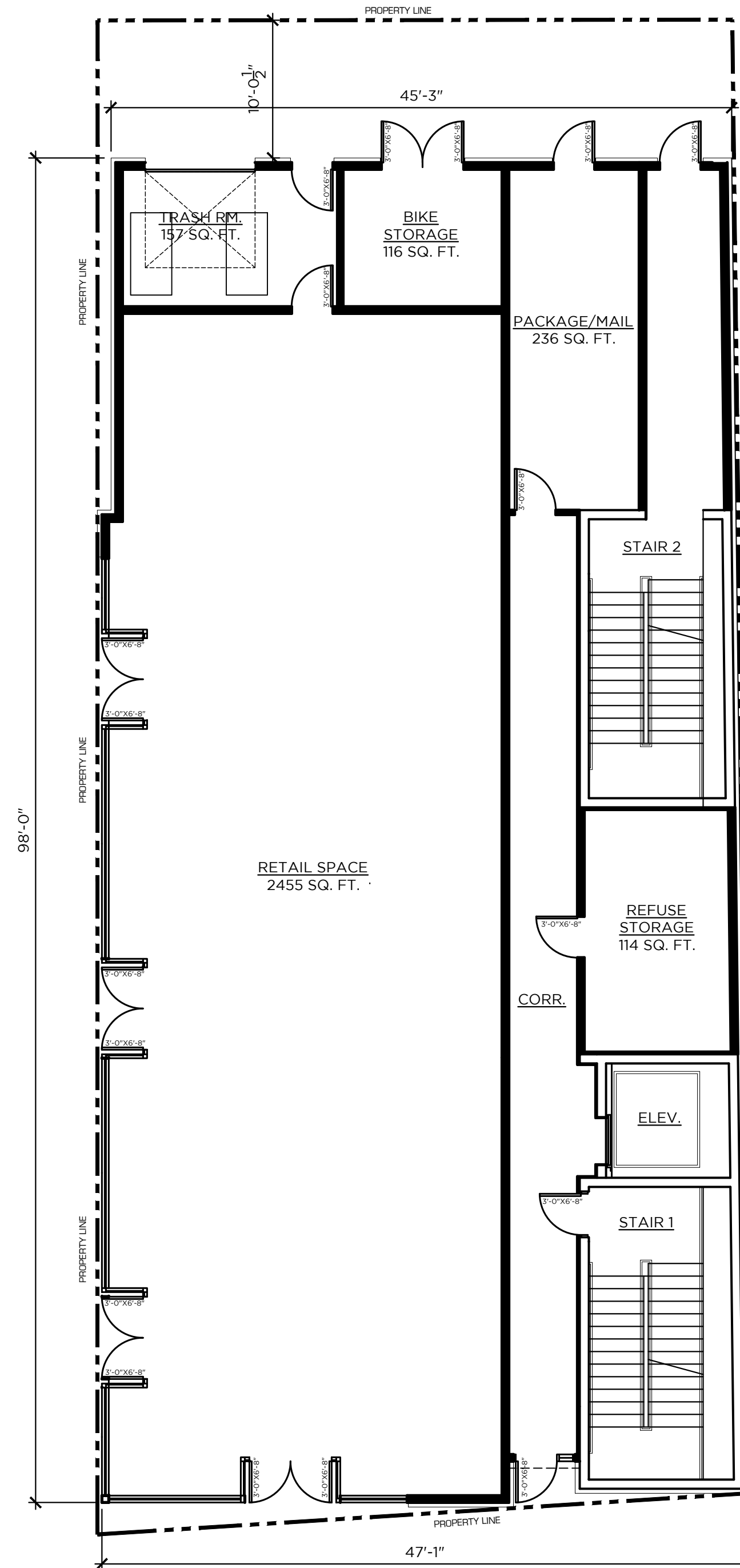
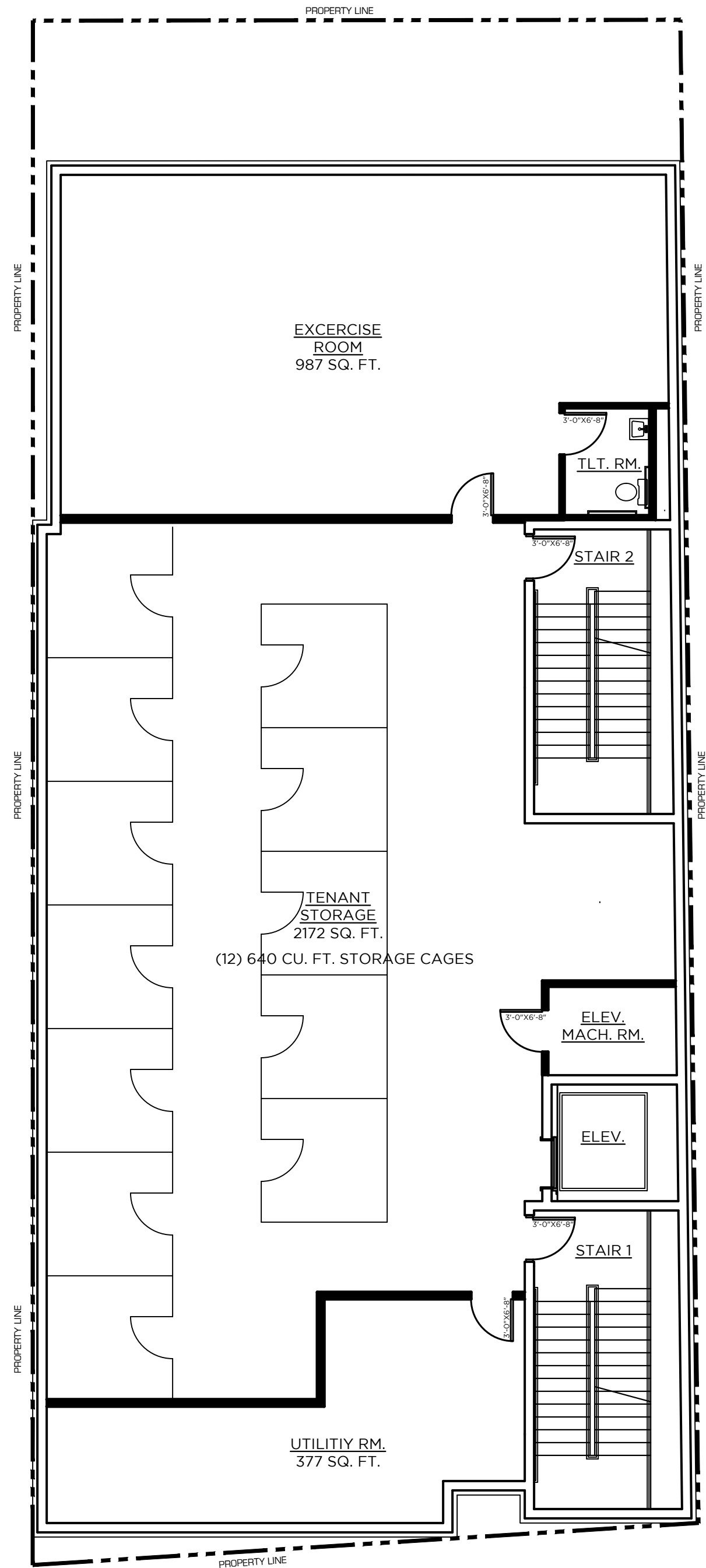
ISSUED FOR
REVISED - PLANNING BOARD

DATE	5/07/2020	PROJECT NO.	2003
DRAWN BY	IRT	CHECKED BY	BMT

SHEET TITLE
FLOOR PLANS

DRAWING NUMBER

A100



- RESIDENTIAL DWELLING UNIT DESCRIPTION
- FULLY AMENITIZED BUILDING WITH ROOF DECK, FITNESS CENTER AND STORAGE.
 - SPACIOUS 2 BED 2 BATH AND STUDIO LAYOUTS
 - HIGH END LUXURY FINISHES
 - 9-FOOT CEILINGS, OPEN FLOOR PLAN
 - LUXURY PLANK FLOORING
 - CHEF CURATED KITCHENS WITH STONE COUNTERTOP
 - ENERGY EFFICIENT STAINLESS-STEEL APPLIANCES INCLUDING DISHWASHER
 - CENTRAL HEAT AND AC
 - IN UNIT WASHER/DRYER.
 - SECURE, INDOOR BIKE STORAGE
 - PET FRIENDLY

A

BASEMENT FLOOR PLAN

1/8" = 1'-0"

B

FIRST FLOOR PLAN

1/8" = 1'-0"

C

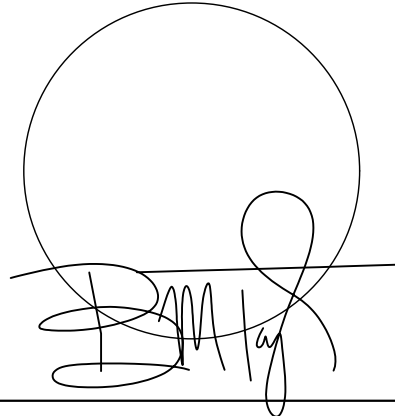
2ND & 3RD FLOOR PLAN

1/8" = 1'-0"

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522-526 PARK AVENUE
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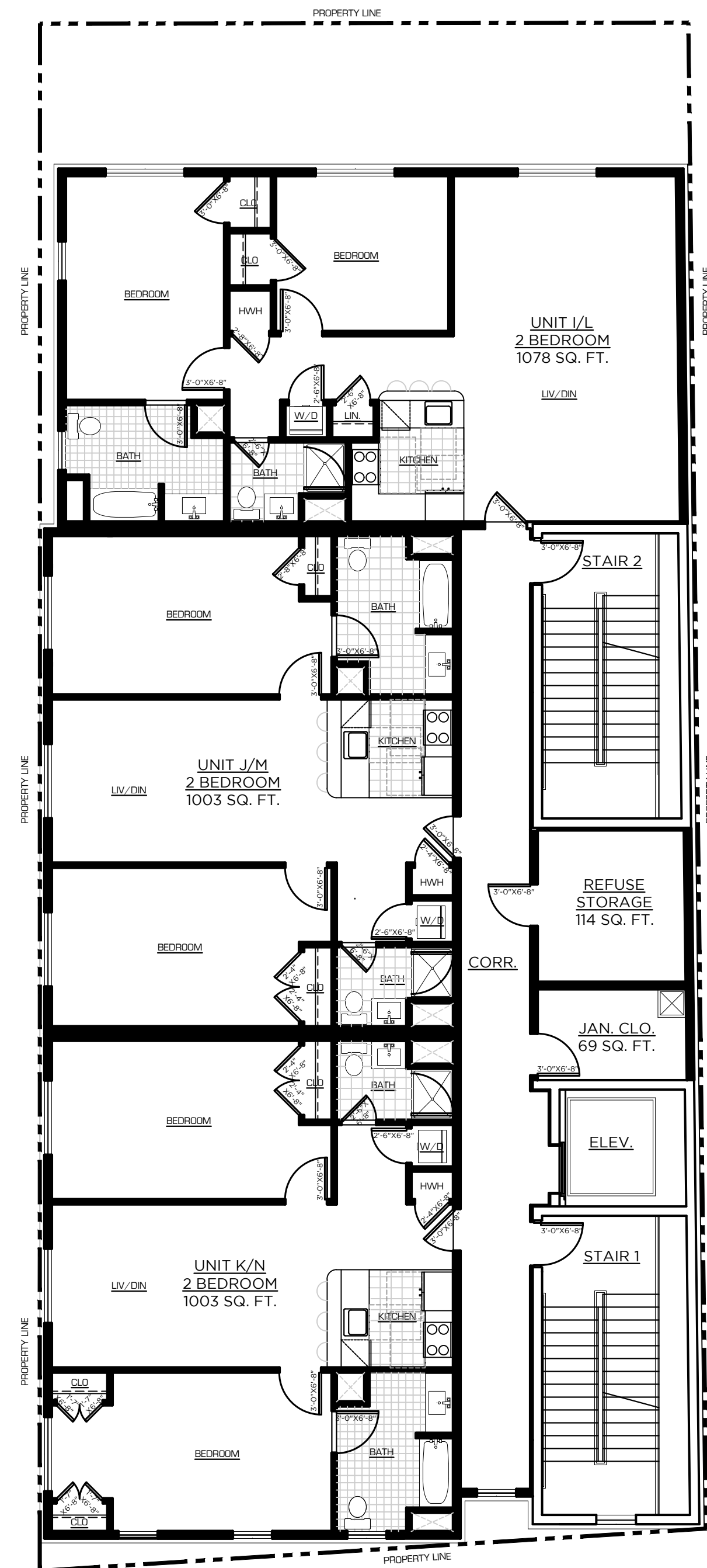
DATE	5/07/2020	PROJECT NO.	2003
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SHEET TITLE

FLOOR PLANS

DRAWING NUMBER

A101



REFUSE STORAGE ROOM NOTE
BUILDING MANAGEMENT WILL REMOVE GARBAGE FROM REFUSE ROOMS ON REGULAR INTERVALS AND TRANSFER GARBAGE TO MAIN GARBAGE ROOM ON GROUND FLOOR FOR CITY REMOVAL

A

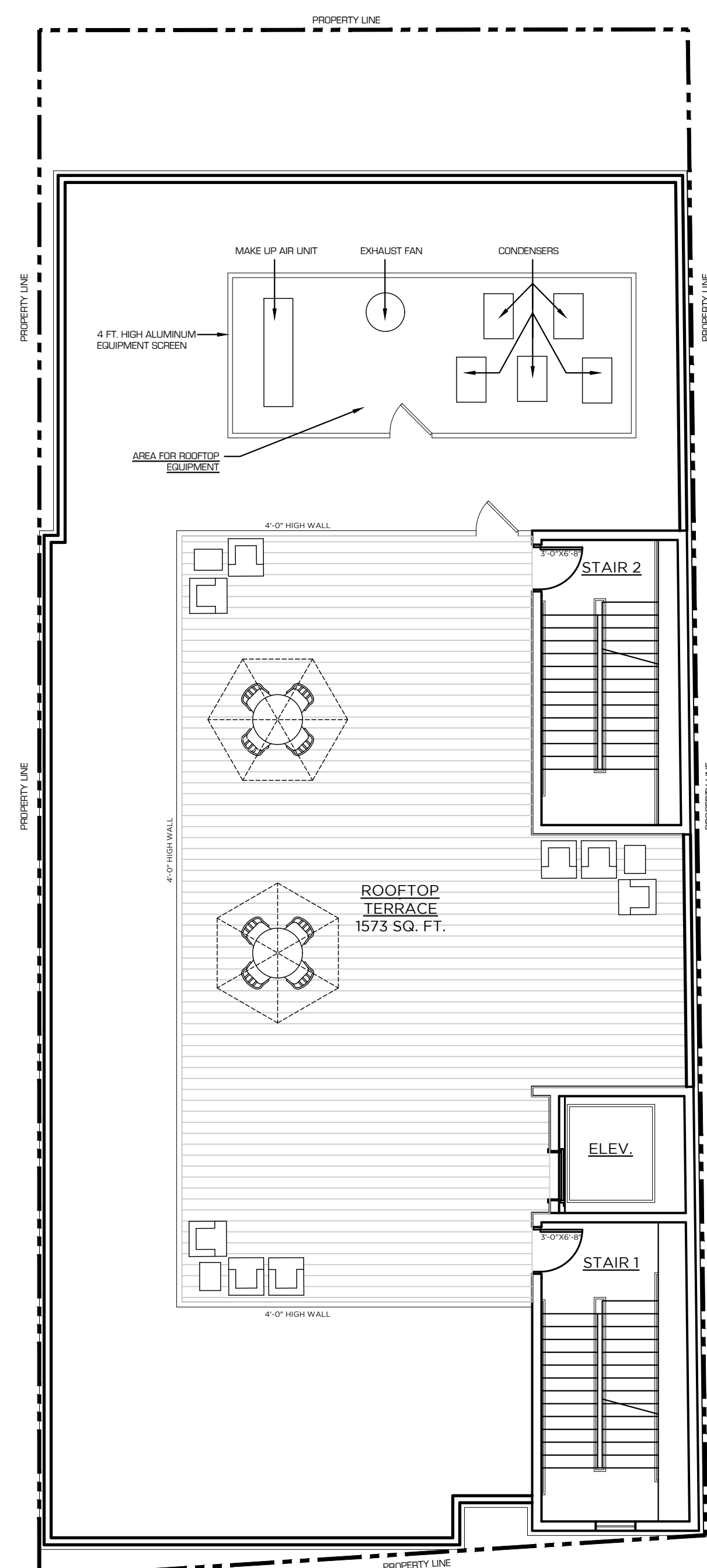
4TH & 5TH FLOOR PLAN

1/8" = 1'-0"

B

ROOF PLAN

1/8" = 1'-0"



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522-526 PARK AVENUE
PLAINFIELD, NEW JERSEY

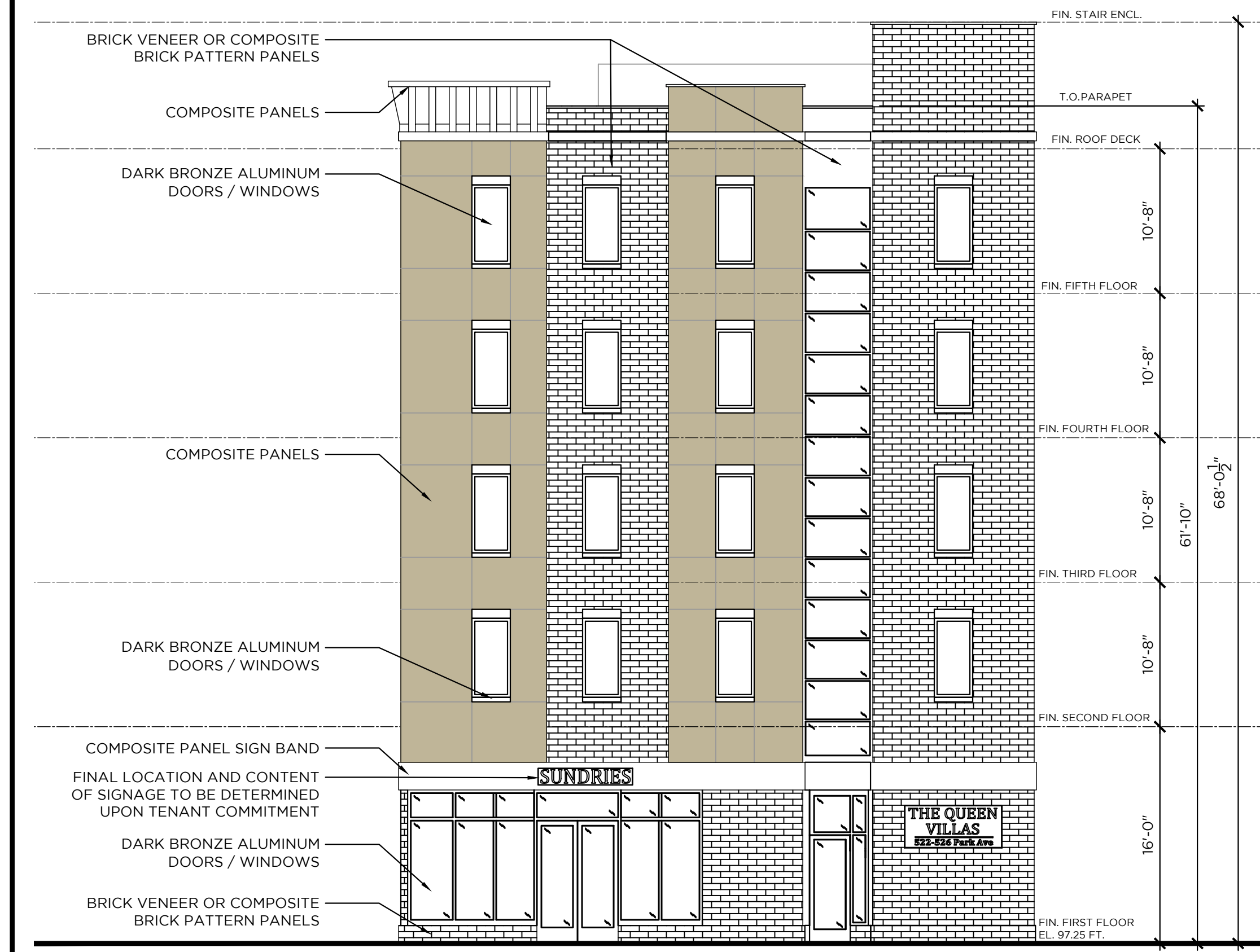
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A LEFT SIDE ELEVATION (EAST SIXTH ST.)

1/8" = 1'-0"



B FRONT ELEVATION (PARK AVE)

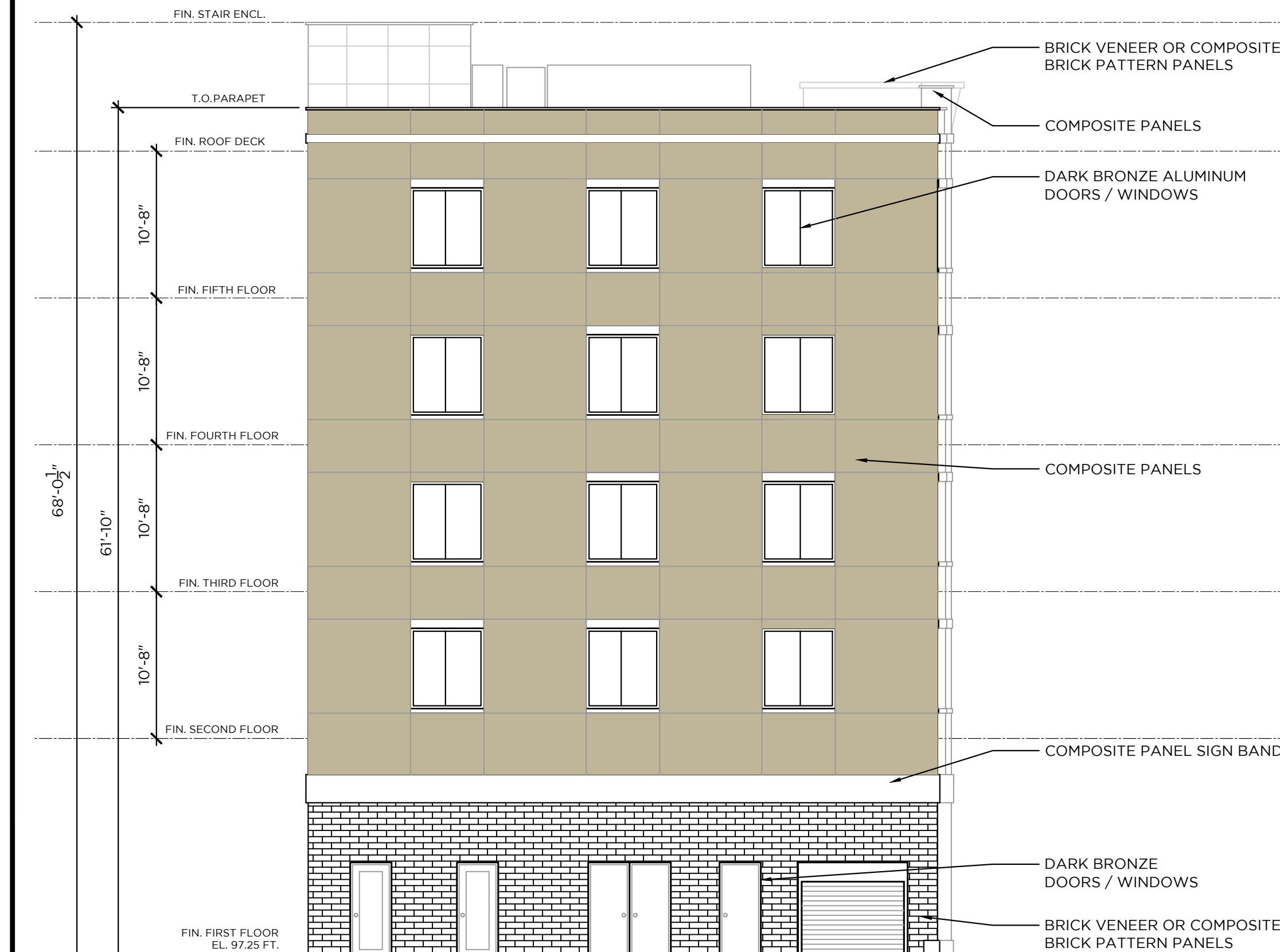
1/8" = 1'-0"

THIS ELEVATION TO RECEIVE A LOCAL ARTIST'S MURAL UNTIL THE ADJACENT LOT IS DEVELOPED.



C RIGHT SIDE ELEVATION

1/8" = 1'-0"



D REAR ELEVATION

1/8" = 1'-0"

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SHEET TITLE

ELEVATIONS

DRAWING NUMBER

A200



522-526 PARK AVENUE, PLAINFIELD NJ - VIEW FROM PARK & WEST SIXTH STREET



522-526 PARK AVENUE, PLAINFIELD NJ - AERIAL VIEW FROM PARK & WEST SIXTH



522-526 PARK AVENUE, PLAINFIELD NJ - PARK AVENUE STREET LEVEL



522-526 PARK AVENUE, PLAINFIELD NJ - ROOFTOP DECK VIEW



522-526 PARK AVENUE, PLAINFIELD NJ - AERIAL VIEW FROM NORTH